



TOTAL AREA:
38,157.38 ± 50 FT
0.8780 ± ACRES

NO SCALE

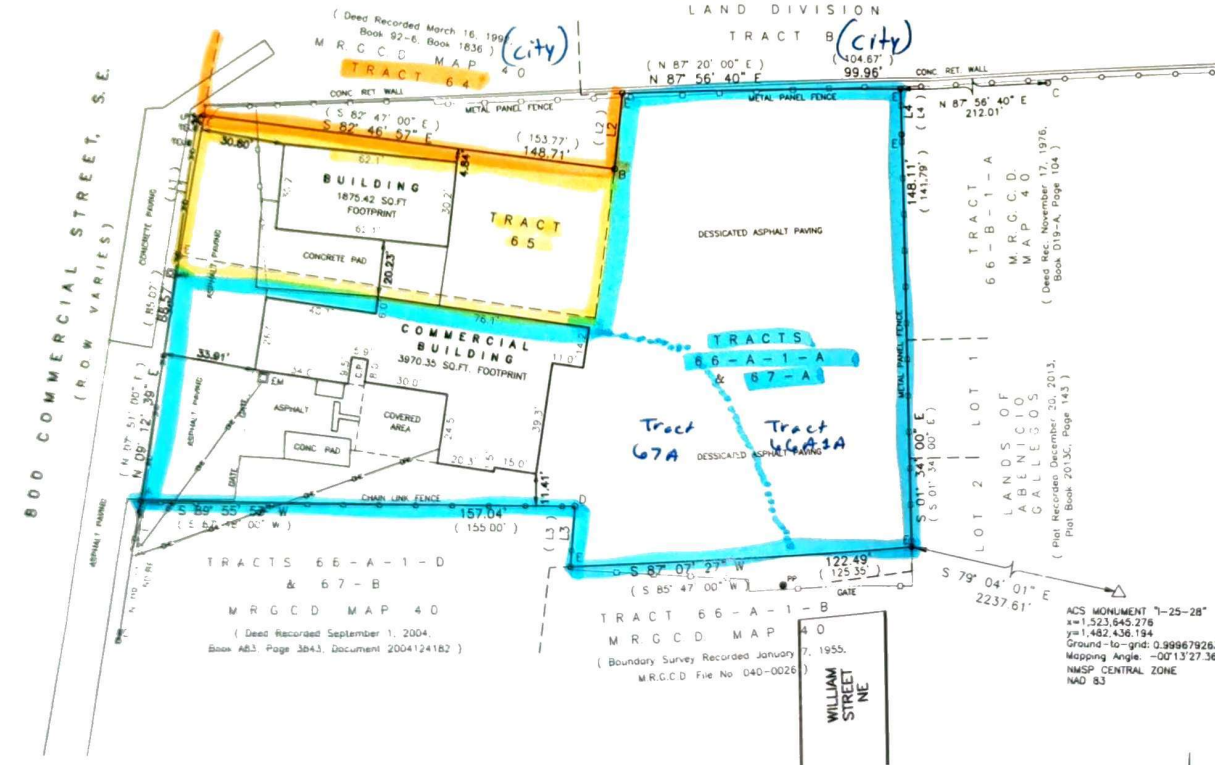
PLAT NOTES

- Bearings are New Mexico State Plane Grid, based upon Albuquerque Control System Monumentation. All bearings and distances shown hereon are field measured. All distances shown in parenthesis are from the plot of record. All found and accepted monuments tagged with metal disk "PS 14269" where applicable.
- All distances are ground.
- Date of field survey: September 23, 2025
- This survey is a retracement survey based upon found monuments and the plat of record. No title information was provided by the Client for use in the preparation of this survey. Client: Antonio Nunez
- It is hereby certified that this property is NOT located within a 100 year flood hazard boundary in accordance with current HUD Federal Administration Flood Hazard Boundary Maps. Zone X (No flood hazard), Panel 350002 0334 G, with an effective date of September 26, 2008.

(Recorded December 15, 1986,
Plat Book C32, Page 88)

GUELFI BROTHERS
LAND DIVISION

TRACT B (City)



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 08° 41' 27" E	50.87'
(L1)	N 08° 21' 00" E	54.3'
L2	N 05° 50' 05" E	26.83'
(L2)	N 04° 50' 05" E	21.26'
L3	N 04° 00' 50" W	21.26'
(L3)	N 02° 42' 00" W	21.26'
L4	S 01° 44' 14" E	16.37'
(L4)	S 01° 34' 00" E	16.37'

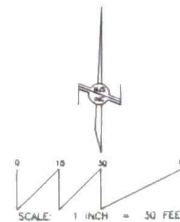
LEGEND

- EM ELECTRIC METER
- LP LIGHT POLE
- PP POWER POLE
- TTL TELEPHONE PEDESTAL
- WM WATER METER

- BK BLOCK WALL
- WF WOOD FENCE
- WF WIRE FENCE
- OE OVERHEAD ELECTRIC LINES

MONUMENT LEGEND

- O = FOUND/SET MONUMENT AS NOTED:
- A FOUND 2" IRON PIPE (NO ID)
- B FOUND 5/8" REBAR (NO ID)
- C FOUND 1/2" REBAR (NO ID)
- D FOUND FENCE POST (NO ID)
- E SET 1/2" REBAR & CAP (PS 14269)



PLAT OF SURVEY

TRACTS 65, 66-A-1-A, & 67-A
WITHIN PROJECTED SECTION 20, T. 10 N., R. 3 E., NMMP
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NM
OCTOBER 2025

RECORD LEGAL DESCRIPTION

PARCEL 1 (TRACT 65):

A certain tract of land situated in San Jose, in the City of Albuquerque, in Section 20, T. 10 N., R. 3 E., NMMP, in Bernalillo County, New Mexico, designated as Tract No. 65 on the Middle Rio Grande Conservancy District Property Map, No. 40, being more particularly described as follows:

BEGINNING at the Northeast Corner of the tract herein described, whence an official monument of the City of Albuquerque, New Mexico, at the intersection of Santa Fe Avenue and Armo, SE., bears North 88°36' East, 1046.72 feet distant; THENCE, running along the Easterly line of the tract herein described South 05°50' West, 53.15 feet to the Southeast Corner, a one inch iron pipe found in place; THENCE, running along the Southerly line of the tract herein described North 83°14' West, 158.14 feet to the Southwest Corner, a one inch iron pipe found in place, a point on the Easterly line of Commercial Street, S.E.; THENCE following said Easterly line of said street, North 08°21' East, 54.37 feet to the Northeast Corner; THENCE following the Northerly line of the tract herein described, along a fence, South 82°47' East, 153.77 feet to the Northeast Corner, being the point and place of beginning; and containing 0.191 acres, more or less.

PARCEL 2 (TRACTS 66-A-1-A & 67-A):

An irregular shaped Tract of land in the City of Albuquerque, Bernalillo County, New Mexico, within the Albuquerque Grant, which is described by Survey made by Ross-Beyer Engineering Office in November 1942 as follows, to-wit:

BEGINNING, for a tie, at the official city survey Monument marking the intersection of the center lines of East Santa Fe Avenue and South Armo Street, and running; THENCE, S. 89° 19' W. 939.44 feet along the center line of said East Santa Fe Avenue (as said center line is determined by projection 180° 00' from the official city survey monument marking the intersection of the center lines of said East Santa Fe Avenue and South Edith Street) to the beginning Corner No. 1, a point on the Easterly boundary of the tract herein set forth; THENCE S. 1°34' E., 141.79 feet to the Southeast Corner No. 2; THENCE S. 85°47' W., 125.35 feet to Corner No. 3; THENCE N. 2°42' W., 25.08 feet to Corner No. 4; THENCE S. 87°18' W., 155.00 feet to the Southwest Corner No. 5, being a point on the Easterly line of that certain public thoroughfare known as East Street; THENCE N. 75°11' E., along the Easterly line of said East Street 85.07 feet to the Northwest Corner No. 6; THENCE leaving said East Street, S. 83°14' E., 154.16 feet to Corner No. 7; THENCE N. 5°50' E., 79.00 feet to Corner No. 8; THENCE N. 87°20' E., 104.87 feet to the Northeast Corner No. 9; THENCE S. 1°34' E., 16.34 feet to place of beginning.

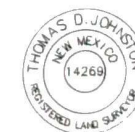
Which said Tract is also shown and designated as Tract 67-A and the Northerly portion of Tract 66-A-1-A on Amended Map No. 40 of the Survey of the Middle Rio Grande Conservancy District on file in the Office of said District in January 1950.

I, Thomas D. Johnston, a Registered Professional Surveyor licensed under the laws of the State of New Mexico, do hereby certify that this survey was performed by me or under my direct supervision, that all buildings, structures, and improvements on the property are shown hereon, that all easements of record or made known to me by the owner of record or by the title company are shown hereon, and that this survey was performed to the Minimum Standards for Land Surveys in the State of New Mexico as adopted March 12, 2022, and is true and correct to the best of my knowledge and belief. I further certify that this survey and plat do not meet the requirements of the City of Albuquerque or Bernalillo County Subdivision Ordinance(s), and is not intended to subdivide any parcel.

Thomas D. Johnston, PS 14269

10/01/2025

Date



1609 2nd STREET, N.W.
ALBUQUERQUE, N.M. 87102
PHONE (505) 255-2052 FAX (505) 255-2887

DRAWN: T D J	SCALE: 1" = 30'	FILE NO. SC-9-02-25
CHECKED: T D J		
DRAWING NO. SC-9-02-2025.dwg	10/01/2025	SHEET 1 OF 1

A.N
C.N