

Vicinity Map - Zone Atlas K-10-Z



Indexing Information

Section 22, Township 10 North, Range 2 East, N.M.P.M.
 as Projected into the Town of Atrisco Grant
 Subdivision: Nuevo Atrisco
 Owner: City of Albuquerque
 UPC #: 101005709516131324

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 3.1362 ACRES
 ZONE ATLAS PAGE NO..... K-10-Z
 NUMBER OF EXISTING LOTS..... 1
 NUMBER OF LOTS CREATED..... 3
 MILES OF FULL-WIDTH STREETS..... 0.0000 MILES
 MILES OF HALF-WIDTH STREETS..... 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0000 ACRES
 DATE OF SURVEY..... OCTOBER 2021

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 101005709516131324

PROPERTY OWNER OF RECORD

City of Albuquerque

BERNALILLO COUNTY TREASURER'S OFFICE

Brandi Zamora 11.1.22

**Plat for
 Tracts B-1, B-2, and B-3
 Nuevo Atrisco
 Being Comprised of
 Tract B
 Nuevo Atrisco
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2022**

Project Number: PR-2018-001405

Application Number: SD-2022-00100

Plat Approvals:

- [Signature]* Jun 20, 2022
- PNM Electric Services
Abdul A. Bhuiyan Jun 17, 2022
- Qwest Corp. d/b/a CenturyLink QC
Jeff Elviano Jun 17, 2022
- New Mexico Gas Company
Mike Markus Jun 17, 2022

Comcast

City Approvals:

- Loren N. Risenhoover P.S.* 6/13/2022
- City Surveyor
Ernest Armijo Aug 3, 2022
- Traffic Engineer
Blaine Carter Aug 3, 2022
- ABCWA
Christina Sandoval Aug 3, 2022
- Parks and Recreation Department
Concetta Trujillo Aug 3, 2022
- Code Enforcement
[Signature] 6/20/2022
- Shahab Bisgar* Aug 3, 2022
- City Engineer
[Signature] Aug 4, 2022
- DRB Chairperson, Planning Department

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. 6/13/2022
 Date
 N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 wplotnerjr@gmail.com

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1906768 AND AN EFFECTIVE DATE OF SEPTEMBER 29, 2021.
2. PLAT OF RECORD FOR NUEVO ATRISCO, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 19, 2018, IN BOOK 2018C, PAGE 133, AS DOCUMENT NO. 2018091923.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 8, 2004, IN BOOK A86, PAGE 6144, AS DOCUMENT NO. 2004156577.
4. PLAT FOR TRACTS A-1 & A-2, NUEVO ATRISCO, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 17, 2019, IN BOOK 2019C, PAGE 34, AS DOCUMENT NO. 2019030710.
5. CONDOMINIUM PLAT FOR NUEVO ATRISCO CONDOMINIUM, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 5, 2021, AS DOCUMENT NO. 2021053223.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIE WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0328J, DATED NOVEMBER 4, 2016.

Notes

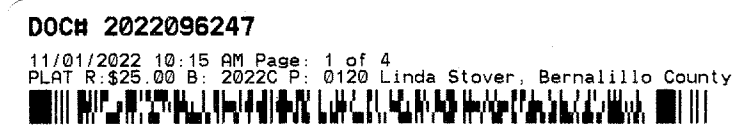
1. FIELD SURVEY PERFORMED IN OCTOBER 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Legal Description

TRACT LETTERED "B" OF NUEVO ATRISCO, BEING A REPLAT OF TRACT B-1, WEST ROUTE 66 ADDITION II, SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 19, 2018 IN MAP BOOK 2018C, FOLIO 133 AS DOCUMENT NUMBER 2018091923.

Solar Collection Note

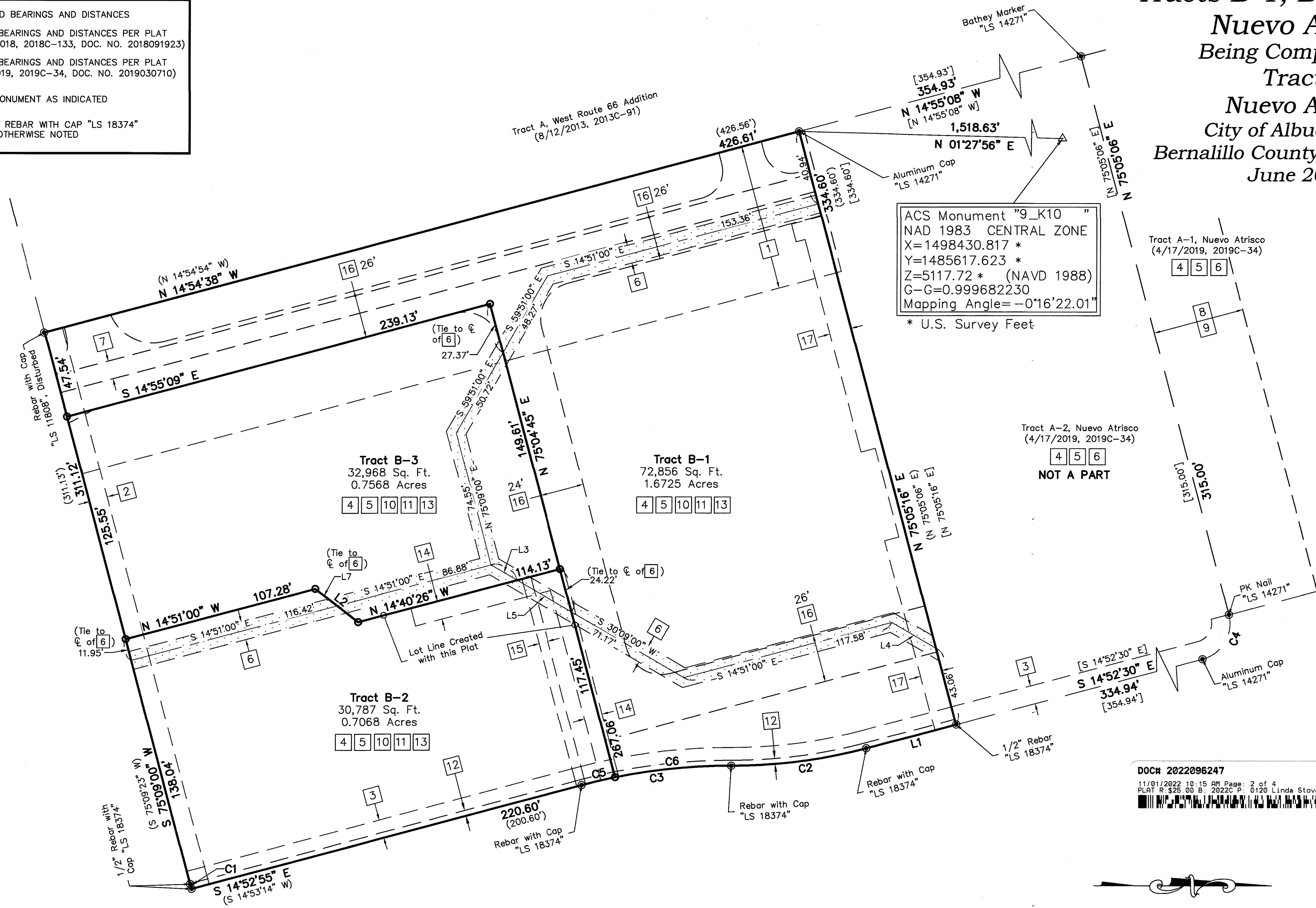
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/19/2018, 2018C-133, DOC. NO. 2018091923)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (4/17/2019, 2019C-34, DOC. NO. 2019030710)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

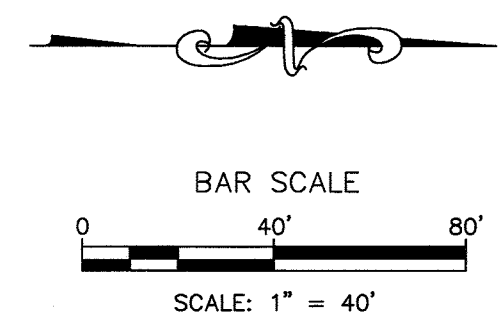
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Being Comprised of
Tract B
Nuevo Atrisco
City of Albuquerque
Bernalillo County, New Mexico
June 2022**



ACS Monument "9_K10"
NAD 1983 CENTRAL ZONE
X=1498430.817 *
Y=1485617.623 *
Z=5117.72 * (NAVD 1988)
G-G=0.999682230
Mapping Angle=-0°16'22.01"
* U.S. Survey Feet

Tract A-2, Nuevo Atrisco
(4/17/2019, 2019C-34)
[4] [5] [6]
NOT A PART

DOCH 2022096247
11/01/2022 10:15 AM Page: 2 of 4
PLAT R: \$25.00 B: 2022C P: 0120 Linda Stover, Bernalillo County



Central Ave NW
(Public R/W Varies)

Unser Blvd NW
(Public R/W Varies)

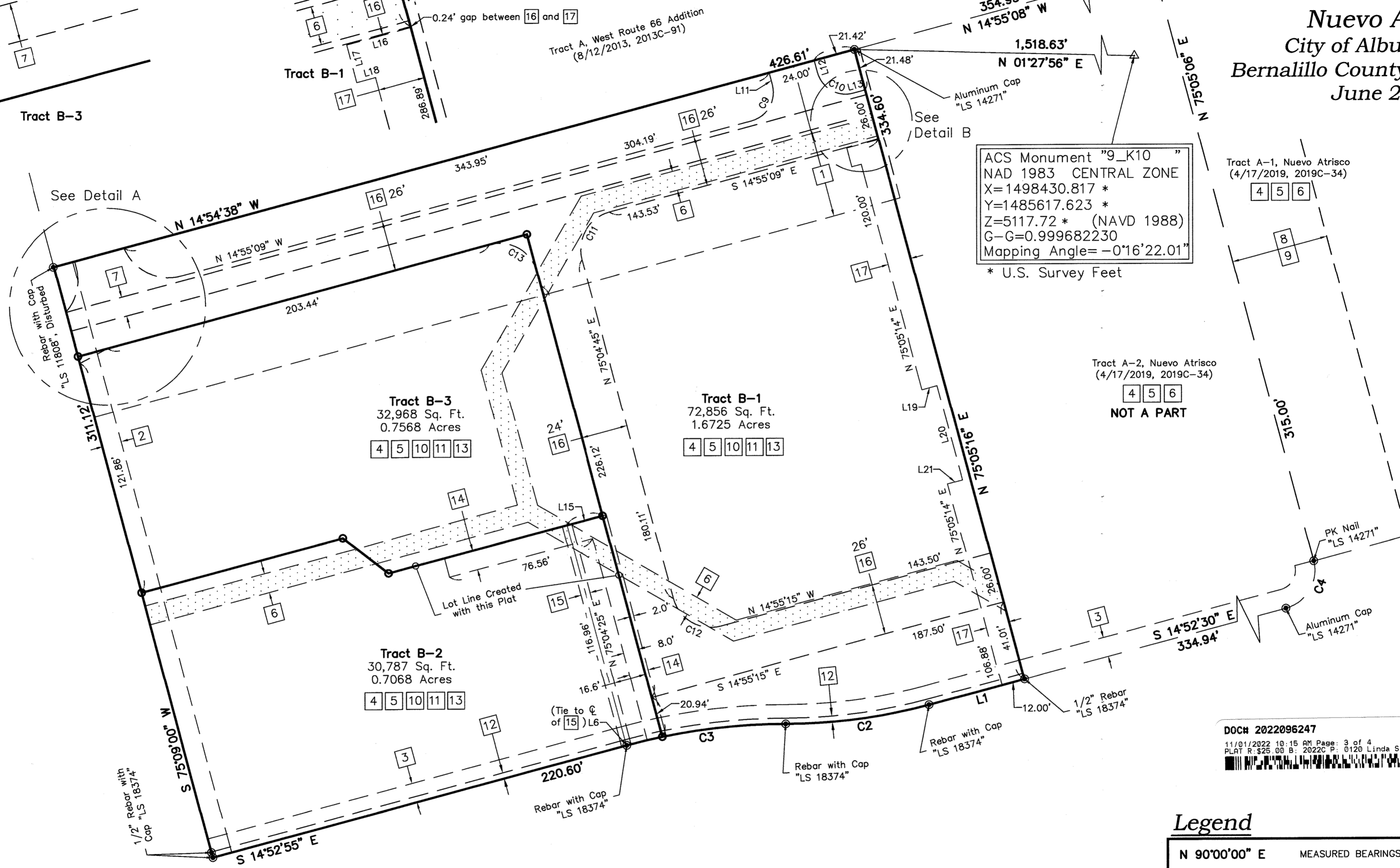
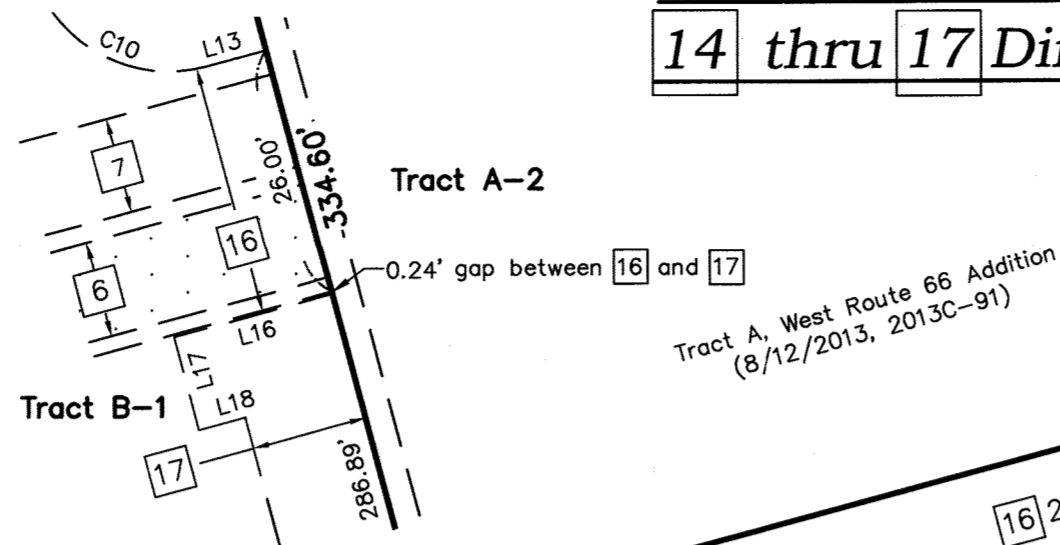
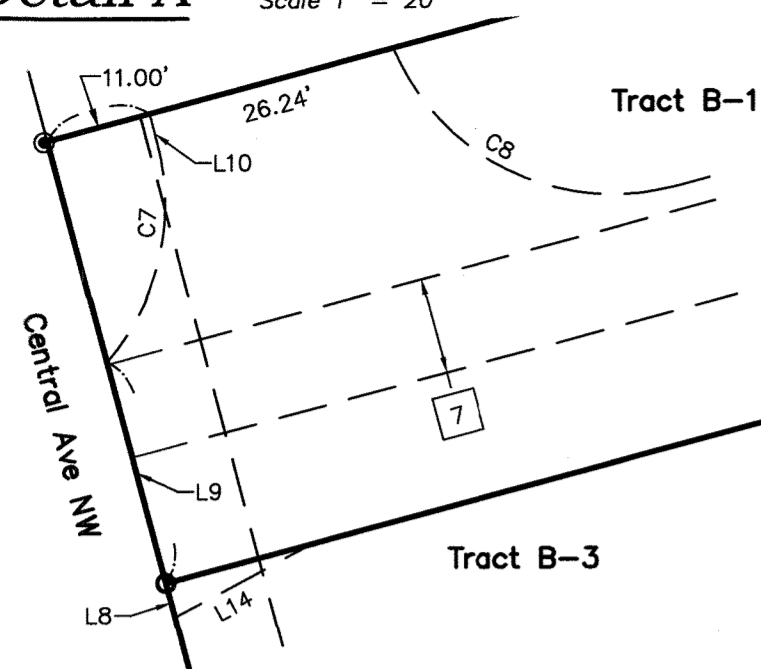
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com

Detail A Scale 1" = 20'

Detail B Scale 1" = 20'

**This Sheet Shows Easements
14 thru 17 Dimensions Only**

**Plat for
Tracts B-1, B-2, and B-3
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* U.S. Survey Feet

Tract A-1, Nuevo Atrisco
(4/17/2019, 2019C-34)

Tract A-2, Nuevo Atrisco
(4/17/2019, 2019C-34)

Tract B-3
32,968 Sq. Ft.
0.7568 Acres
4 5 10 11 13

Tract B-1
72,856 Sq. Ft.
1.6725 Acres
4 5 10 11 13

Tract B-2
30,787 Sq. Ft.
0.7068 Acres
4 5 10 11 13

4 5 6
NOT A PART

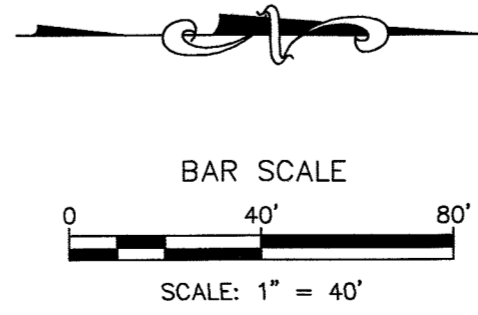
Central Ave NW
(204' Public R/W)

User Blvd NW
(Public R/W Varies)

DOCH 2022096247
11/01/2022 10:15 AM Page: 3 of 4
PLAT R 325.00 B: 2022C P: 0120 Linda Stover, Bernalillo County

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/19/2018, 2018C-133, DOC. NO. 2018091923)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (4/17/2019, 2019C-34, DOC. NO. 2019030710)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



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**Plat for
Tracts B-1, B-2, and B-3
Nuevo Atrisco
Being Comprised of
Tract B
Nuevo Atrisco
City of Albuquerque
Bernalillo County, New Mexico
June 2022**

Easement Notes

- 1 EXISTING PRIVATE TRAFFIC AND CIRCULATION EASEMENT BENEFITING AND MAINTAINED BY TRACT A, WEST ROUTE 66 ADDITION (8/12/2013, 2013C-91, DOC. NO. 2013089889) THE SIZE AND SHAPE OF EASEMENT IS MODIFIED BY THIS PLAT TO EXCLUDE THOSE FUTURE BUILDING ENVELOPES AND THE OWNER OF TRACT B-1 SHALL MAINTAIN SAID EASEMENT
- 2 EXISTING 10' P.U.E. (8/12/2013, 2013C-91, DOC. NO. 2013089889)
- 3 EXISTING 10' PUE (10/19/2018, 2018C-133, DOC. NO. 2018091923)
- 4 EXISTING PRIVATE BLANKET DRAINAGE EASEMENT BENEFITING THE OWNERS OF TRACT A, AND 1A, WEST ROUTE 66 ADDITION AND TO BE MAINTAINED BY THE OWNERS OF TRACTS A-1, A-2 AND B, NUEVO ATRISCO (10/19/2018, 2018C-133, DOC. NO. 2018091923)
- 5 EXISTING PRIVATE CROSS-LOT ACCESS & PARKING EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A-1, A-2 AND B, NUEVO ATRISCO (10/19/2018, 2018C-133, DOC. NO. 2018091923)
- 6 EXISTING FLOATING PRIVATE 20' WIDE STORM DRAIN EASEMENT BENEFITING TRACT A, JOINTLY MAINTAINED BY TRACTS A AND B (NOW B-1, B-2, AND B-3) (10/19/2018, 2018C-133, DOC. NO. 2018091923), NOW CONFINED AND DEFINED ACROSS TRACTS B-1, B-2, AND B-3 AS A 10 FOOT WIDE EASEMENT ON SHEET 2 OF THIS PLAT, SHOWN HEREON AS
- 7 EXISTING 10' PNM EASEMENT (1/30/2020, DOC. NO. 2020009539)
- 8 EXISTING 50' PRIVATE ACCESS EASEMENT BENEFITING LOT 1A, WEST ROUTE 66 ADDITION AND TRACTS A-2 AND B, NUEVO ATRISCO TO BE MAINTAINED BY THE CITY OF ALBUQUERQUE (1/22/2009, 2009C-18) MAINTENANCE RESPONSIBILITIES REDEFINED IN DOCUMENT (4/17/2019, DOC.. NO. 2019030711)
- 9 EXISTING 50' PERMANENT PRIVATE ACCESS EASEMENT BENEFITING TRACT A, WEST ROUTE 66 ADDITION AND MAINTAINED BY THE CITY OF ALBUQUERQUE (05/15/2009, DOC. NO. 2009054146)
- 10 EXISTING BLANKET, PERPETUAL DRAINAGE EASEMENT BENEFITING LOT 1, UNM HOSPITALS CLINIC (10/16/2009, DOC. NO. 2009115619)
- 11 EXISTING CONSTRUCTION/STAGING TEMPORARY EASEMENT OVER TRACT B, BENEFITING TRACT A-2, UNTIL COMPLETION OF CONSTRUCTION OF IMPROVEMENTS ON SAID TRACT (5/2/2019, DOC. NO. 2019036066)
- 12 3' SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 13 CROSS-LOT DRAINAGE EASEMENT EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES, BENEFITING THE OWNERS OF TRACTS B-1, B-2, AND B-3, MAINTAINED BY THE UNDERLYING TRACT OWNER, GRANTED WITH THE FILING OF THIS PLAT
- 14 10' PRIVATE WATERLINE EASEMENT BENEFITING TRACTS B-1 AND B-2, MAINTAINED BY THE UNDERLYING TRACT OWNER, GRANTED WITH THE FILING OF THIS PLAT
- 15 5' PRIVATE SANITARY SEWER LINE EASEMENT BENEFITING AND MAINTAINED BY TRACT B-3, GRANTED WITH THE FILING OF THIS PLAT
- 16 PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY TRACTS B-1, B-2, AND B-3, GRANTED WITH THE FILING OF THIS PLAT. DIMENSIONS SHOWN ON SHEET 3
- 17 PRIVATE WATERLINE EASEMENT, BENEFITING THE OWNERS OF TRACT A-2, MAINTAINED BY THE OWNERS OF TRACT B-1, GRANTED WITH THE FILING OF THIS PLAT

Curve Table						
Curve #	Length	Radius	Delta	Chord Length	Chord Direction	
C1	2.76' (2.76')	35.00' (35.00')	4°31'05"	2.76'	S 73°46'21" W	
C2	74.58' (74.55')	284.38' (284.38')	15°01'37"	74.37'	S 07°22'18" E	
C3	82.75' (82.75')	315.62' (315.62')	15°01'17"	82.51'	S 07°22'18" E	
C4	31.28' [31.28']	20.00' [20.00']	89°36'38"	28.19'	S 59°40'49" E	
C5	18.80'	315.62' (315.62')	3°24'47"	18.80'	N 13°10'33" W	
C6	63.95'	315.62' (315.62')	11°36'30"	63.84'	N 05°39'54" W	
C7	24.44'	25.00'	56°00'38"	23.48'	N 76°54'49" W	
C8	35.79'	25.00'	82°01'59"	32.81'	N 26°05'51" E	
C9	23.56'	15.00'	90°00'00"	21.21'	N 59°55'09" W	
C10	23.56'	15.00'	90°00'00"	21.21'	N 30°04'51" E	
C11	31.42'	20.00'	90°00'06"	28.28'	S 59°55'12" E	
C12	31.42'	20.00'	90°00'00"	28.28'	N 30°04'45" E	
C13	31.42'	20.00'	89°59'54"	28.28'	S 30°04'48" W	

DOCH 2022096247

11/01/2022 10:15 AM Page: 4 of 4
PLAT R: \$25.00 B: 2022C P: 0120 Linda Stover, Bernalillo County

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Line Table		
Line #	Direction	Length (ft)
L1	S 14°52'55" E (S 14°53'14" E)	50.76' (50.76')
L2	N 37°45'16" E	29.48'
L3	S 30°09'00" W	16.61'
L4	S 30°09'00" W	27.84'
L5	S 30°09'00" W	34.36'
L6	S 14°29'22" E (S 14°53'14" E)	0.28'
L7	S 37°45'16" W	15.04'
L8	S 75°09'00" W (S 75°09'23" W)	3.69'
L9	S 75°09'00" W (S 75°09'23" W)	23.80'
L10	S 75°04'51" W	3.01'
L11	S 75°04'51" W	6.48'
L12	N 75°04'51" E	6.48'
L13	N 14°55'09" W	6.42'
L14	N 28°08'42" W	16.12'
L15	S 14°40'26" E	19.08'
L16	S 14°54'46" E	17.00'
L17	N 75°05'14" E	10.00'
L18	N 14°54'44" W	5.00'
L19	N 14°54'44" W	8.00'
L20	N 75°05'14" E	50.00'
L21	S 14°54'44" E	8.00'

Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

LAWRENCE RAEI, CHIEF ADMINISTRATIVE OFFICE
CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION

[Signature]
10/26/22
DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 26 October 2022
BY: LAWRENCE RAEI, CHIEF ADMINISTRATIVE OFFICE, CITY OF ALBUQUERQUE, OWNER OF TRACT B

By: *[Signature]*
NOTARY PUBLIC



MY COMMISSION EXPIRES 20 August 2024

CSI-CARTESIAN SURVEYS INC.

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Phone (505) 896 - 3050 Fax (505) 891 - 0244
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