

Vicinity Map - Zone Atlas F-14-Z

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2018.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. PROPERTY SUBJECT TO AN EASEMENT FOR AN IRRIGATION DITCH AS REFERENCED IN A WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON MARCH 21, 1951 IN BOOK D172, PG. 347-348.
5. MRGD RECORDS INDICATE THAT THE ONLY PROPERTY BENEFITING FROM ANY DITCH EASEMENT ON THE SUBJECT PROPERTY IS THE SUBJECT PROPERTY. RECORDS INDICATE THAT THE SUBJECT PROPERTY DOES PAY A WATER DELIVERY CHARGE FOR IRRIGATION, HOWEVER, MRGD DOES NOT SHOW ANY RECORDS OF IRRIGATION USERS BEYOND LOT 6-A-2 THAT PAY FOR WATER DELIVERY FOR ANY DITCH THAT WOULD CROSS OR WOULD HAVE CROSSED THE SUBJECT PROPERTY. MRGD DOES NOT HAVE ANY "OFFICIAL" IRRIGATION DITCH ACROSS THE SUBJECT PROPERTY. PROPERTY IS SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS AS CONTAINED ON THE WARRANTY DEED FILED MARCH 21, 1951 IN BOOK D172, PAGE 347-348.
6. TRACT A SHALL BE OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION.
7. CENTERLINE MONUMENTATION WILL BE SET AT CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN AS THUS Δ . ALL CENTERLINE MONUMENTS WILL BE SET USING THE STANDARD AND WILL BE SET FLUSH WITH THE FINAL ASPHALT.

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 AND GRANT ALL EASEMENTS AS SHOWN HEREON. 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.

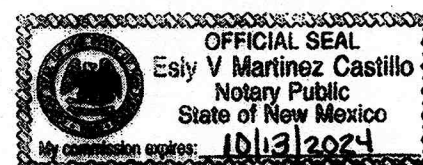
JEFFREY PARKS, SUCCESSOR TRUSTEE
SARITA R. PERLA LIVING TRUST

STATE OF NEW MEXICO } SS
COUNTY OF }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 12th, 2020
JEFFREY PARKS, SUCCESSOR TRUSTEE, SARITA R. PERLA LIVING TRUST

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES Oct 13th, 2024



Indexing Information

Section 32, Township 11 North, Range 3 East, N.M.P.M.
as Projected into the Elena Gallegos Grant
Subdivision: North Fourth Street Homesites Addition
Owner: Sarita R. Perla Living Trust
UPC # 101406133625341932

Purpose of Plat

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

Subdivision Data

GROSS ACREAGE..... 1.7468 ACRES
ZONE ATLAS PAGE NO..... F-14-Z
NUMBER OF EXISTING LOTS..... 1
NUMBER OF LOTS CREATED..... 8
NUMBER OF TRACTS CREATED..... 1
MILES OF FULL-WIDTH PRIVATE STREETS..... 0.070 MILES
MILES OF HALF-WIDTH PRIVATE STREETS..... 0.00 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.00 ACRES
DATE OF SURVEY..... FEBRUARY 2020

Legal Description

TRACT 6-A-2 OF THE PLAT OF LOT 6-A-1 AND 6-A-2 OF NORTH FOURTH STREET HOMESITES ADDITION, 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 JANUARY 7, 2000 IN VOLUME 2000C, FOLIO 7.

Documents

1. PLAT OF FOURTH STREET HOMESITES ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 7, 2000 IN BOOK 2000C, PAGE 7.
2. PLAT FOR LOT 5A AND 5B, NORTH FOURTH STREET HOMESITES FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON NOVEMBER 1, 1988 IN BOOK C37, PAGE 155.
3. PLAT FOR VILLA CANELA ADDITION, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON MAY 12, 1994 IN BOOK 94C, PAGE 155.
4. PLAT FOR LOT A1C, LANDS OF JOHN MARTINEZ AND CONRAD CHAVEZ, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON MARCH 14, 1984, IN BOOK B20, PAGE 142.
5. PLAT FOR LOTS 6A AND 6B, NORTH FOURTH STREET HOMESITES ADDITION, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON MARCH 9, 1989, IN BOOK C38, PAGE 152.
6. WARRANTY DEED FOR THE SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON JANUARY 18, 2000 IN BOOK A1, PAGE 5264 AS DOCUMENT NO. 2000005298.
7. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE HAVING FILE NO. SP00004182 AND AN EFFECTIVE DATE OF JULY 11, 2018.

Middle Rio Grande Conservancy District Approval

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

DOCH 2021112575

09/22/2021 09:24 AM Page: 1 of 3
PLAT R-325, 00 8, 2021C-8: 0109 Linda Stover, Bernalillo County

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC # 101406133625341932

PROPERTY OWNER OF RECORD
Montano Family Homes LLC

BERNALILLO COUNTY TREASURER'S OFFICE
9/22/21

Plat for
Bosque Escondido
Being Comprised of
Tract 6-A-2, Fourth
Street Homesites Addition
City of Albuquerque
Bernalillo County, New Mexico
November 2020

Project Number: PR-2018-001501

Application Number: SD-2020-00077

Plat Approvals:

RWA 12/07/2020
PNM Electric Services
Natalia Antonio 12/8/2020
Qwest Corp d/b/a CenturyLink QC
QJG 12/4/2020
New Mexico Gas Company
Comcast 12/7/20

City Approvals:

Loren N. Rinehaver P.S. 11/12/2020
City Surveyor
Jeanne Wolfenbarger Aug 27, 2021
Traffic Engineer
Blaine Carter Aug 31, 2021
ABCWA
Cheryl Hensley Aug 26, 2021
Parks and Recreation Department
V. Hensley Aug 27, 2021
Code Enforcement
D. Hensley 12/7/2020
AMAFCA
Ernest Armijo Aug 27, 2021
City Engineer
W. Hensley Sep 14, 2021
DRB Chairperson, Planning Department
W. Hensley 12/18/2020
M.G.C.D.

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. 9/21/2021
Will Plotner Jr. 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



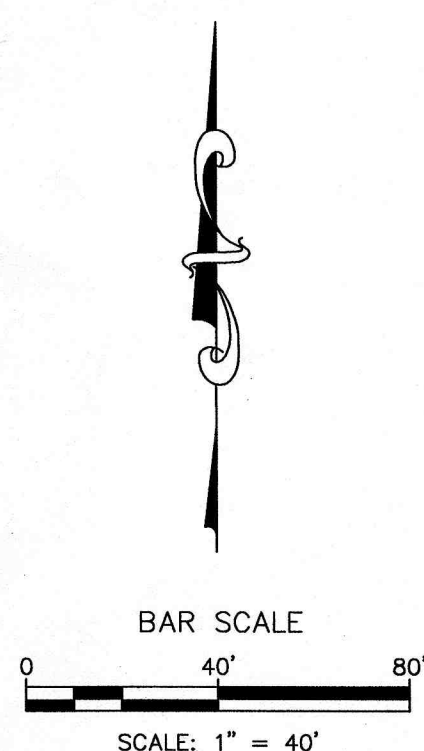
Easement Notes

- 1 EXISTING 7' P.U.E. (1/7/2000, 2000C-7)
- 2 EXISTING PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 6-A-1 (1/7/2000, 2000C-7) SHOWN HEREON AS
- 3 EXISTING 10' PNM JOINT ELECTRIC AND GAS EASEMENT (9/25/2002, PG. 2644, DOC. NO. 2002122989)
- 4 PRIVATE 5' IRRIGATION LINE EASEMENT, BENEFITING LOTS 1-8 AND MAINTAINED BY THE UNDERLYING OWNER GRANTED WITH THE FILING OF THIS PLAT
- 5 WATER METER EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT
- 6 FIRE HYDRANT EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT
- 7 PRIVATE ACCESS EASEMENT, BENEFITING LOTS 1-8 AND MAINTAINED BY THE UNDERLYING OWNER GRANTED WITH THE FILING OF THIS PLAT
- 8 PUBLIC WATER AND SEWER EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT
- 9 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 10 20' PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT

Note

NET ACREAGE SHOWN HEREON IS GROSS LESS THE AREA WITHIN EASEMENT NUMBERED [7].

SEE SHEET 3 FOR PROPOSED EASEMENT DIMENSIONS.



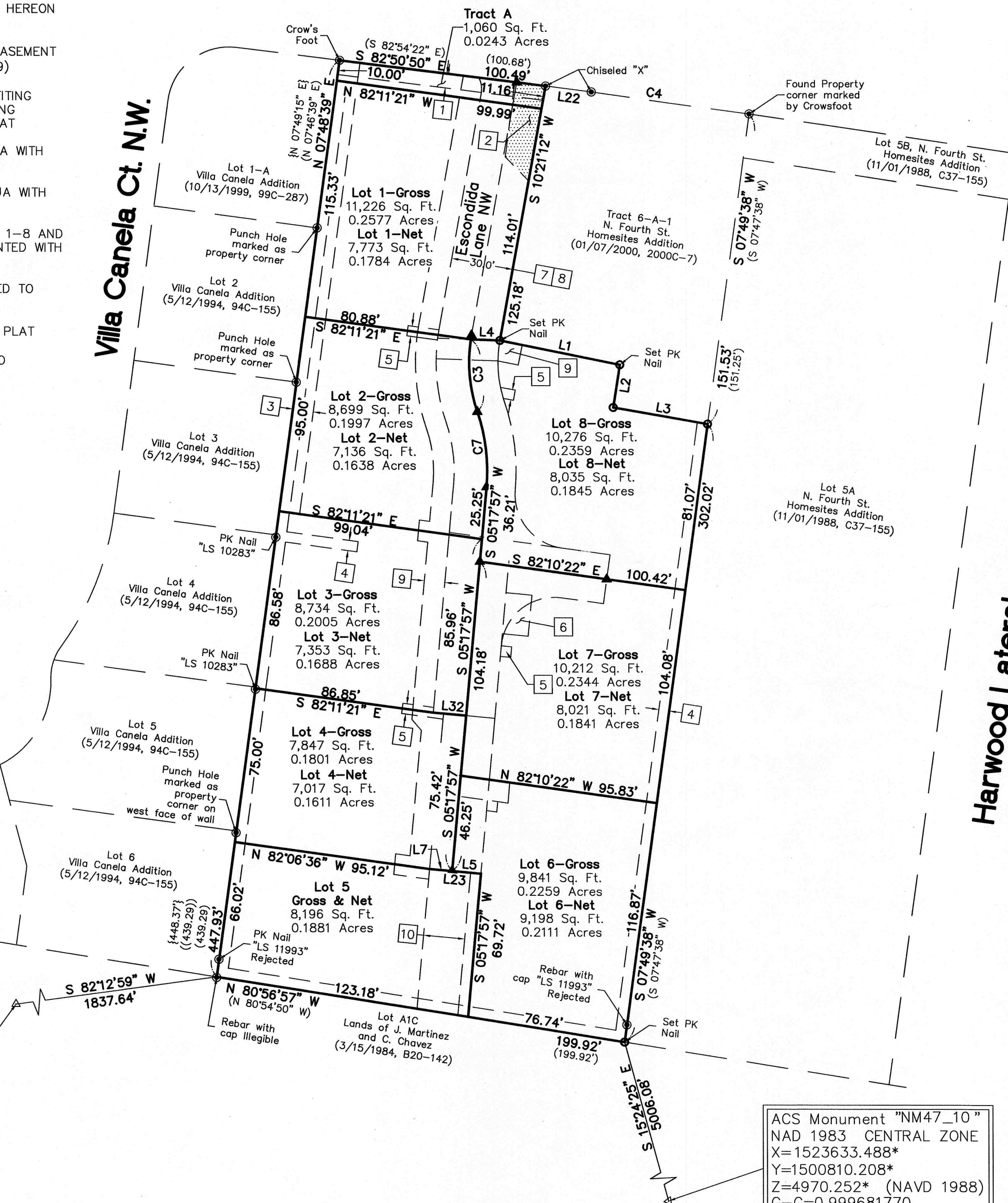
ACS Monument "DOUGLAS"
NAD 1983 CENTRAL ZONE
X=1520286.421*
Y=1505417.495*
Z=4975.078* (NAVD 1988)
G-G=0.999682452
Mapping Angle=-0°13'52.53"

*US SURVEY FEET

Montano Rd. N.W.
(R/W Varies)

Villa Canela Ct. N.W.

Harwood Lateral



ACS Monument "NM47_10"
NAD 1983 CENTRAL ZONE
X=1523633.488*
Y=1500810.208*
Z=4970.252* (NAVD 1988)
G-G=0.999681770
Mapping Angle=-0°13'28.96"

*US SURVEY FEET

Plat for
Bosque Escondido
Being Comprised of
Tract 6-A-2, Fourth
Street Homesites Addition
City of Albuquerque
Bernalillo County, New Mexico
November 2020

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (1/7/2000, 2000C-7)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (3/9/1989, C38-152)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (5/12/1994, 94C-155)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (11/1/1988, C37-155)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT STAMPED "LS 14271"

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.

DOC# 2021112575

09/22/2021 09:24 AM Page: 2 of 3
PLAT R: \$25.00 B: 2021C P: 0109 Linda Stover, Bernalillo County

09/22/2021 09:24 AM Page: 2 of 3

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Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com

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- [1] EXISTING 7' P.U.E. (1/7/2000, 2000C-7)
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Public Utility Easements

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

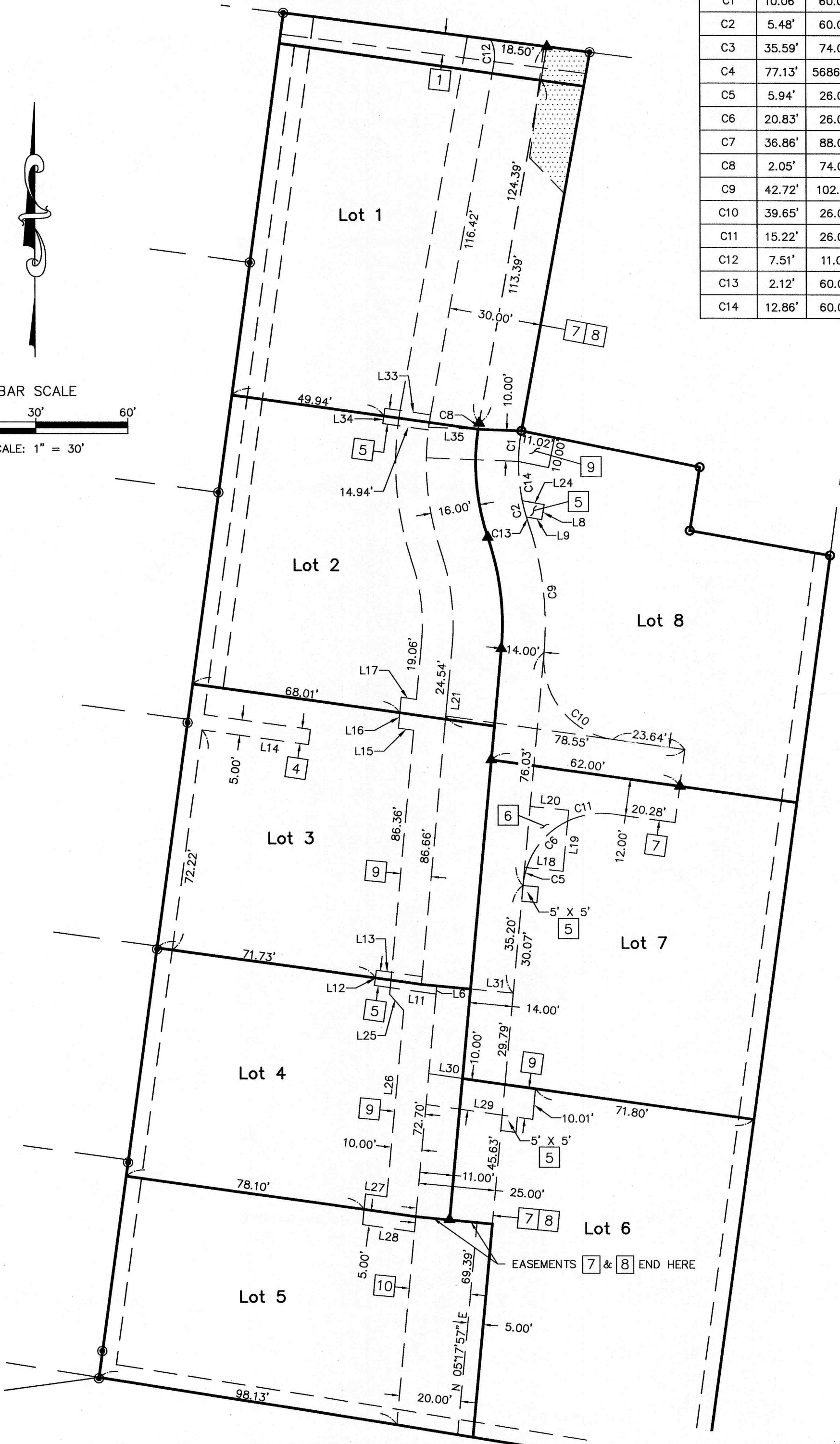
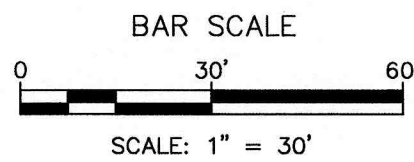
- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico 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.



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	10.06'	60.00'	9°36'37"	10.05'	S 05°32'54" W
C2	5.48'	60.00'	5°13'57"	5.48'	S 14°09'00" E
C3	35.59'	74.00'	27°33'27"	35.25'	S 05°00'44" E
C4	77.13'	5686.58'	0°46'38"	77.13'	S 82°06'01" E
C5	5.94'	26.00'	13°05'04"	5.92'	S 11°50'29" W
C6	20.83'	26.00'	45°54'30"	20.28'	S 41°20'16" W
C7	36.86'	88.00'	23°59'55"	36.59'	N 06°47'30" W
C8	2.05'	74.00'	1°35'12"	2.05'	S 09°33'36" W
C9	42.72'	102.00'	23°59'55"	42.41'	N 06°47'30" W
C10	39.65'	26.00'	87°22'49"	35.92'	S 38°28'57" E
C11	15.22'	26.00'	33°32'07"	15.00'	S 81°03'35" W
C12	7.51'	11.00'	39°07'32"	7.37'	N 09°12'32" W
C13	2.12'	60.00'	2°01'29"	2.12'	S 17°46'43" E
C14	12.86'	60.00'	12°16'37"	12.83'	S 05°23'43" E

Line Table		
Line #	Direction	Length (ft)
L1	S 78°37'11" E (S 79°45'48" E)	59.18' (59.48')
L2	S 08°56'37" W (S 09°44'47" W)	20.92' (21.78')
L3	S 80°02'54" E (S 80°15'13" E)	46.41' (46.05')
L4	S 87°59'26" E	14.12'
L5	S 84°42'03" E	14.00'
L6	S 05°17'57" W	2.72'
L7	S 84°42'03" E	11.00'
L8	S 09°57'06" W	5.00'
L9	N 80°02'54" W	5.00'
L11	N 82°11'21" W	20.24'
L12	N 07°48'39" E	5.00'
L13	S 82°11'21" E	15.01'
L14	N 82°11'21" W	34.90'
L15	N 82°11'21" W	5.00'
L16	N 05°17'57" E	10.01'
L17	S 82°11'21" E	5.00'
L18	N 84°30'03" W	12.58'
L19	S 05°29'57" W	20.00'
L20	S 84°30'03" E	12.58'
L21	S 05°17'57" W	10.01'
L22	S 82°50'50" E	22.34'
L23	S 84°42'03" E	25.00'
L24	S 80°02'54" E	7.24'
L25	S 40°51'07" E	6.93'
L26	S 05°17'57" W	60.90'
L27	N 82°06'36" W	7.01'
L28	S 82°06'36" E	17.02'
L29	S 82°10'22" E	35.03'
L30	S 82°10'22" E	11.01'
L31	S 84°42'03" E	14.00'
L32	S 84°42'03" E	16.00'
L33	S 82°11'21" E	15.01'
L34	N 07°48'39" E	5.00'
L35	S 87°59'26" E	16.09'

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09/22/2021 09:24 AM Page: 3 of 3
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