

Vicinity Map - Zone Atlas K-10-Z



Documents

- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SPO00036164 AND AN EFFECTIVE DATE OF FEBRUARY 25, 2019.
- PLAT OF RECORD FOR NUEVO ATRISCO FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 19, 2018 IN BOOK 2018C, PAGE 133.
- SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 14, 2018 AS DOC. NO. 2018098985.

Solar Collection Note

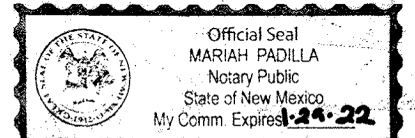
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL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

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Augustine C. Baca 4/3/19
 AUGUSTINE (CHRIS) BACA, PRESIDENT/CEO
 NUEVO ATRISCO APARTMENTS LIMITED PARTNERSHIP, LLLP

STATE OF NEW MEXICO }
 COUNTY OF Bernalillo } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2019
 BY: AUGUSTINE (CHRIS) BACA, PRESIDENT/CEO, NUEVO ATRISCO APARTMENTS LIMITED PARTNERSHIP, LLLP
 By: *Mariah Padilla*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 1-24-22

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: Nuevo Atrisco Apartments Limited Partnership, LLLP
 UPC # TBD

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....3.0871 ACRES
 ZONE ATLAS PAGE NO.....K-10-Z
 NUMBER OF EXISTING LOTS......1
 NUMBER OF LOTS CREATED......2
 MILES OF FULL-WIDTH STREETS......0 MILES
 MILES OF HALF-WIDTH STREETS......0 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.0000 ACRES
 DATE OF SURVEY.....NOVEMBER 2018

Notes

- FIELD SURVEY PERFORMED IN NOVEMBER 2018.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

TRACT LETTERED "A" 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.

Public Utility Easements

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

- 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.
- 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.
- 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.
- 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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101005708728531321

PROPERTY OWNER OF RECORD
Nuevo Atrisco Apartments
 BERNALILLO COUNTY TREASURER'S OFFICE
Rocio Carr

Plat for
 Tracts A-1 & A-2
 Nuevo Atrisco
 Being Comprised of
 Tract A
 Nuevo Atrisco
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2019

Project Number: PR-2019-002174

Application Number: SD-2019-0061

Plat Approvals:

- [Signature]* 4-4-19
PNM Electric Services
- [Signature]* 04/04/2019
Qwest Corp. d/b/a CenturyLink QC
- [Signature]* 4/4/19
New Mexico Gas Company
- [Signature]* 4/15/19
Comcast

City Approvals:

- Foran N. Riechovers P.S.* 9/3/19
City Surveyor
- Raquel Alvarado* 4/17/19
Traffic Engineer
- [Signature]* 04-17-19
ABCWUA
- [Signature]* 4/17/19
Code Enforcement
- Nicole Alvarado* 4/17/19
AMAFCA
- [Signature]* 4.17.2019
City Engineer
- 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 OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, 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. 4/2/19
 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

2019C-34

(1)

(2)

ACS Monument "9-K10"
 NAD 1983 CENTRAL ZONE
 X=1498430.817*
 Y=1485617.623*
 Z=5117.72 * (NAVD 1988)
 G-G=0.99968223
 Mapping Angle=0°16'22.01"
 *U.S. SURVEY FEET

**Plat for
 Tracts A-1 & A-2
 Nuevo Atrisco
 Being Comprised of
 Tract A
 Nuevo Atrisco
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2019**

Legend

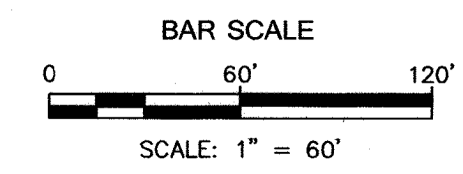
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (10/19/2018, 2018C-133)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (12/09/2016, 2016C-151)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Easement Notes

- EXISTING 50' PRIVATE ACCESS EASEMENT BENEFITTING LOT 1A, WEST ROUTE 66, AND TRACT A-2 SHOWN HEREON AND TRACT B, NUEVO ATRISCO TO BE MAINTAINED BY THE CITY OF ALBUQUERQUE (1/22/2009, 2009C-18) AND RATIFIED THE MAINTENANCE RESPONSIBILITIES TO THE CITY OF ALBUQUERQUE (4-17-2019, DOC. NO. 2019030711) AND EXISTING 50' PERMANENT PRIVATE ACCESS EASEMENT BENEFITTING WHAT IS NOW TRACT A, WEST ROUTE 66, MAINTAINED BY THE CITY OF ALBUQUERQUE (05/15/2009, DOC. NO. 2009054146)
- EXISTING PRIVATE TRAFFIC AND CIRCULATION EASEMENT BENEFITTING TRACT A, WEST ROUTE 66 ADDITION TO BE MAINTAINED BY THE SAME (08/12/2013, 2013C-91)
- 100' PARKING EASEMENT BENEFITTING LOT 1A, WEST ROUTE 66 (10/16/2009, DOC. NO. 2009115620) AND RELEASED BY U.N.M. BY THE "RELEASE OF PARKING EASEMENT" (4-17-2019, DOC. NO. 2019030709)
- EXISTING BLANKET DRAINAGE EASEMENT BENEFITTING THE OWNERS OF LOT 1A, WEST ROUTE 66 MAINTAINED BY THE INDIVIDUAL OWNERS OF TRACT A-1 AND A-2 AS SHOWN HEREON (10/16/2009, DOC. NO. 2009115619)
- EXISTING 45' ACCESS EASEMENT GRANTED TO THE OWNERS OF THE TRACT FORMERLY KNOWN AS TRACT C-44B NOW BEING LOTS B-1 THRU B-3, LANDS OF STEWART TO BE MAINTAINED BY THE CITY OF ALBUQUERQUE (07/05/2016, DOC. NO. 2016061382)
- EXISTING 10' P.U.E. (10/19/2018, 2018C-133)
- EXISTING 10'x35' WATER METER VAULT EASEMENT (10/19/2018, 2018C-133) SHOWN HEREON AS [Symbol]
- PRIVATE BLANKET DRAINAGE EASEMENT BENEFITTING THE OWNERS OF TRACT A AND 1A, WEST ROUTE 66 TO BE MAINTAINED BY THE OWNERS OF TRACT A-1, A-2 AND TRACT B, NUEVO ATRISCO (10/19/2018, 2018C-133)
- PRIVATE CROSS-LOT ACCESS & PARKING EASEMENT BENEFITTING THE OWNERS OF TRACT A-1, A-2, AND TRACT B TO BE MAINTAINED BY THE SAME (10/19/2018, 2018C-133)
- FLOATING PRIVATE 20' WIDE STORM DRAIN EASEMENT TO BE DEFINED LATER (10/19/2018, 2018C-133)
- EXISTING 10' P.U.E. (08/12/2013, 2013C-91) ONLY AFFECTS TRACT B
- 7' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

Line #	Direction	Length (ft)
L1	S 15°07'58" E (S 14°51'21" E)	50.00' (50.00')
L2	S 14°52'30" E (S 14°53'14" E)	50.77' (50.76')
L3	S 75°05'06" W [S 75°04'25" E]	79.91' [79.91']

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	31.28' (31.42')	20.00' (20.00')	89°37'28"	28.19'	S 59°41'43" E



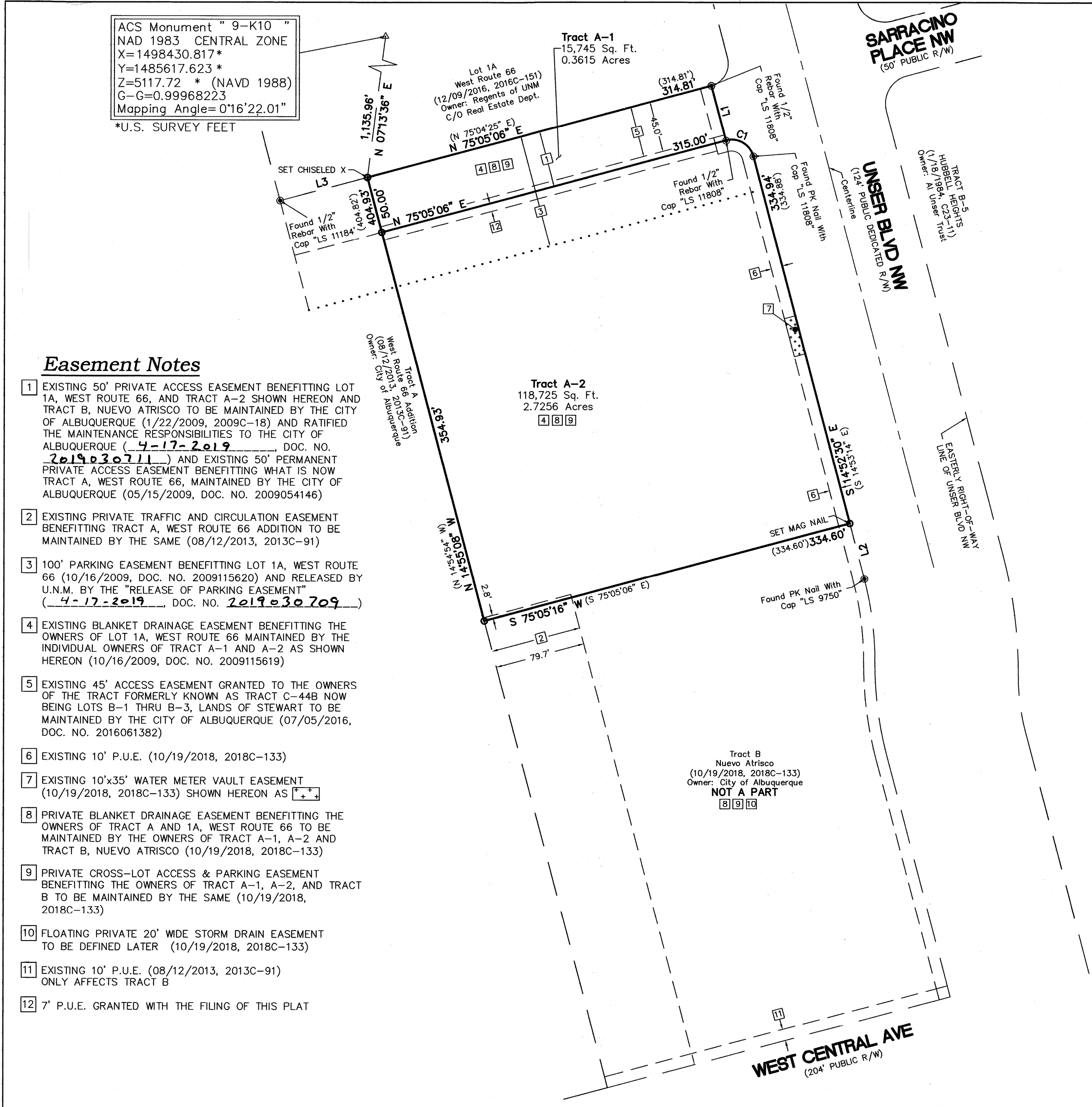
Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES 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 DATED NOVEMBER 04, 2016, MAP NO. 35001C0328J.

CSI-CARTESIAN SURVEYS INC.

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

2019 G34



DOCH 2019030710
 04/17/2019 11:20 AM Page: 2 of 2
 PLAT R \$25.00 B: 2019C P: 0034 Linda Stover, Bernalillo County