

LOCATION MAP B-20-Z

PURPOSE OF PLAT

- 1. To eliminate lot line and create lots as shown hereon.
- 2. To grant easements as shown hereon.

SUBDIVISION DATA

- 1. Project No.:
- 2. Application No.:
- 3. Zone Atlas Index No.: B-20-Z
- 4. Total Number of Lots created: 3
- 5.. Total Number of existing Lots: 2
- 6. Gross Subdivision Acreage: 1.9955 Acres

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- 2. Distances are ground distances.
- 3. Bearings and distances in parenthesis are record.
- 4. Basis of boundary is the plat of record entitled:  
"TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES",  
(09-10-1931, D00-121)  
all being records of Bernalillo County, New Mexico.
- 5. Field Survey: November, 2021.
- 6. Title Report(s): None provided.
- 7. Address of Property: 8400 & 8420 Glendale Avenue NE, Albuquerque, NM 87122
- 8. City of Albuquerque, New Mexico IDO Zone: R-1D
- 9. 100 Year Flood Zone Designation: ZONE X and ZONE AO (DEPTH 2'), as shown on Panel 133 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
- 10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

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. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Las Ventanas NM, Inc., a New Mexico corporation

T. Scott Ashcraft, President Date

STATE OF NEW MEXICO )  
BERNALILLO COUNTY )

On this \_\_\_\_ day of \_\_\_\_\_, 2024, this instrument was acknowledged before me by T. Scott Ashcraft, President of Las Ventanas NM, Inc., a New Mexico corporation, on behalf of said corporation.

Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 8, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 3 & 4, BLOCK 17, TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D00, Page 121, and containing 1.9955 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- 1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- 2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- 3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communications services, including but not limited to above ground pedestals and enclosures.
- 4. Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, with the right and priveledge 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 sole 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 transformers/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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST 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.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

BERNALILLO COUNTY TREASURER

This is to certify that taxes are current and paid on UPC # 102006504103830130 and # 102006505803830129. Property owner of record: Las Ventanas NM, Inc.

Bernalillo County Treasurers Office

PLAT FOR  
LOTS 3-A, 3-B & 3-C, BLOCK 17,  
TRACT 1, UNIT 3,  
NORTH ALBUQUERQUE ACRES  
(A REPLAT OF LOTS 3 AND 4, BLOCK 17,  
TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES)  
WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 8,  
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2024

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

PLAT APPROVAL THIS PLAT WAS APPROVED BY THE DEVELOPMENT  
Utility Approvals: HEARING OFFICER ON \_\_\_\_\_

*Daniel Aragon* 05/13/2024  
Public Service Company of New Mexico Date  
*Mike Mortus* 5/14/2024  
New Mexico Gas Company Date  
*Kathleen Lopez* 5/115/2024  
Lumen Date  
*Mike Mortus* 05/15/2024  
Comcast Date

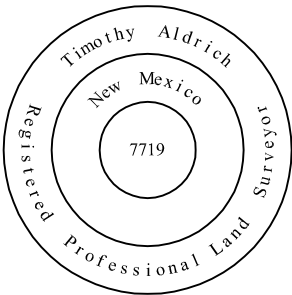
City Approvals:  
*Loren N. Risenhoover P.S.* 5/20/2024  
City Surveyor Date

Real Property Division Date  
Traffic Engineering, Transportation Division Date  
Albuquerque-Bernalillo County Water Utility Authority Date  
Parks and Recreation Department Date  
AMAFCA Date  
City Engineer/Hydrology Date  
Code Enforcement Date  
Solid Waste Management Date  
DRB Chairperson, Planning Department Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest 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."

*Timothy Aldrich* 05/10/2024  
Timothy Aldrich, P.S. No. 7719 Date



05-20-2024 REV		
Drawn By:	TA	Date: 05-10-2024
Checked By:	TA	Drawing Name: 21179PL2.DWG
Job No.:	21-179	Sheet: 1 of 3



P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

① EXISTING ROADWAY AND UTILITY EASEMENT  
(09-10-1931, D00-121) (0.2271 ACRES)  
(DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)

BLOCK 16, TRACT 1, UNIT 3,  
NORTH ALBUQUERQUE ACRES  
(04-28-2022, 2022C-036)

BLOCK 16, TRACT 1, UNIT 3,  
NORTH ALBUQUERQUE ACRES  
(12-23-2009, 2009C-182)

BLOCK 16, TRACT 1, UNIT 3,  
NORTH ALBUQUERQUE ACRES  
(09-10-1931, D00-121)

BENJAMIN PLACE  
(01-27-2006, 2006C-026)

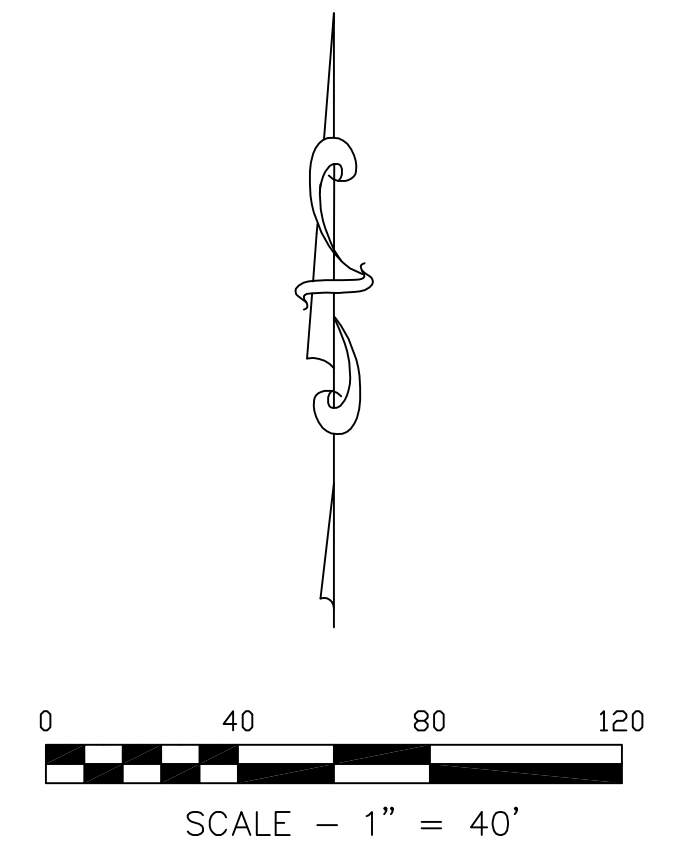
LOT 31-B

LOT 30-A

LOT 30-B

LOT 29

LOT 5-P1



AGRS MONUMENT  
"1-B20"  
N=1524154.945 (US SURVEY FOOT)  
E=1550483.349 (US SURVEY FOOT)  
G-G=0.999651137  
 $\Delta\alpha = -00^{\circ}10'24.45''$   
CENTRAL ZONE  
ELEVATION=5477.179 (US SURVEY FOOT)  
(NAD83/NAVD88)

- FOUND 5/8" REBAR WITH CAP "LS 7719"
- FOUND 1/2" REBAR WITH CAP "LS 6126"
- △ FOUND 1/2" REBAR WITH CAP "LS 14269"
- FOUND 1/2" REBAR WITH CAP "10464"
- ◎ FOUND 1/2" REBAR WITH CAP "9750"

Drawn By:	TA	Date:	05-10-2024
Checked By:	TA	Drawing Name:	21179PL2.DWG
Job No.:	21-179	Sheet:	2 of 3

05-20-2024 REV

 ALDRICH LAND  
SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

# AMAFCA DRAINAGE EASEMENT DEDICATION

Dedication to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY ("AMAFCA"), Grantee, its successors and assigns, of the easement designated herein as "Drainage Easement" is with the full and free consent of the owner, (Grantor). Grantor covenants and warrants that it is the owner in fee simple of the property and that it has a good and lawful right to dedicate the right of way or easement interests described herein. Any portion of any land, right of way or easements granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for flood control by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed by platting vacation.

PLAT FOR  
LOTS 3-A, 3-B & 3-C, BLOCK 17,  
TRACT 1, UNIT 3,  
NORTH ALBUQUERQUE ACRES  
(A REPLAT OF LOTS 3 AND 4, BLOCK 17,  
TRACT 1, UNIT 3, NORTH ALBUQUERQUE ACRES)  
WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 8,  
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2024

BLOCK 16, TRACT 1, UNIT 3,  
NORTH ALBUQUERQUE ACRES  
(04-28-2022, 2022C-036)

BLOCK 16, TRACT 1, UNIT 3,  
NORTH ALBUQUERQUE ACRES  
(12-23-2009, 2009C-182)

BLOCK 16, TRACT 1, UNIT 3,  
NORTH ALBUQUERQUE ACRES  
(09-10-1931, D00-121)

BENJAMIN PLACE  
(01-27-2006, 2006C-026)

LOT 31-B

LOT 30-A

LOT 30-B

LOT 29

LOT 5-P1

GLENDALE AVENUE NE (60' R/W)

## NEW EASEMENT

- ② PUBLIC UTILITY EASEMENT (PUE)  
(GRANTED BY THIS PLAT)
- ③ PUBLIC DRAINAGE EASEMENT  
(GRANTED BY THIS PLAT)  
(SEE "AMAFCA DRAINAGE EASEMENT DEDICATION" THIS SHEET)

LOT 2  
BLOCK 17, TRACT 1, UNIT 3,  
NORTH ALBUQUERQUE ACRES  
(09-10-1931, D00-121)

ZONE AH (EL 5474 FEET)

LOT 31  
BLOCK 17, TRACT 1, UNIT 3,  
NORTH ALBUQUERQUE ACRES  
(09-10-1931, D00-121)

LOT 30  
BLOCK 17, TRACT 1, UNIT 3,  
NORTH ALBUQUERQUE ACRES  
(09-10-1931, D00-121)

MODESTO SEVEN  
(02-23-2006, 2006C-062)

LOT 5  
BLOCK 17, TRACT 1, UNIT 3,  
NORTH ALBUQUERQUE ACRES  
(09-10-1931, D00-121)  
(08-13-2001, 2001S-083)



10-28-2024 REV

Drawn By:	TA	Date:	05-10-2024
Checked By:	TA	Drawing Name:	21179PL2.DWG
Job No.:	21-179	Sheet:	3 of 3

**ALDRICH LAND**  
**SURVEYING**  
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