

Vicinity Map - Zone Atlas K-23-Z

**Indexing Information**

Section 23, Township 10 North, Range 4 East, N.M.P.M.  
 Subdivision: Sandia Manor  
 Owner: Stephan J. Poe and Beeling M. Armijo  
 UPC #: 102305738005640204

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC #: 102305738005640204

PROPERTY OWNER OF RECORD  
 Poe Stephan J & Armijo Beeling M  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 6-30-22

**Purpose of Plat**

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

**Subdivision Data**

GROSS ACREAGE . . . . . 0.5108 ACRES  
 ZONE ATLAS PAGE NO. . . . . K-23-Z  
 NUMBER OF EXISTING LOTS . . . . . 3  
 NUMBER OF LOTS CREATED . . . . . 1  
 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 . . . . . AUGUST 2020

**Notes**

1. FIELD SURVEY PERFORMED IN AUGUST 2020.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .

**Legal Description**

ALL OF LOT NUMBERED NINE (9), THE EAST TWENTY FEET (E.20') OF LOT NUMBERED EIGHT (8) AND A PORTION OF LOT NUMBERED TEN (10) AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON MAY 6, 1948 IN BOOK D, PAGE 37, ALL DESCRIBED TOGETHER BY METES AND BOUNDS:  
 BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING ON THE SOUTH RIGHT OF WAY OF HILDALE RD. N.E., WHENCE A TIE TO ACS MONUMENT NO. "2-J23", BEARS N 38°47'01" W, A DISTANCE OF 5,904.39 FEET;  
 THENCE, LEAVING SAID CORNER, S 86°00'09" E, A DISTANCE OF 146.25 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 1/2" REBAR "LS 14271";  
 THENCE, S 03°28'19" W, A DISTANCE OF 150.03 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 1 1/2" PIPE;  
 THENCE, N 86°06'40" W, A DISTANCE OF 129.97 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 7002";  
 THENCE, N 88°05'18" W, A DISTANCE OF 20.04 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 1/2" REBAR;  
 THENCE, N 04°53'51" E, A DISTANCE OF 151.02 FEET TO THE POINT OF BEGINNING, CONTAINING 0.5108 ACRES (22,249 SQ. FT.) MORE OR LESS.

**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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Plat for  
 Lot 9-A, Block 2  
 Sandia Manor  
 Being Comprised of  
 Lot 9, East Portion 20' of Lot 8 and  
 a Portion of Lot 10, Block 2  
 Sandia Manor  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 November 2020

Project Number: PR-2019-002976  
 Application Number: SD-2020-00210  
 Plat Approvals:

*RJA* 10/23/2020  
 PNM Electric Services  
 Rochelle Abeyta  
 Digitally signed by Rochelle Abeyta  
 Date: 2020.10.28 14:50:34 -06'00'  
 Qwest Corp. d/b/a CenturyLink QC  
 10/2/2020  
 New Mexico Gas Company  
 11/2/20  
 Comcast

City Approvals:  
 Corey A. Rosenbaker P.S. 10/30/2020  
 City Surveyor  
 Jeane Wolfenbarger Apr 23, 2021  
 Traffic Engineer  
 Blaine Carter Apr 22, 2021  
 ABCWUA  
 Carl Hamplatt Apr 22, 2021  
 Parks and Recreation Department  
 Carl Garcia Apr 22, 2021  
 Code Enforcement  
 Ernest Armijo Apr 22, 2021  
 AMAFCA  
 Ernest Armijo  
 City Engineer  
 Ernest Armijo Apr 30, 2021  
 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.* 10/30/2020  
 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

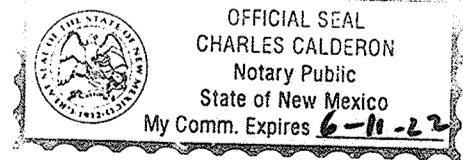
**Documents**

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-45990 AND AN EFFECTIVE DATE OF APRIL 25, 2018.
2. PLAT OF RECORD FOR SANDIA MANOR FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 6, 1948 IN BOOK D, PAGE 37.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 08, 2018 AS DOCUMENT NO. 2018050665.
4. TITLE SEARCH REPORT PROVIDED BY STEWART TITLE DATED SEPTEMBER 24, 2020 HAVING FILE NO. 881198.

**Free Consent**

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.

*Stephan J. Poe* 27 Oct 2020  
 STEPHAN J. POE, OWNER DATE  
*Beeling M. Armijo* 27 Oct 2020  
 BEELING M. ARMIJO, OWNER DATE



STATE OF NEW MEXICO }  
 COUNTY OF SANDIA }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 27<sup>th</sup> of October 2020  
 BY: STEPHAN J. POE AND BEELING M. ARMIJO, HUSBAND AND WIFE, OWNERS  
 By: *Charles Calderon*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES June 11, 2022

**Plat for  
Lot 9-A, Block 2  
Sandia Manor  
Being Comprised of  
Lot 9, East Portion 20' of Lot 8 and  
a Portion of Lot 10, Block 2  
Sandia Manor  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2020**

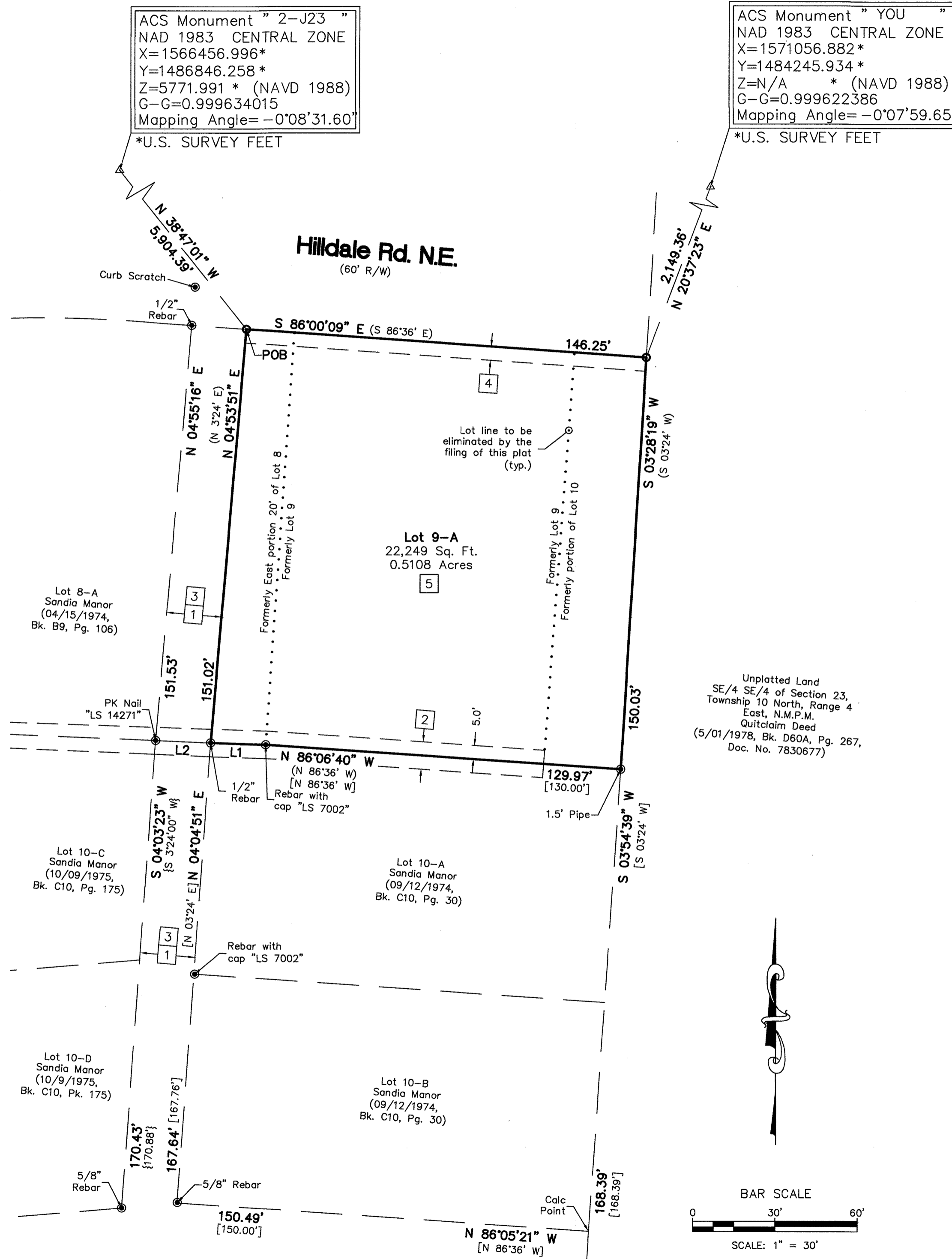
**Easement Notes**

- 1 EXISTING PUBLIC WATER, PUBLIC SEWER AND PUBLIC UTILITIES TO THE CITY OF ALBUQUERQUE (12/30/1975, MISC. 456, PG. 72-73, DOC. NO. 1853A)
- 2 EXISTING 10' UTILITY EASEMENT (05/06/1948, D-37)
- 3 EXISTING 20' INGRESS AND EGRESS EASEMENT (9/28/1956, BK. D363, PG. 644-645, DOC. NO. 7721)
- 4 5' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 5 A CROSS LOT DRAINAGE EASEMENT IS HEREBY GRANTED WITH THE FILING OF THIS PLAT FOR HISTORICAL FLOW FROM THE PROPERTY TO THE EAST AND SOUTH, TO BE MAINTAINED BY THE OWNER OF LOT 9-A.

Line #	Direction	Length (ft)
L1	N 88°05'18" W [N 88°24' W]	20.04' [20.01']
L2	N 87°27'16" W	20.08'

**Open Space Note**

THE SUBJECT PROPERTY IS BOUNDED BY OPEN SPACE ON THE EAST AND SOUTH, AND APPLICABLE BUFFERS ARE REQUIRED.



ACS Monument " 2-J23 "  
NAD 1983 CENTRAL ZONE  
X=1566456.996\*  
Y=1486846.258\*  
Z=5771.991\* (NAVD 1988)  
G-G=0.999634015  
Mapping Angle=-0°08'31.60"  
\*U.S. SURVEY FEET

ACS Monument " YOU "  
NAD 1983 CENTRAL ZONE  
X=1571056.882\*  
Y=1484245.934\*  
Z=N/A \* (NAVD 1988)  
G-G=0.999622386  
Mapping Angle=-0°07'59.65"  
\*U.S. SURVEY FEET

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (05/06/1948, D-37)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (09/12/1974, C10-30)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (10/09/1975, C10-175)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED

**Public Utility Easements**

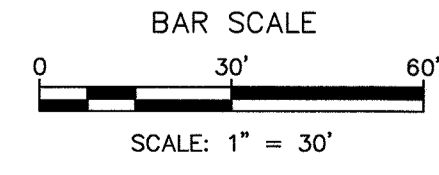
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.



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