

Vicinity Map - Zone Atlas J-12-Z

Documents

1. PLAT OF LANDS OF REGINA AVILA AND MARY LUCERO FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 31, 2005 IN BOOK 2005C, PAGE 358.
2. REAL PROPERTY TRANSFER DECLARATION AFFIDAVIT FOR SUBJECT PROPERTY PROVIDED BY FIRST AMERICAN TITLE HAVING FILE NO. 1749704 AND DATE OF SALE OF NOVEMBER 21, 2012.
3. WARRANTY DEED FOR LOT C FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 26, 2012, AS DOCUMENT NO. 2012124012.
4. WARRANTY DEED FOR TRACT 133-B1-A2, MRGCD MAP NO. 39 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 28, 2004, IN BOOK A81, PAGE 5137, AS DOCUMENT NO. 2004105405.
5. BOUNDARY SURVEY PLAT, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 2, 2004 IN BOOK 2004S, PAGE 64.

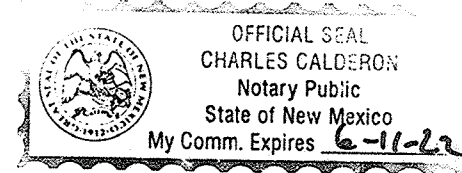
Free Consent & Dedication

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.

SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR 47TH STREET NORTHWEST TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

*Cesar J. Martin* 6/19/2020  
 CESAR J. MARTIN, HUSBAND DATE

*Sylvia M. Martin* 6/19/2020  
 SYLVIA M. MARTIN, WIFE DATE



STATE OF NEW MEXICO }  
 COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 19<sup>th</sup> June, 2020  
 BY: CESAR J. AND SYLVIA M. MARTIN, HUSBAND AND WIFE, OWNERS

By: *Charles Calderon*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 6-11-22

Indexing Information

Section 13, Township 10 North, Range 2 East, N.M.P.M. as Projected into the Town of Atrisco Grant  
 Subdivision: Lands of Regina Avila & Mary Lucero  
 Owner: Cesar and Sylvia Martin  
 UPC #: 101205802008930727 (Lot C)  
 101205802408530725 (Tract 133-B1-A2)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE RIGHT OF WAY AS SHOWN HEREON.
3. GRANT EASEMENT(S) AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. . . . . 0.4268 ACRES  
 ZONE ATLAS PAGE NO. . . . . J-12-Z  
 NUMBER OF EXISTING LOTS. . . . . 2  
 NUMBER OF LOTS CREATED. . . . . 1  
 MILES OF FULL-WIDTH STREETS. . . . . 0 MILES  
 MILES OF HALF-WIDTH STREETS. . . . . 0 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0.0070 Acres  
 DATE OF SURVEY. . . . . June 2020

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2019.
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 . . . . .

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.

Legal Description

LOT C, OF THE PLAT OF LOTS "A", "B", AND "C" OF LANDS OF REGINA AVILA AND MARY LUCERO WITHIN PROJECTED SECTION 13, TOWNSHIP 10 NORTH RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FILED OCTOBER 31, 2005 IN PLAT BOOK 2005C, FOLIO 358.

AND  
 TRACT 133-B1-A2, MAP 39 OF THE MIDDLE RIO GRANDE CONSERVANCY LOCATED WITHIN PROJECTED SECTION 13, TOWNSHIP 10 N, RANGE 2 EAST, NMPM TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

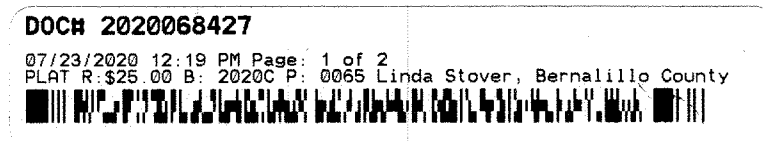
DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

- BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID LOT C, LOCATED ON THE WEST RIGHT OF WAY OF 47TH STREET NW, MARKED BY A BATHEY MARKER "LS 14271", WHENCE A TIE TO ACS MONUMENT 20-J11 BEARS N 30°01'34" W, A DISTANCE OF 3958.70 FEET;
- THENCE, LEAVING SAID CORNER, COINCIDING SAID WEST RIGHT-OF-WAY, S 00°19'14" W, A DISTANCE OF 50.21 FEET TO AN ANGLE POINT, MARKED BY A 5/8" REBAR;
- THENCE, S 87°07'49" E, A DISTANCE OF 5.77 FEET TO AN ANGLE POINT, MARKED BY A IRON STRAP;
- THENCE, S 00°53'29" E, A DISTANCE OF 48.89 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY 1/2" REBAR;
- THENCE, N 85°07'29" W, A DISTANCE OF 200.93 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT C, LANDS OF REGINA AVILA AND MARY LUCERO, MARKED BY A REBAR WITH CAP "LS 11463";
- THENCE, N 00°15'59" E, A DISTANCE OF 94.28 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT C, LANDS OF REGINA AVILA AND MARY LUCERO, MARKED BY A REBAR WITH CAP "LS 11463";
- THENCE, S 84°05'44" E, A DISTANCE OF 100.00 FEET TO AN ANGLE POINT MARKED BY A PK NAIL "LS 14271";
- THENCE, S 88°58'22" E, A DISTANCE OF 94.07 FEET TO THE POINT OF BEGINNING CONTAINING 0.4268 ACRES (18,591 SQ. FT.) MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC # 101205802008930727  
101205802408530725

PROPERTY OWNER OF RECORD  
*Martin Cesar & Sylvia*  
 BERNALILLO COUNTY TREASURER'S OFFICE  
*George Stone 7-28-2020*



Plat for  
 Lot C-1  
 Lands of Regina Avila and  
 Mary Lucero  
 Being Comprised of  
 Lot C, Lands of Regina Avila and  
 Mary Lucero and Tract 133-B1-A2  
 M.R.G.C.D. Map No. 39  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 June 2020

Project Number: PR-2019-003223  
 Application Number: SD-2020-0011  
 Plat Approvals:

*Rift* 6/18/2020  
 PNM Electric Services  
 Don Davalos Digitally signed by Don Davalos  
 Date: 2020.06.22 15:57:10 -06'00'

Qwest Corp. d/b/a CenturyLink QC  
*W. S. H.* 6/22/2020  
 New Mexico Gas Company 6/22/2020  
 Comcast

City Approvals:  
*Joan M. Rin Hoover* P.S. 6/18/2020  
 City Surveyor  
*Jeanne Wolfenbarger* Jul 16, 2020  
 Traffic Engineer  
*Kristin Leden* Jul 17, 2020  
 ABCWUA  
*Carl Garcia* Jul 16, 2020  
 Code Enforcement  
*Nicole M. Friebe* 6/22/2020  
 AMAFCA  
*Ernest Arroyo* Jul 16, 2020  
 City Engineer  
*Cheryl H. H. H.* Jul 16, 2020  
 Parks and Recreation  
*Julie* Jul 23, 2020  
 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.* 6/17/2020  
 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

Sheet 1 of 2  
 191924

2020 C-65

(1)

**Plat for  
 Lot C-1  
 Lands of Regina Avila and  
 Mary Lucero  
 Being Comprised of  
 Lot C, Lands of Regina Avila and  
 Mary Lucero and Tract 133-B1-A2  
 M.R.G.C.D. Map No. 39  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 June 2020**

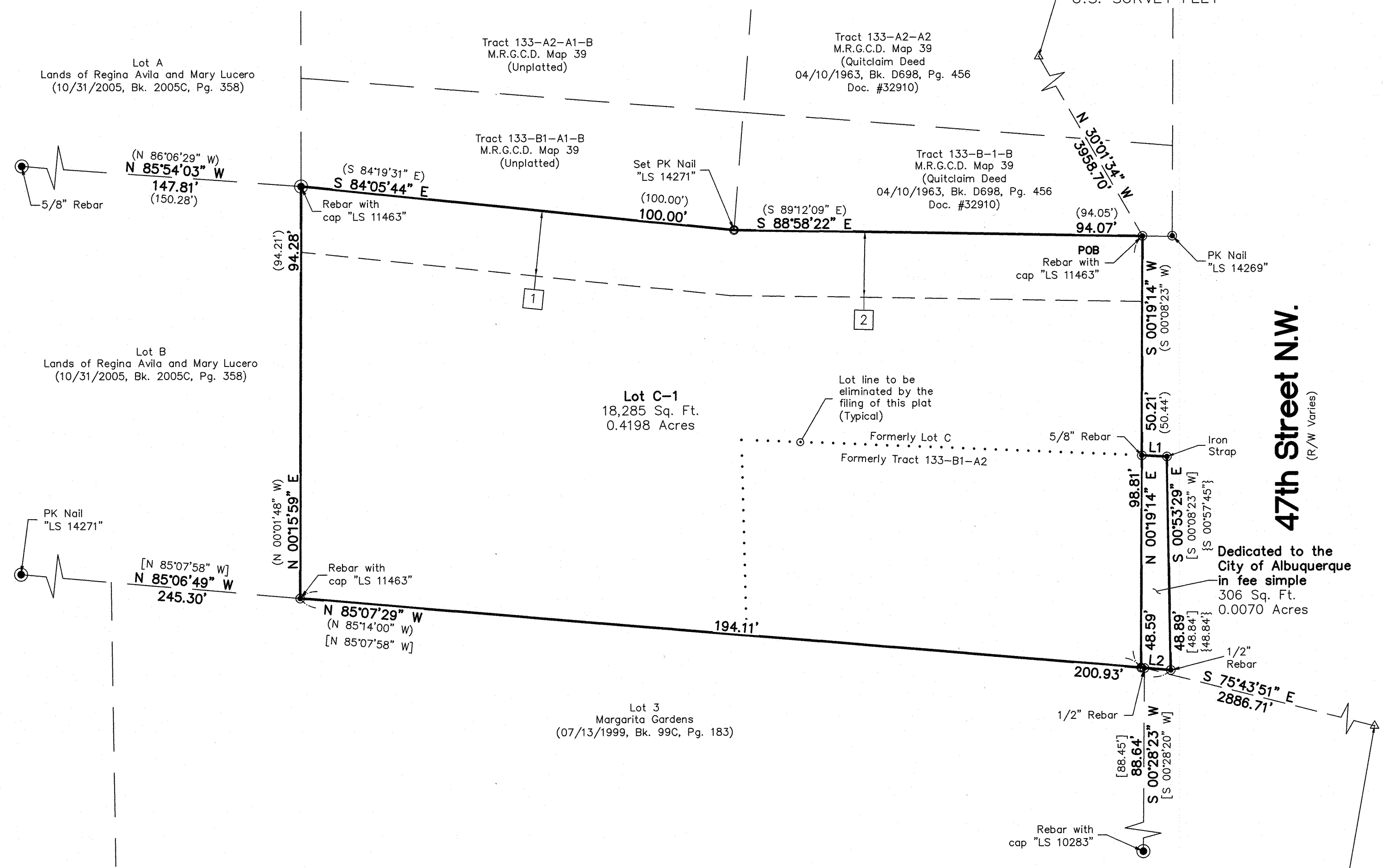
**Zoning Variance Notes**

1. A ZONING VARIANCE FOR LOT SIZE APPROVED BY THE ZONE HEARING EXAMINER WAS APPROVED ON JUNE 03, 2020, APPLICATION #VA-2020-00047 AND VA-2020-00051.

**Easement Notes**

- 1 EXISTING 15' PRIVATE ACCESS, DRAINAGE AND UTILITY EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY LOT B. (10/31/2005, 2005C-358)
- 2 15' PRIVATE SANITARY SEWER AND PRIVATE WATER EASEMENT BENEFITING LOT B, LANDS OF REGINA AVILA AND MARY LUCERO TO BE MAINTAINED BY THE OWNER OF LOT B, GRANTED WITH THE FILING OF THIS PLAT

Line Table		
Line #	Direction	Length (ft)
L1	S 87°07'49" E	5.77' [5.92']
L2	N 85°07'29" W [N 85°07'58" W]	6.82' [6.29']



ACS Monument "20-J11"  
 NAD 1983 CENTRAL ZONE  
 X=1506437.513 \*  
 Y=1491770.982 \*  
 Z=5094.032 \* (NAVD 1988)  
 G-G=0.999680825  
 Mapping Angle=-0°15'27.22"  
 \*U.S. SURVEY FEET

ACS Monument "15-J12"  
 NAD 1983 CENTRAL ZONE  
 X=1511214.742 \*  
 Y=1487534.543 \*  
 Z=4965.627 \* (NAVD 1988)  
 G-G=0.999685508  
 Mapping Angle=-0°14'53.77"  
 \*U.S. SURVEY FEET

**Legend**

MEASURED BEARINGS AND DISTANCES	
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/31/2005, 2005C-358)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (7/13/1999, 99C-183)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (8/2/2004, 2004S-64)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

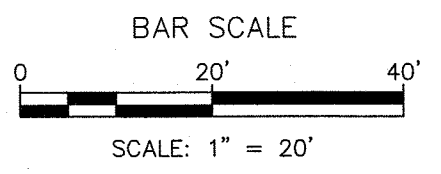
**Public Utility Easements**

- 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.**  
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 wplotnerjr@gmail.com



2020 C-65

(2)