



DOCN 2025000947

31° 12' 20.0" N, 119° 14' 18.0" W, 119° 14' 18.0" W, 2° 47' 2.0" E, 825.00'

BERNALILLO COUNTY

PLAT OF  
TRACTS A-1-A & A-1-B  
BERNALILLO COUNTY METROPOLITAN COURT  
REPLAT OF TRACT A-1, BERNALILLO COUNTY METROPOLITAN COURT  
& LOT 8-A, BLOCK N, MANDELL BUSINESS & RESIDENCE ADDITION  
& VACATED SLATE AVENUE N.W. AND 16' PUBLIC ALLEY  
WITHIN THE TOWN OF ALBUQUERQUE GRANT  
IN PROJECTED SECTION 17, T10N, R3E, N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER 2025

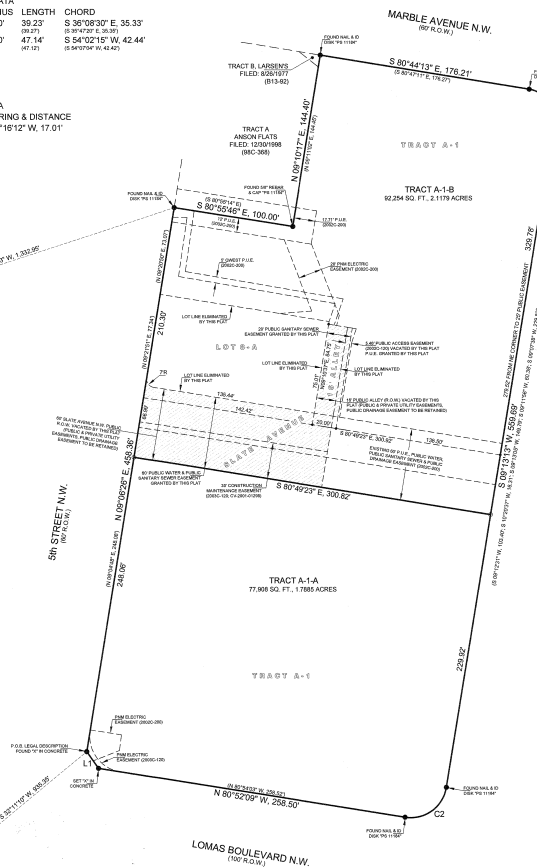
CURVE DATA			
NO. RADIUS	LENGTH	CHORD	
C1 25.00'	39.23'	S 35°08'30" E, 35.33'	
C2 30.00'	47.14'	S 54°02'15" W, 42.44'	

LINE DATA  
NO. BEARING & DISTANCE  
L1 N 35°16'12" W, 17.01'



CONTROL POINT 100  
NAD83 DATUM  
ELEVATION 5200.00  
UTM ZONE 18Q  
EASTING 600000.00  
NORTHING 4000000.00  
SCALE 1" = 50'

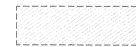
CONTROL POINT 100  
NAD83 DATUM  
ELEVATION 5200.00  
UTM ZONE 18Q  
EASTING 600000.00  
NORTHING 4000000.00  
SCALE 1" = 50'



## VACATION REFERENCE

- Vacation of Public R.O.W. - VAC-2025-00029/ EC-25-494 (Approved by City Council on 8/27/2025)  
Vacation of State Ave. NW
- Vacation of Public R.O.W. - VAC-2025-00030/ EC-25-494 (Approved by City Council on 8/27/2025)  
Vacation of 16' Wide Public Alley
- Vacation of Public Access Easement - VAC-2025-00043 (Approved by Development Hearing Officer on November 12, 2025)  
An approximate area of 409.55 adjacent to vacated 16' Public Alley

20' PUBLIC SANITARY SEWER OR 80' PUBLIC WATERLINE AND  
PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT



4th STREET N.W.  
(100' R.O.W.)

## NOTES

- BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS AND TIES TO THE CITY OF ALBUQUERQUE CONTROL POINTS AS SHOWN. DISTANCES ARE GROUND, BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD WHERE THEY DIFFER FROM FIELD MEASUREMENTS.
- PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH "X" IN CONCRETE.
- THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
- EASEMENTS SHOWN ARE AS SHOWN ON THE RECORDED SUBDIVISION PLATS REFERENCED HEREON.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0334G DATED 09/20/08.
- DOCUMENTS USED TO PERFORM THIS SURVEY ARE RECORDED PLATS REFERENCED HEREON.
- TO REMEDY A FLOATING ZONE LINE OF TRACT A-1-B, A ZONE MAP AMENDMENT WAS GRANTED BY THE ENVIRONMENTAL PLANNING COMMISSION ON OCTOBER 15, 2025 FROM MK-1 TO MK-1M (20A-2025-00015).
- THE PROPERTY OWNER'S REQUEST FOR A WAIVER FROM THE DEVELOPMENT HEARING OFFICER (DHO) TO ALLOW 7.5' WIDE SIDEWALKS ALONG LOMAS BLVD AND AT LEAST 6' WIDE SIDEWALKS ALONG 4TH STREET NW AND 5TH STREET NW TO REMAIN IN LIEU OF THE MINIMUM 10' WIDE SIDEWALK ADJACENT TO TRACTS A-1-A AND A-1-B, BERNALILLO COUNTY METROPOLITAN COURT HAS BEEN GRANTED WITH THE APPROVAL OF THIS PLAT. (DHOVWR-2025-00028).

THE PROPERTY OWNER'S REQUEST FOR A DHO DETERMINATION TO ALLOW THE EXISTING 100' RIGHT-OF-WAY WIDTH AND THE 4' WIDE LANDSCAPE BUFFER ALONG LOMAS BLVD NW IN LIEU OF THE MINIMUM 100' RIGHT-OF-WAY WIDTH AND 6' WIDE LANDSCAPE BUFFER WIDTH TO REMAIN ADJACENT TO TRACT A-1-A, BERNALILLO COUNTY METROPOLITAN COURT, HAS BEEN GRANTED WITH THE APPROVAL OF THIS PLAT. THE PROPERTY OWNER'S REQUEST FOR A DHO DETERMINATION TO ALLOW THE EXISTING 80' RIGHT-OF-WAY WIDTH ALONG 4TH STREET NW AND 5TH STREET NW IN LIEU OF THE MINIMUM 82' RIGHT-OF-WAY WIDTH AND A 4' WIDE LANDSCAPE BUFFER ALONG 4TH STREET AND LOMAS BLVD TO REMAIN ADJACENT TO TRACT A-1-A AND A-1-B, BERNALILLO COUNTY METROPOLITAN COURT, HAS BEEN GRANTED WITH THE APPROVAL OF THIS PLAT.