

City of Albuquerque Zone Atlas Page G-14.

VICINITY MAP
Not to Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- The subject properties are currently designated IDO Zone District MX-M (Mixed Use) as shown and designated on the City of Albuquerque GIS Zone Atlas Page G-14, dated May, 2018.
- Common cross lot drainage easement is hereby granted by this plat for the benefit and use of the owners of Tracts A and B and is to be jointly maintained by the owners of said Tracts.
- Sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.

SUBMISSION DATA

- Total number of existing Lots: 5
- Total number of Tracts created: 2
- Public Street right of way dedicated 0.0185 Ac.
- Gross Subdivision acreage: 5.0036 acres.



TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer _____ Date _____

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 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.

PURPOSE OF PLAT

- The purpose of this plat is to:
- Reconfigure Five (5) existing Lots into Two (2) new Tracts as shown hereon.
 - Show the Existing Irrigation Ditch Easement Vacated by DRB-_____
 - Grant the new public and private easements as shown hereon.
 - Dedicate additional public street right of way as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the New Mexico Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
August 31, 2021

PLAT OF
TRACTS A AND B
CALLE CUARTA

(BEING A REPLAT OF LOTS 1 THRU 3, BLOCK 1, FITZGERALD ADDITION AND TRACTS 90-C AND 90-B-2, M.R.G.C.D. PROPERTY MAP NO. 33)

WITHIN
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2021

PROJECT NUMBER: **2020-003847**
SD-2021-00219
PLAT APPROVAL SD-2021-00220

UTILITY APPROVALS:

	9-27-21
Public Service Company of New Mexico	Date
	10/4/21
New Mexico Gas Company	Date
	9-30-2021
QWest Corporation d/b/a CenturyLink QC	Date
	9/30/21
Comcast	Date

CITY APPROVALS:

	10/5/2021
Russ P. Hugg P.S.	Date
City Surveyor	
Department of Municipal Development	

Real Property Division	Date
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Environmental Health Department	Date
	Dec 13, 2021
Jeanne Wolfenbarger	Date
Traffic Engineering, Transportation Division	

	Dec 13, 2021
Blaine Carter (Dec 13, 2021 10:11 MST)	Date
ABCWJA	

	Dec 8, 2021
Cheryl Somersfeldt (Dec 8 2021 15:28 MST)	Date
Parks and Recreation Department	

	12/6/2021
Ernest Armijo	Date
AMAFCA	

City Engineer	Date
	Dec 7, 2021
Robert Webb (Dec 7, 2021 10:19 MST)	Date
Code Enforcement	

DRB Chairperson, Planning Department	Date
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M.R.G.C.D.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

APPROVED DATE 11/8/2021

SURVOTEK, INC.
Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87114 Phone: 505-300-4732

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Albuquerque Grant in projected Section 5, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising the following: All of Lots numbered One (1), Two (2) and Three (3) in Block numbered One (1), Fitzgerald Addition as the same are shown and designated on the plat entitled "REPLAT OF FITZGERALD ADDITION, A SUBDIVISION LOCATED ON SCHOOL DISTRICT NO. 22, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 26, 1939 in Volume C, Folio 187 and All of Tracts 90-C and 90-B-2, Middle Rio Grande Conservancy District Property Map Number 33 as the same are described in that certain Warranty Deed filed January 23, 2015 as Document Number 2015005274 more particularly described using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Northeast corner of the parcel herein described, the Northeast corner of said Lot 1, Block 1 and point of intersection of the Southerly right of way line of Fitzgerald Road N.W. and the Westerly right of way line of Fourth Street N.W. whence (1) the Albuquerque Control Survey Monument "NM47-10" bears N 35°24'00"E, 2352.63 feet distant; Thence,

S 09° 13' 39" W , 289.82 feet along said Westerly right of way line of Fourth Street N.W. to the Northeast corner of Tract A, Northfields Addition as the same is shown and designated on the plat entitled "NORTHFIELDS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 19, 1952 in Volume C2, Folio 100; Thence,

N 80° 51' 58" W , 849.65 feet along the Northerly line of said Northfields Addition to the Northeast corner of the remaining portion of Tract 98, M.R.G.C.D. Property Map No. 33 as the same is shown and designated on the Boundary Survey Plat entitled "BOUNDARY SURVEY PLAT UNPLATTED LANDS OF BOARD OF EDUCATION REMAINING PORTION OF TRACT 98, M.R.G.C.D. PROPERTY MAP NO. 33, GARFIELD MIDDLE SCHOOL", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2001 in Plat Book 2001S, Page 16 (a 5/8" rebar and cap stamped "L.S. 15075 found in place); Thence,

N 80° 52' 23" W , 317.09 feet along the Northerly line of said remaining portion of Tract 98, M.R.G.C.D. Property Map No. 33 to the Southwest corner of said Tract 90-B-2, Map 33 and a point on the Easterly right of way line of 7th Street N.W.; Thence,

N 09° 11' 14" E , 137.79 feet along said Easterly right of way line of 7th Street N.W. to the Southwest corner of Lot 11, Block 1 of the aforesaid Fitzgerald Addition; Thence,

S 80° 58' 04" E , 802.58 feet to along the Southerly line of said Fitzgerald Addition to the Southwest corner of Lot 3, Block 11, Fitzgerald Addition; Thence,

N 10° 27' 00" E , 159.03 feet along the Westerly line of Lot 3, Block 11 to the Northwest corner of Lot 3, Block 11, Fitzgerald Addition and a point on said Southerly right of way line of Fitzgerald Road N.W.; Thence,

S 79° 32' 31" E , 360.95 feet along said Southerly right of way line of Fitzgerald Road N.W. to the Northeast corner and point of beginning of the parcel herein described.

Said parcel contains 5.0036 Acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF TRACTS A AND B, CALLE CUARTA (BEING A REPLAT OF LOTS 1 THRU 3, BLOCK 1, FITZGERALD ADDITION AND TRACTS 90-C AND 90-B-2, M.R.G.C.D. PROPERTY MAP NO. 33) WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

Yes Housing Inc., a New Mexico Non-profit corporation

Michelle DenBleyker

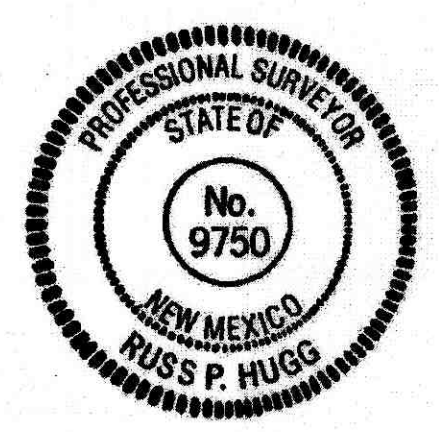
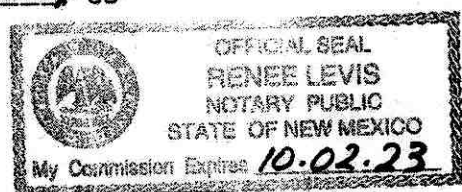
By:

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 19TH day of November, 2021, by Michelle DenBleyker Sr VP of Development of Yes Housing, Inc..

Renée Levis
Notary Public My commission expires



**PLAT OF
TRACTS A AND B
CALLE CUARTA**

(BEING A REPLAT OF LOTS 1 THRU 3, BLOCK 1, FITZGERALD ADDITION AND TRACTS 90-C AND 90-B-2, M.R.G.C.D. PROPERTY MAP NO. 33)

WITHIN
**THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

AUGUST, 2021

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- A. Plat entitled "REPLAT OF FITZGERALD ADDITION, A SUBDIVISION LOCATED ON SCHOOL DISTRICT NO. 22, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 26, 1939 in Volume C, Folio 187
- B. Plat entitled "PLAT OF LOTS 23-A AND 24-A, BLOCK 4, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 18, 1995 in Volume 95C, Folio 22.
- C. Plat entitled "SUBDIVISION OF WESTERLY PORTION OF FITZGERALD ADDITION, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 1, 1940.
- D. Plat entitled "PLAT OF LOTS 6-A AND 6-B, BLOCK 1, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 2006 in Plat Book 2006C, Page 240.
- E. Plat entitled "REPLAT OF LOTS 21 AND 22, BLOCK 2, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1977 in Volume C12, folio 43.
- F. Plat entitled "PLAT OF LOTS 5-A AND 5-A, BLOCK 1, FITZGERALD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 17, 2006 in Plat Book 2006C, Page 157.
- G. Plat entitled "NORTHFIELDS ADDITION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 19, 1952 in Volume C2, folio 100.
- H. Boundary Survey Plat entitled "BOUNDARY SURVEY PLAT UNPLATTED LANDS OF BOARD OF EDUCATION REMAINING PORTION OF TRACT 98, M.R.G.C.D. PROPERTY MAP NO. 33, GARFIELD MIDDLE SCHOOL", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 31, 2001 in Plat Book 2001S, Page 16
- I. Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP000114294, Effective Date: July 21, 2021.

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within "Zone X" (Area with reduced flood risk due to levee) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C0332G, Effective date September 26, 2008.

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat 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 proposed plat. The foregoing requirement shall be a condition to approval of this plat."



PLAT OF TRACTS A AND B CALLE CUARTA

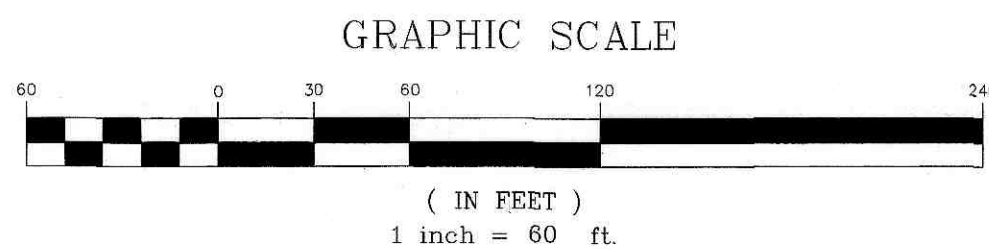
(BEING A REPLAT OF LOTS 1 THRU 3, BLOCK 1, FITZGERALD ADDITION
AND TRACTS 90-C AND 90-B-2, M.R.G.C.D. PROPERTY MAP NO. 33)

WITHIN

THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

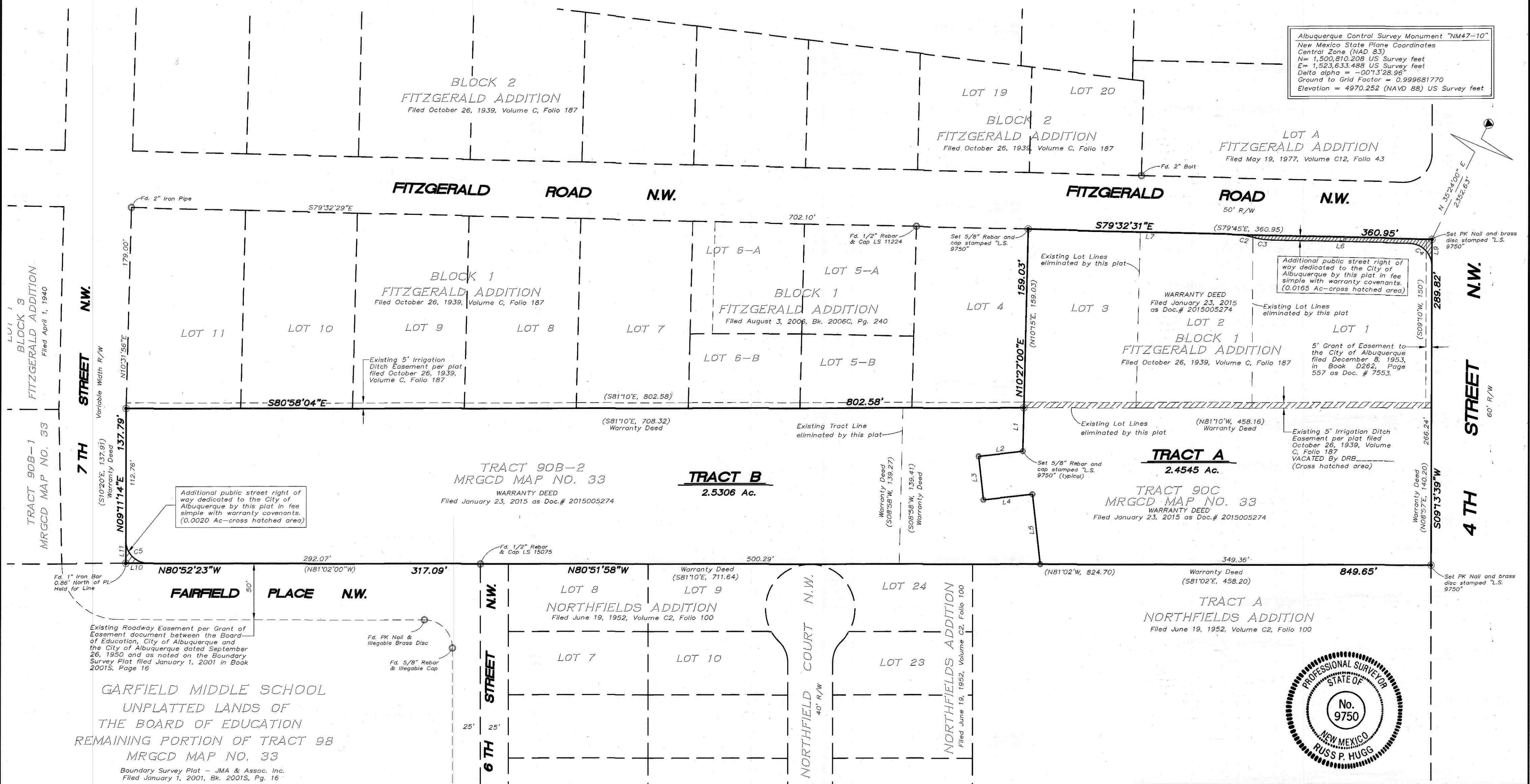
AUGUST, 2021



LINE	LENGTH	BEARING
L1	38.68	S10°27'00"W
L2	39.71	N87°15'00"W
L3	39.00	S02°45'00"W
L4	44.00	S87°15'00"E
L5	62.61	S02°45'00"W
L6	124.07	S79°32'31"E
L7	188.75	S79°32'31"E
L8	172.20	S79°32'31"E
L9	23.58	S09°13'39"W
L10	20.02	N80°52'23"W
L11	20.02	N09°11'14"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	Intentionally Omitted					
C2	15.26'	76.00'	7.66'	15.24'	N69°34'20"W	11°30'18"
C3	13.73'	69.00'	6.89'	13.71'	S73°50'13"E	11°23'57"
C4	30.99'	20.00'	19.57'	27.98'	N35°09'26"W	88°46'10"
C5	31.44'	20.00'	20.02'	28.30'	S35°50'35"E	90°03'38"

Albuquerque Control Survey Monument "NM47-10"
New Mexico State Plane Coordinates
Control Zone (NAD 83)
N = 1,500,810.208 US Survey feet
E = 1,523,633.488 US Survey feet
Delta alpha = -0013'28.96"
Ground to Grid Factor = 0.999681770
Elevation = 4970.252 (NAVD 88) US Survey feet



SURV TEK, INC.
Consulting Surveyors
P.O. Box 68886, Albuquerque, New Mexico 87114
Phone: 505-300-4732

PLAT OF
TRACTS A AND B
CALLE CUARTA

(BEING A REPLAT OF LOTS 1 THRU 3, BLOCK 1, FITZGERALD ADDITION AND TRACTS 90-C AND 90-B-2, M.R.G.C.D. PROPERTY MAP NO. 33) WITHIN

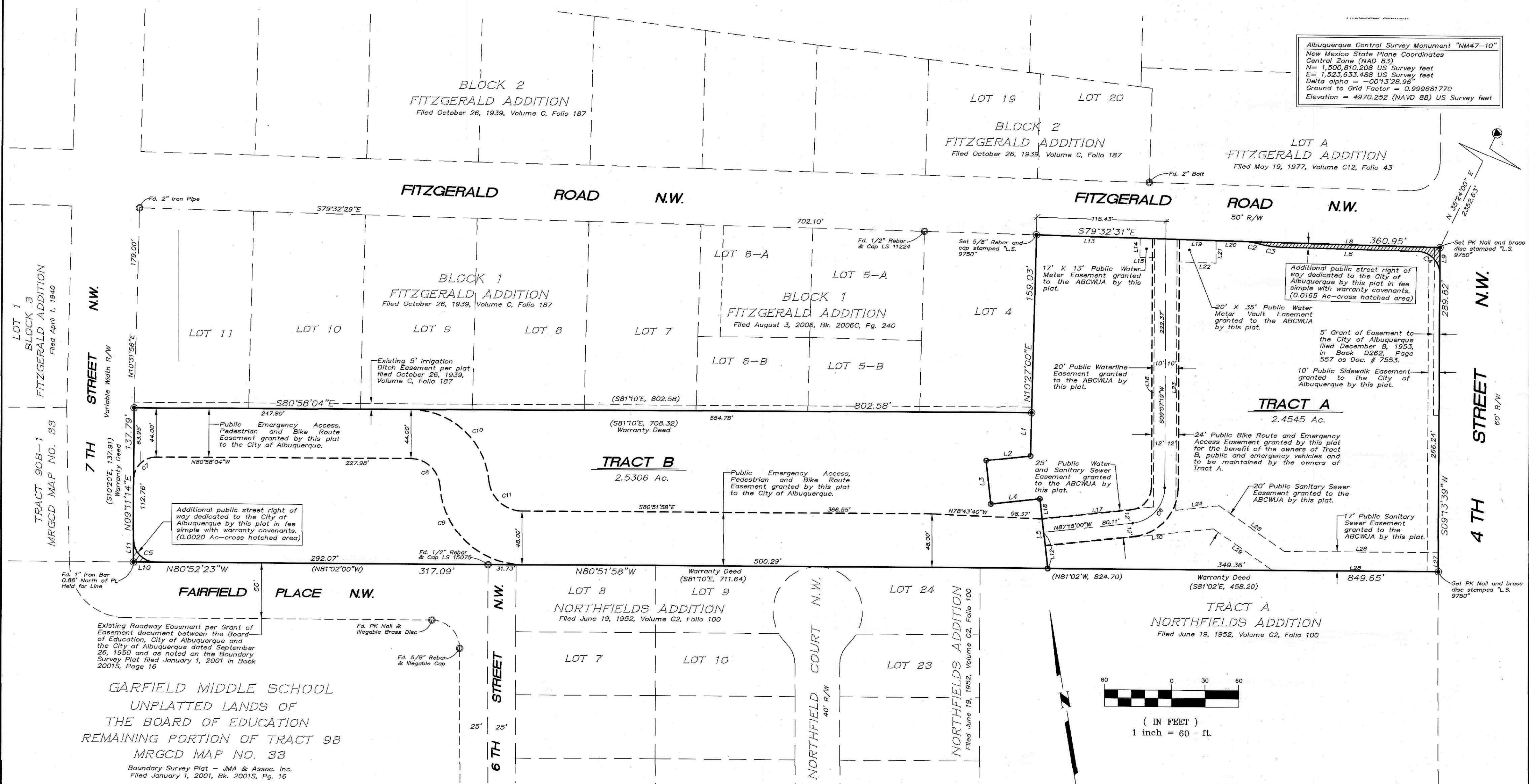
THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2021

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C6	46.71'	32.00'	28.63'	42.67'	N50°56'09"E	83°37'41"
C7	31.36'	20.00'	19.95'	28.25'	S54°06'35"W	89°50'42"
C8	39.13'	26.00'	24.34'	35.54'	N37°51'02"W	86°14'03"
C9	112.75'	75.00'	70.10'	102.43'	S37°48'00"E	86°07'57"
C10	103.20'	70.00'	63.55'	94.10'	N38°43'57"W	84°28'14"
C11	44.18'	30.00'	27.19'	40.29'	S38°40'54"E	84°22'08"

LINE TABLE		
LINE	LENGTH	BEARING
L12	32.61	N02°45'00"E
L13	92.43	S79°32'31"E
L14	17.00	S09°07'19"W
L15	13.00	S79°32'31"E
L16	222.76	S09°07'19"W
L17	100.07	N87°15'00"W
L18	17.50	N02°45'00"E
L19	35.01	S79°32'31"E
L20	28.30	S79°32'31"E
L21	20.01	S09°07'19"W
L22	35.01	N79°32'31"W
L23	242.10	S09°07'19"W
L24	39.18	S87°15'00"E
L25	71.08	S46°06'50"E
L26	137.62	S80°51'58"E
L27	17.00	S09°13'39"W
L28	148.18	N80°51'58"W
L29	64.57	N46°06'50"W
L30	151.31	N87°15'00"W



Albuquerque Control Survey Monument "NM47-10"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
N = 1,500,810.208 US Survey feet
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Delta alpha = -0013'28.95"
Ground to Grid Factor = 0.999681770
Elevation = 4970.252 (NAVD 88) US Survey feet

LOT 1
BLOCK 3
FITZGERALD ADDITION
Filed April 1, 1940

TRACT 90B-1
MRGCD MAP NO. 33

BLOCK 2
FITZGERALD ADDITION
Filed October 26, 1939, Volume C, Folio 187

LOT 19
LOT 20
BLOCK 2
FITZGERALD ADDITION
Filed October 26, 1939, Volume C, Folio 187

LOT A
FITZGERALD ADDITION
Filed May 19, 1977, Volume C12, Folio 43

BLOCK 1
FITZGERALD ADDITION
Filed October 26, 1939, Volume C, Folio 187

BLOCK 1
FITZGERALD ADDITION
Filed August 3, 2006, Bk. 2006C, Pg. 240

TRACT A
2.4545 Ac.

TRACT B
2.5306 Ac.

TRACT A
NORTHFIELDS ADDITION
Filed June 19, 1952, Volume C2, Folio 100

LOT 8
LOT 9
NORTHFIELDS ADDITION
Filed June 19, 1952, Volume C2, Folio 100

GARFIELD MIDDLE SCHOOL
UNPLATTED LANDS OF
THE BOARD OF EDUCATION
REMAINING PORTION OF TRACT 98
MRGCD MAP NO. 33
Boundary Survey Plat - JMA & Assoc. Inc.
Filed January 1, 2001, Bk. 2001S, Pg. 16