




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 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.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections as shown thus . All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- 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.

PURPOSE OF PLAT

The purpose of this plat is to:

- Divide One (1) existing Tract into Twenty one (21) new Lots and Five (5) new Tracts as shown hereon.
- Grant the new public and private easements as shown hereon.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Lots created: 21
- Total number of Tracts created: 5
- Private Street right of way (Tract PR) created 0.8813 Ac.
- Gross Subdivision acreage: 2.5306 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.

DEDICATIONS

- Tract PR (Calle Cuarta) as shown hereon shall contain the Private street right of way and will be conveyed as Private street right of way to the Calle Cuarta Homeowners Association in fee simple. Said Private street right of ways to be maintained by said Calle Cuarta Homeowners Association.

Within all Private street right of ways (Tract PR) as shown hereon, a Public Sanitary Sewer, Water and Drainage Easement over said tract is hereby granted to the City of Albuquerque and ABCWUA.

The named public utilities as shown and acknowledged on Sheet 1, shall have the right to cross said private streets (Tract PR) at the locations as mutually agreed upon by the Developer and said named public utility companies.

- Tracts A thru D as shown hereon will be conveyed to the Calle Cuarta Homeowners Association (to be formed).

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 Albuquerque 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
April 21, 2021



PLAT OF LOTS 1 THRU 21 CALLE CUARTA RESIDENTAL

(BEING A REPLAT OF TRACT B, CALLE CUARTA)

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

APRIL, 2022

PROJECT NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico _____ Date _____

New Mexico Gas Company _____ Date _____

QWest Corporation d/b/a CenturyLink QC _____ Date _____

Comcast _____ Date _____

CITY APPROVALS:


City Surveyor
Department of Municipal Development
6/3/2022
Date

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

ABCWUA _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

Code Enforcement _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

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 _____

SURV TEK, INC.

Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87114

Phone: 505-300-4732

PLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTIAL

(BEING A REPLAT OF TRACT B, CALLE CUARTA)

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

APRIL, 2022

LEGAL DESCRIPTION

That certain tract 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 All of Tract B, Calle Cuarta as the same is shown and designated on the plat entitled "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", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 27, 2022 in Plat Book 2022C, page 35

Said tract contains 2.5306 Acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF LOTS 1 THRU 21, CALLE CUARTA RESIDENTIAL (BEING A REPLAT OF TRACT B, CALLE CUARTA) 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 agree to convey Tracts A thru D and Tract PR to the Calle Cuarta Homeowners Association by separate instrument. 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: MICHELLE DENBLEYKER, SENIOR VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 23rd day of May, 2022, by Michelle DenBleyker, SS of Yes Housing, Inc..

Elaine Wynne
Notary Public My commission expires 10/27/24



DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- 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
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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
- Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP000114294, Effective Date: July 21, 2021.
- Plat entitled "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", filed in the office of the County Clerk of Bernalillo County, New Mexico on April xx, 2022 in Plat Book 2022C, page xx.

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."

EASEMENT LEGEND

- (A) Existing Public Emergency Access, Pedestrian and Bike Route Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plat Book 2022C, Page 35. Said easement to be maintained by the Owner of Tract B until dedication to the City of Albuquerque.
- (B) Existing 10' Public Pedestrian Access Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plat Book 2022C, page 35.
- (C) Existing 6'x 16' Public Bike Route Easement granted to the City of Albuquerque by plat filed April 27, 2022 in Plat Book 2022C, page 35.
- (D) New 10' Public Utility Easement granted by this plat.
- (E) New 5'x 5' Public Water Meter Easement granted to ABCWUA by this plat. Said easement is centered on the front lot corners for Lots 10-21 as shown and noted hereon.
- (F) New 4' Private Drainage Easement for the benefit of Lots 10 thru 21, granted to and to be maintained by the Calle Cuarta HOA.
- (G) New Blanket Private Drainage Easement granted to and to be maintained by the Calle Cuarta HOA.
- (H) New 10' Public Pedestrian Access Easement granted to the City of Albuquerque by this plat.

PLAT OF LOTS 1 THRU 21 CALLE CUARTA RESIDENTAL

(BEING A REPLAT OF TRACT B, CALLE CUARTA)

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

APRIL, 2022

Albuquerque Control Survey Monument "NM47-10"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
N= 1,500,810.208 US Survey feet
E= 1,523,633.488 US Survey feet
Delta alpha = -00°13'28.96"
Ground to Grid Factor = 0.999681770
Elevation = 4970.252 (NAVD 88) US Survey feet

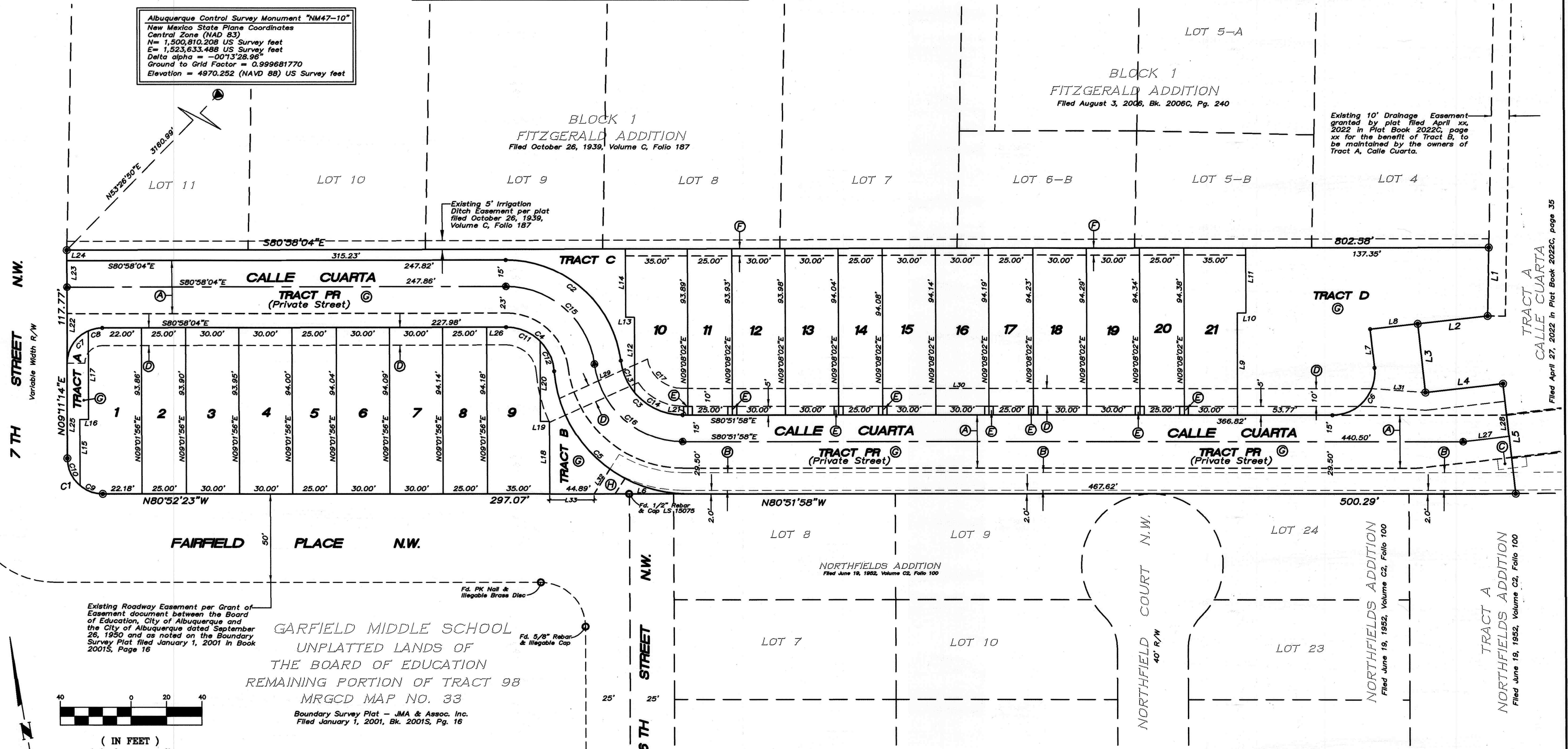
BLOCK 1
FITZGERALD ADDITION
Filed October 26, 1939, Volume C, Folio 187

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

Existing 10' Drainage Easement
granted by plat filed April xx,
2022 in Plat Book 2022C, page
xx for the benefit of Tract B, to
be maintained by the owners of
Tract A, Calle Cuarta.

Existing 5' Irrigation
Ditch Easement per plat
filed October 26, 1939,
Volume C, Folio 187

Filed April 27, 2022 in Plat Book 2022C, page 35



Existing Roadway Easement per Grant of
Easement document between the Board
of Education, City of Albuquerque and
the City of Albuquerque dated September
26, 1950 and as noted on the Boundary
Survey Plat filed January 1, 2001 in Book
2001S, Page 16

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

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

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

SHEET 4 OF 5

SURV TEK, INC.

Consulting Surveyors
P.O. Box 88885, Albuquerque, New Mexico 87114

Phone: 505-300-4732

210030_SHTS 4-5. DWG

PLAT OF
LOTS 1 THRU 21
CALLE CUARTA RESIDENTAL

(BEING A REPLAT OF TRACT B, CALLE CUARTA)

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

APRIL , 2022

LINE TABLE		
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	32.67	S80°51'58"E
L7	22.05	N02°45'00"E
L8	27.00	S87°15'00"E
L9	57.57	N09°08'02"E
L10	5.00	S80°51'58"E
L11	36.88	N09°08'02"E
L12	42.52	N09°08'02"E
L13	5.00	N80°51'58"W
L14	38.63	N09°08'02"E
L15	37.50	N09°01'56"E
L16	5.00	S80°58'04"E
L17	49.97	N09°01'56"E
L18	41.04	N09°01'56"E
L19	5.00	N80°58'04"W
L20	45.35	N09°01'56"E
L21	3.05	S80°32'00"E
L22	42.95	N09°11'14"E
L23	15.00	N09°11'14"E
L24	6.00	N09°11'14"E
L25	53.82	N09°11'14"E
L26	10.98	S80°58'04"E
L27	26.12	S87°15'00"E
L28	30.00	N02°45'00"E
L29	54.52	N75°07'22"E
L30	389.07	S80°51'58"E
L31	30.40	S76°45'56"E
L32	16.57	S41°45'58"W
L33	25.06	S80°52'23"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	31.44'	20.00'	20.02'	28.30'	S35°50'35"E	90°03'38"
C2	94.19'	65.00'	57.54'	86.17'	N39°27'11"W	83°01'45"
C3	50.66'	35.00'	30.93'	46.35'	S39°24'08"E	82°55'39"
C4	40.39'	27.00'	25.05'	36.73'	N38°06'48"W	85°42'32"
C5	112.06'	75.00'	69.46'	101.92'	S38°03'45"E	85°36'26"
C6	40.37'	24.00'	26.83'	35.78'	N50°56'31"E	96°23'02"
C7	23.13'	20.00'	13.05'	21.86'	S42°19'14"W	66°16'00"
C8	8.23'	20.00'	4.17'	8.17'	S87°14'35"W	23°34'42"
C9	13.93'	20.00'	7.26'	13.65'	S60°55'23"E	39°54'02"
C10	17.51'	20.00'	9.36'	16.96'	S15°53'34"E	50°09'36"
C11	21.11'	27.00'	11.13'	20.57'	N58°34'21"W	44°47'25"
C12	19.28'	27.00'	10.07'	18.88'	N15°43'05"W	40°55'07"
C13	19.91'	35.00'	10.23'	19.64'	S14°13'54"E	32°35'11"
C14	30.75'	35.00'	16.45'	29.77'	S55°41'44"E	50°20'29"
C15	72.46'	50.00'	44.26'	66.28'	N39°27'11"W	83°01'45"
C16	72.37'	50.00'	44.18'	66.21'	S39°24'08"E	82°55'39"
C17	27.97'	20.00'	16.82'	25.75'	S40°47'55"E	80°08'06"

LOT ACREAGES

LOT NUMBER	ACREAGE
LOT 1	0.0689 AC.
LOT 2	0.0539 AC.
LOT 3	0.0647 AC.
LOT 4	0.0647 AC.
LOT 5	0.0540 AC.
LOT 6	0.0648 AC.
LOT 7	0.0648 AC.
LOT 8	0.0540 AC.
LOT 9	0.0685 AC.
LOT 10	0.0667 AC.
LOT 11	0.0539 AC.
LOT 12	0.0647 AC.
LOT 13	0.0647 AC.
LOT 14	0.0540 AC.
LOT 15	0.0648 AC.
LOT 16	0.0648 AC.
LOT 17	0.0541 AC.
LOT 18	0.0649 AC.
LOT 19	0.0649 AC.
LOT 20	0.0541 AC.
LOT 21	0.0692 AC.
TRACT A	0.0178 AC.
TRACT B	0.0372 AC.
TRACT C	0.0721 AC.
TRACT D	0.2230 AC.
TRACT PR	0.8813 AC.

SHEET 5 OF 5