

Vicinity Map - Zone Atlas H-14-Z

**Indexing Information**

Section 8, Township 10 North, Range 3 East, N.M.P.M. as Projected into the Town of Albuquerque Grant  
 Subdivision: Sixbee Subdivision  
 Owner: Albuquerque Housing Authority  
 UPC #: 101405951801940828

**Purpose of Plat**

1. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE, . . . . . 3.8846 ACRES  
 ZONE ATLAS PAGE NO., . . . . . H-14-Z  
 NUMBER OF EXISTING LOTS, . . . . . 1  
 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, . . . . . 0.0089 ACRES  
 DATE OF SURVEY, . . . . . OCTOBER 2020

**Notes**

1. FIELD SURVEY PERFORMED IN OCTOBER-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).

**Legal Description**

TRACT A OF THE SIXBEE SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, BEING A REPLAT OF THE WESTERLY PORTION OF TRACT 6B OF MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP 36, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 26, 1971, IN MAP BOOK B6, FOLIO 4.

**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/o 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.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: 101405951801940828

PROPERTY OWNER OF RECORD  
*Sixbee Subdivision*  
 BERNALILLO COUNTY TREASURER'S OFFICE  
*Juan Carlos Gallegos*

Plat for  
 Tract A-1  
 Sixbee Subdivision  
 Being Comprised of  
 Tract A  
 Sixbee Subdivision  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 October 2020

Project Number: PR-2020-004133

Application Number: SD-2020-00186

**Plat Approvals:**

*R. Abeyta* 11/16/2020  
 PNM Electric Services  
 Rochelle Abeyta  
Digitally signed by Rochelle Abeyta  
 Date: 2020.12.03 12:37:10 -0700  
 Qwest Corp. d/b/o CenturyLink QC  
*[Signature]* 11/16/2020  
 New Mexico Gas Company  
*[Signature]* 11/16/2020  
 Comcast

**City Approvals:**

*Juan P. Ramirez* P.S. 10/21/2020  
 City Surveyor  
*Jeanne Wolfenbarger* Dec 10, 2020  
 Traffic Engineer  
*[Signature]* Dec 7, 2020  
 ABCWJA  
*[Signature]* Dec 10, 2020  
 Parks and Recreation Department  
*Carl Garcia* Dec 4, 2020  
 Code Enforcement  
*[Signature]* 11/16/2020  
 AMAFCA  
*[Signature]* Dec 5, 2020  
 City Engineer  
*[Signature]* Dec 14, 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 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.* 10/20/2020  
 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  
 191736

**Documents**

1. TITLE COMMITMENT PROVIDED BY RIO GRANDE TITLE, HAVING FILE NO. 01501555 AND AN EFFECTIVE DATE OF JUNE 25, 2015.
2. PLAT OF RECORD FOR TRACT A, SIXBEE SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 26, 1971, IN BOOK B6, PAGE 4.
3. QUITCLAIM DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 7, 2017, AS DOCUMENT NO. 2017011244.

**Solar Collection Note**

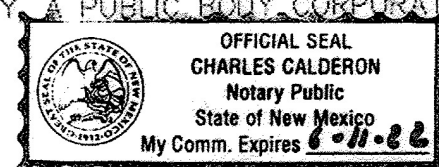
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Free Consent and 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 ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN BROADWAY BLVD. N.E. AND MCKNIGHT AVE. N.E. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

*[Signature]* 12-14-2020  
 LINDA BRIDGE, EXECUTIVE DIRECTOR  
 ALBUQUERQUE HOUSING AUTHORITY, A PUBLIC BODY CORPORATE AND POLITIC AND STATE BODY



STATE OF NEW MEXICO }  
 COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 14<sup>th</sup> December 2020  
 BY: LINDA BRIDGE, EXECUTIVE DIRECTOR, ALBUQUERQUE HOUSING AUTHORITY, A PUBLIC BODY CORPORATE AND POLITIC AND STATE BODY

By: *[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 11/11/2022

2020C-122

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**Legend**

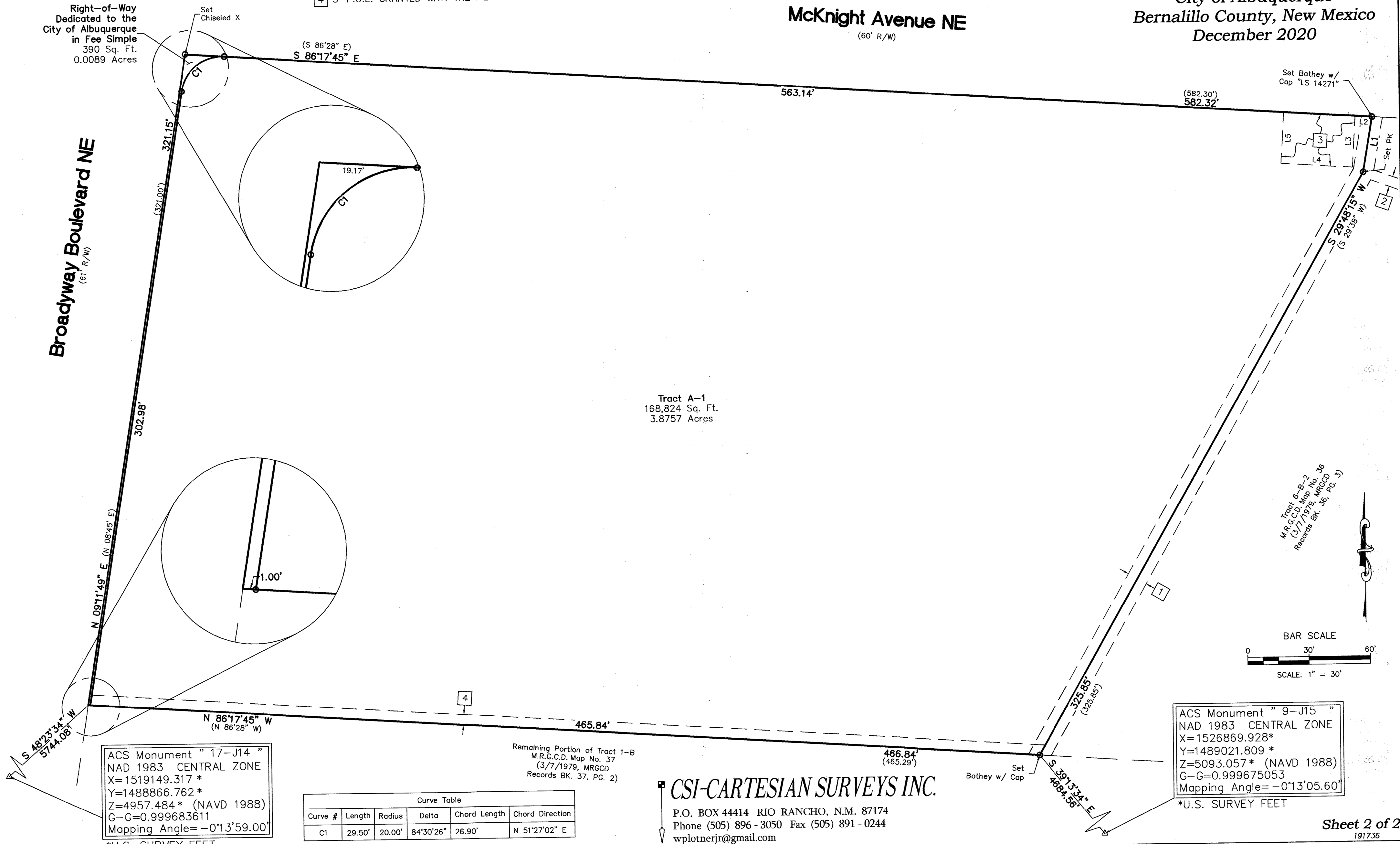
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (8/26/1971, B6-4)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

**Easement Notes**

- EXISTING 10' PNM AND MST&T EASEMENT (9/15/1966, BK. D813, PG. 508, DOC. NO. 23008) SEE ALSO JUDGEMENT (7/24/1974, BK. MISC. 378, PG. 273, DOC. NO. 7420940)
- EXISTING 5' ANCHOR EASEMENT (9/15/1966, BK. D813, PG. 508, DOC. NO. 23008) SEE ALSO JUDGEMENT (7/24/1974, BK. MISC. 378, PG. 273, DOC. NO. 7420940)
- 25' X 35' PUBLIC WATER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 5' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

Line Table		
Line #	Direction	Length (ft)
L1	S 09°44'15" W (S 09°34' W)	27.20'(27.2')
L2	N 86°17'45" W	8.30'
L3	S 03°41'29" W	25.00'
L4	N 86°17'45" W	35.00'
L5	N 03°41'29" E	25.00'

**Plat for**  
**Tract A-1**  
**Sixbee Subdivision**  
**Being Comprised of**  
**Tract A**  
**Sixbee Subdivision**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
**December 2020**



**Tract A-1**  
 168,824 Sq. Ft.  
 3.8757 Acres

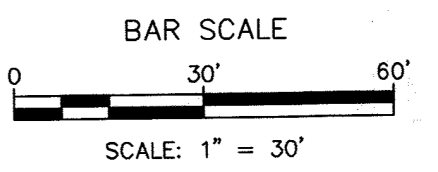
ACS Monument " 17-J14 "   
 NAD 1983 CENTRAL ZONE   
 X=1519149.317 \*   
 Y=1488866.762 \*   
 Z=4957.484 \* (NAVD 1988)   
 G-G=0.999683611   
 Mapping Angle=-0°13'59.00"   
 \*U.S. SURVEY FEET

ACS Monument " 9-J15 "   
 NAD 1983 CENTRAL ZONE   
 X=1526869.928\*   
 Y=1489021.809 \*   
 Z=5093.057 \* (NAVD 1988)   
 G-G=0.999675053   
 Mapping Angle=-0°13'05.60"   
 \*U.S. SURVEY FEET

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	29.50'	20.00'	84°30'26"	26.90'	N 51°27'02" E

Remaining Portion of Tract 1-B   
 M.R.G.C.D. Map No. 37   
 (3/7/1979, MRGCD   
 Records BK. 37, PG. 2)

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