

VICINITY MAP  
FROM ZONE ATLAS PAGE E-22-Z  
N.T.S.



**SUBDIVISION DATA**

1. DRB NO. \_\_\_\_\_
2. ZONE ATLAS MAP NO. E-22; ZONING: R-D.
3. GROSS SUBDIVISION ACREAGE: 6.653 ACRES.
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: NINE (8) LOTS/TRACTS.
5. DATE OF SURVEY: OCTOBER 2019
6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
7. THIS PLAT SHOWS ALL PLOTTABLE EASEMENTS OF RECORD.

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO REPLAT ONE EXISTING TRACT (TRACT N-7-A-1) AS DESCRIBED IN THAT CERTAIN PLAT FILED IN THE RECORDS OF BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 02, 2012 UNDER DOCUMENT NUMBER 2012078341 INTO EIGHT NEW LOTS.

**NOTES**

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. FOOT).
3. THIS SURVEY IS BASED UPON THE PLAT OF TANOAN PROPERTIES RECORDED IN DOCUMENT NO. 2012078341 OF THE RECORDS OF BERNALILLO COUNTY CLERKS OFFICE RECORDED ON AUGUST 02, 2012, RECORD BEARING AND DISTANCES ARE SHOWN ON THIS PLAT.
4. GRID TO GROUND SCALE FACTOR USED IS 0.999627580 AS PUBLISHED BY ACS MONUMENT "5-D22".
5. DATA IN PARENTHESIS IS RECORD OBTAINED FROM PLAT OF TANOAN PROPERTIES, RECORDED AUGUST 02, 2012, IN BOOK 2012C, PAGE 87.

**SOLAR NOTE:**

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "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 TRACTS WITHIN THE AREA OF PROPOSED PLAT.

**DESCRIPTION**

TRACT N-7-A-1, OF THE BULK LAND PLAT OF TANOAN PROPERTIES SITUATE WITHIN SECTION 27, T. 11 N., R. 4 E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 02, 2012 IN PLAT BOOK 2012C, PAGE 87.

THIS TRACT CONTAINS 6.653 ACRES (289,801 SQ. FT.) MORE OR LESS.

**FREE CONSENT**

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING, "PLAT OF TUSCANY VILLAGE, UNIT II, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

WILLIAM E. GALBRETH, LAND DEVELOPMENT CO. LLC,

BY: \_\_\_\_\_  
WILLIAM E. GALBRETH, MANAGING MEMBER

**ACKNOWLEDGEMENT:**

STATE OF \_\_\_\_\_ )  
 )SS.  
COUNTY OF \_\_\_\_\_ )  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME

PERSONALLY APPEARED \_\_\_\_\_  
KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.  
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION  
EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

**GRADING AND DRAINAGE NOTES:**

1. a. THIS PROPERTY IS SUBJECT TO BERNALILLO COUNTY CODE CHAPTER 38 FLOODS. A GRADING AND DRAINAGE PLAN PREPARED BY A NEW MEXICO REGISTERED ENGINEER MAY BE REQUIRED WITH FUTURE DEVELOPMENT OF THESE LOTS.  
b. CROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS, UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN.  
c. LOTS MUST ACCEPT HISTORICAL STORMWATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES, UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN.  
d. NO MASS SITE GRADING, CLEARING, OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING AND DRAINAGE PLAN.
2. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X ACCORDING TO THE FIRM PANEL 35001C0527H, EFFECTIVE DATE 08/16/2012.  
a. THIS PROPERTY LIES WITHIN FLOOD ZONE X, WHICH IS NOT CONSIDERED PART OF THE 1% ANNUAL CHANCE FLOOD.
3. UPON FURTHER DEVELOPMENT, A GRADING AND DRAINAGE PLAN MAY BE REQUIRED.

**TREASURER'S OFFICE CERTIFICATION**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: \_\_\_\_\_  
PROPERTY OWNER OF RECORD \_\_\_\_\_  
BERNALILLO COUNTY  
TREASURER'S OFFICE \_\_\_\_\_  
DATE

SKETCH PLAT OF  
TUSCANY VILLAGE, UNIT II  
WITHIN THE ELENA GALLEGOS GRANT  
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST 2022

**UTILITY NOTES:**

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 CORPORATION D/B/A/ CENTURY LINK QC, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST, 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 WITHIN THE EASEMENT, 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 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:**

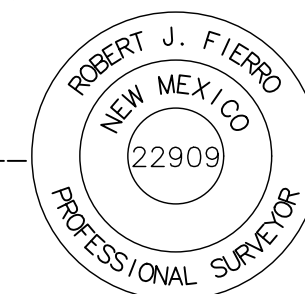
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

**M.R.G.C.D. NOTE:**

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAYS, 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 EXISTING TURNOUTS.

**SURVEYOR'S CERTIFICATION**

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO 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 ACCURATELY 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; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



ROBERT J. FIERRO, N.M.P.S. No. 22909 \_\_\_\_\_ Date

**UTILITY APPROVALS:**

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
CENTURY LINK	DATE
COMCAST	DATE

**CITY APPROVALS:**

CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER/HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



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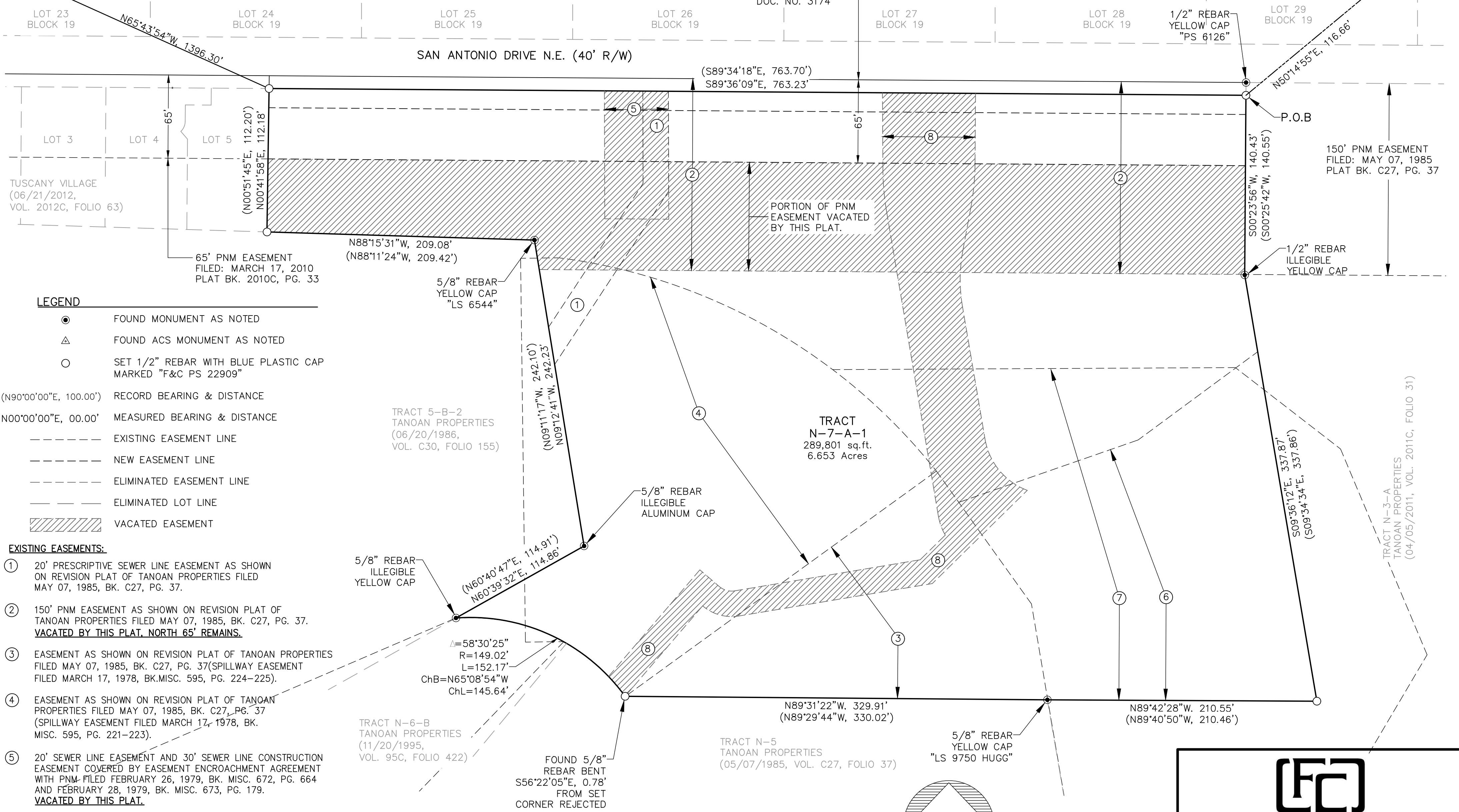
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SKETCH PLAT OF  
**TUSCANY VILLAGE, UNIT II**  
 WITHIN THE ELENA GALLEGOS GRANT  
 PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST 2022

ACS MONUMENT "5-D22"  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 PUBLISHED DATA IN NAD 1983  
 Y=1514036.991 U.S. SURVEY FEET  
 X=1563586.296 U.S. SURVEY FEET  
 DELTA ALPHA= -0°08'52.92"  
 GROUND TO GRID FACTOR= 0.999627580  
 PUBLISHED DATA IN NAVD 1988  
 ELEVATION= 5917.306 U.S. SURVEY FEET

NORTH ALBUQUERQUE ACRES, TR. 2, UNIT 2  
 (06/08/1931, VOL. D, FOLIO 131)  
 65' REMAINING PORTION OF PNM EASEMENT  
 FILED: AUGUST 10, 1956  
 MISC. BK. 359, PAGE 272-282  
 DOC. NO. 3174

ACS MONUMENT  
 "TUMBLE" SEE  
 THIS SHEET

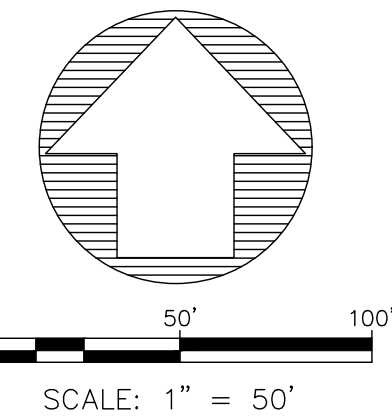


- LEGEND**
- FOUND MONUMENT AS NOTED
  - △ FOUND ACS MONUMENT AS NOTED
  - SET 1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"

- (N90°00'00"E, 100.00') RECORD BEARING & DISTANCE
- N00°00'00"E, 00.00' MEASURED BEARING & DISTANCE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- ELIMINATED EASEMENT LINE
- ELIMINATED LOT LINE
- ▨ VACATED EASEMENT

- EXISTING EASEMENTS:**
- ① 20' PRESCRIPTIVE SEWER LINE EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37.
  - ② 150' PNM EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37. **VACATED BY THIS PLAT, NORTH 65' REMAINS.**
  - ③ EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37 (SPILLWAY EASEMENT FILED MARCH 17, 1978, BK. MISC. 595, PG. 224-225).
  - ④ EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37 (SPILLWAY EASEMENT FILED MARCH 17, 1978, BK. MISC. 595, PG. 221-223).
  - ⑤ 20' SEWER LINE EASEMENT AND 30' SEWER LINE CONSTRUCTION EASEMENT COVERED BY EASEMENT ENCROACHMENT AGREEMENT WITH PNM- FILED FEBRUARY 26, 1979, BK. MISC. 672, PG. 664 AND FEBRUARY 28, 1979, BK. MISC. 673, PG. 179. **VACATED BY THIS PLAT.**
  - ⑥ INTERIM DRAINAGE EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37.
  - ⑦ FLOOD WATER PONDING EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37 (DOCUMENT FILED JUNE 29, 1984, BK. MISC. 130A, PG. 529-532).
  - ⑧ PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF A.M.A.F.C.A. MAINTENANCE IS THE RESPONSIBILITY OF TRACT N-7-A FILED APRIL 05, 2011, BK. 2011C, PG. 31. **VACATED BY THIS PLAT.**

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 X=1565711.295 U.S. SURVEY FEET  
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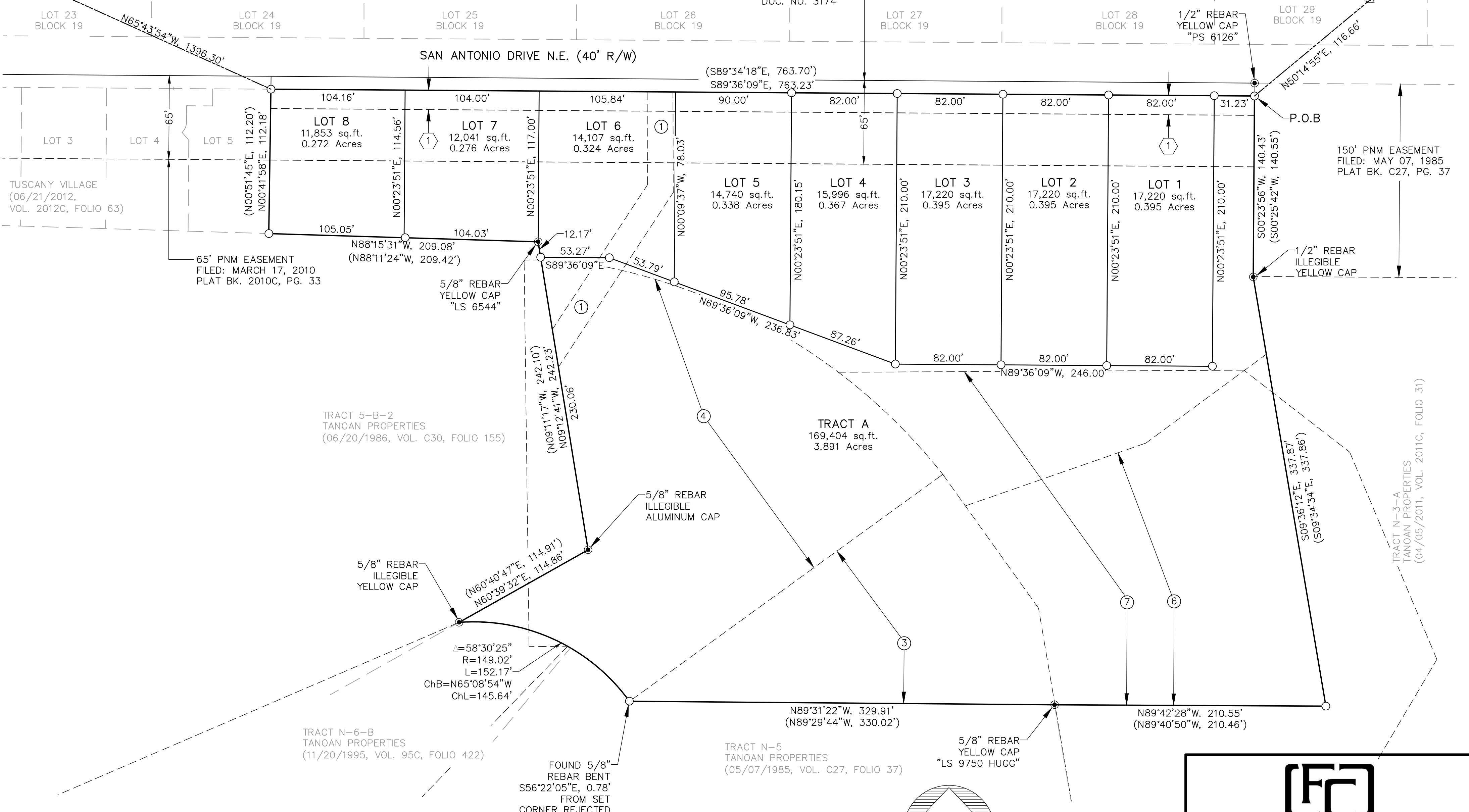
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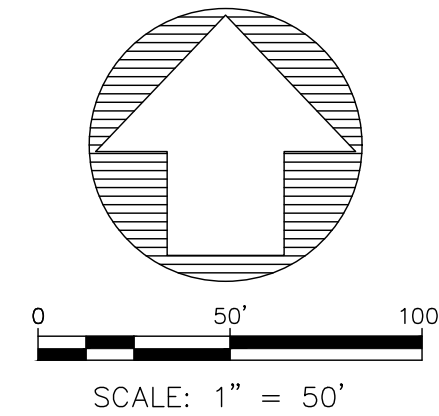
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**NEW EASEMENTS:**  
 ① 15' PUBLIC WATER & SEWER EASEMENT GRANTED BY THIS PLAT.

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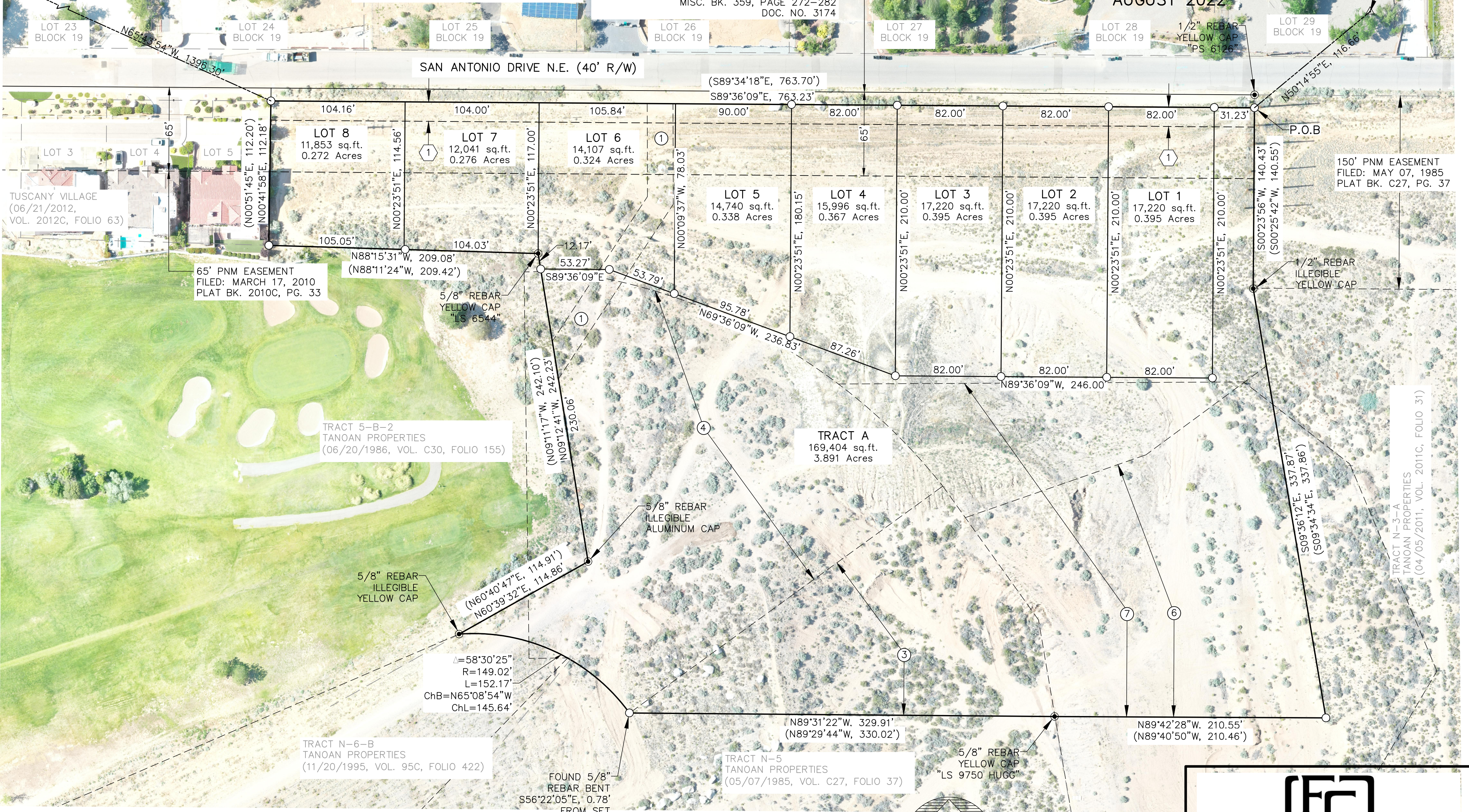
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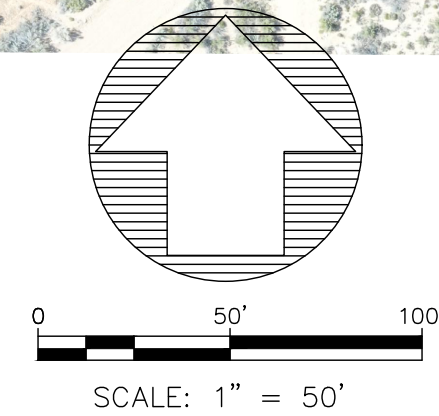
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