

Vicinity Map - Zone Atlas M-9-Z

**Notes**

1. FIELD SURVEY PERFORMED IN MARCH AND APRIL 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON \_\_\_\_\_, 20\_\_\_\_\_.

**Documents**

1. TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, HAVING FILE NO. SP000162422 AND AN EFFECTIVE DATE OF FEBRUARY 29, 2024.
2. PLAT FOR SNOW VISTA INVESTORS, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 14, 2022, IN BOOK 2022C, PAGE 139.
3. WARRANTY DEED FOR TRACT A (NOW KNOWN AS LOTS 1A, 1B, 1C, 1D AND 1E), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 18, 2018, AS DOCUMENT NO. 2018062592.

**Indexing Information**

Section 33, Township 10 North, Range 2 East, N.M.P.M. as Projected into the Town of Atrisco Grant  
 Subdivision: Snow Vista Investors  
 Owner: Lawrence Goodman RVT  
 UPC #: 100905515141520314

**Purpose of Plat**

1. VACATE PORTIONS OF EXISTING EASEMENT AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE..... 1.9274 ACRES  
 ZONE ATLAS PAGE NO..... M-9-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..... 0.0000 ACRES  
 DATE OF SURVEY..... APRIL 2025

**Legal Description**

LOT 1A OF THE PLAT OF LOTS 1A, 1B, 1C, 1D AND 1E, SNOW VISTA INVESTORS, TOWN OF ATRISCO GRANT, WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., ALBUQUERQUE, 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 DECEMBER 14, 2022, IN PLAT BOOK 2022C, PAGE 139.

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0336H, DATED AUGUST 16, 2012.

**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 ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # \_\_\_\_\_100905515141520314\_\_\_\_\_

PROPERTY OWNER OF RECORD  
 \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for Lot 1A-1  
 Snow Vista Investors  
 Being Comprised of Lot 1A  
 Snow Vista Investors**

City of Albuquerque, Bernalillo County, New Mexico  
 February 2026

Project Number: \_\_\_\_\_ PR-2020-004645

Application Number: \_\_\_\_\_

**Plat Approvals:**

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

Ezee Fiber

**City Approvals:**

City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

**Surveyor's Certificate**

I, BRIAN J. MARTINEZ, 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.

BRIAN J. MARTINEZ  
 N.M.R.P.S. No. 18374

**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896 - 3050 Fax (505) 891 - 0244  
 cartesianbrian@gmail.com



This Page Shows Existing Conditions and Portion of Easement 5 to be Vacated

**Plat for Lot 1A-1**  
**Snow Vista Investors**  
 Being Comprised of  
**Lot 1A, Snow Vista Investors**  
 City of Albuquerque, Bernalillo County, New Mexico  
 February 2026

ACS Monument "11L-10"  
 NAD 1983 CENTRAL ZONE  
 X=1499894.295  
 Y=1479206.196  
 Z=5081.821 (NAVD 1988)  
 G-G=0.99968347  
 Mapping Angle=-0°16'11.25"

**Legend**

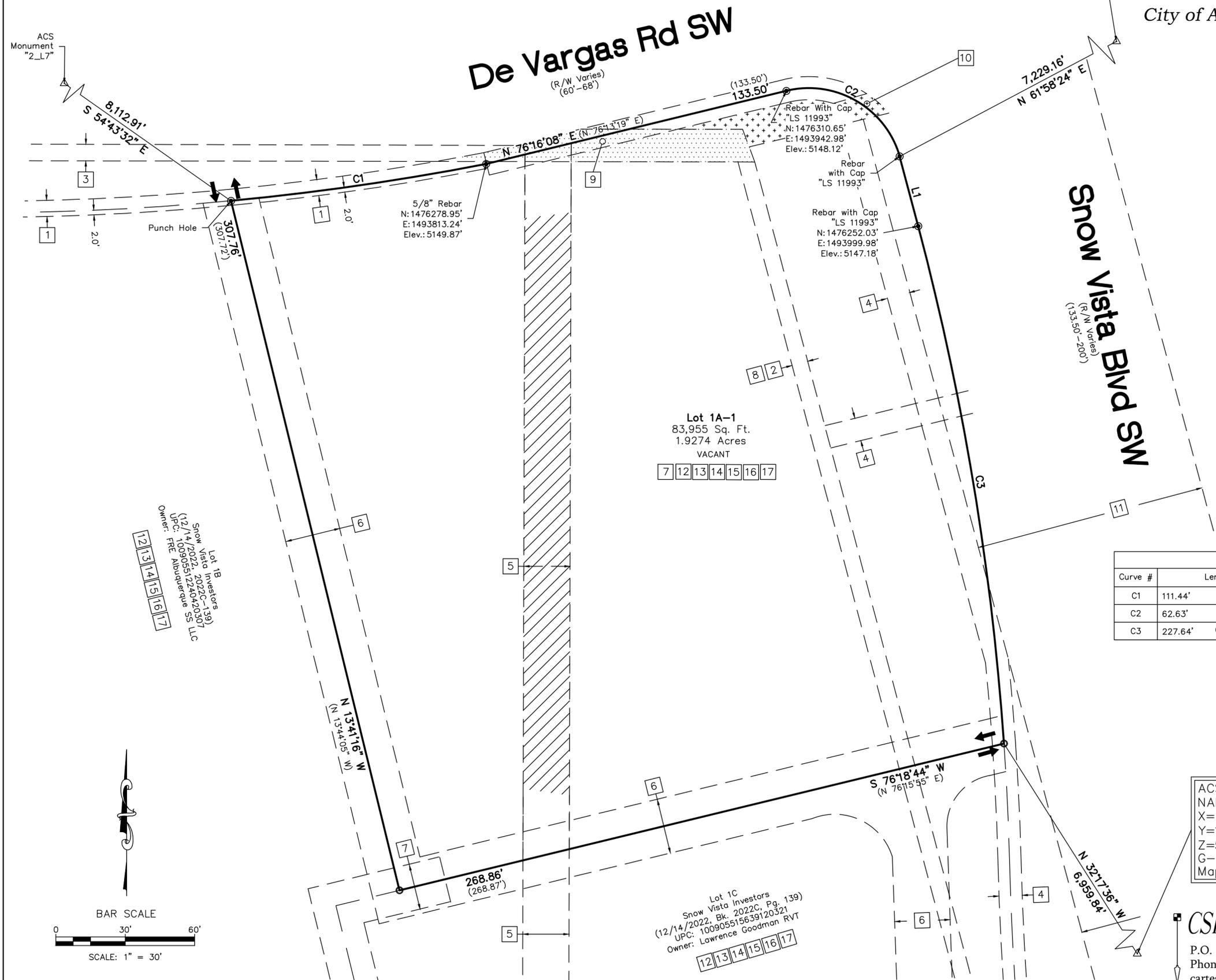
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/14/2022, 2022C-139)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

**Line Table**

Line #	Direction	Length (ft)
L1	S 14°50'25" E (S 14°53'14" E)	31.37' (31.37')

**Curve Table**

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	111.44' (111.14')	1148.73' (1148.73')	5°33'30"	111.40'	N 81°45'32" E
C2	62.63' (62.64')	40.90' (40.90')	87°44'28"	56.69'	N 59°51'23" W
C3	227.64' (227.65')	1205.05' (1205.40')	10°49'24"	227.30'	N 09°23'01" W



ACS Monument "3-N10"  
 NAD 1983 CENTRAL ZONE  
 X=1497276.885  
 Y=1469674.583  
 Z=5036.496 (NAVD 1988)  
 G-G=0.999686488  
 Mapping Angle=-0°16'28.38"

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This Page Shows Post-Plat Conditions,  
including Easement 18 to be Granted

**Plat for  
 Lot 1A-1**  
**Snow Vista Investors**  
 Being Comprised of  
**Lot 1A, Snow Vista Investors**  
 City of Albuquerque, Bernalillo County, New Mexico  
 February 2026

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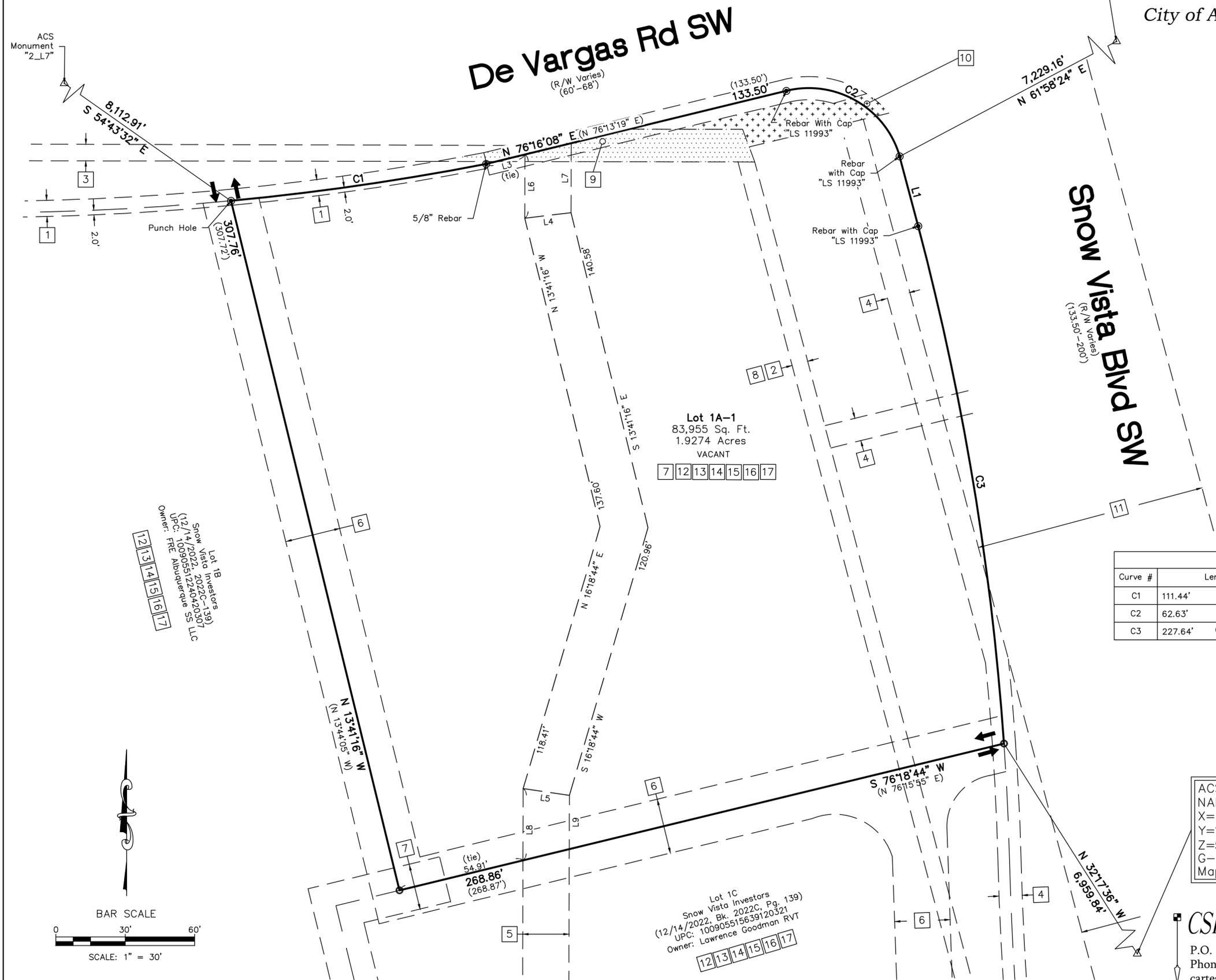
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(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/14/2022, 2022C-139)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

**Line Table**

Line #	Direction	Length (ft)
L1	S 14°50'25" E (S 14°53'14" E)	31.37' (31.37')
L3	N 76°16'08" E (N 76°13'19" E)	17.29'
L4	N 83°06'07" E	20.14'
L5	N 81°41'13" W	20.20'
L6	S 00°09'43" W	27.64'
L7	N 00°09'40" E	30.11'
L8	S 00°09'43" W	31.11'
L9	S 00°09'40" W	23.32'

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C2	62.63' (62.64')	40.90' (40.90')	87°44'28"	56.69'	N 59°51'23" W
C3	227.64' (227.65')	1205.05' (1205.40')	10°49'24"	227.30'	N 09°23'01" W



Lot 1B  
 Snow Vista Investors  
 (12/14/2022, 2022C-139)  
 UPC: 1009055122404205  
 Owner: FRE Albuquerque SS LLC

Lot 1C  
 Snow Vista Investors  
 (12/14/2022, Bk. 2022C, Pg. 139)  
 UPC: 100905515639120321  
 Owner: Lawrence Goodman RVT

ACS Monument "3-N10"  
 NAD 1983 CENTRAL ZONE  
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 Y=1469674.583  
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