

Vicinity Map - Zone Atlas C-12-Z

**Documents**

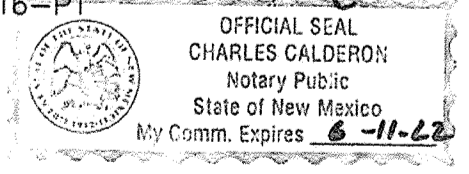
- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING FILE NO. 1503223 AND AN EFFECTIVE DATE OF JUNE 16, 2015.
- PLAT OF LAS MARCADAS SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 17, 1994, IN BOOK 94C, PAGE 83.

**Free Consent**

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. 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. WE HEREBY ACCEPT MAINTENANCE RESPONSIBILITY FOR THE RETAINING AND PRIVACY WALL LOCATED ON LOT 16-A-P1, JUST INSIDE OF THE COMMON LINE BETWEEN LOT 16-A-P1 AND THE ADDITIONAL DRAINAGE RIGHT-OF-WAY DEDICATED BY THIS PLAT AND ACCEPT ANY LIABILITY FOR POTENTIAL FAILURE OF SAID WALL.

*Arthur R. Salas*  
 ARTHUR R. SALAS, OWNER OF LOT 16-P1  
 March 5, 2021  
 DATE

*Linda A. Salas*  
 LINDA A. SALAS, OWNER OF LOT 16-P1  
 March 5, 2021  
 DATE



STATE OF NEW MEXICO }  
 COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 5, 2021  
 BY: ARTHUR R. AND LINDA A. SALAS, HUSBAND AND WIFE, OWNERS OF LOT 16-P1

By: *Charles Calderon*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

**Indexing Information**

Projected Section 13, Township 11 North, Range 2 East, N.M.P.M. within the Town of Alameda Grant  
 Subdivision: Las Marcadas Subdivision  
 Owner: Arthur R. & Linda A. Salas (Lot 16-P1)  
 City of Albuquerque (Lot 17-P1 and Drainage R/W)  
 UPC #: 101206410947620161 (Lot 16-P1)  
 101206410447220162 (Lot 17-P1)  
 101206410147020163 (Drainage R/W)

**Purpose of Plat**

- SUBDIVIDE AS SHOWN HEREON.
- VACATE EASEMENTS AS SHOWN HEREON.
- DEDICATE DRAINAGE RIGHT-OF-WAY.

**Subdivision Data**

GROSS ACREAGE.....0.3402 ACRES  
 ZONE ATLAS PAGE NO.....C-12-Z  
 NUMBER OF EXISTING LOTS.....3  
 NUMBER OF LOTS CREATED.....2  
 MILES OF FULL-WIDTH STREETS.....0.000 MILES  
 MILES OF HALF-WIDTH STREETS.....0.000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.000 ACRES  
 DATE OF SURVEY.....DECEMBER 2020

**Legal Description**

LOT NUMBERED SIXTEEN-P1 (16-P1), SEVENTEEN-P1 (17-P1), AND A TWENTY FOOT (20') DRAINAGE RIGHT OF WAY WITH ACCESS EASEMENT IN BLOCK NUMBERED ONE (1) OF LAS MARCADAS SUBDIVISION, BEING A REPLAT OF TRACT 2A AND 4A, PARADISE VALLEY, A SUBDIVISION TO THE CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, AS SHOWN ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 17, 1994, IN VOL. 94C, FOLIO 83.

**Notes**

- FIELD SURVEY PERFORMED IN DECEMBER 2020.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS.....

**Free Consent and Dedication**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

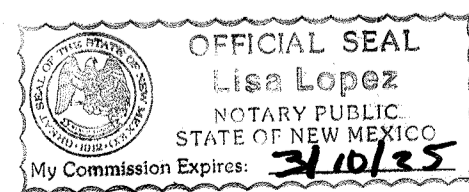
SAID OWNER DOES HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON AS "ADDITIONAL DRAINAGE RIGHT-OF-WAY" TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

*Sarita Nair*  
 SARITA NAIR, JD, MCRP, CHIEF ADMINISTRATIVE OFFICER  
 CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION  
 12/1/21  
 DATE

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Dec 1, 2021  
 BY: REPRESENTATIVE, TITLE, CITY OF ALBUQUERQUE, OWNER OF LOT 17-P1 AND THE TRACT IDENTIFIED AS THE DRAINAGE RIGHT-OF-WAY.

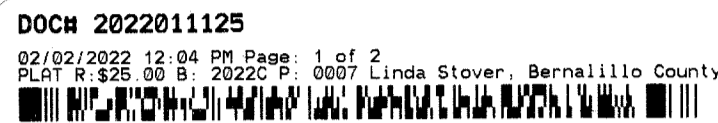
By: *Lisa Lopez*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 3/10/2025



**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #:  
 101206410947620161  
 101206410447220162  
 101206410147020163

PROPERTY OWNER OF RECORD  
*Salas Arthur R & Linda A*  
 BERNALILLO COUNTY TREASURER'S OFFICE  
*Mohelle Rodriguez*



Plat for  
 Lot 16-A-P1, Block 1 and Drainage  
 Right-of-Way Dedication  
 Las Marcadas Subdivision  
 Being Comprised of  
 Lots 16-P1, 17-P1 and Drainage R/W, Block 1  
 Las Marcadas Subdivision  
 City of Albuquerque, Bernalillo County, New Mexico  
 February 2021

Project Number: PR-2021-004941

Application Number: SD-2021-00044

**Plat Approvals:**

- Rodriguez Fuentes* 03/04/2021  
 PNM Electric Services  
*Abdul Bhuiyan*  
 Qwest Corp. d/b/a CenturyLink QC  
 New Mexico Gas Company  
*Mike Mortus* Mar 4, 2021  
 Comcast

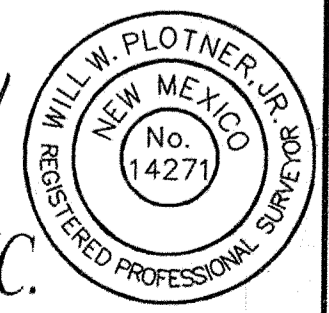
**City Approvals:**

- Loren N. Risenhoover P.S.* 3/04/2021  
 City Surveyor  
*Jeanne Wolfenbarger* Apr 8, 2021  
 Traffic Engineer  
*Blaine Carter* Apr 8, 2021  
 ABOVE  
*Chap Bonplatt* Apr 7, 2021  
 Parks and Recreation Department  
*Carl Garcia* Apr 7, 2021  
 Code Enforcement  
*Nicole Griedt* 3/8/2021  
 AMAFCA  
*Ernest Armijo* Apr 8, 2021  
 City Engineer  
*Maggie Gould* Apr 16, 2021  
 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.

By: *Will Plotner Jr.*  
 Will Plotner Jr.  
 N.M.R.P.S. No. 14271  
 Date: 3/5/2021



CSI-CARTESIAN SURVEYS INC.

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

2022C-7

(1)

**Easement Notes**

- 1 EXISTING 10' PUBLIC UTILITY EASEMENT (3/17/1994, 94C-83)
- 2 EXISTING 10' R.O.W. TO THE C.O.A. AS OPEN SPACE (3/17/1994, 94C-83)
- 3 EXISTING 20' PUBLIC DRAINAGE R.O.W. WITH ACCESS EASEMENT RESERVED TO CITY OF ALBUQUERQUE (3/17/1994, 94C-83)
- 4 EXISTING TEMPORARY BLANKET DRAINAGE EASEMENT TO BE MAINTAINED BY THE CITY OF ALBUQUERQUE (3/17/1994, 94C-83) TO BE VACATED WITH THE FILING OF THIS PLAT.

DOCH 202201125

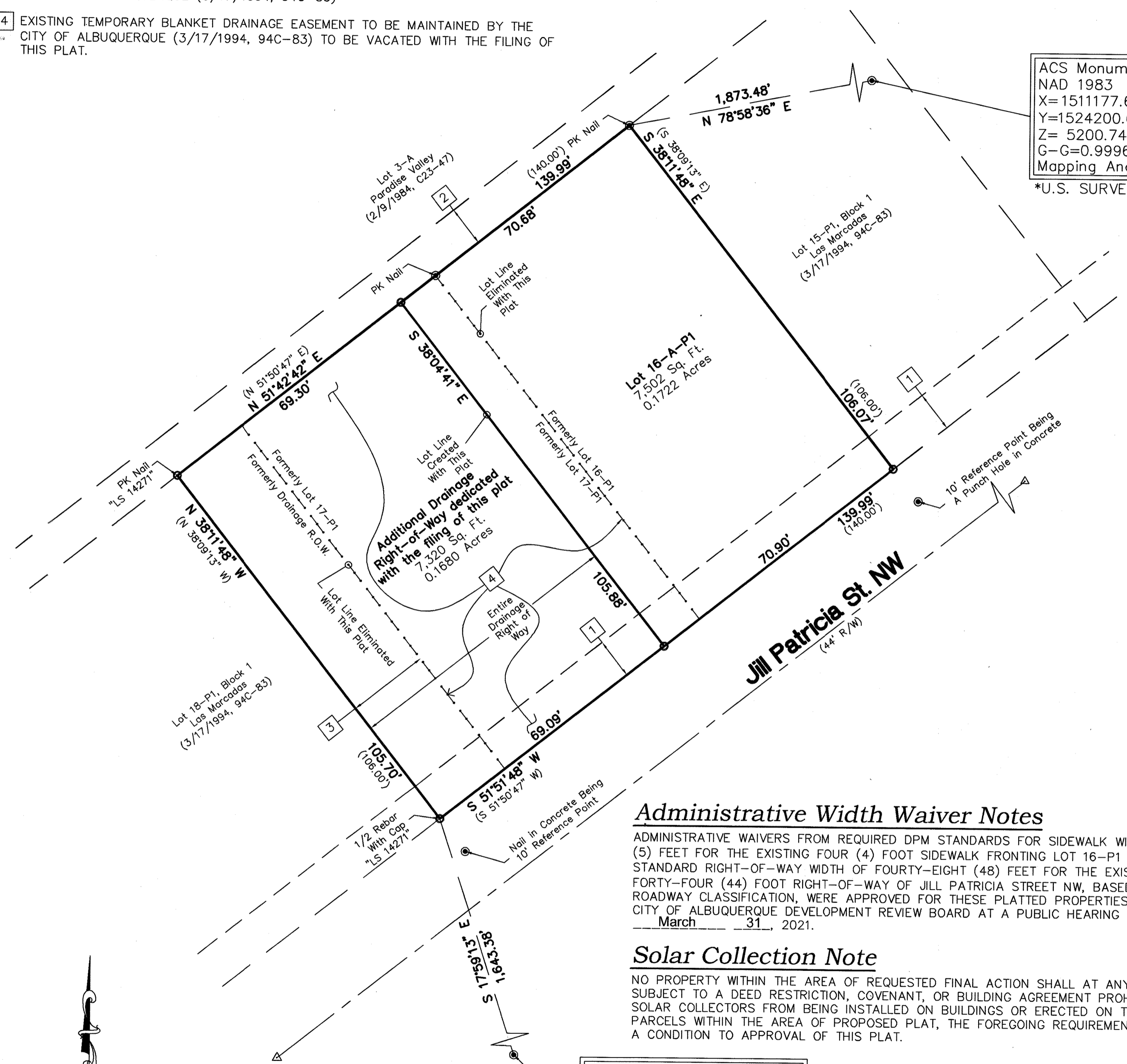
02/02/2022 12:04 PM Page: 2 of 2  
 PLAT R \$25.00 B: 2022C-7 Linda Stover, Bernalillo County

ACS Monument "6\_C12"  
 NAD 1983 CENTRAL ZONE  
 X=1511177.642 \*  
 Y=1524200.677 \*  
 Z= 5200.744 \* (NAVD 1988)  
 G-G=0.999674286  
 Mapping Angle=-0°14'57.37"  
 \*U.S. SURVEY FEET

**Plat for**  
**Lots 16-A-P1 and Drainage**  
**Right-of-Way Dedication**  
**Las Marcadas Subdivision**  
 Being Comprised of  
**Lots 16-P1, 17-P1 and Drainage R/W, Block 1**  
**Las Marcadas Subdivision**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 February 2021

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (3/17/1994, 94C-83)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT AS INDICATED "LS 4972"



**Administrative Width Waiver Notes**

ADMINISTRATIVE WAIVERS FROM REQUIRED DPM STANDARDS FOR SIDEWALK WIDTH OF FIVE (5) FEET FOR THE EXISTING FOUR (4) FOOT SIDEWALK FRONTING LOT 16-P1 AND DPM STANDARD RIGHT-OF-WAY WIDTH OF FOURTY-EIGHT (48) FEET FOR THE EXISTING FORTY-FOUR (44) FOOT RIGHT-OF-WAY OF JILL PATRICIA STREET NW, BASED UPON ROADWAY CLASSIFICATION, WERE APPROVED FOR THESE PLATTED PROPERTIES BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON March 31, 2021.

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

ACS Monument "5\_C12"  
 NAD 1983 CENTRAL ZONE  
 X=1509802.133 \*  
 Y=1522110.256 \*  
 Z=5149.424 \* (NAVD 1988)  
 G-G= 0.999677146  
 Mapping Angle=-0°15'06.73"  
 \*U.S. SURVEY FEET

**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/a 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.

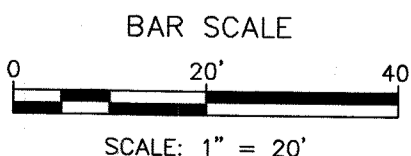
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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.

**CSI-CARTESIAN SURVEYS INC.**

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