



VICINITY MAP - ZONE ATLAS A-14-Z

NOTES

1. FIELD SURVEY PERFORMED IN NOVEMBER 12TH, 2024
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY LINE OF LOT 1-A, WHICH BEARS SOUTH 81°05'56" EAST, ASSUMED NORTH, PER MAP BOOK C40, PAGE 45.
4. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 202...

DOCUMENTS

1. DEED FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 19TH, 2013, AS DOCUMENT NO. 2013081167.
2. PLAT OF RIVERWALK MARKETPLACE, RECORDED IN PLAT BOOK C40, PAGE 45 OF THE BERNALILLO COUNTY CLERK'S OFFICE.
3. BOUNDARY SURVEY BY AMERICAN SURVEYING & MAPPING, INC., DATED 11/12/2024, UNFILED.

FLOOD NOTES

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AND ZONE "AO", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 350002 0109 H (MAP NO. 35001C0109H), WHICH BEARS AN EFFECTIVE DATE OF 08/16/2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AO" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

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 THE PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT APPROVAL

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.

PURPOSE OF PLAT

1. SUBDIVIDE AS SHOWN HEREON.

SUBDIVISION DATA

GROSS ACREAGE: 9.443Ac.
ZONE ATLAS PAGE NO.: A-14-Z
NUMBER OF EXISTING TRACTS: 1
NUMBER OF TRACTS CREATED: 1
MILES OF FULL-WIDTH STREETS: 0
MILES OF HALF-WIDTH STREETS: 0
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE: NONE
DATE OF SURVEY: 11/12/2024

LEGAL DESCRIPTION

ALL OF LOT 1-A OF THE PLAT OF RIVERWALK MARKETPLACE, RECORDED IN MAP BOOK C40, PAGE 45, BERNALILLO COUNTY RECORDS, SITUATED WITHIN ALBUQUERQUE, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1-A OF THE PLAT OF RIVERWALK MARKETPLACE, RECORDED IN MAP BOOK C40, PAGE 45 OF BERNALILLO COUNTY RECORDS; THENCE ALONG THE NORTH LINE OF SAID LOT 1-A RUN SOUTH 81°05'56" EAST A DISTANCE OF 930.38 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF ALAMEDA BOULEVARD N.W., BEING A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE RUN SOUTH 45°46'53" EAST A DISTANCE OF 64.78 FEET; THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE ALONG THE SOUTHEASTERLY LINE OF AFORESAID LOT 1-A RUN SOUTH 34°25'16" WEST A DISTANCE OF 462.21 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1-A; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 1-A RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: (1) NORTH 81°03'21" WEST A DISTANCE OF 693.13 FEET; (2) THENCE RUN SOUTH 16°10'24" WEST A DISTANCE OF 85.95 FEET; (3) THENCE RUN NORTH 81°01'28" WEST A DISTANCE OF 79.48 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1-A; THENCE ALONG THE WESTERLY LINE OF SAID LOT 1-A RUN NORTH 08°50'01" EAST A DISTANCE OF 539.20 FEET, RETURNING TO THE POINT OF BEGINNING.

CONTAINING 411,324 SQUARE FEET, OR 9.443 ACRES, MORE OR LESS.

ABCWUA PUBLIC WATER AND SANITARY SEWER EASEMENTS

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND/OR PUBLIC RIGHT-OF-WAY AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE OPERATION OF PUBLIC WATER AND/OR PUBLIC SANITARY SEWER INFRASTRUCTURE.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: _____

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

A REPLAT OF LOT 1-A OF RIVERWALK MARKETPLACE

A REPLAT OF LOT 1-A OF SAID PLAT, RECORDED IN MAP BOOK C40, PAGE 45 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2025

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

PLAT APPROVALS:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

CITY APPROVALS:

City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

MRGCD

SURVEYOR'S CERTIFICATE

I, _____, 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 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.

ASM AMERICAN SURVEYING & MAPPING, INC.

NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

LB#6393 221 Circle Drive, Maitland, FL 32751 nationalduediligenceservices.com 407-426-7979

LEGEND

= FOUND MONUMENTATION (AS NOTED)
Δ = CENTRAL ANGLE (DELTA)
C# = CURVE TAG (SEE CORRESPONDING CURVE TABLE)
CB = CHORD BEARING
CH = CHORD DISTANCE
I.P. = IRON PIPE
L = ARC LENGTH
L# = LINE TAG (SEE CORRESPONDING LINE TABLE)
PB = PLAT BOOK
NO. = NUMBER
PG = PAGE(S)
PK = PARKER-KALON
R = RADIUS

CURVE TABLE				
CURVE	RADIUS	DELTA	BEARING	CHORD LENGTH
C1	5.00'	65°32'08"	S23°52'00"E	5.41'
C2	16.65'	22°03'45"	S43°14'23"W	6.37'
C3	15.41'	77°06'19"	N47°21'04"E	19.21'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N08°54'04"E	35.06'
L2	S56°38'04"E	37.28'
L3	N32°12'31"E	128.74'
L4	S81°00'19"E	185.14'
L5	N08°47'54"E	103.63'
L6	S07°40'33"W	59.58'
L7	S80°59'58"E	184.69'
L8	N08°50'20"E	106.82'
L9	N81°03'17"W	133.69'

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. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (PUE) 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 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 PUBLIC UTILITY EASEMENTS. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

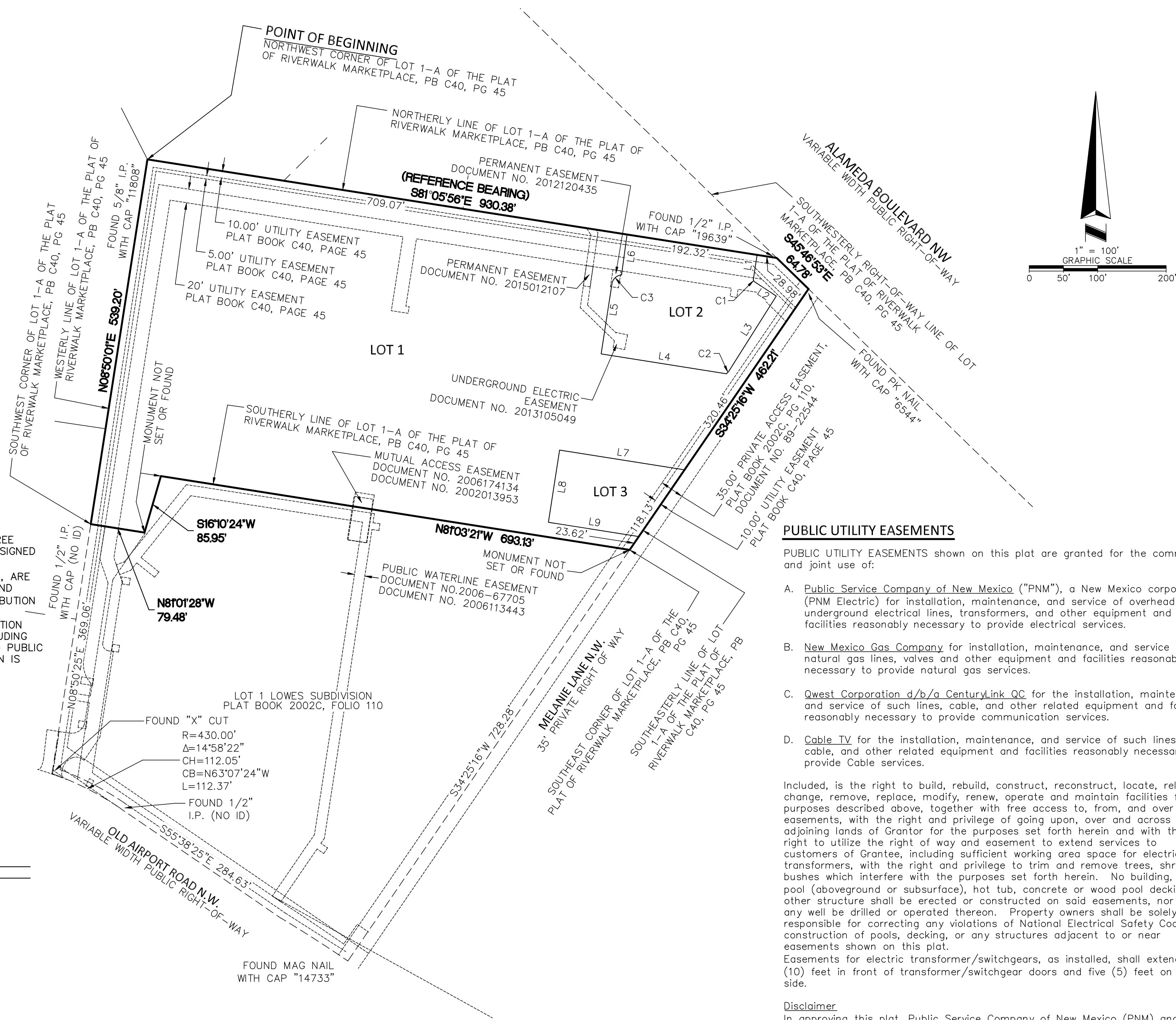
SIGNATURE _____ DATE _____

PRINT NAME _____ TITLE _____

ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
_____, 202____, BY: _____ AS _____ OF _____
_____, ON BEHALF OF SAID _____,

BY: _____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____



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 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.
- 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.