

Vicinity Map - Zone Atlas K-9-Z

N.T.S.

Notes

- 1. FIELD SURVEY PERFORMED IN OCTOBER 2020 AND JULY 2024.
- 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. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
- 5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON
March 26th, 2025.

Documents

- 1. PLAT OF RECORD FOR THE FIRST REPLAT OF BLOCK 7, ORIGINAL TOWNSITE OF WESTLAND FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 18, 1941, IN BOOK D, PAGE 8, AS DOC. NO. 1941081841.
- 2. WARRANTY DEED FOR LOTS 19 AND 20, BLOCK 7, ORIGINAL TOWNSITE OF WESTLAND, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 21, 2022, AS DOC. NO. 2022068095.
- 3. PLAT FOR LOTS 13-A AND 15-A, BLOCK 7, ORIGINAL TOWNSITE OF WESTLAND, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 23, 2021, IN BOOK 2021C, PAGE 30, AS DOC. NO. 2021034009.
- 4. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. F1-178(8) AND F1-178(9).
- 5. PLAT FOR ORIGINAL TOWNSITE OF WESTLAND, WITHIN THE TOWN OF ATRISCO GRANT, FILED ON MARCH 23, 1935 IN BOOK D, PAGE 53.

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 DATED NOVEMBER 04, 2016, MAP NO. 35001C0328J.

Indexing Information

Section 21, Township 10 North, Range 2 East, N.M.P.M.
as Projected onto the Town of Atrisco Grant
Subdivision: Original Townsite of Westland
Owner: Osbaldo Perez and Adilene Torres-Bustillos
UPC #: 100905737109740511 (Lot 19)
UPC #: 100905736609640510 (Lot 20)

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 0.4598 ACRES
ZONE ATLAS PAGE NO. K-9-Z
NUMBER OF EXISTING LOTS. 2
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. JULY 2024

Legal Description

LOTS NUMBERED NINETEEN (19) AND TWENTY (20) IN BLOCK NUMBERED SEVEN (7), ORIGINAL TOWNSITE AT WESTLAND, 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 18, 1941, IN BOOK D, PAGE 8, AS DOC. NO. 1941081841.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC # 100905737109740511
100905736609640510

PROPERTY OWNER OF RECORD
Osbaldo Perez
BERNALILLO COUNTY TREASURER'S OFFICE
10/10/25

Plat for
Lots 19-A, Block 7
Original Townsite of Westland
Being Comprised of
Lots 19 and 20, Block 7
Original Townsite of Westland
City of Albuquerque
Bernalillo County, New Mexico
July 2024

Project Number: PR-2021-005457

Application Number: Minor PLT-2025-00004

Plat Approvals:

PNM Electric Services 07/22/2024
David Hall Aug 30, 2024
Qwest Corp. d/b/a CenturyLink QC Sep 4, 2024
New Mexico Gas Company Mike Mortus Aug 29, 2024
Comcast

City Approvals:

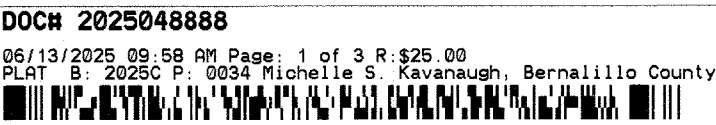
Loren N. Risenhoover P.S. 7/26/2024
City Surveyor
Ernest Ormigo Mar 26, 2025
Traffic Engineering, Transportation Division Apr 17, 2025
ABCWUA Mar 31, 2025
Parks and Recreation Department Aug 29, 2024
AMAFCA Mar 26, 2025
Hydrology Mar 26, 2025
Code Enforcement Jay Rodenbeck Apr 4, 2025
Planning Department May 6, 2025
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 9/4/24
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



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.

NO EASEMENTS SHOWN ON THE PLAT OF RECORD OR TITLE COMMITMENT DOCUMENTS.

A WAIVER FROM SIDEWALK CONSTRUCTION ALONG CENTRAL AVENUE NW WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE FOR THIS PLAT UNDER DHOWVR-2025-00004 ON MARCH 26, 2025.

Legend

N 90°00'00" E
(N 90°00'00" E)

**MEASURED BEARINGS
AND DISTANCES**

**RECORD BEARINGS AND
DISTANCES PER PLAT
(8/18/1941, D-8)**

{N 90°00'00" E}

**RECORD BEARINGS AND
DISTANCES PER ROW
MAP (NM DOT PROJECT
NO. F1-178(8) & (9))**

[N 90°00'00" E]

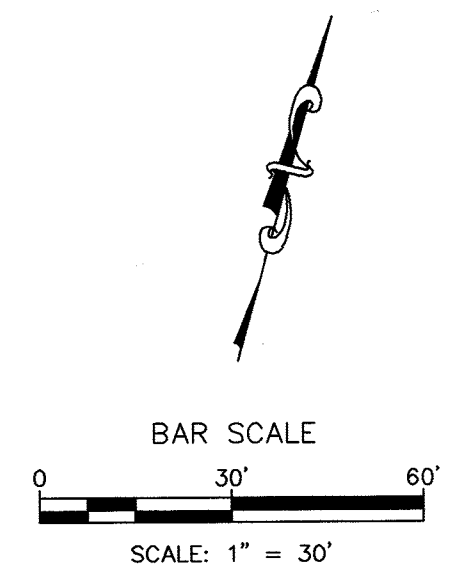
**RECORD BEARINGS AND
DISTANCES PER PLAT
(3/23/2021, 2021C-30)**

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**FOUND MONUMENT AS
INDICATED**

**SET 1/2" REBAR WITH
CAP "LS 14271" UNLESS
OTHERWISE NOTED**



Plat for
Lots 19-A , Block 7
Original Townsite of Westland
Being Comprised of
Lots 19 and 20, Block 7
Original Townsite of Westland
City of Albuquerque
Bernalillo County, New Mexico
July 2024

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.

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.

Osbaldo Perez 10/14/24
OSBALDO PEREZ, OWNER DATE

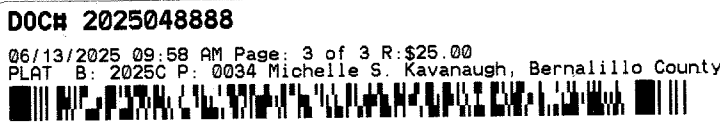
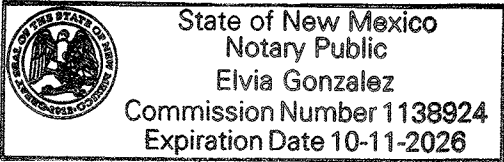
Adilene Torres Bustillos 10/16/24
ADILENE TORRES-BUSTILLOS, OWNER DATE

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 14, 2024
BY: OSBALDO PEREZ AND ADILENE TORRES-BUSTILLOS, HUSBAND AND WIFE, OWNERS

BY: Elvia Gonzalez
NOTARY PUBLIC

MY COMMISSION EXPIRES 10-11-2026



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