

Vicinity Map - Zone Atlas K-19-Z

N.T.S.

Notes

- 1. FIELD SURVEY PERFORMED IN NOVEMBER 2023.
- 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 _____, 20_____.

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. 35001C0358H, DATED AUGUST 16, 2012.

Documents

- 1. TITLE SEARCH REPORT PROVIDED BY CENTRIC TITLE & ESCROW, HAVING REPORT NO. C-106237 AND AN EFFECTIVE DATE OF NOVEMBER 29, 2023.
- 2. PLAT OF RECORD, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON NOVEMBER 17, 1939, IN BOOK C, PAGE 38.
- 3. WARRANTY DEED–D FOR SUBJECT PROPERTY (LOTS 41–44), FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON NOVEMBER 2, 2021, AS DOCUMENT NO. 2021129578.
- 4. WARRANTY DEED–E FOR SUBJECT PROPERTY (LOTS 5–8), FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON FEBRUARY 7, 2022, AS DOCUMENT NO. 2022012527.
- 5. WARRANTY DEED–F FOR SUBJECT PROPERTY (LOTS 1–4 AND 45–48), FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON FEBRUARY 7, 2022, AS DOCUMENT NO. 2022012531.
- 6. WARRANTY DEED–B FOR SUBJECT PROPERTY (LOTS 37–40), FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON NOVEMBER 9, 2016, AS DOCUMENT NO. 2016105920.
- 7. WARRANTY DEED–C FOR SUBJECT PROPERTY (LOTS 9–12), FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON JULY 5, 2017, AS DOCUMENT NO. 2017065130.

Indexing Information

Section 19, Township 10 North, Range 4 East, N.M.P.M.
Subdivision: Mesa Verde Addition
Owner: Fidel Chacon & Dalila Solis
UPC #: 101905752014042401 (Lots 1–4, Block 9)
UPC #: 101905752014642449 (Lots 5 & 6, Block 9)
UPC #: 101905752015142448 (Lots 7 & 8, Block 9)
UPC #: 101905752015642447 (Lots 9 & 10, Block 9)
UPC #: 101905752016142446 (Lots 11 & 12, Block 9)
UPC #: 101905753316142408 (Lots 37 & 38, Block 9)
UPC #: 101905753215642407 (Lots 39 & 40, Block 9)
UPC #: 101905753215042406 (Lots 41 & 42, Block 9)
UPC #: 101905753214642405 (E'ly 100’ of W'ly 115’ of Lots 43 & 44, Block 9)
UPC #: 101905752714642404 (W'ly 15’ of Lots 43 & 44, Block 9)
UPC #: 101905753114142403 (Lots 45 & 46, Block 9)
UPC #: 101905753113742402 (Lots 47 & 48, Block 9)

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 1.7167 ACRES
ZONE ATLAS PAGE NO. K-19-Z
NUMBER OF EXISTING LOTS. 24
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. NOVEMBER 2023

Legal Description

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11), TWELVE (12), THIRTY-SEVEN (37), THIRTY-EIGHT (38), THIRTY-NINE (39), FORTY (40), FORTY-ONE (41), FORTY-TWO (42) AND THE WESTERLY FIFTEEN FEET (W'LY 15') AND THE EAST ONE HUNDRED FEET (E. 100') OF THE WEST ONE HUNDRED FIFTEEN FEET (W. 115') OF LOTS NUMBERED FORTY-THREE (43) AND FORTY-FOUR (44), FORTY-FIVE (45), FORTY-SIX (46), FORTY-SEVEN (47) AND FORTY-EIGHT (48) IN BLOCK NUMBERED NINE (9) OF MESA VERDE ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 17, 1939, IN PLAT BOOK C, PAGE 38,

EXCEPT: THE EASTERLY TWENTY FEET (E'LY 20') OF SAID LOTS FORTY-FIVE (45), FORTY-SIX (46), FORTY-SEVEN (47) AND FORTY-EIGHT (48) IN BLOCK NINE (9) OF SAID MESA VERDE ADDITION, FOR THE PURPOSE OF WIDENING WYOMING BOULEVARD, N.E. AS REFERENCED IN WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON FEBRUARY 7, 2022 AS DOCUMENT NO. 2022012531.

AND

EXCEPT: THE EASTERLY TWENTY FEET (E'LY 20') OF SAID LOTS NUMBERED THIRTY-SEVEN (37) THROUGH FORTY (40) IN BLOCK NINE (9) OF SAID MESA VERDE ADDITION, FOR THE PURPOSE OF WIDENING WYOMING BOULEVARD, N.E., AS REFERENCED IN THE WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON NOVEMBER 9, 2016, AS DOCUMENT NO. 2016105920.

AND

EXCEPT: THE EASTERLY TWENTY FEET (E'LY 20') OF SAID LOTS NUMBERED FORTY-ONE (41) THROUGH FORTY-FOUR (44) IN BLOCK NINE (9) OF SAID MESA VERDE ADDITION, FOR THE PURPOSE OF WIDENING WYOMING BOULEVARD, N.E., AS REFERENCED IN THE WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON NOVEMBER 2, 2021, AS DOCUMENT NO. 2021129578.

DESCRIPTION CONTINUED ON SHEET 2...

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 #: 101905752014042401
101905752014642449
101905752015142448
101905752015642447
101905752016142446
101905753316142408
101905753215642407
101905753215042406
101905753214642405
101905752714642404
101905753114142403
101905753113742402

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER’S OFFICE

Plat for
Lot 1-A, Block 9
Mesa Verde Addition
Being Comprised of
All of Lots 1-12 and Remaining
Portions of Lots 37-48, Block 9
Mesa Verde Addition
City of Albuquerque, Bernalillo County, New Mexico
August 2025

Project Number: _____

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

Date

CSI-CARTESIAN SURVEYS INC.

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



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.

FIDEL CHACON, OWNER DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: FIDEL CHACON, OWNER

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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.

DALILA SOLIS, OWNER DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: DALILA SOLIS, OWNER

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Legal Description (Continued from Sheet 1)

ALL BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF WISCONSIN STREET NE, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 12, BLOCK 9, BEING MARKED BY A 60D NAIL, WHENCE A TIE TO ACS MONUMENT "G_2" BEARS S 37°29'55" W, A DISTANCE OF 8714.07 FEET;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY, S 88°37'44" E, A DISTANCE OF 134.91 FEET TO AN ANGLE POINT BEING MARKED BY A 1" PIPE WITH NAIL;

THENCE, S 88°48'44" E, A DISTANCE OF 114.33 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF WYOMING BLVD NE, BEING MARKED BY A REBAR WITH CAP "18374";

THENCE, COINCIDING SAID RIGHT-OF-WAY, S 01°08'09" W, A DISTANCE OF 299.66 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF CHICO ROAD NE, BEING REFERENCED BY A CHISELED CROWSFOOT, ACCEPTED FOR N-S LINE ONLY, AND FOUND S 01°08'09" W, A DISTANCE OF 0.56 FEET FROM THE TRUE CORNER;

THENCE, COINCIDING SAID CHICO ROAD NE RIGHT-OF-WAY, N 88°48'06" W, A DISTANCE OF 249.68 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF WISCONSIN STREET NE, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 1, AND BEING MARKED BY A SET PK NAIL "LS 18374";

THENCE, COINCIDING SAID WISCONSIN ST NE RIGHT-OF-WAY, N 01°13'09" E, A DISTANCE OF 300.05 FEET TO THE POINT OF BEGINNING, CONTAINING 1.7167 ACRES (74,778 SQ. FT.), MORE OR LESS.

Plat for
Lot 1-A, Block 9
Mesa Verde Addition
Being Comprised of
All of Lots 1-12 and Remaining
Portions of Lots 37-48, Block 9
Mesa Verde Addition
City of Albuquerque, Bernalillo County, New Mexico
August 2025

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.

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City of Albuquerque, Bernalillo County, New Mexico
August 2025**

ACS Monument "G_2"
NAD 1983 CENTRAL ZONE
X=1544945.855*
Y=1476630.47 *
Z=5337.43' * (NAVD 1988)
G-G=0.999659019
Mapping Angle=-0°10'59.70"

*U.S. SURVEY FEET

ACS Monument "5_K20"
NAD 1983 CENTRAL ZONE
X=1553259.684*
Y=1482001.249 *
Z=5429.995' * (NAVD 1988)
G-G=0.999652832
Mapping Angle=-0°10'02.59"

*U.S. SURVEY FEET

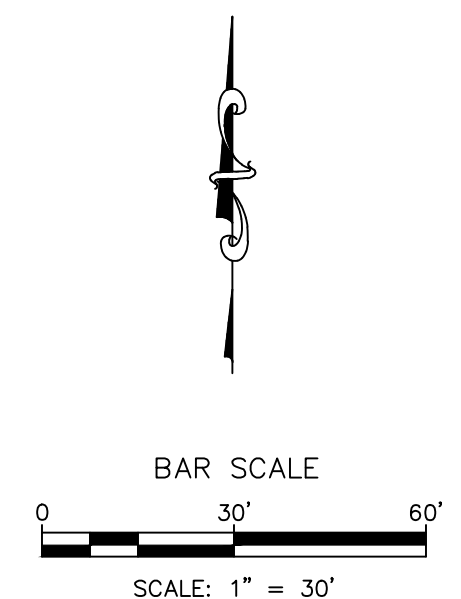
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (11/17/1939, C-38)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (3/21/2018, 2018C-38)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (2/7/2022, DOC. NO. 2022012531)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER DEED (11/9/2016, DOC. NO. 2016105920)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Wisconsin St NE
(60' R/W)

Wyoming Blvd NE
(100' R/W)

Chico Rd NE
(60' R/W)



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