

Vicinity Map - Zone Atlas K-14-Z

**Notes**

1. FIELD SURVEY PERFORMED IN JULY 2021
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

**Documents**

1. REAL ESTATE CONTRACT FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 18, 2016, AS DOCUMENT NO. 2016035195.
2. MIDDLE RIO GRANDE CONSERVANCY DISTRICT 2019 PROPERTY MAP NO. 40.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 12, 2020, AS DOCUMENT NO. 2020023251.

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD; AND WITHIN SHADED ZONE X AREAS WITH REDUCED FLOOD RISK DUE TO LEEVE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0333H, 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.

**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.

**Indexing Information**

Projected Section 20, Township 10 North, Range 3 East, N.M.P.M. within the Town of Albuquerque Grant  
 Subdivision: MRGCD Map 40 and Unplatted Parcel  
 Owner: Nelson Lujan and Paulette Baca  
 UPC #: 101405701922632805

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE: 0.2579 ACRES  
 ZONE ATLAS PAGE NO.: K-14-Z  
 NUMBER OF EXISTING LOTS: 1  
 NUMBER OF LOTS CREATED: 3  
 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: JUNE 2021

**Legal Description**

A CERTAIN TRACT OF LAND WITHIN SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., AS PROJECTED INTO THE TOWN OF ALBUQUERQUE GRANT, KNOWN AS TRACT 93A3 OF THE MIDDLE RIO GRANDE CONSERVANCY MAP NO. 40, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO AND AS DESCRIBED IN THE WARRANTY DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 12, 2020 AS DOCUMENT NO. 2020023251.

BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT LYING ON THE WESTERLY RIGHT-OF-WAY 7TH STREET SW, MARKED BY A REBAR WITH CAP "LS 11463", WHENCE A TIE TO ACS MONUMENT "18-K14", BEARS N 56°19'57" E, A DISTANCE OF 3,327.54 FEET;

THENCE, FROM THE SAID POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY, S 88°34'28" W, A DISTANCE OF 118.34 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 8686"

THENCE, N 02°58'54" W, A DISTANCE OF 44.43 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 9801";

THENCE, N 01°57'41" W, A DISTANCE OF 44.35 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 11463";

THENCE, N 89°12'40" E, A DISTANCE OF 136.46 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE WESTERLY RIGHT-OF-WAY OF 7TH STREET SW, MARKED BY A REBAR WITH CAP "LS 11463";

THENCE, COINCIDING SAID RIGHT-OF-WAY, S 09°16'38" W, A DISTANCE OF 88.79 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2579 ACRES (11,235 SQ. FT.), MORE OR LESS.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101405701922632805

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for  
 Tracts 93A3-A, 93A3-B,  
 and 93A3-C  
 MRGCD Map 40  
 Being Comprised of  
 Tract 93A3 MRGCD Map 40 and  
 an Unplatted Parcel  
 City of Albuquerque, Bernalillo County, New Mexico  
 March 2022**

**Project Number:** PR-2021-005716

**Application Number:** SD-2022-00077

**Plat Approvals:**

- [Signature]* Apr 18, 2022
- PNM Electric Services  
*Abdul A. Bhuiyan* Mar 30, 2022
- Qwest Corp. d/b/a CenturyLink QC  
*Patricia C. Stone* Apr 22, 2022
- New Mexico Gas Company  
*Mike Martus* Mar 30, 2022

Comcast

**City Approvals:**

*Loren N. Risenhoover P.S.* 3/25/2022  
 City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

*[Signature]* 5/2/2022  
 AMAFCA

City Engineer

DRB Chairperson, Planning Department

*[Signature]* 4/26/22  
 M.R.G.C.D.

**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.

*Will Plotner Jr.* 5/16/2022  
 Will Plotner Jr. Date  
 N.M.R.P.S. No. 14271



**CSI-CARTESIAN SURVEYS INC.**

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

**Easement Notes**

- 1 EXISTING 6' PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS 93A3 (HEREAFTER TRACT 93A3-A) AND 93A1 (-----/-----/20-----, DOCUMENT NO. 20-----)
- 2 ADDITIONAL PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY TRACTS 93A3-A AND 93A1, GRANTED WITH THE FILING OF THIS PLAT

Line Table		
Line #	Direction	Length (ft)
L1	N 02°58'54" W (N 01°58' W)	44.43'
L2	N 01°57'41" W (N 01°58' W)	44.35'
L3	N 01°57'41" W (N 01°58' W)	14.76'
L4	N 02°58'54" W (N 01°58' W)	14.83'
L5	S 01°57'41" E (S 01°58' E)	0.92'
L6	N 09°16'38" E (N 08°45' E)	5.08'

**DRB Determination Notes**

A DRB DETERMINATION WAS MADE ALLOWING THE EXISTING SIDEWALK FOUR (4.0) FEET WIDE FRONTING LOTS 93A3-A, 93A3-B, AND 93A3-C ALONG 7TH STREET S.W. IN PLACE OF THE DPM REQUIRED FIVE (5) FEET WIDTH. DETERMINATION WAS APPROVED FOR THE PLATTED PROPERTY BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON -----, 20-----.

**ZHE Variance Notes**

A NOTICE OF DECISION DATED 02/02/2022 FOR SPECIAL EXCEPTION NO. VA-2021-00442 APPROVES WITH CONDITION THE VARIANCE OF 0.0319 ACRES TO ALLOW FOR EACH OF 3 LOTS SMALLER THAN THE ALLOWED CONTEXTUAL LOT SIZE.

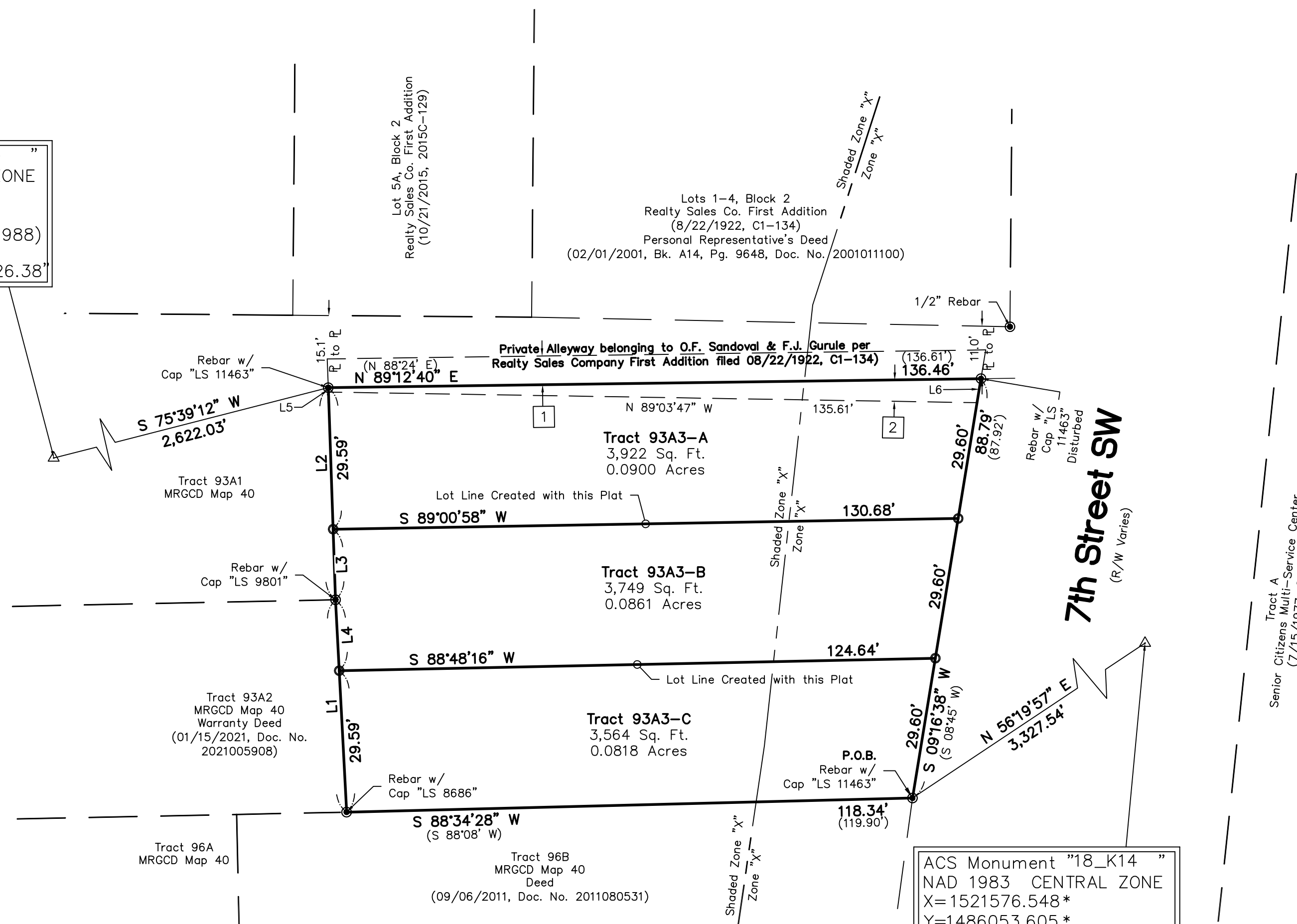
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**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER REAL ESTATE CONTRACT (04/18/2016, Doc. No. 2016035195)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

ACS Monument "6\_K13"  
NAD 1983 CENTRAL ZONE  
X=1515142.466 \*  
Y=1485023.666 \*  
Z=4959.622 \* (NAVD 1988)  
G-G=0.999684647  
Mapping Angle=-0°14'26.38"

\*U.S. SURVEY FEET



ACS Monument "18\_K14"  
NAD 1983 CENTRAL ZONE  
X=1521576.548 \*  
Y=1486053.605 \*  
Z=4963.415 \* (NAVD 1988)  
G-G= 0.999682660  
Mapping Angle=-0°13'41.97"

\*U.S. SURVEY FEET

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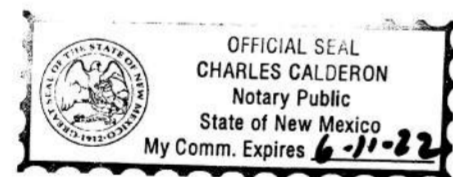
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March 2022**

**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.

Nelson Lujan 4/26/2022  
NELSON LUJAN, CO-OWNER DATE

Paulette Baca 4/26/2022  
PAULETTE BACA, CO-OWNER DATE



STATE OF NEW MEXICO }  
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4<sup>th</sup> April 2022  
BY: NELSON LUJAN AND PAULETTE BACA, HUSBAND AND WIFE, CO-OWNERS

By: Charles Calderon  
NOTARY PUBLIC

MY COMMISSION EXPIRES 6-11-2022

**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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