

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.4720 ACRES±
ZONE ATLAS INDEX NO: G-14-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 2
MILES OF FULL-WIDTH STREETS CREATED: 0

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO LOTS INTO TWO NEW LOTS, TO GRANT AN EASEMENT AND TO DEDICATE ADDITIONAL STREET RIGHT OF WAY.

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE **X** OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. **35001C03326**, WHICH BEARS AN EFFECTIVE DATE OF **SEPTEMBER 26, 2008** AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 WITHIN THE EASEMENT 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 GRANITOR 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 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

REVISIONS			
NO.	DATE	BY	DESCRIPTION

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

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.

COORDINATE AND DIMENSION INFORMATION					PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION			
STATE PLANE ZONE:		GRID /GROUND COORDINATES:		TYPE:	LAND GRANT				PROPERTY OWNER				CREW/TECH:		DATE OF SURVEY	
NM-C		GRID		STANDARD	TOWN OF ALBUQUERQUE				JULIETA CHAVEZ				MC		04/30/2021	
HORIZONTAL DATUM:		VERTICAL DATUM:		ROTATION ANGLE:		MATCHES DRAWING UNITS		SECTION		TOWNSHIP		RANGE		CHECKED BY:		
NAD83		NAVD88		0° 00' 00.00"		YES		05		10 NORTH		03 EAST		LM		
CONTROL USED:				BASE POINT FOR SCALING AND/OR ROTATION:				CITY		COUNTY		STATE		PSI JOB NO.		
ALBUQUERQUE GEODETIC REFERENCE SYSTEM				N = 0 E = 0				ALBUQUERQUE		BERNALILLO		NM		21-6051P		
COMBINED SCALE FACTOR:				DISTANCE ANNOTATION:				UPC		ADDRESS		SHEET NUMBER		1 OF 2		
GRID TO GROUND: 1.00031743				GROUND				101406004810830555		3506 12TH STREET, N.W.						
GROUND TO GRID: 0.99968267				BEARING ANNOTATION:												
				GRID												
				ELEVATION TRANSLATION:												
				±0.00'												
				ELEVATIONS VALID:												
				NO												



OFFICE LOCATION:

9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

505.856.5700 PHONE
505.856.7900 FAX

RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 05, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF MIDDLE RIO GRANDE CONSERVANCY DISTRICT TRACTS 89-B-3-A AND 89-B-1-B-1 AS SHOWN ON PROPERTY MAP NUMBER 33, AND AS DESCRIBED IN WARRANTY DEED RECORDED ON JULY 13, 2018, AS DOCUMENT NUMBER 2018061454, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11463" FROM WHENCE A TIE TO ALBUQUERQUE GEODETIC REFERENCE SYSTEM MONUMENT "SMW_8" BEARS S 68°17'23" E, A DISTANCE OF 1,243.75 FEET;

THENCE FROM SAID POINT OF BEGINNING, N 75°07'03" W, A DISTANCE OF 254.03 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF 12TH STREET N.W., MARKED BY A FOUND NUMBER 4 REBAR;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 14°52'56" E, A DISTANCE OF 80.95 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF 12TH STREET AND THE SOUTH RIGHT OF WAY LINE OF MCMULLEN AVENUE, N.W., MARKED BY A SET NUMBER 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 75°07'05" E, A DISTANCE OF 254.00 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 14°51'39" W, A DISTANCE OF 80.95 FEET TO THE POINT OF BEGINNING, SAID TRACT HAVING AN AREA OF 0.4720 ACRES (20,562 SQUARE FEET) MORE OR LESS, NOW COMPRISING LOTS A AND B, CHAVEZ ESTATES.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO BERNALILLO COUNTY IN FEE SIMPLE WITH WARRANTY COVENANTS.

JULIETA CHAVEZ, OWNER DATE

Acknowledgment

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025 BY JULIETA CHAVEZ AS OWNER.

BY _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

TREASURER'S CERTIFICATE

UPC: 101406004810830555
LEGAL DESCRIPTION: TRACTS 9B3A & 89B1B1, MAP 33

TREASURER'S DEPT.

Plat of
Lots A and B
Chavez Estates
Town of Albuquerque Grant, Projected Section 05,
Township 10 North, Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
May 2025
Project No. PR-2021-2021-005863
Application No. -2021-
DHO Approval Date _____

Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
MRGCD	DATE
HYDROLOGY	DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO DATE
N.M.P.S. No. 11993



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

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Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

ADDITIONAL STREET RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT AREA=0.0011 ACRES± 48 SQ. FT.±

R=15.00'
L=23.56'
Δ=90°00'00"
CH=N 59°52'55" E
21.21'

NO ACCESS TO McMULLEN AVENUE
(S 75°26'00" E)
S 75°07'05" E

WESTERLY 128.66' LOT 1 HARALSON ADDITION (12/23/1946, A-189)

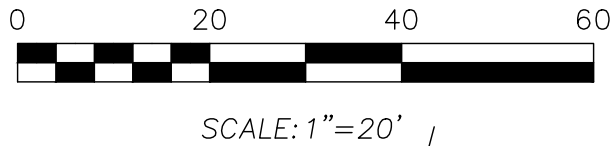
LOT 3 LOTS 1,2,AND 3, LANDS OF WENDT (05/15/2003, 2003C-140)

EASTERLY 90' LOT 1 HARALSON ADDITION (12/23/1946, A-189)

LOT 3 HARALSON ADDITION (12/16/1946, A-189)

LOT 2 HARALSON ADDITION (12/16/1946, A-189)

Plat of
Lots A and B
Chavez Estates
Town of Albuquerque Grant, Projected Section 05,
Township 10 North, Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
May 2025



McMullen Avenue, N.W.
(25' PUBLIC ROW)

12th Street, N.W.
(60' PUBLIC ROW)

Lot A
AREA=0.2866 ACRES±
12,483 SQ. FT.±

Lot B
AREA=0.1844 ACRES±
8,031 SQ. FT.±

LOT LINE ELIMINATED BY THIS PLAT

A CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF LOT A AND LOT B TO BE MAINTAINED BY THE OWNER OF EACH LOT GRANTED BY THIS PLAT

FORMER TRACT 89-B-1-B-1