

Indexing Information

Sections 21 and 28, Township 10 North, Range 2 East, N.M.P.M. as Projected into the Town of Atrisco Grant Subdivision: Original Townsite of Westland
 Owner: Dominica M. Moya Trust
 UPC #: 100905608450921034 (A Portion of Lot 27)
 100905608751121033 (A Portion of Lot 26)
 100905609251221032 (A Portion of Lot 25)
 100905609751421031 (A Portion of Lot 24)

Purpose of Plat

1. CREATE ONE NEW LOT FROM 4 EXISTING PARCELS AND THE VACATED PORTION OF THE REMAINING ALLEYWAY.

Subdivision Data

GROSS ACREAGE..... 0.7208 ACRES
 ZONE ATLAS PAGE NO..... K-9-Z AND L-9-Z
 NUMBER OF EXISTING LOTS..... 4
 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..... SEPTEMBER 2021

Legal Description

THE REMAINING PORTIONS OF LOTS NUMBERED TWENTY-FOUR (24) THROUGH TWENTY-SEVEN (27) IN BLOCK NUMBERED TEN (10) OF THE ORIGINAL TOWNSITE OF WESTLAND, WITHIN THE TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, 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 MARCH 23, 1935, IN PLAT BOOK D, FOLIO 53;

AND
 THE REMAINING NORTHERLY 10 FEET OF THE ALLEYWAY AS VACATED BY THE DRB AT A HEARING ON FEBRUARY 9, 2022 AND EXTENDED BY THE DHO ON MAY 24, 2023 UNDER PR-2021-005904, SD-2023-00099

ALL TOGETHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE EASTERLY BOUNDARY OF LOT 24, LYING ON THE SOUTHERLY RIGHT OF WAY OF CENTRAL AVENUE SW, MARKED BY A REBAR WITH CAP "LS 18374", FROM WHENCE ACS MONUMENT "7-K9" BEARS N 73°25'19" E, A DISTANCE OF 2,890.02 FEET;

THENCE, FROM SAID POINT OF BEGINNING AND LEAVING SAID RIGHT OF WAY AND COINCIDING SAID EASTERLY BOUNDARY OF LOT 24, S 15°05'00" E, A DISTANCE OF 119.82 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID LOT 24, BEING A POINT LYING ON A VACATED ALLEY, MARKED BY A PK NAIL WITH SHINER "18374";

THENCE, COINCIDING SAID VACATED ALLEYWAY, N 74°59'10" E, A DISTANCE OF 250.00 FEET TO AN ANGLE POINT MARKED BY A REBAR WITH CAP "LS 8686";

THENCE, S 15°05'00" E, A DISTANCE OF 10.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE SOUTHERLY BOUNDARY OF SAID VACATED ALLEY, BEING MARKED BY A REBAR WITH CAP "LS 11993";

THENCE, COINCIDING WITH SAID SOUTHERLY VACATED ALLEYWAY, S 74°59'10" W, A DISTANCE OF 490.73 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE EASTERLY RIGHT-OF-WAY OF 98TH STREET SW, POINT LYING ON THE SOUTHERLY BOUNDARY OF SAID VACATED ALLEY, AND BEING MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES;
 N 06°04'47" W, A DISTANCE OF 27.68 FEET TO AN ANGLE POINT, BEING MARKED BY A PK NAIL WITH TAG "LS 8686";

N 00°15'40" E, A DISTANCE OF 74.84 FEET, TO A POINT OF CURVATURE, BEING MARKED BY A PK NAIL WITH TAG "LS 8686";

70.06 FEET ALONG A CURVE TO THE RIGHT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 75.00 FEET, A DELTA OF 53°31'19", AND A CHORD BEARING N 48°15'41" E, A DISTANCE OF 67.54 FEET TO A POINT OF TANGENCY LYING ON THE SOUTHERLY RIGHT-OF-WAY OF CENTRAL AVENUE SW, MARKED BY A CHISELED "X";

THENCE, COINCIDING SAID RIGHT-OF-WAY, N 75°01'21" E, A DISTANCE OF 156.23 FEET TO THE POINT OF BEGINNING, CONTAINING 0.7208 ACRES (31,396 SQ. FT.) MORE OR LESS.

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 ERRECTED 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 #: 100905608450921034
 100905608751121033
 100905609251221032
 100905609751421031

PROPERTY OWNER OF RECORD
 Dominica Moya
 BERNALILLO COUNTY TREASURER'S OFFICE
 Ann Pde 8/19/24

**Plat for
 Lot 27-A, Block 10
 Original Townsite of Westland
 Being Comprised of
 Remaining Portions of Lots 24 thru 27,
 Block 10, Original Townsite of Westland
 and Vacated 10ft Alleyway
 City of Albuquerque, Bernalillo County, New Mexico
 November 2023**

Project Number: PR-2021-005904

Application Number: SD-2023-00230

Plat Approvals:

- [Signature]* Dec 1, 2023
- PNM Electric Services Nov 30, 2023
- Qwest Corp. d/b/a CenturyLink QC Nov 30, 2023
- Stephen J Asp II Nov 30, 2023
- New Mexico Gas Company Nov 30, 2023
- Comcast

City Approvals:

- Loren N. Risenhoover P.S. 11/21/2023
City Surveyor
- Ernest Orango Jun 14, 2024
Traffic Engineering, Transport Division
- ABCWUA Jun 14, 2024
Walter P. Baker
- Parks and Recreation Department 11/20/2023
AMERICA
Hezira Chan Jun 13, 2024
- Hydrology Jun 14, 2024
Shi Phan
- Code Enforcement Jun 13, 2024
Jay Redenbach
- Planning Department Aug 16, 2024
Shahab Binzer
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.

[Signature] 12/11/23
 Brian J. Martinez Date
 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

Vicinity Map - Zone Atlas K-09-Z and L-09-Z

DOCH 2024057158
 08/19/2024 09:55 AM Page: 1 of 3
 PLAT R: \$25,000 B: 2024C P: 0075 Linda Stover, Bernalillo County

Notes

1. FIELD SURVEY PERFORMED IN SEPTEMBER 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).
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 December 20th, 20 23.
6. EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

Real Property Approval

Kristin Gardner Jun 18, 2024
 Kristin Gardner (Jun 18, 2024 10:24 MDT)
 Real Property Date

Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000099840 AND AN EFFECTIVE DATE OF JANUARY 20, 2021.
2. PLAT OF RECORD FOR ORIGINAL TOWNSITE OF WESTLAND FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 23, 1935, IN BOOK D, PAGE 53.
3. QUITCLAIM DEED FOR LOTS 19 THRU 24, BLOCK 10, ORIGINAL TOWNSITE OF WESTLAND FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 21, 2006, IN BOOK A129, PG. 325, AS DOCUMENT NO. 2006190846.
4. QUIT CLAIM DEED FOR THE SOUTHERLY 120 FEET OF LOTS 25 THRU 27, BLOCK 10 ORIGINAL TOWNSITE OF WESTLAND, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 21, 2006, IN BOOK A129, PAGE 326, AS DOCUMENT NO. 2006190847.
5. WARRANTY DEED FOR PORTIONS OF LOT 27, CONVEYED TO THE CITY OF ALBUQUERQUE, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 9, 1994, IN BOOK 94-33, PG. 4890-4891, AS DOC. NO. 914143560.

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. 35001C0328J, DATED NOVEMBER 04, 2016.

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thru 27, Block 10, Original
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and Vacated 10ft Alleyway
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November 2023**

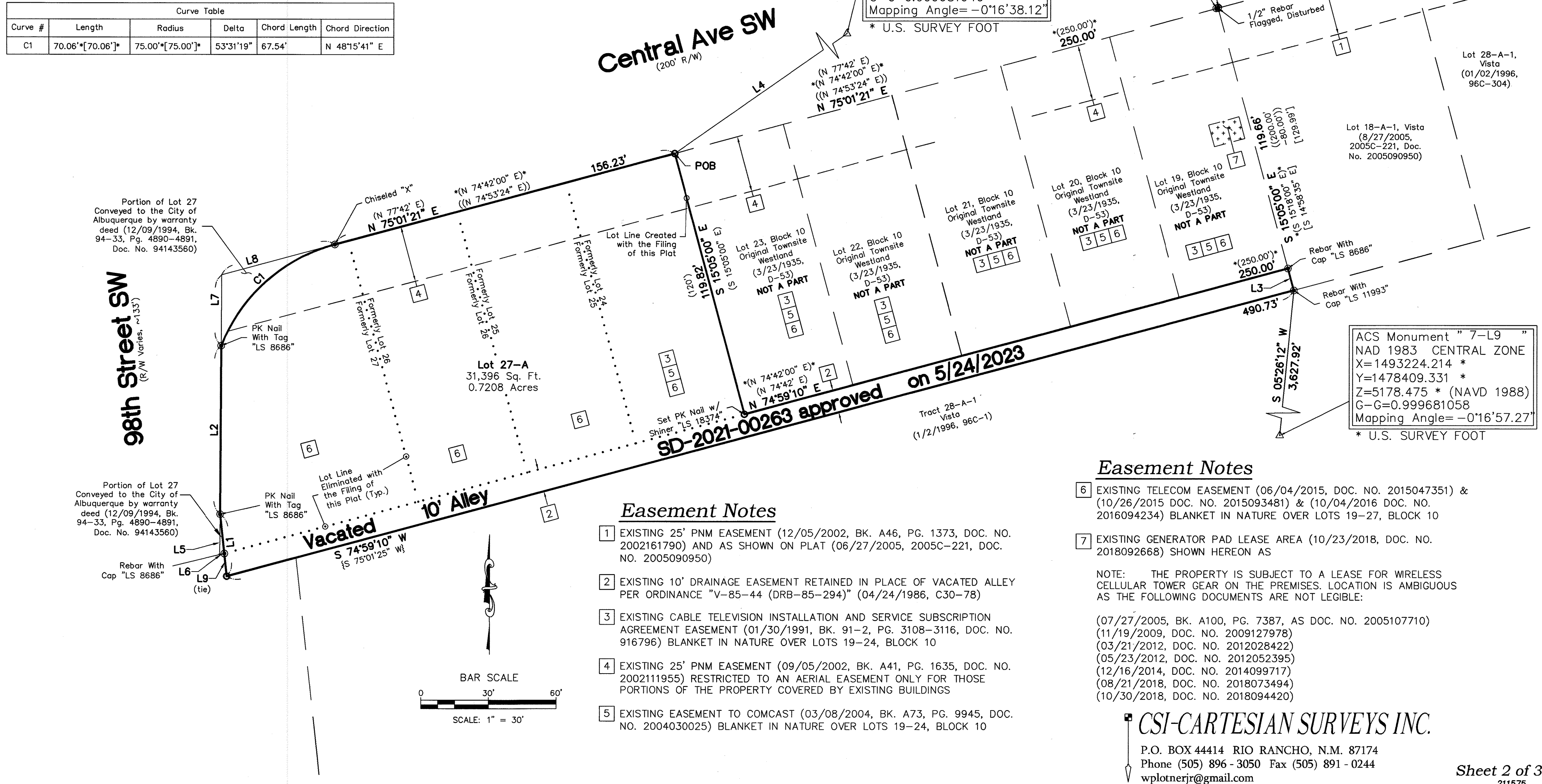
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (03/23/1935, D-53)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (06/27/2005, 2005C-221, DOC. NO. 2005090950)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (01/02/1996, 96C-1)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER R-O-W MAP HAVING PROJECT NO. "F1-178(9)"
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER UNFILED ALTA SURVEY BY GARY GRITSKO, "LS 8686" DATED 5/28/2020
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (12/09/1994, BK. 94-33, PG. 4890-4891, DOC. NO. 94143560)
○	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED

Line Table		
Line #	Direction	Length (ft)
L1	N 06°04'47" W *[N 06°36'41" W]*	27.68' *[17.59']*
L2	N 00°15'40" E *(N 00°00'00" E)* {N 00°17'47" E}	74.84' *(74.84)*
L3	S 15°05'00" E [S 14°58'35" E]	10.00'
L4	N 73°25'19" E	2890.02'
L5	N 00°31'13" E *[N 07°17'47" W]*	18.00' *[18.03']*
L6	S 75°09'22" W *[S 74°55'56" W]*	2.09' *[2.10']*
L7	N 00°17'47" E *[N 00°17'47" E]* ((N 00°00'00" E))	31.44' *[31.54']*
L8	S 74°55'56" W *[S 74°55'56" W]* (S 77°42'10" W)	52.02' *[51.95']*
L9	N 06°04'47" W *[N 06°04'47" E]*	10.13'

DOC# 2024057158
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PLAT R: \$25.00 B: 2024C P: 0075 Linda Stover, Bernalillo County

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	70.06*[70.06]*	75.00*[75.00]*	53°31'19"	67.54'	N 48°15'41" E



Easement Notes

- 1 EXISTING 25' PNM EASEMENT (12/05/2002, BK. A46, PG. 1373, DOC. NO. 2002161790) AND AS SHOWN ON PLAT (06/27/2005, 2005C-221, DOC. NO. 2005090950)
- 2 EXISTING 10' DRAINAGE EASEMENT RETAINED IN PLACE OF VACATED ALLEY PER ORDINANCE "V-85-44 (DRB-85-294)" (04/24/1986, C30-78)
- 3 EXISTING CABLE TELEVISION INSTALLATION AND SERVICE SUBSCRIPTION AGREEMENT EASEMENT (01/30/1991, BK. 91-2, PG. 3108-3116, DOC. NO. 916796) BLANKET IN NATURE OVER LOTS 19-24, BLOCK 10
- 4 EXISTING 25' PNM EASEMENT (09/05/2002, BK. A41, PG. 1635, DOC. NO. 2002111955) RESTRICTED TO AN AERIAL EASEMENT ONLY FOR THOSE PORTIONS OF THE PROPERTY COVERED BY EXISTING BUILDINGS
- 5 EXISTING EASEMENT TO COMCAST (03/08/2004, BK. A73, PG. 9945, DOC. NO. 2004030025) BLANKET IN NATURE OVER LOTS 19-24, BLOCK 10

Easement Notes

- 6 EXISTING TELECOM EASEMENT (06/04/2015, DOC. NO. 2015047351) & (10/26/2015 DOC. NO. 2015093481) & (10/04/2016 DOC. NO. 2016094234) BLANKET IN NATURE OVER LOTS 19-27, BLOCK 10
- 7 EXISTING GENERATOR PAD LEASE AREA (10/23/2018, DOC. NO. 2018092668) SHOWN HEREON AS

NOTE: THE PROPERTY IS SUBJECT TO A LEASE FOR WIRELESS CELLULAR TOWER GEAR ON THE PREMISES. LOCATION IS AMBIGUOUS AS THE FOLLOWING DOCUMENTS ARE NOT LEGIBLE:

(07/27/2005, BK. A100, PG. 7387, AS DOC. NO. 2005107710)
(11/19/2009, DOC. NO. 2009127978)
(03/21/2012, DOC. NO. 2012028422)
(05/23/2012, DOC. NO. 2012052395)
(12/16/2014, DOC. NO. 2014099717)
(08/21/2018, DOC. NO. 2018073494)
(10/30/2018, DOC. NO. 2018094420)

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●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED

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.

Diana Cordova Trustee 12-4-23
DIANA CORDOVA, TRUSTEE DATE
DOMINICA M. MOYA TRUST

STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12/04, 2023
DIANA CORDOVA, TRUSTEE, DOMINICA M. MOYA TRUST

By: *[Signature]*
NOTARY PUBLIC

MY COMMISSION EXPIRES 09/07/25

STATE OF NEW MEXICO
NOTARY PUBLIC
MONICA JARAMILLO
COMMISSION # 1135421
COMMISSION EXPIRES 09/07/2025

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