

Vicinity Map - Zone Atlas L-14-Z

Indexing Information

Section 29, Township 10 North, Range 3 East, N.M.P.M.
 as Projected into the Town of Albuquerque Grant
 Subdivision: Apodaca & Sedillo Addition
 Owner: Homewyse, Inc.
 UPC # 10140560264882104

Purpose of Plat

1. SUBDIVIDE ONE EXISTING LOT INTO TWO NEW LOTS AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACRESAGE 0.0849 ACRES
 ZONE ATLAS PAGE NO. L-14-Z
 NUMBER OF EXISTING LOTS 1
 NUMBER OF LOTS CREATED 2
 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 2021

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2021.
2. ALL DISTANCES ARE GROUND DISTANCES, U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83 - CENTRAL ZONE)

Legal Description

LOT NUMBERED ONE (1) IN BLOCK NUMBERED ONE (1) OF THE APODACA & SEDILLO ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 22, 1937, IN MAP BOOK C2, FOLIO 140.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # 10140560264882104.

PROPERTY OWNER OF RECORD
 Homewyse Inc.
 BERNALILLO COUNTY, TREASURER'S OFFICE
 5/6/22

DOCH 2022044581
 W/UP/2022 01 14 05:06:26 4882104
 BERNALILLO COUNTY, NEW MEXICO

Plat for
Lots 1-A and 1-B, Block 1
Apodaca and Sedillo Addition
 Being Comprised of
Lot 1, Block 1
Apodaca and Sedillo Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 December 2021

Project Number : PR-2021-006255
 Application Number : SD-2022-00016

Plat Approvals:

PNM Electric Services <i>David L. Bishop</i>	Feb 7, 2022
West Corp. d/b/a CenturyLink GC <i>Patricia L. Stone</i>	Feb 1, 2022
New Mexico Gas Company <i>John H. Hester</i>	Feb 1, 2022
Comcast	

City Approvals:

City Surveyor <i>Jessica Wolfenbarger</i>	Apr 21, 2022
Traffic Engineer <i>Blaine Carter</i>	Apr 21, 2022
Parks and Recreation Department <i>Jeff Hahn</i>	Apr 21, 2022
Code Enforcement <i>Samuel</i>	2/7/2022
City Engineer <i>Samuel</i>	Apr 21, 2022
DRB Chairperson, Planning Department <i>Paula W. Street</i>	2/9/2022

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.
 Will Plotner
 N.M.R.P.S. No. 14271
 1/13/2022
 Date



CSI-CARTESIAN SURVEYS INC.

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

Sheet 1 of 3
 2/18/23

Documents

1. PLAT OF APODACA & SEDILLO ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 22, 1937, IN BOOK C2, PAGE 140.
2. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 14, 2021, AS DOCUMENT NUMBER 2021044100.

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.

2022-C-37

(1)

**Plat for
Lots 1-A and 1-B, Block 1
Apodaca and Sedillo Addition
Being Comprised of
Lot 1, Block 1
Apodaca and Sedillo Addition
City of Albuquerque
Bernalillo County, New Mexico
December 2021**

Easement Notes

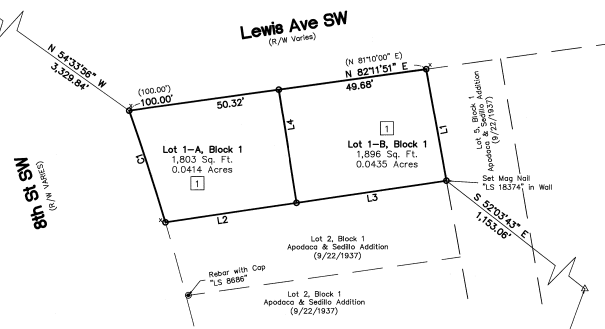
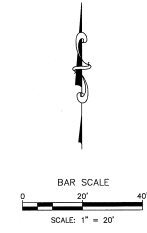
- 1 CROSS LOT DRAINAGE EASEMENT EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES, BENEFITING LOTS 1-A AND 1-B, TO BE MAINTAINED BY THE UNDERLYING OWNER, GRANTED WITH THE FILING OF THIS PLAT.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.00' (39.00')	861.21'	2'35'42"	39.00'	N 17°51'20" W

Line Table		
Line #	Direction	Length (ft)
L1	S 10°15'42" E (S 08°50'00" E)	37.66' (38.39')
L2	S 81°43'41" W (S 81°10'00" W)	44.29'
L3	S 81°43'41" W (S 81°10'00" W)	50.52'
L4	S 08°59'00" E	38.05'

ACS Monument "5_K13"
NAD 1983 CENTRAL ZONE
X=1516146.508 *
Y=1483645.729 *
Z=4955.636 * (NAVD 1988)
G-G=0.999684490
Mapping Angle=-0°14'19.31"
*U.S. SURVEY FEET

DOC# 2022044581
RECORDED IN 12 08 2021 08:51:21
INDEXED IN 12 08 2021 08:51:21
Bernalillo County



IDO and DPM Waiver Notes

A SIDEWALK WAIVER VA-2022-00038 ALLOWS LEWIS AVENUE SOUTHWEST TO REMAIN WITHOUT A SIDEWALK, RATHER THAN THE REQUIRED 5 FEET. SEE 14-16-(0)(3), FRONTING LOT 1, BLOCK 1 OF APODACA AND SEDILLO ADDITION, AS APPROVED FOR THESE PLATTED PROPERTIES BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON MARCH 9, 2022.

AN ADMINISTRATIVE DETERMINATION ALLOWING FOR THE EXISTING 3.7 FOOT SIDEWALK IN PLACE OF THE DPM STANDARD SIDEWALK WIDTH OF SIX (6) FEET FOR THE SIDEWALK FRONTING LOT 1-A, BLOCK 1 OF APODACA AND SEDILLO ADDITION, WAS APPROVED FOR THESE PLATTED PROPERTIES BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON MARCH 9, 2022.

AN ADMINISTRATIVE DETERMINATION ALLOWING FOR THE EXISTING SIXTY (60) FOOT WIDE RIGHT OF WAY FOR 8TH STREET S.W. IN PLACE OF THE REQUIRED DPM STANDARD 64 FEET RIGHT-OF-WAY WIDTH WAS APPROVED FOR THE PLATTED PROPERTY BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON MARCH 9, 2022.

AN ADMINISTRATIVE DETERMINATION ALLOWING FOR THE EXISTING THIRTY TWO (32) TO THIRTY FIVE (35) FOOT WIDE RIGHT OF WAY FOR LEWIS AVENUE S.W. IN PLACE OF THE REQUIRED DPM STANDARD 48 FEET RIGHT-OF-WAY WIDTH WAS APPROVED FOR THE PLATTED PROPERTY BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON MARCH 9, 2022.

ACS Monument "10_L14"
NAD 1983 CENTRAL ZONE
X=1519873.633 *
Y=1480983.635 *
Z=4954.577 * (NAVD 1988)
G-G=0.999683551
Mapping Angle=-0°13'53.32"
*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 (09/22/1937, C2-140)
- FOUND MONUMENT AS INDICATED
- SET CHISELED "X" UNLESS OTHERWISE NOTED

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DOC# 202204581
PLAT# 2022 04 14 20:24:00 2022
Linda Stover, Bernalillo County

Plat for
Lots 1-A and 1-B, Block 1
Apodaca and Sedillo Addition
Being Comprised of
Lot 1, Block 1
Apodaca and Sedillo Addition
City of Albuquerque
Bernalillo County, New Mexico
December 2021

Free Consent & Dedication

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.

Elena Gonzales 2.7.22
ELENA GONZALES, SENIOR DIRECTOR, POLICY & COMMUNITY ENGAGEMENT DATE
HOMEWISE, INC.

STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 17th February, 2022
BY: ELENA GONZALES, SENIOR DIRECTOR, POLICY & COMMUNITY ENGAGEMENT, HOMEWISE, INC.

By: *Charles Salderon*
NOTARY PUBLIC
MY COMMISSION EXPIRES June 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. **Sparklight** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.
 - E. **City of Rio Rancho Utilities** (water and sanitary sewer) for installation, maintenance, and services of lines and other equipment and facilities reasonably necessary to provide 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 (NMGCO) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGCO 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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2022C-37

(3)