

Vicinity Map - Zone Atlas F-14-Z

Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 1386520 AND AN EFFECTIVE DATE OF AUGUST 27, 2021.
2. PLAT OF DOUGLAS MACARTHUR SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 17, 1946, BOOK D, PAGE 112.
3. DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 16, 2020, AS DOCUMENT NO. 2020024265.

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 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

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 ERCTED 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

Section 32, Township 11 North, Range 3 East, N.M.P.M. as Projected into the Elena Gallegos Grant
 Subdivision: Douglas MacArthur Sub. & M.R.G.C.D Map 32
 Owner: Martinez Property Holdings Inc
 UPC #: 101406143919141619 (Lot 1)
 UPC #: 101406144020141618 (Tract 112-A-2)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 1.4319 ACRES
 ZONE ATLAS PAGE NO. F-14-Z
 NUMBER OF EXISTING LOTS. 2
 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. 0.0144 ACRES
 DATE OF SURVEY. JANUARY 2021

Legal Description

LOT NUMBERED ONE (1) IN BLOCK NUMBERED TWO (2) OF THE DOUGLAS MACARTHUR SUBDIVISION, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT NO. 22, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 17, 1946.

AND

TRACT 112-A-2 OF THE MIDDLE RIO GRANDE CONTROVERSY DISTRICT MAP NUMBER 32 LOCATED WITH PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST N.M.P.M., ELENA GALLEGOS GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH ILLEGIBLE CAP, FROM WHENCE ACS MONUMENT "DOUGLAS" BEARS N 82°11'34" W, 2,730.42 FEET;

THENCE FROM SAID POINT OF BEGINNING N 08°50'12" E, A DISTANCE OF 52.16 FEET TO THE SOUTHWEST CORNER AT SAID LOT 1, MARKED WITH A REBAR WITH CAP "LS 11993";

THENCE, N 09°23'05" E, A DISTANCE 66.98 FEET TO A 5/8" REBAR;

THENCE, N 09°19'58" E, A DISTANCE OF 113.08 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE WEST RIGHT AT WAY OF 4TH STREET NW, MARKED BY A PK NAIL IN WALL WITH TAG "LS 11993";

THENCE, S 80°13'19" E, A DISTANCE OF 100.25 FEET TO A REBAR WITH CAP "LS 5216";

THENCE, S 80°21'27" E, A DISTANCE OF 169.81 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF 4TH STREET N.W., BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A CHISELED "X" IN CONCRETE;

THENCE, COINCIDING SAID RIGHT-OF-WAY, S 09°21'53" W, A DISTANCE OF 180.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, MARKED BY A CHISELED "X" IN CONCRETE;

THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, S 09°21'53" W, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE NORTHERN RIGHT-OF-WAY OF DOUGLAS MACARTHUR ROAD N.W., MARKED BY A CHISELED "X" IN CONCRETE;

THENCE, COINCIDING SAID RIGHT-OF-WAY, N 80°46'40" W, A DISTANCE OF 269.54 FEET TO THE POINT OF BEGINNING, CONTAINING 1.4319 ACRES (62,371 SQ. FT.) MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101406143919141619
 101406144020141618

PROPERTY OWNER OF RECORD
 Martinez Property Holdings LLC
 BERNALILLO COUNTY TREASURER'S OFFICE
 Brandie Zamora 8-1-22

Plat for
Tracts A and B
Champion 4th Street
Being Comprised of
Lot 1, Block 2 of Douglas MacArthur
Subdivision and Tract 112-A-2
MRGCD Map 32
City of Albuquerque, Bernalillo County, New Mexico
February 2022

Project Number: PR-2021-006366

Application Number: SD-2022-00017

Plat Approvals:

<i>[Signature]</i>	Feb 8, 2022
PNM Electric Services	
<i>Natalia Antonio</i> <small>Natalia Antonio (Feb 8, 2022 11:05:15)</small>	Feb 8, 2022
Qwest Corp. d/b/a CenturyLink QC	
<i>Patricia C. Stone</i> <small>Patricia C. Stone (Mar 4, 2022 09:00:00)</small>	Mar 4, 2022
New Mexico Gas Company	
<i>Mike Mentzer</i> <small>Mike Mentzer (Feb 8, 2022 09:00:00)</small>	Feb 8, 2022
Comcast	

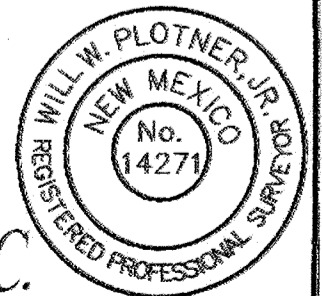
City Approvals:

<i>Loran N. Risenhoover P.S.</i> City Surveyor	2/4/2022
<i>Jeanne Wolfenbarger</i> Traffic Engineer	Jun 1, 2022
<i>Blaine Carter</i> Blaine Carter (Jul 28, 2022 15:12:00 MDT)	Jul 28, 2022
<i>Chaf Hamdani</i> Chaf Hamdani (Jun 1, 2022 08:14:00 MDT)	Jun 1, 2022
<i>JM Plan</i> Code Enforcement	Jun 6, 2022
<i>Walter Friede</i> AMA/CA	3/7/2022
<i>Ernest Armijo</i> City Engineer	Jun 1, 2022
<i>[Signature]</i> DRB Chairperson, Planning Department	Jul 28, 2022
<i>J.M.C.</i> MRGCD	3/7/2022

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. 2/4/2022
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271

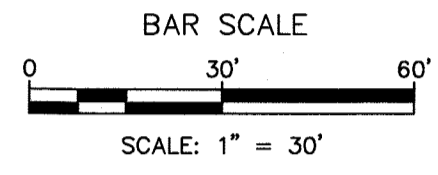


CSI-CARTESIAN SURVEYS INC.

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

**Plat for
Tracts A and B
Champion 4th Street
Being Comprised of
Lot 1, Block 2 of Douglas MacArthur
Subdivision and Tract 112-A-2
MRGCD Map 32
City of Albuquerque, Bernalillo County, New Mexico
February 2022**

DOCH 2022070904
08/01/2022 10:03 AM Page: 2 of 3
PLAT R \$25.00 B: 2022C P: 0076 Linda Stover, Bernalillo County



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (03/09/1971, B5-114)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (04/03/1997, 97C-102)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (03/16/2020, DOC. NO. 2020024265)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER DEED (09/17/1946, D-112)
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

ACS Monument "DOUGLAS"
NAD 1983 CENTRAL ZONE
X=1505417.495 *
Y=1520286.421 *
Z=4975.078 *
G-G=0.999682452
MAPPING ANGLE=-0°13'52.53"
* US SURVEY FEET

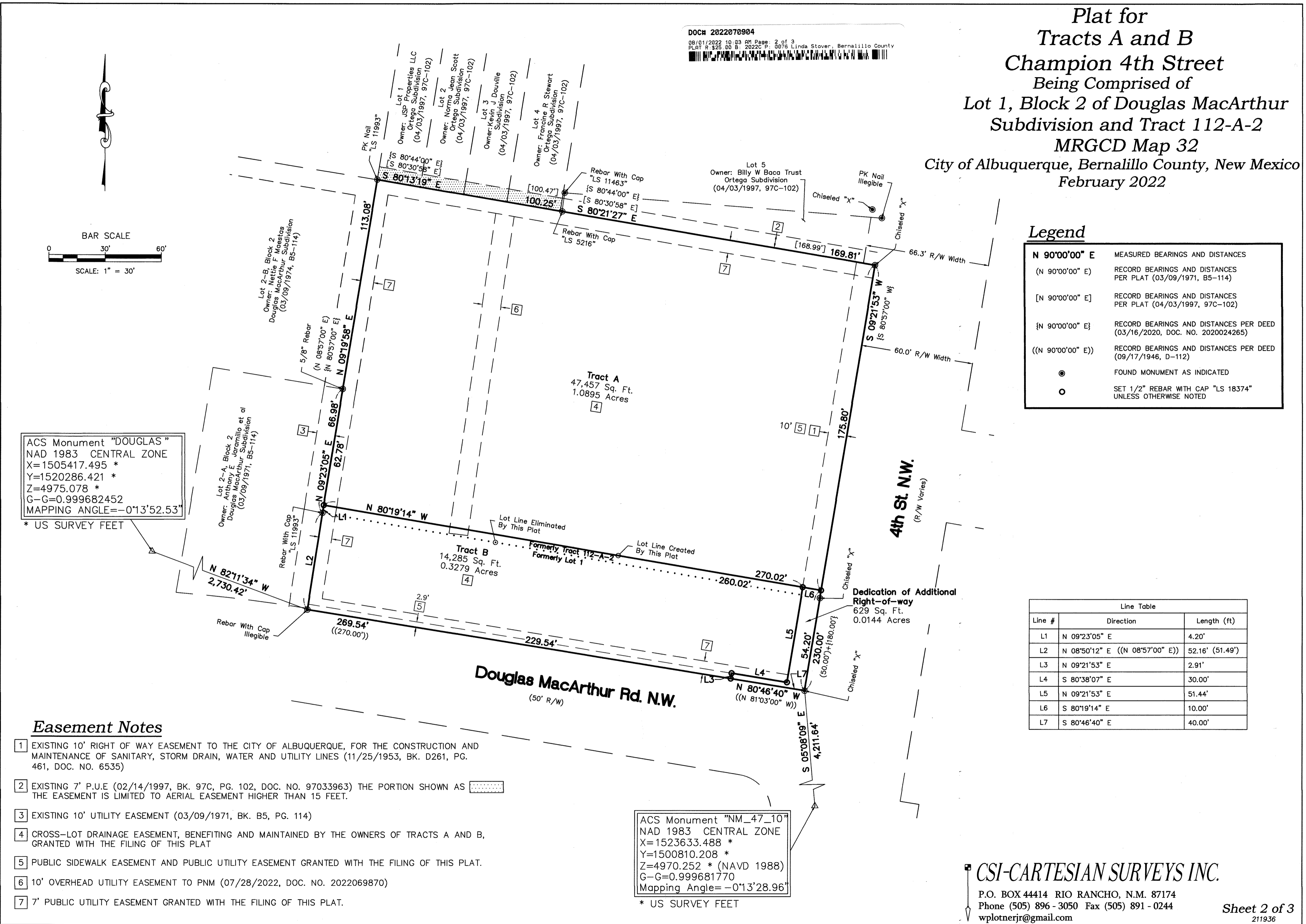
Line Table

Line #	Direction	Length (ft)
L1	N 09°23'05" E	4.20'
L2	N 08°50'12" E ((N 08°57'00" E))	52.16' (51.49')
L3	N 09°21'53" E	2.91'
L4	S 80°38'07" E	30.00'
L5	N 09°21'53" E	51.44'
L6	S 80°19'14" E	10.00'
L7	S 80°46'40" E	40.00'

Easement Notes

- EXISTING 10' RIGHT OF WAY EASEMENT TO THE CITY OF ALBUQUERQUE, FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY, STORM DRAIN, WATER AND UTILITY LINES (11/25/1953, BK. D261, PG. 461, DOC. NO. 6535)
- EXISTING 7' P.U.E (02/14/1997, BK. 97C, PG. 102, DOC. NO. 97033963) THE PORTION SHOWN AS THE EASEMENT IS LIMITED TO AERIAL EASEMENT HIGHER THAN 15 FEET.
- EXISTING 10' UTILITY EASEMENT (03/09/1971, BK. B5, PG. 114)
- CROSS-LOT DRAINAGE EASEMENT, BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A AND B, GRANTED WITH THE FILING OF THIS PLAT
- PUBLIC SIDEWALK EASEMENT AND PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 10' OVERHEAD UTILITY EASEMENT TO PNM (07/28/2022, DOC. NO. 2022069870)
- 7' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

ACS Monument "NM_47_10"
NAD 1983 CENTRAL ZONE
X=1523633.488 *
Y=1500810.208 *
Z=4970.252 * (NAVD 1988)
G-G=0.999681770
Mapping Angle=-0°13'28.96"
* US SURVEY FEET



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Tracts A and B
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February 2022

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0119G, DATED SEPTEMBER 26, 2008.

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.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN 4TH STREET NW AND DOUGLAS MACARTHUR ROAD NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Derrick Martinez
DERRICK MARTINEZ, OWNER
MARTINEZ PROPERTY HOLDINGS INC

2-6-2022
DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 6, 2022
BY: DERRICK MARTINEZ, OWNER, MARTINEZ PROPERTY HOLDINGS INC

BY: *Kyla Stoker*
NOTARY PUBLIC

MY COMMISSION EXPIRES 7/31/2024

STATE OF NEW MEXICO
NOTARY PUBLIC
Kyla N. Rhodes Stoker
Commission No. 1056502
July 31, 2024

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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