

LOCATION MAP C-20-Z

PURPOSE OF PLAT

1. To eliminate lot line as shown hereon.
2. To grant easements as shown hereon.
3. To dedicate and vacate public street right-of-way as shown hereon.
4. To create 8 lots as shown hereon.

SUBDIVISION DATA

1. Project No.: PR-2022-006568
2. Application No.: SD-2023-00147
3. Zone Atlas Index No.: C-20-Z
4. Total Number of Lots created: 8
5. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9982 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled: "TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES", (09-10-1931, D00-121) all being records of Bernalillo County, New Mexico.
5. Field Survey: February, 20223
6. Title Report(s): None provided.
7. Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122
8. City of Albuquerque, New Mexico IDO Zone: R-1C
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 141 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of public street right-of-way as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Clearbrook Investments, Inc., a New Mexico corporation

Scott Henry 1/16/2025
 Scott Henry, President Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this 16th day of January, 2024, this instrument was acknowledged before me by Scott Henry, President of Clearbrook Investments, Inc., a New Mexico corporation, on behalf of said corporation.

Gina Mares
 Notary Public

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D00, Page 121, and containing 1.9982 acres more or less.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST 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.

BERNALILLO COUNTY TREASURER

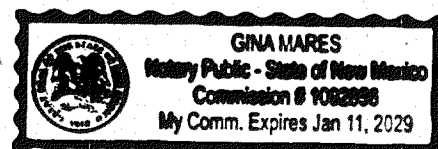
THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # _____

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

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 erected on the lots or parcels within the area of this plat.



PLAT
VALENTINO ESTATES
 (A REPLAT OF LOTS 4 & 5,
 BLOCK 16, TRACT 3, UNIT 3,
 NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 17
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE,
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2023

PROJECT NUMBER: PR-2022-006568

Application Number: SD-2023-00147

THIS PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER ON

PLAT APPROVAL

Utility Approvals: *RJA* 07/06/2023

Public Service Company of New Mexico Date

W. Est 7/7/2023

New Mexico Gas Company Date

Abdul A. Bhuiyan 07/07/2023

Lumen Date

Mike Mortua 07/10/2023

Comcast Date

City Approvals:

LVR 10/3/2024 *Loran N. Risenhoover P.S.* 7/3/2023
 City Surveyor Date

Real Property Division Date

Traffic Engineering, Transportation Division Date

Albuquerque-Bernalillo County Water Utility Authority Date

Parks and Recreation Department Date

And 7/17/2023
 AMAECA Date

City Engineer/Hydrology Date

Code Enforcement Date

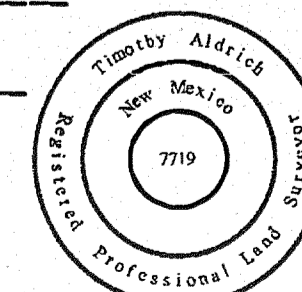
Solid Waste Management Date

Development Hearing Officer, Planning Department Date

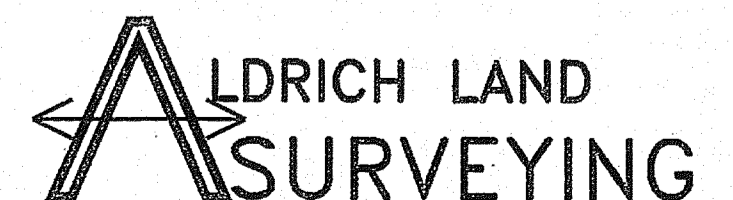
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."

Timothy Aldrich 06/24/2023
 Timothy Aldrich, P.S. No. 7719 Date



Drawn By:	TA	Date:	06-24-2023
Checked By:	TA	Drawing Name:	22096PLT.DWG
Job No.:	22-096	Sheet:	1 of 3



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

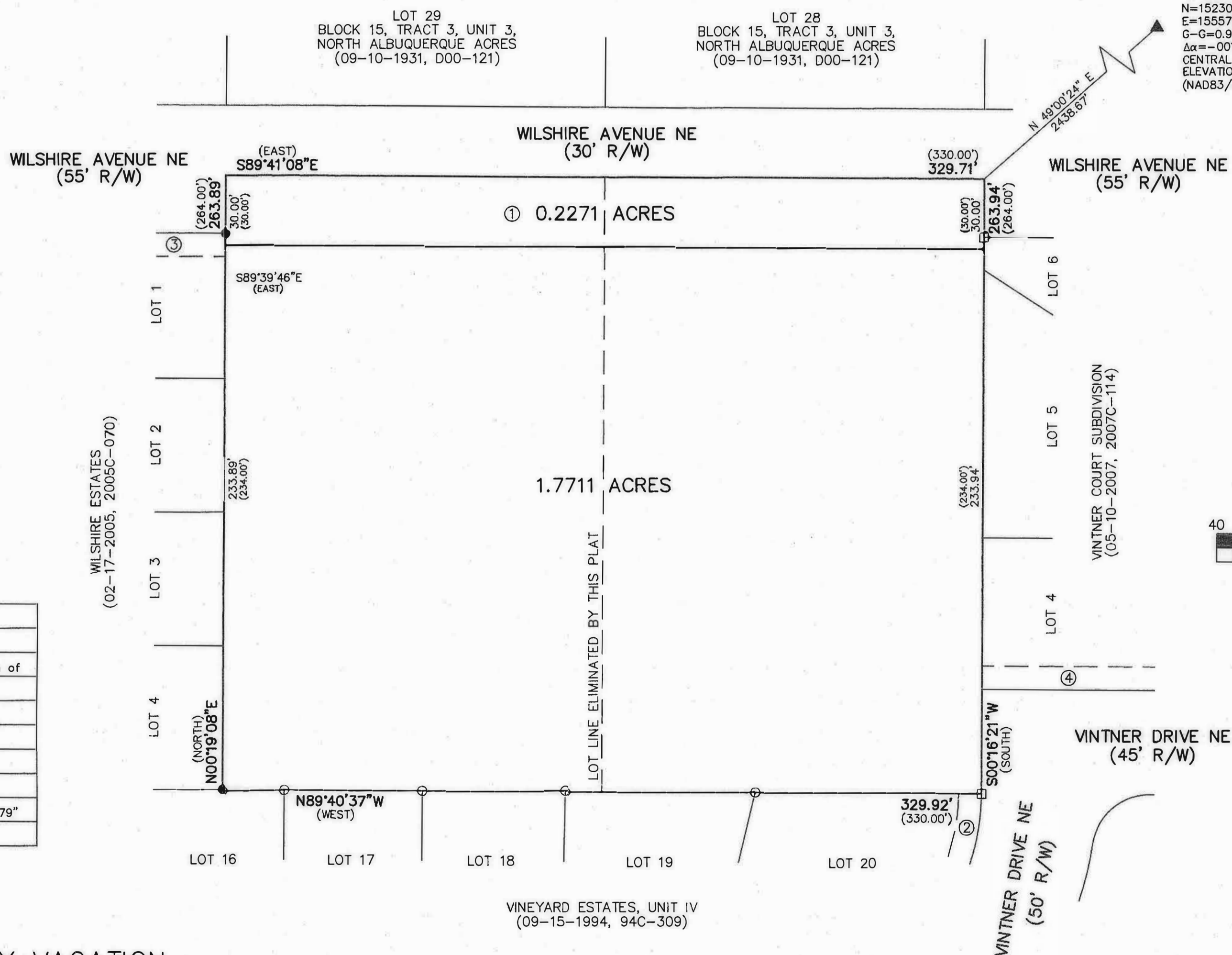
EXISTING CONDITIONS

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EASEMENTS/RIGHT-OF-WAY

- ① EXISTING 30' ROADWAY AND UTILITY EASEMENT
 (09-10-1931, D00-121) (0.2271 ACRES)
 (DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (09-15-1994, 94C-309)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (02-17-2005, 2005C-070)
- ④ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
 (05-10-2007, 2007C-114)

AGRS MONUMENT
 "6-C21 1995"
 N=1523064.716 (US SURVEY FOOT)
 E=1555754.364 (US SURVEY FOOT)
 G-G=0.999641314
 Δα=-00°09'47.79"
 CENTRAL ZONE
 ELEVATION=5660.507 (US SURVEY FOOT)
 (NAD83/NAVD88)



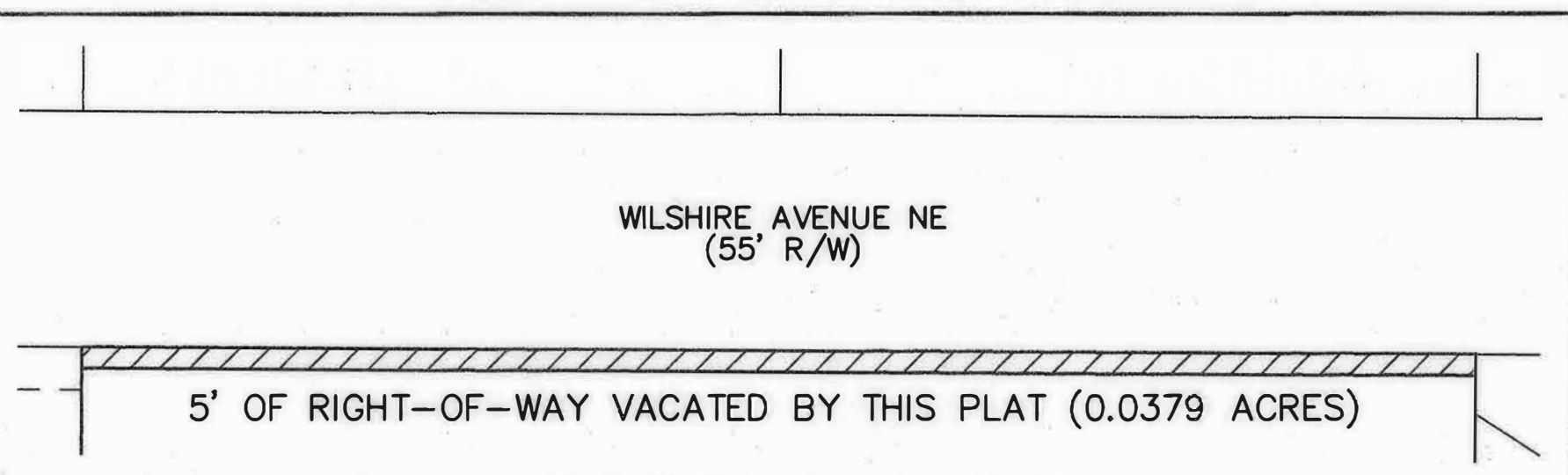
PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND 5/8" REBAR WITH CAP "LS 10204"
- FOUND PK WITH WASHER "LS 11184"

BENCHMARKS

AGRS Aluminum Cap stamped "6-C21 1995"
The station is located in the northeast quadrant of the intersection of Holbrook Street NE and Oakland Avenue NE.
Geographic Position, in feet (NAD83)
N.M. State Plane Coordinates (Central Zone)
N=1523064.716, E=1555754.364, G-G=0.999641314, DA=-00°09'47.79"
Elevation, in feet (NAVD88) = 5660.507

RIGHT-OF-WAY VACATION



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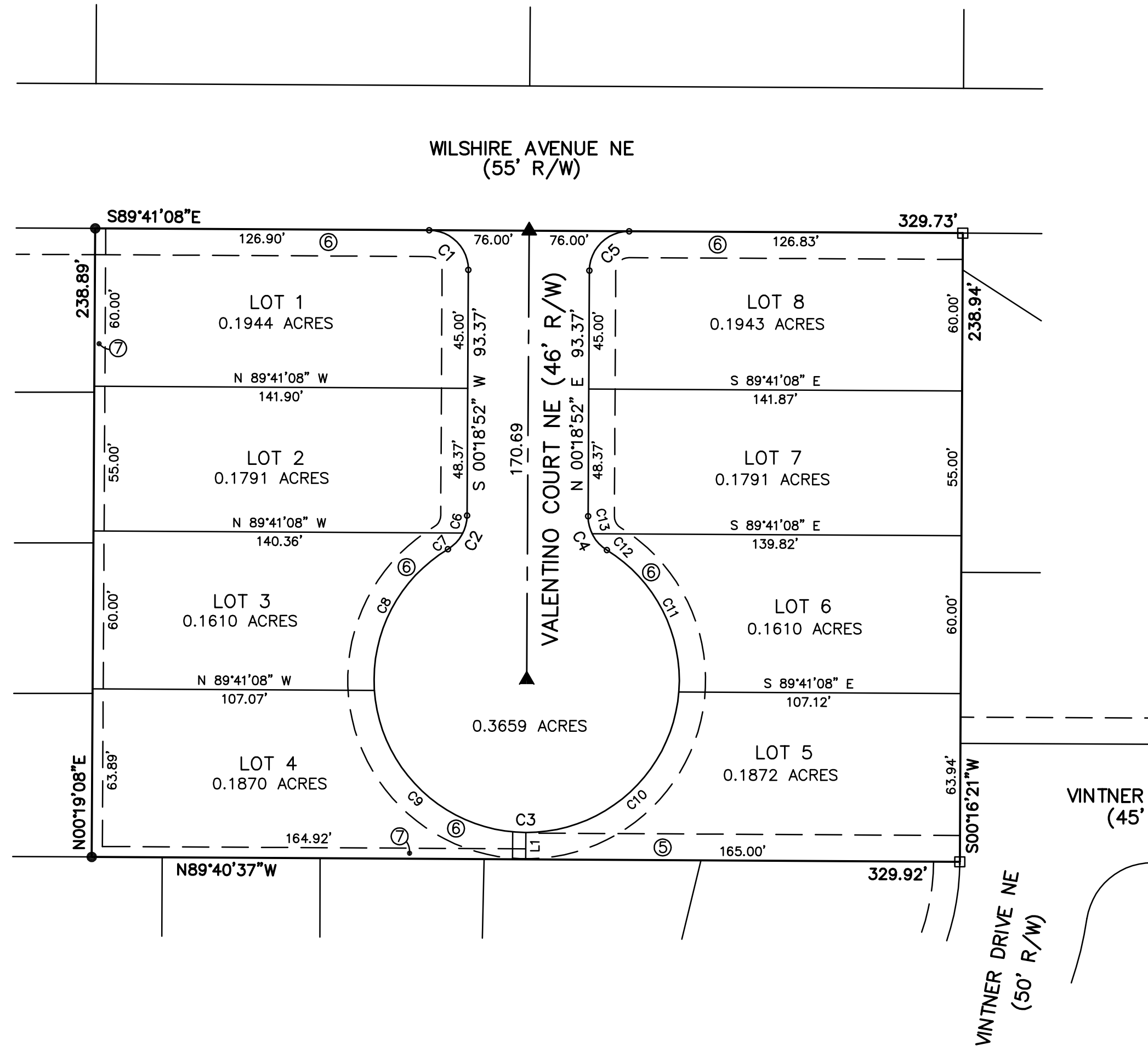


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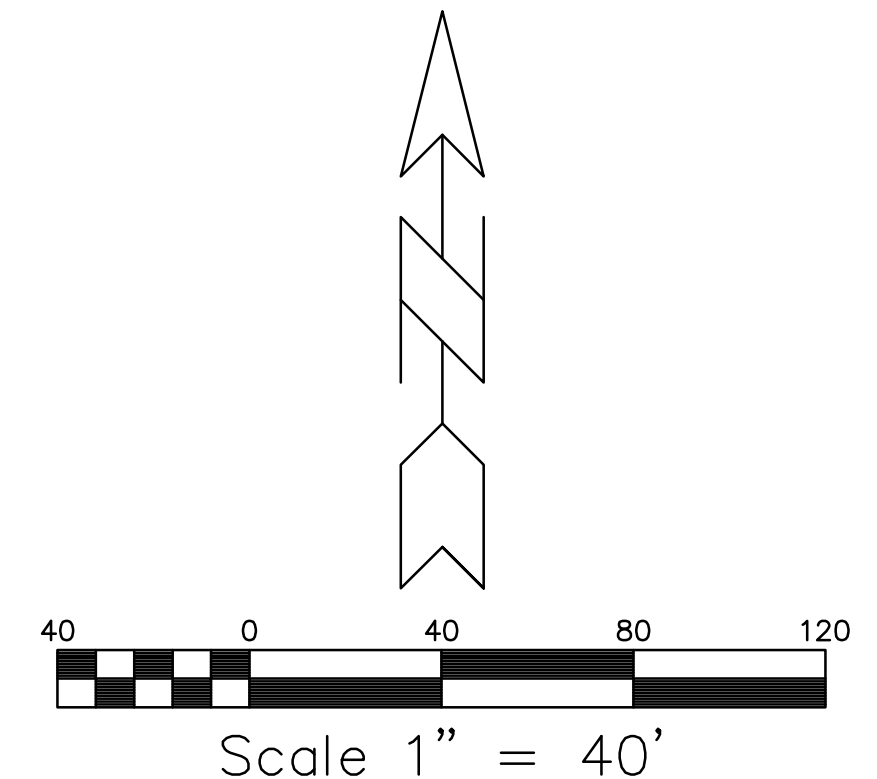
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 44°41'08" E	21.21'
C2	15.35'	15.00'	58°37'52"	S 29°37'48" W	14.69'
C3	300.92'	58.00'	297°15'43"	S 89°41'08" E	60.38'
C4	15.35'	15.00'	58°37'52"	N 29°00'04" W	14.69'
C5	23.56'	15.00'	90°00'00"	N 45°18'52" E	21.21'

All street centerlines shall be monumented at all PC's, PT's, Angle Points and Intersections designated thus "▲". Monuments shall be marked as follows:
 "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
 "DO NOT DISTURB"
 "PLS # 7719"

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- NEW EASEMENTS
- ⑤ 10' PUBLIC DRAINAGE EASEMENT (GRANTED BY THIS PLAT)
 - ⑥ 10' PUBLIC UTILITY EASEMENT (PUE) (GRANTED BY THIS PLAT)
 - ⑦ 4' PRIVATE LANDSCAPE EASEMENT FOR THE JOINT USE AND BENEFIT OF AND TO BE MAINTAINED BY LOTS 1 THRU 4. ACCESS TO SAID EASEMENT SHALL BE LIMITED TO LOTS 1 THRU 4 THROUGH A GATE LOCATED AT THE SOUTH END OF THE CUL-DE-SAC. (GRANTED BY THIS PLAT AND SUBJECT TO DOCUMENTS PROVIDED AT CLOSING)



LINE	BEARING	DISTANCE
L1	S 00°18'52" W	10.22'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	6.87'	15.00'	26°15'07"	S 13°26'26" W	6.81'
C7	8.48'	15.00'	32°22'44"	S 42°45'22" W	8.36'
C8	63.66'	58.00'	62°53'16"	S 27°30'06" W	60.51'
C9	86.80'	58.00'	85°44'36"	S 46°48'50" E	78.92'
C10	86.80'	58.00'	85°44'36"	N 47°26'34" E	78.92'
C11	63.66'	58.00'	62°53'16"	N 26°52'22" W	60.51'
C12	8.48'	15.00'	32°22'44"	N 42°07'37" W	8.36'
C13	6.87'	15.00'	26°15'07"	N 12°48'41" W	6.81'

02-24-2025 REV
 09-23-2024 REV
 11-25-2023 REV
 10-02-2023 REV

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ALDRICH LAND SURVEYING
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