

Vicinity Map - Zone Atlas F-13-Z

**Notes**

1. FIELD SURVEY PERFORMED IN FEBRUARY 2017 AND JUNE 2023.
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. THE EASTERLY 14 FEET OF LOT 16 WERE QUITCLAIMED FOR A ROADWAY BY FORMER OWNERS TO LOT 2, LANDS OF TELESFOR SANCHEZ, BY DEED (5/21/1982, BK. 163-A, PG. 195, DOC. NO. 8226991) AND RETURNED BY THE SUCCESSORS OF LOT 2, BEING THE OWNERS OF LOTS 2-A AND 2-B, LANDS OF TELESFOR SANCHEZ, THROUGH QUITCLAIM DEED (12/20/2021, DOC. NO. 2021147914). THE EASTERLY 14 FEET WAS RETAINED AS A PRIVATE ACCESS EASEMENT, PER (12/20/2021, DOC. NO. 2021147932) AND REFILED (11/17/2022, DOC. NO. 2022100109).
6. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON FEBRUARY 7TH, 2024.

**Documents**

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000013023 AND AN EFFECTIVE DATE OF DECEMBER 29, 2016.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 28, 1948 IN BOOK B, PAGE 120.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 20, 2023 AS DOCUMENT NO. 2023010024.
4. REAL ESTATE CONTRACT FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 20, 2023, AS DOCUMENT NO. 2023010025.

**Legal Description**

LOTS NUMBERED SIXTEEN (16), AND SEVENTEEN (17), PLAT OF LAND OF RAYMOND ORTIZ, A SUBDIVISION OF A TRACT OF LAND IN SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT AND DEDICATION THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 28, 1948, IN BOOK B, PAGE 120.

**Indexing Information**

Section 31, Township 11 North, Range 3 East, N.M.P.M.  
 as Projected into the Elena Gallegos Grant  
 Subdivision: Lands of Raymond Ortiz  
 Owner: Dodeka LLC  
 UPC # 101306138815340948 (Lot 16)  
 UPC # 101306138215540949 (Lot 17)

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENT AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE. . . . . 0.3142 ACRES  
 ZONE ATLAS PAGE NO. . . . . F-13-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. . . . . 0.0000 ACRES  
 DATE OF SURVEY. . . . . JUNE 2023

DOCH 2024035607  
 05/24/2024 04:26 PM Page: 1 of 3  
 PLAT R: \$25.00 B: 2024C P: 0044 Linda Stover, Bernalillo County

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC # 101306138815340948  
 101306138215540949

PROPERTY OWNER OF RECORD  
 Holly Arroyo  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 George Stone

Plat for  
 Lots 16-A and 17-A,  
 Land of Raymond Ortiz  
 Being Comprised of  
 Lots 16 and 17,  
 Land of Raymond Ortiz  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 January 2024

Project Number: PR-2022-006674

Application Number: SD-2024-00015

**Plat Approvals:**

- PNM Electric Services Jan 22, 2024
- Jeff Estvanko Jan 18, 2024
- Qwest Corp. d/b/a CenturyLink QC Jan 22, 2024
- New Mexico Gas Company Jan 19, 2024
- Comcast

**City Approvals:**

- Loren N. Risenhoover, P.S. 1/18/2024  
City Surveyor
- Ernest Armijo 02/09/24
- Traffic Engineering, Transportation Division 02/14/24
- ABCWUA 02/11/24
- Whitney Bisher  
Parks and Recreation Department 1/16/2024
- AMAFCA 02/09/24
- Heqian Chen
- Hydrology 02/12/24
- Code Enforcement 02/09/24
- Jay Rodenbeck  
Planning Department 05/24/24
- Shahab Biazar  
Engineer 1/16/2024
- MRGCD

**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.

Brian J. Martinez 1/18/24  
 Brian J. Martinez  
 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



**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. 35001C0118G, DATED SEPTEMBER 26, 2008.

**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.

**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.

**Easement Notes**

- 1 EXISTING 20' PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 1-4, TELESFOR SANCHEZ (5/19/1978, C13-103) WITH ROADWAY MAINTENANCE AGREEMENT BETWEEN THE OWNERS OF LOTS 1, 2, 3 AND 4, TELESFOR SANCHEZ (3/22/2004, BK. A74, PG. 7406, DOC. NO. 2004037516) AND ALSO 20' ACCESS, PUBLIC WATER AND SEWER EASEMENT (6/6/2005, BK. A97, PG. 9709, DOC. NO. 2005079947) AND (2/2/2005, BK. A91, PG. 6027, DOC. NO. 500516086)
- 2 EXISTING 20' PUBLIC WATER & SEWER EASEMENT (10/01/2007, 2007C-282)
- 3 EXISTING 30' PRIVATE ACCESS EASEMENT BENEFITING TRACTS 2-A & 2-B AND ADJACENT PROPERTIES, MAINTAINED BY THE OWNERS OF LOTS 2-A & 2-B [20' GRANTED BY PLAT (5/19/1978, C13-103) AND 10' GRANTED BY PLAT (10/01/2007, 2007C-282)]
- 4 EXISTING 14' PRIVATE UTILITY EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS 53-A-1 AND 54-A-1 (NOW LOTS 1, 2-A, 2-B, TELESFOR SANCHEZ) (5/12/1995, BK. 95-11, PG. 6239, DOC. NO. 95047655)
- 5 EXISTING 10' GAS EASEMENT (4/27/1982, BK. MISC. 926, PG. 133, DOC. NO. 8221750)
- 6 EXISTING 14' PRIVATE INGRESS/EGRESS EASEMENT BENEFITING LOTS 2-A AND 2-B, AND MAINTAINED BY THE OWNERS OF SAID LOTS (12/20/2021, DOC. NO. 2021147932) AND REFILED (11/17/2022, DOC. NO. 2022100109)
- 7 EXISTING 15' ROAD EASEMENT (11/25/1980, MRGCD REC. NO. 31-0020)
- 8 EXISTING 30' PUBLIC SEWER AND PUBLIC WATER EASEMENT (10/1/2007, 2007C-202)
- 9 EXISTING 10' GAS EASEMENT (6/20/1973, BK. MISC. 318, PG. 142-143, DOC. NO. 57898)
- 10 5' PUBLIC WATER METER EASEMENT GRANTED WITH THE FILING OF THIS PLAT

**Plat for  
Lots 16-A and 17-A,  
Land of Raymond Ortiz  
Being Comprised of  
Lots 16 and 17,  
Land of Raymond Ortiz  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2024**

DOCH 2024035607

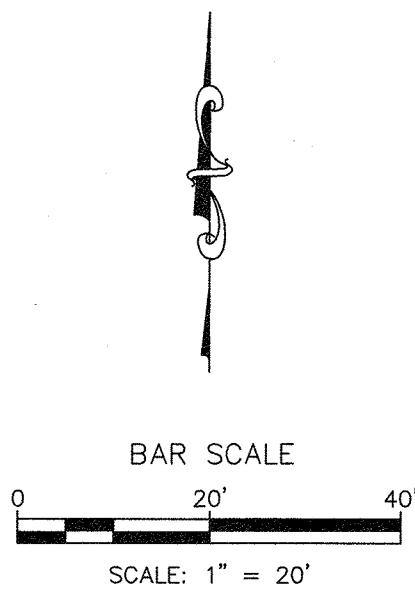
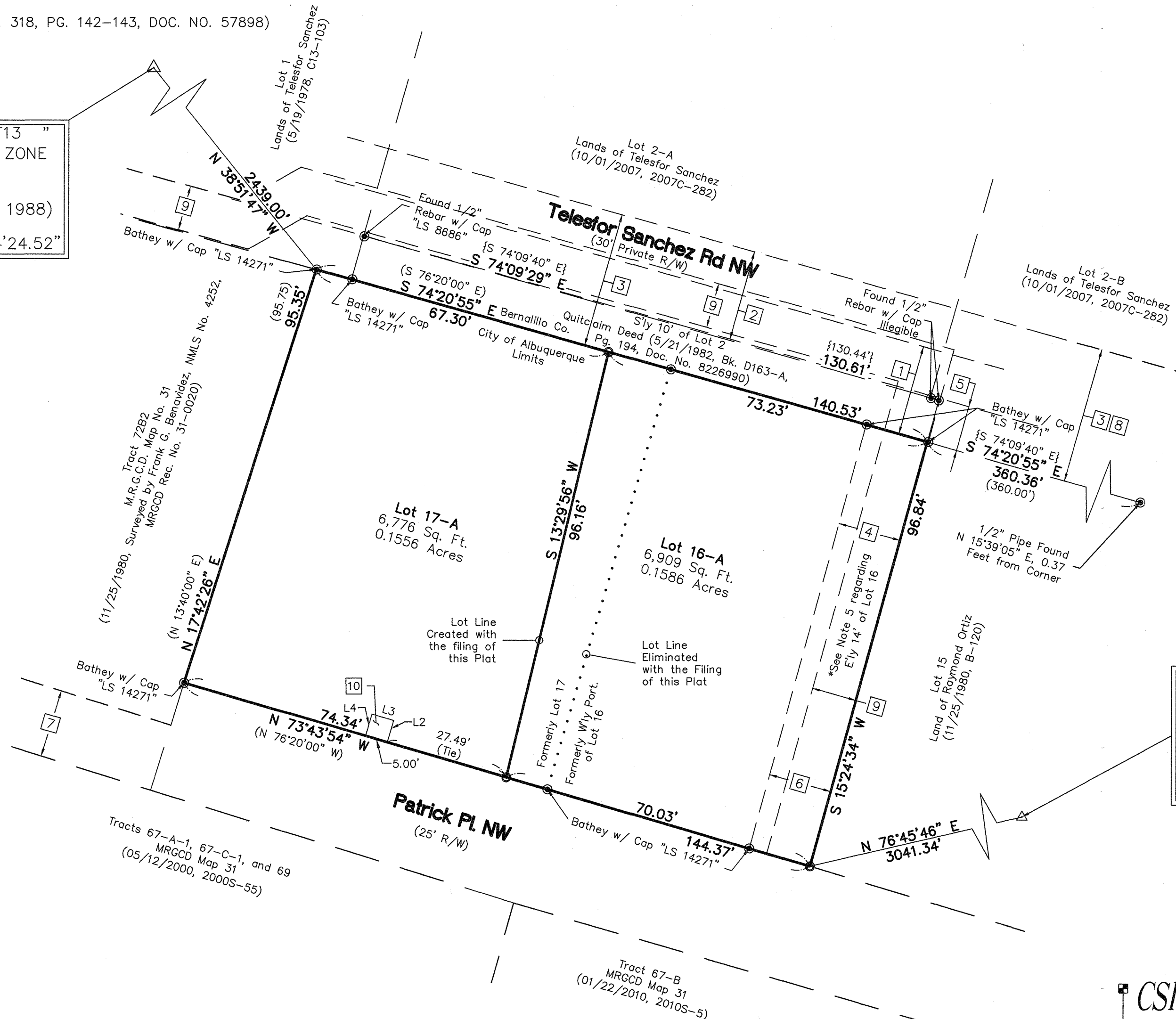
05/24/2024 04:26 PM Page: 2 of 3  
PLAT R \$25.00 B: 2024C P: 0044 Linda Stover, Bernalillo County

ACS Monument "14\_F13"  
NAD 1983 CENTRAL ZONE  
X=1515687.389\*  
Y=1506751.047\*  
Z=4975.508\* (NAVD 1988)  
G-G=0.999683724  
Mapping Angle=-0°14'24.52"  
\* 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 (10/28/1948, B-120)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (10/01/2007, 2007C-282)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

ACS Monument "DOUGLAS"  
NAD 1983 CENTRAL ZONE  
X=1520286.421\*  
Y=1505417.495\*  
Z=4975.078\* (NAVD 1988)  
G-G=0.999682452  
Mapping Angle=-0°13'52.53"  
\* U.S. Survey Feet



Line #	Direction	Length (ft)
L2	N 16°16'06" E	5.00'
L3	S 73°43'54" E	5.00'
L4	N 16°16'06" E	5.00'

\*L1 is intentionally omitted

**CSI-CARTESIAN SURVEYS INC.**

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



**Plat for  
Lots 16-A and 17-A,  
Land of Raymond Ortiz  
Being Comprised of  
Lots 16 and 17,  
Lands of Raymond Ortiz  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2024**

**DHO Determination from Right-of-Way Width Note**

THIS PROPERTY ADJOINS AN EXISTING 25 FOOT RIGHT OF WAY PATRICK PLACE NW, WHICH IS DEFICIENT OF THE CITY REQUIRED 48 FOOT WIDTH FOR A LOCAL URBAN STREET, PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON JANUARY 10, 2024.

**DHO Waiver from Sidewalk Note**

THIS PROPERTY ADJOINS AN EXISTING 25 FOOT RIGHT OF WAY PATRICK PLACE NW, WHICH IS DEFICIENT OF THE CITY REQUIRED 5 FOOT SIDEWALK WIDTH FOR A LOCAL URBAN STREET, PER DPM STANDARDS. A WAIVER FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON JANUARY 10, 2024 UNDER VA-2023-00311.

**ZHE Variance Notes**

A VARIANCE FROM IDO STANDARDS, PERMITTING A VARIANCE OF 2 FEET FROM THE REQUIRED 20-FOOT FRONT YARD SETBACK OF PROPOSED LOT 16-A, WAS APPROVED BY THE ZONING HEARING EXAMINER UNDER VA-2023-00282 ON NOVEMBER 21, 2023.

A VARIANCE FROM IDO STANDARDS, PERMITTING A VARIANCE OF 14 FEET FROM THE REQUIRED 25-FOOT REAR YARD SETBACK OF PROPOSED LOT 16-A, WAS APPROVED BY THE ZONING HEARING EXAMINER UNDER VA-2023-00283 ON NOVEMBER 21, 2023.

A VARIANCE FROM IDO STANDARDS, PERMITTING A VARIANCE OF 1 FOOT FROM THE REQUIRED 10-FOOT TOTAL SIDE YARD SETBACK OF PROPOSED LOT 16-A, WAS APPROVED BY THE ZONING HEARING EXAMINER UNDER VA-2023-00284 ON NOVEMBER 21, 2023.

A VARIANCE FROM IDO STANDARDS, PERMITTING A VARIANCE OF 7 FEET FROM THE REQUIRED 25-FOOT TOTAL REAR YARD SETBACK OF PROPOSED LOT 17-A, WAS APPROVED BY THE ZONING HEARING EXAMINER UNDER VA-2023-00285 ON NOVEMBER 21, 2023.

A VARIANCE FROM IDO STANDARDS, PERMITTING A VARIANCE OF 5 FEET FROM THE REQUIRED 10-FOOT TOTAL SIDE YARD SETBACK OF PROPOSED LOT 17-A, WAS APPROVED BY THE ZONING HEARING EXAMINER UNDER VA-2023-00286 ON NOVEMBER 21, 2023.

**DHO Deviation Approval Notes**

A DEVIATION FROM FROM IDO STANDARDS, PERMITTING A VARIANCE OF 0.9 FEET FROM THE REQUIRED 10-FOOT SIDE YARD SETBACK OF PROPOSED LOT 16-A, WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER ON JANUARY 10, 2024.

A DEVIATION FROM FROM IDO STANDARDS, PERMITTING A VARIANCE OF 0.3 FEET FROM THE REQUIRED 10-FOOT FRONT YARD SETBACK OF PROPOSED LOT 17-A, WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER ON JANUARY 10, 2024.

A DEVIATION FROM FROM IDO STANDARDS, PERMITTING A VARIANCE OF 4.2 FEET FROM THE REQUIRED 75-FOOT LOT WIDTH OF PROPOSED LOT 17-A, WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER ON JANUARY 10, 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.

**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.

*Keith J. Mallory*      1/24/24  
 \_\_\_\_\_  
 KEITH JOHN MALLORY, MANAGER      DATE  
 DODEKA, LLC, SELLER BY REAL ESTATE CONTRACT

STATE OF NEW MEXICO }  
 COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan. 24, 2024  
 BY: KEITH JOHN MALLORY, MANAGER, DODEKA, LLC

BY: *Ashley M. Pendell*  
 \_\_\_\_\_  
 ASHLEY M. PENDELL  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES May 16, 2025

STATE OF NEW MEXICO  
 NOTARY PUBLIC  
 ASHLEY M. PENDELL  
 Commission # 1046108  
 My Comm. Exp. May 16, 2025

**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.

*Holly Arroyo*      1-24-24  
 \_\_\_\_\_  
 HOLLY ARROYO, OWNER BY REAL ESTATE CONTRACT      DATE

STATE OF NEW MEXICO }  
 COUNTY OF \_\_\_\_\_ } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 24<sup>th</sup> of January 2024  
 BY: HOLLY ARROYO, OWNER BY REAL ESTATE CONTRACT

BY: *Sean Michael Mallory*  
 \_\_\_\_\_  
 SEAN MICHAEL MALLORY  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF NEW MEXICO  
 NOTARY PUBLIC  
 SEAN MICHAEL MALLORY  
 Commission # 1122253  
 My Comm. Exp. 05/23/2026

**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
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