

Vicinity Map - Zone Atlas J-15-Z

**Indexing Information**

Section 16, Township 10 North, Range 3 East, N.M.P.M.  
 Subdivision: Sigma Chi Addition  
 Owner: 1801 Mesa Vista LLC  
 UPC #: 101505847305840801

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC # 101505847305840801

PROPERTY OWNER OF RECORD  
 1801 MESA VISTA LLC  
 BERNALILLO COUNTY TREASURER'S OFFICE  
*Delroy Pella* 2/1/24

**Plat for  
 Lot 1-A, Block 3  
 Sigma Chi  
 Being Comprised of  
 Lots 1, 2 and 5, Block 3  
 Sigma Chi  
 City of Albuquerque, Bernalillo County, New Mexico  
 April 2023**

**Purpose of Plat**

1. ELIMINATE LOT LINES AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE..... 0.4672 ACRES  
 ZONE ATLAS PAGE NO..... J-15-Z  
 NUMBER OF EXISTING LOTS..... 3  
 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..... MAY 2022

**Notes**

1. FIELD SURVEY PERFORMED IN MAY & JUNE 2022, FEBRUARY 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 .....

**Legal Description**

LOTS NUMBERED ONE (1), TWO (2) AND FIVE (5) IN BLOCK NUMBERED THREE (3) OF THE SIGMA CHI ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, 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 18, 1938.

**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. 35001C0353H, DATED AUGUST 16, 2012.

**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.

**Project Number:** PR-2022-006841

**Application Number:** SD-2023-00090

**Plat Approvals:**

- [Signature]* Apr 24, 2023
- PNM Electric Services  
*Natalia Antonio* Apr 21, 2023
- Qwest Corp. d/b/a CenturyLink QC  
*Pamela C. Stone* Apr 26, 2023
- New Mexico Gas Company  
*Mike Mestas* Apr 18, 2023
- Comcast

**City Approvals:**

- Loren N. Risenhoover P.S.* 4/18/2023  
City Surveyor
- Ernest Armijo* Jan 8, 2024  
Traffic Engineering, Transportation Division
- [Signature]* Jan 29, 2024  
ABCWUA
- [Signature]* Jan 8, 2024  
Parks and Recreation Department
- [Signature]* 4/10/2023  
AMAFCA
- [Signature]* Jan 8, 2024  
Hydrology
- [Signature]* Jan 8, 2024  
Code Enforcement
- Jay Rodenbeck* Jan 8, 2024  
Planning Department
- Shahab Biagar* Jan 30, 2024  
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]* 4/27/23  
 Brian J. Martinez Date  
 N.M.P.C. 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

**Documents**

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000128425 AND AN EFFECTIVE DATE OF MARCH 29, 2022.
2. PLAT OF SIGMA CHI ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 1938 IN BOOK D, PAGE 16.
3. WARRANTY DEED FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 30, 2022, AS DOCUMENT NUMBER 2022031296.

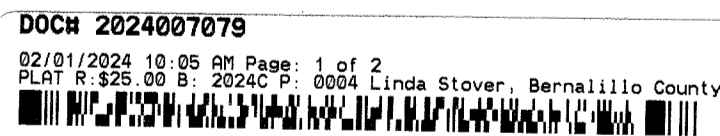
**Free Consent**

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.

*[Signature]* 04/28/2023  
 VINODH PERUMAL, PRESIDENT  
 1801 MESA VISTA LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

STATE OF NEW MEXICO  
 COUNTY OF *Sandoval*  
 NOTARY PUBLIC  
 MONICA JARAMILLO  
 COMMISSION # 1135421  
 COMMISSION EXPIRES 09/07/2025  
 04/28 2023

By: *[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 09/07/25



**Plat for  
Lot 1-A, Block 3  
Sigma Chi  
Being Comprised of  
Lots 1, 2 and 5, Block 3  
Sigma Chi  
City of Albuquerque  
Bernalillo County, New Mexico  
April 2023**

**DHO Determination from DPM Note**

THIS PROPERTY HAS AN EXISTING 16 FOOT ADJOINING ALLEYWAY, WHICH IS DEFICIENT OF THE CITY REQUIRED 20 FOOT WIDTH PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON MAY 10TH, 2023.

Line Table		
Line #	Direction	Length (ft)
L1	N 00°24'01" E (NORTH)	16.00' (16')
L2	S 06°11'42" W	51.23'

ACS Monument "9\_J15"  
NAD 1983 CENTRAL ZONE  
X=1526869.928 \*  
Y=1489021.809 \*  
Z=5093.057 \* (NAVD 1988)  
G-G=0.999675053  
Mapping Angle=-0°13'05.60"  
\* U.S. SURVEY FOOT

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (03/18/1938, D-16, AS DOC# 1938031838)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER SURVEY PLAT (DATED 10/30/2012, BY THOMAS D. JOHNSTON, PS 14269, UNFILED)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

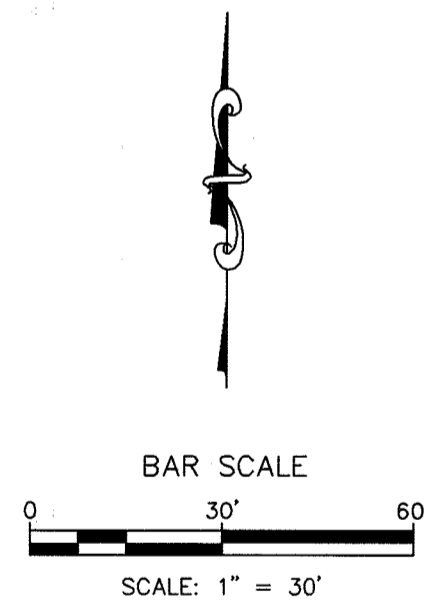
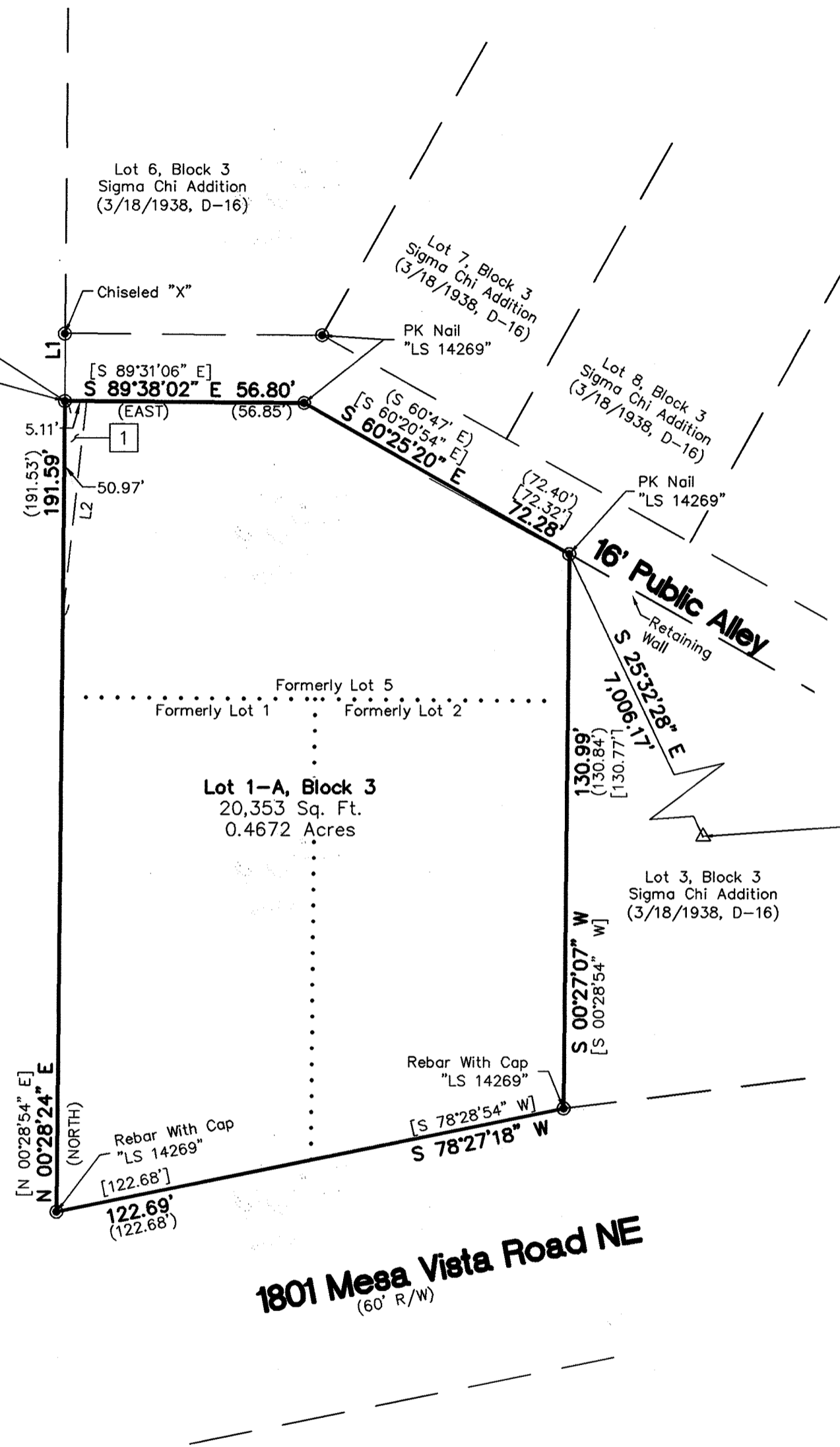
ACS Monument "20\_L16"  
NAD 1983 CENTRAL ZONE  
X=1531683.86 \*  
Y=1481580 \*  
Z=5210.836 \* (NAVD 1988)  
G-G=0.999668198  
Mapping Angle=-0°12'31.72"  
\* U.S. SURVEY FOOT

**Easement Notes**

- 1 PUBLIC ROADWAY EASEMENT, FOR CLEAR SIGHT TRIANGLE PURPOSES, GRANTED WITH THE FILING OF THIS PLAT

**Buena Vista Drive N.E.**  
(50' R/W)

**1801 Mesa Vista Road NE**  
(60' R/W)



DOCH 2024007079  
02/01/2024 10:05 AM Page: 2 of 2  
PLAT R: \$25.00 B: 2024C P: 0004 Linda Stover, Bernalillo County

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