

LOCATION MAP  
ZONE ATLAS MAP NO. J-13-Z

**SUBDIVISION DATA**

1. PROJECT #2022-
2. ZONE ATLAS INDEX NO.: J-13
3. GROSS SUBDIVISION ACREAGE: 0.7184 ACRE
4. TOTAL NUMBER OF EXISTING LOTS/TRACTS: 4
5. TOTAL NUMBER OF PROPOSED LOTS: 4
6. DATE OF SURVEY: MARCH 2022

**DISCLAIMER**

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC), and Quest Corporation d/b/a/ CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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 HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

FOR LOTS 1 & 2, VINCENTE & REBECCA SANCHEZ DATE

**ACKNOWLEDGEMENT**

COUNTY OF \_\_\_\_\_

STATE OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_

FOR LOTS 17A & 18A, EMILIANO & EDNA LUNA DATE

**ACKNOWLEDGEMENT**

COUNTY OF \_\_\_\_\_

STATE OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_

**LEGAL DESCRIPTION**

LOTS 17 AND 18, PUEBLO BONITO ADDITION, PLAT FILED 6/2/1941 IN VOLUME D, FOLIO 73; AND TRACTS 291A & 291B, MIDDLE RIO GRANDE CONSERVANCY DISTRICT (MRGCD) PROPERTY MAP NO. 38, SURVEY FILED 7/16/2020 IN BOOK 2020S, PAGE 62; AND BEING DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE LAND HEREIN DESCRIBED, BEING THE NORHTWEST CORNER OF LOT 17, PUEBLO BONITO ADDITION, THE SOUTHWEST CORNER OF TRACT 291A, MRGCD PROPERTY MAP NO. 38, AND A POINT ON THE SOUTHERLY LINE OF CARSON ROAD N.W.; THENCE,

N 29°07'30" E, 17.72 FEET DISTANCE TO A POINT; THENCE,  
 N 70°15'08" E, 16.86 FEET DISTANCE TO A POINT; THENCE,  
 N 76°13'36" E, 28.44 FEET DISTANCE TO A POINT; THENCE,  
 N 87°22'28" E, 27.24 FEET DISTANCE TO A POINT; THENCE,  
 S 88°28'15" E, 15.93 FEET DISTANCE TO A POINT; THENCE,  
 S 83°50'57" E, 146.00 FEET DISTANCE TO THE NORTHEAST CORNER OF THE LAND HEREIN DESCRIBED; THENCE,  
 S 05°31'03" W, 38.81 FEET DISTANCE TO A POINT; THENCE,  
 N 83°50'57" W, 62.08 FEET DISTANCE TO A POINT; THENCE,  
 S 05°49'03" W, 141.85 FEET DISTANCE TO THE SOUTHEAST CORNER OF THE LAND HEREIN DESCRIBED, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PUEBLO BONITO COURT N.W.; THENCE,  
 N 84°10'57" W, 45.00 FEET DISTANCE TO THE POINT OF CURVATURE; THENCE,

SOUTHWESTERLY, 23.56 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD WHICH BEARS S 50°49'03" W, 21.21 FEET DISTANCE) TO A POINT; THENCE,

N 53°27'38" W, 137.31 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE LAND HEREIN DESCRIBED; THENCE,  
 N 07°10'03" E, 87.75 FEET DISTANCE TO THE NORHTWEST CORNER AND POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED.

**PURPOSE OF THE PLAT**

THE PURPOSE OF THIS PLAT IS TO MOVE EXISTING LOT/TRACT LINES BETWEEN EXISTING LOTS AND TRACTS TO ALLOW FOR DEVELOPMENT OF VACANT LOTS TO THE NORTH, AND TO ELIMINATE EXISTING LOT LINE RUNNING THRU THE HOUSE.

**SOLAR NOTE**

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO 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. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**NOTES**

1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS. DISTANCES ARE GROUND, FIELD AND RECORD DATA. NO RECORD BEARINGS ARE SHOWN ON THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY.
2. PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "NMPS 10464", "MAG" NAIL & ID DISK MARKED "NMPS 10464" OR CHISELED "X" IN CONCRETE, UNLESS SHOWN OTHERWISE.
3. THE DATA SHOWN HEREON IS NOT FROM AN ACTUAL SURVEY ON THE GROUND FOR SKETCH PLAT SUBMITTAL.
4. EASEMENTS SHOWN AND AS SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION, AND AS PROVIDED BY THE OWNERS OF THE SUBJECT PROPERTIES.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER FLOOD AREAS, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0331H DATED 8/16/2012. THE SUBJECT PROPERTY IS NOT LOCTED IN A FLOOD HAZARD AREA.

**MRGCD 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.

**UTILITY APPROVALS:**

PNM \_\_\_\_\_ DATE \_\_\_\_\_  
 NM GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
 CENTURYLINK \_\_\_\_\_ DATE \_\_\_\_\_  
 COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

**SKETCH PLAT**  
**LOTS 1 AND 2, LANDS OF V&B SANCHEZ**  
**LOTS 17A & 18A, PUEBLO BONITO ADDITION**  
 (REPLAT OF TRACTS 291A & 291B, MRGCD MAP 38)  
 (AND REPLAT OF LOTS 17 & 18, PUEBLO BONITO ADDITION)  
 PROJECTED SECTION 18, T10N, R3E, N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 MARCH 2022

**APPROVED AND ACCEPTED BY:**

DRB NO. 2022- \_\_\_\_\_  
 CASE NO. \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEER, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

CODE ENFORCEMENT \_\_\_\_\_ DATE \_\_\_\_\_

MRGCD \_\_\_\_\_ DATE \_\_\_\_\_

CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

LOTS 17 & 18, PUEBLO BONITO - UPC 101405721337222608  
 UPC 101305806048721951  
 PROPERTY OWNER OF RECORD: LUNA

TRACTS 291A & 291B, MRGCD MAP 38  
 UPC 101305804449521968  
 PROPERTY OWNER OF RECORD: SANCHEZ

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

\_\_\_\_\_  
 3/30/2022  
 VLADIMIR JIRIK, NMPS NO. 10464 DATE  
 PROFESSIONAL SURVEYING LLC  
 P.O. BOX 94595, ALBUQUERQUE, NM 87199  
 office 505.892.4597, cell 505.620.4228  
 professional.surveying@comcast.net

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**CURVE DATA**

NO.	RADIUS	LENGTH	CHORD
C1	15.00'	23.56'	S 50°49'03" W, 21.21'

**LINE DATA**

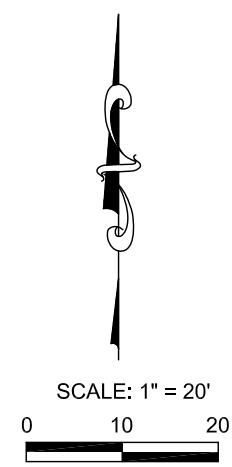
NO.	BEARING & DISTANCE
L1	N 29°07'30" E, 17.72'
L2	N 70°15'08" E, 16.86'
L3	N 76°13'36" E, 28.44'
L4	N 87°22'28" E, 27.24'
L5	S 88°28'15" E, 15.93'
L6	S 05°31'03" W, 38.81'
L7	N 83°50'57" W, 62.08'
L8	N 84°10'57" W, 45.00'

**LEGEND OF SYMBOLS**

⊗ FH	FIRE HYDRANT
○ WM	WATER METER
○ MH	MANHOLE
⊞ DI	DROP INLET
⊕ UP	UTILITY POLE



CONTROL POINT "8\_H13"  
 NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE  
 N(Y) = 1,495,058.484 NAD 83 (US SURVEY FEET)  
 E(X) = 1,514,348.572 NAD 83 (US SURVEY FEET)  
 ELEV. = 4,963,168 NAVD 1988 (US SURVEY FEET)  
 G-G FACTOR = 0.999684701  
 MAPPING ANGLE = -0°14'32.76"



CONTROL POINT "5\_J13A"  
 NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE  
 N(Y) = 1,491,318.377 NAD 83 (US SURVEY FEET)  
 E(X) = 1,515,633.327 NAD 83 (US SURVEY FEET)  
 ELEV. = 4,960,499 NAVD 1988 (US SURVEY FEET)  
 G-G FACTOR = 0.999684462  
 MAPPING ANGLE = -0°14'23.54"