

Vicinity Map - Zone Atlas M-14-Z

Indexing Information

Section 32, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Lower Broadway Addition
 Owner: Julio Carlos Aguirre Carbajal
 UPC #: 101405523140620808

Purpose of Plat

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

Subdivision Data

GROSS ACREAGE 0.3239 ACRES
 ZONE ATLAS PAGE NO. M-14-Z
 NUMBER OF EXISTING LOTS 1
 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 APRIL 2022

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC #: 101405523140620808

PROPERTY OWNER OF RECORD
Carbajal Julio Carlos Aguirre
 BERNALILLO COUNTY TREASURER'S OFFICE
 7.19.22

DOCH 2022067348
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 PLAT R: \$25.00 B: 2022C P: 0071 Linda Stover, Bernalillo County

**Plat for
 Lot 9-A-1 and 9-A-2, Block 10
 Lower Broadway Addition
 Being Comprised of
 Lot 9-A, Block 10
 Lower Broadway Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2022**

Project Number: PR-2022-007000

Application Number: SD-2022-00102

Plat Approvals:

- [Signature]* Jul 1, 2022
- PNM Electric Services
Adriel A. Bluyman Jun 28, 2022
- Qwest Corp. d/b/a CenturyLink QC
Ramella C. Stone Jun 30, 2022
- New Mexico Gas Company
Mike Morris Jun 28, 2022
- Comcast

City Approvals:

- Loran N. Risenhoover P.S.* 6/21/2022
City Surveyor
- Ernest Armijo* Jul 13, 2022
- Traffic Engineer
Blaine Carter Jul 13, 2022
- ABCWU* Jul 13, 2022
- Cheryl Sommerfeldt* Jul 13, 2022
Parks and Recreation Department
- Angelo Metzgar* Jul 13, 2022
Code Enforcement
- [Signature]* 4/20/2022
- Renee C. Brissett* Jul 13, 2022
City Engineer
- [Signature]* Jul 13, 2022
- DRB Chairperson, Planning Department
Donna W. Sheeh 6/22/2022
M.R.G.C.D.

Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SPO00129551 AND AN EFFECTIVE DATE OF MARCH 8, 2022.
2. PLAT OF RECORD FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 24, 2006, IN BOOK 2006C, PAGE 132.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 9, 2022, AS DOCUMENT NO. 2022023528.

Legal Description

LOT 9-A, BLOCK 10, LOWER BROADWAY ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, A REPLAT OF LOTS 8 AND 9, BLOCK 10, LOWER BROADWAY ADDITION WITHIN SECTION 32, T.10N, R.3E., N.M.P.M, RECORDED ON APRIL 24, 2006, IN BOOK 2006C, PAGE 132.

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.

Notes

1. FIELD SURVEY PERFORMED IN APRIL 2022.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0342G, DATED SEPTEMBER 26, 2008.

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.

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. 6/7/2022
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271



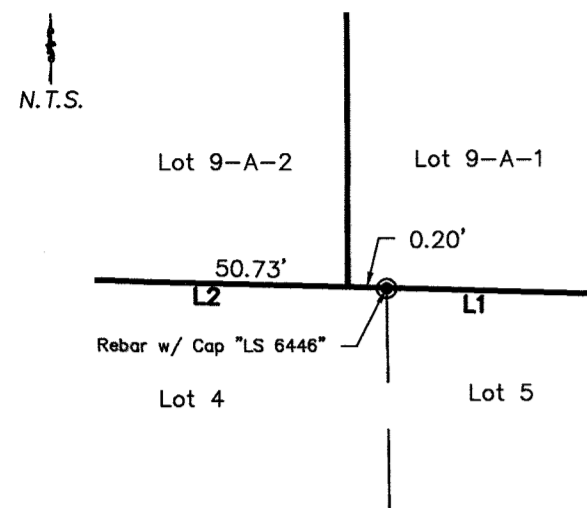
CSI-CARTESIAN SURVEYS INC.

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

Easement Notes

- 1 CROSS LOT DRAINAGE EASEMENT EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES, BENEFITING LOTS 9-A-1 AND 9-A-2, TO BE MAINTAINED BY THE UNDERLYING OWNER, GRANTED WITH THE FILING OF THIS PLAT.

Detail "A"



ACS Monument "13_L14"
 NAD 1983 CENTRAL ZONE
 X=1522174.051 *
 Y=1477685.829 *
 Z=4970.901 * (NAVD 1988)
 G-G=0.999682141
 Mapping Angle=-0°13'37.14"
 *U.S. SURVEY FEET

**Plat for
 Lot 9-A-1 and 9-A-2, Block 10
 Lower Broadway Addition
 Being Comprised of
 Lot 9-A, Block 10
 Lower Broadway Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2022**

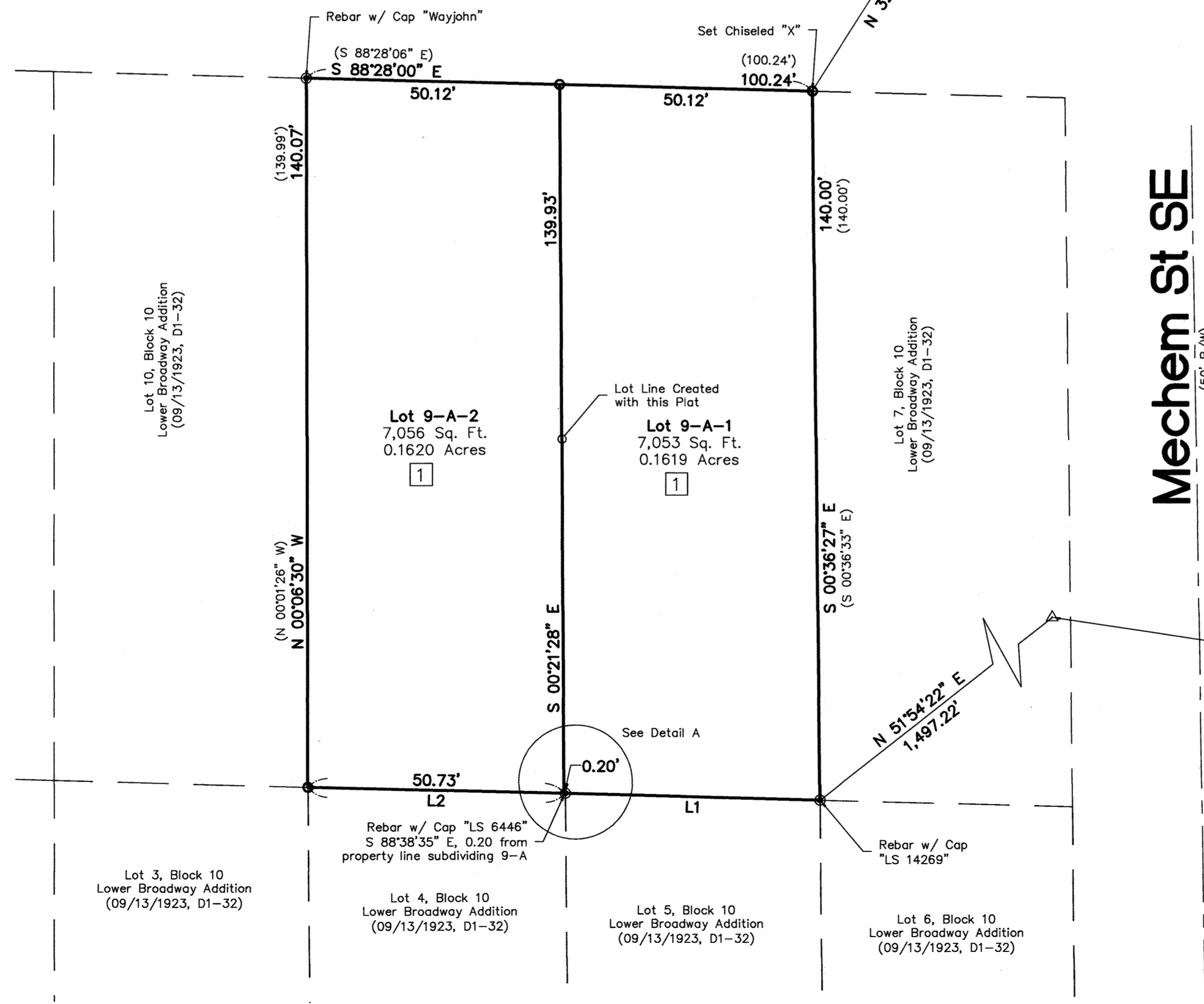
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Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (04/24/2006, 2006C-132)
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Alamo Avenue SE

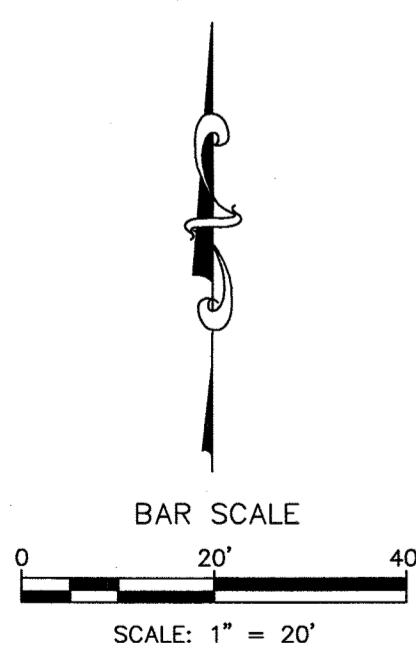
(50' R/W)



Line Table

Line #	Direction	Length (ft)
L1	N 88°24'46" W (N 88°29'25" W)	50.53'
L2	N 88°38'35" W (N 88°29'25" W)	50.93'

ACS Monument "NM_361_A"
 NAD 1983 CENTRAL ZONE
 X=1522158.777 *
 Y=1476588.937 *
 Z=4971.19 * (NAVD 1988)
 G-G=0.999682133
 Mapping Angle=-0°13'37.15"
 *U.S. SURVEY FEET



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