

Vicinity Map - Zone Atlas H-14-Z

**Indexing Information**

Projected Section 8, Township 10 North, Range 3 East, N.M.P.M. within the Town of Albuquerque Grant  
 Subdivision: Ives Addition  
 Owner: 1701 5th Street Partners, LLC  
 UPC #: 101405821651824308

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.

DOCH 2022065335

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 PLAT R: \$25.00 B: 2022C P: 0068 Linda Stover, Bernalillo County

**Subdivision Data**

GROSS ACREAGE, . . . . . 0.3480 ACRES  
 ZONE ATLAS PAGE NO. . . . . H-14-Z  
 NUMBER OF EXISTING LOTS, . . . . . 5  
 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, . . . . . APRIL 2021

**Notes**

1. FIELD SURVEY PERFORMED IN APRIL 2021
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) TO FIVE (5) INCLUSIVE OF BLOCK NUMBERED THREE (3) OF THE IVES ADDITION A SUBDIVISION OF A TRACT OF LAND IN BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 7, 1923, IN PLAT BOOK C2, PAGE 34.

**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. 35001C0332G, 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.

**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.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101405821651824308

PROPERTY OWNER OF RECORD  
 1701 5th St. Partners LLC

BERNALILLO COUNTY TREASURER'S OFFICE  
 2/12/22

Plat for  
 Lot 1-A, Block 3  
 Ives Addition  
 Being Comprised of  
 Lots 1-5, Block 3  
 Ives Addition  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 May 2022

Project Number: PR-2022-007033

Application Number: SD-2022-00093

Plat Approvals:

- PNM Electric Services *[Signature]* 6-3-22  
 May 20, 2022
- Qwest Corp. d/b/a CenturyLink QC *[Signature]*  
 May 12, 2022
- New Mexico Gas Company *[Signature]*  
 May 16, 2022
- Comcast

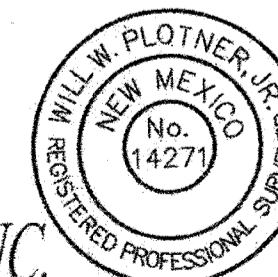
**City Approvals:**

- Loran N. Risenhoover P.S. 5/20/2022
- City Surveyor *[Signature]* Jun 23, 2022
- Traffic Engineer *[Signature]* Jun 23, 2022
- ABQWA *[Signature]* Jun 22, 2022
- Parks and Recreation Department *[Signature]* Jun 23, 2022
- Code Enforcement *[Signature]* 5/16/2022
- AMATCA *[Signature]* Jun 23, 2022
- City Engineer *[Signature]* Jun 24, 2022
- DRB Chairperson, Planning Department *[Signature]* 5/16/2022

**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.

*[Signature]* 6/6/2022  
 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

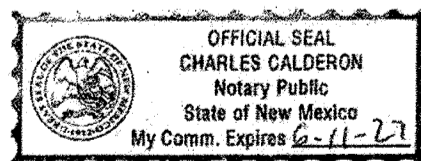
**Documents**

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 786153 AND AN EFFECTIVE DATE OF MARCH 31, 2021.
2. PLAT OF IVES ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 7, 1923, IN BOOK C2, PAGE 34.
3. WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 23, 1988, AS DOCUMENT NO. 8817157 IN BOOK 326A, PAGE 867-868.
4. WARRANTY DEED FOR LOTS 6 AND 7, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 07, 2003, AS DOCUMENT NO. 2003020718.
5. QUITCLAIM DEED FOR SUBJECT PROPERTY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 28, 2021, AS DOCUMENT NO. 2021050503.

**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]* 5/16/22  
 CHRIS TAYLOR, PARTNER DATE  
 1701 5TH STREET PARTNERS, LLC



STATE OF NEW MEXICO }  
 COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 16<sup>th</sup> of May, 2022  
 BY: CHRIS TAYLOR, PARTNER, 1701 5TH STREET PARTNERS, LLC

By: *[Signature]*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2027

**Easement Notes**

1 EXISTING 10' PRIVATE DITCH EASEMENT (05/14/2004, 2004C-152)

Line #	Direction	Length (ft)
L1	N 85°33'00" W	16.04'
L2	N 09°07'56" E	10.04'
L3	N 83°17'48" W	42.53'
L4	S 09°08'46" W	50.00'

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PLAT R-325.00 B: 2022C P: 0068 Linda Stover, Bernalillo County

ACS Monument "A\_438"  
NAD 1983 CENTRAL ZONE  
X=1523137.246 \*  
Y=1495747.494 \*  
Z=4975.35 \* (NAVD 1988)  
G-G=0.999681662  
Mapping Angle=-0°13'31.98"

\* US SURVEY FEET

**Plat for  
Lot 1-A, Block 3  
Ives Addition  
Being Comprised of  
Lots 1-5, Block 3  
Ives Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
May 2022**

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (02/07/1923, C2-34)
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
.....	LOT LINE ELIMINATION AS SHOWN HEREON

**Public Utility Easements**

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

- 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.
- 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.
- 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.
- 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.

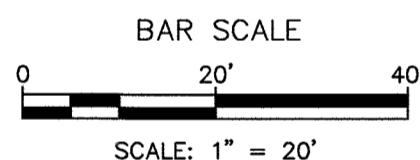
**Disclaimer**

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.

**CSI-CARTESIAN SURVEYS INC.**

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

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210203A



**DRB Determination Notes**

A DRB ADMINISTRATIVE DETERMINATION ALLOWING FOR THE EXISTING SIXTY (60) FOOT PUBLIC RIGHT-OF-WAY WIDTH FOR 5TH STREET NW, IN PLACE OF THE DPM REQUIRED NINETY-SIX (96) FEET WIDTH FOR A PRINCIPAL ARTERIAL, WAS APPROVED FOR THE PLATTED PROPERTY BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON JUNE 15, 2022.

A DRB ADMINISTRATIVE DETERMINATION ALLOWING THE EXISTING ADJOINING PUBLIC ALLEYWAY WIDTH OF SIXTEEN (16) FEET IN PLACE OF THE DPM REQUIRED TWENTY (20) FEET WIDTH FOR AN A PUBLIC ALLEYWAY, WAS APPROVED FOR THE PLATTED PROPERTY BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON JUNE 15, 2022.

ACS Monument "17\_J14"  
NAD 1983 CENTRAL ZONE  
X=1519149.317 \*  
Y=1488866.762 \*  
Z=4957.484 \* (NAVD 1988)  
G-G=0.999683611  
Mapping Angle=-0°13'59.00"

\* US SURVEY FEET

