

Plat for  
Lot 1-A, Block 3, Apache Trail  
Being Comprised of  
Lots 1, 2 and 3, Block 3, Apache Trail; and  
A Portion of Vacated 6th Street N.W. Right-of-Way  
City of Albuquerque, Bernalillo County, New Mexico  
March 2023

Project Number: PR-2022-007348

Application Number: SD-2022-00152

Plat Approvals:

PNM Electric Services 8/4/2023  
Qwest Corp. 8/3/2023  
New Mexico Gas Company 8/4/2023  
Comcast 8/3/28

City Approvals:

Loren N. Risenhoover P.S. 4/17/2023  
City Surveyor  
Ernest Armijo 04/12/24  
Traffic Engineering, Transportation Division  
ABCWUA 04/19/24  
Whitney Chien 04/19/24  
Parks and Recreation Department  
AMAPCA 7/3/2023  
Hydrology 04/12/24  
Code Enforcement 04/19/24  
Jay Rodenbeck 04/19/24  
Planning Department  
Shahab Biazar 05/23/24  
City Engineer  
MRCCD 5/8/2023  
Kristin T. Gardner 04/23/24  
Real Property Division

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 5/5/23  
N.M.R.P.S. No. 18374 Date

CSI-CARTESIAN SURVEYS INC.

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

Sheet 1 of 2  
171207A

Indexing Information

Section 8, Township 10 North, Range 3 East, N.M.P.M. as  
Projected within the Town of Albuquerque Grant  
Subdivision: Apache Trail  
Owner: Armando Rodriguez Galindo and Cecilia Celis Rodriguez  
UPC #101405923228220318

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 101405923228220318

DOCH 2024044203

06/29/2024 04:23 PM Page: 1 of 2  
PLAT R: \$25.00 B: 2024C P: 0058 Linda Stover, Bernalillo County

PROPERTY OWNER OF RECORD

Armando Galindo

BERNALILLO COUNTY TREASURER'S OFFICE

Purpose of Plat

1. ELIMINATE INTERIOR LOT LINES AS SHOWN HEREON.
2. VACATE PORTION OF RIGHT-OF-WAY, SHOWN HEREON AS
3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 0.1658 ACRES  
ZONE ATLAS PAGE NO..... H-14-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..... JUNE 2022

Notes

1. FIELD SURVEY PERFORMED IN JUNE 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).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

Legal Description

LOTS NUMBERED ONE (1), TWO (2) AND THREE (3) IN BLOCK NUMBERED THREE (3) OF APACHE TRAIL ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT HEREIN, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 16, 1923 IN PLAT BOOK B2, PAGE 48.

TOGETHER WITH A PORTION OF VACATED 6TH ST N.W. RIGHT-OF-WAY, ALL BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 3, APACHE TRAIL, AND MARKED BY A PK NAIL "LS 18374" SET ON CONCRETE OF A BASE OF A FENCE, WHENCE A TIE TO ACS MONUMENT "SMW\_8" BEARS N 10°46'49" W, A DISTANCE OF 6,064.45 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S 79°17'32" E, A DISTANCE OF 67.60 FEET TO AN ANGLE POINT ALSO BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 3, AND BEING MARKED BY A 4 INCH METAL POST TAGGED "LS 14271";

THENCE, S 78°34'45" E, A DISTANCE OF 30.86 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE WEST RIGHT-OF-WAY OF 6TH STREET N.W.;

THENCE, COINCIDING SAID RIGHT-OF-WAY, S 20°30'22" W, A DISTANCE OF 52.25 FEET TO A POINT OF CURVATURE;

THENCE, 35.43 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 81°12'38", AND A CHORD BEARING S 61°06'41" W, A DISTANCE OF 32.54 FEET, BEING A POINT LYING ON THE NORTHERLY RIGHT OF WAY OF PROSPECT AVENUE NW;

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY, N 78°17'00" W, A DISTANCE OF 82.89 FEET TO AN ANGLE POINT;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 25°11'44" E, A DISTANCE OF 73.49 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1658 ACRES, (7.224 SQ.FT.) MORE OR LESS.

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.

Vicinity Map - Zone Atlas H-14-Z

N.T.S.

Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-37924 AND AN EFFECTIVE DATE OF MAY 03, 2017.
2. PLAT OF RECORD FOR APACHE TRAIL ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 16, 1923, IN BOOK B2, PAGE 48.
3. WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE, ON JUNE 29, 2017, AS DOCUMENT NUMBER 2017063426.
4. CITY OF ALBUQUERQUE VACATION ORDINANCE 104-1969 (V-69-15) DATED JULY 8, 1969.

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.

Armando Rodriguez Galindo 08-04-23  
ARMANDO RODRIGUEZ GALINDO, OWNER DATE

Cecilia Celis Rodriguez 08-04-23  
CECILIA CELIS RODRIGUEZ, OWNER DATE

STATE OF NEW MEXICO }  
COUNTY OF Sandoval } SS

STATE OF NEW MEXICO  
NOTARY PUBLIC  
MONICA JARAMILLO  
COMMISSION # 1135421  
COMMISSION EXPIRES 09/07/2025

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 08/04/2023  
BY: ARMANDO RODRIGUEZ AND CECILIA CELIS RODRIGUEZ, HUSBAND AND WIFE, OWNERS

By: [Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES 09/07/25



## Easement Notes

1 5' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

## Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (4/16/1923, B2-48)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (3/26/1946, C-56)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Line Table		
Line #	Direction	Length (ft)
L1	N 78°17'00" W	0.85'

ACS Monument "SMW\_8"  
NAD 1983 CENTRAL ZONE  
X=1520419.554 \*  
Y=1498475.704 \*  
Z=4969.728 \* (NAVD 1988)  
G-G=0.999682670  
Mapping Angle=-0°13'51.02"  
\* U.S. SURVEY FEET

# Plat for Lot 1-A, Block 3, Apache Trail Being Comprised of Lots 1, 2 and 3, Block 3, Apache Trail; and A Portion of Vacated 6th Street N.W. Right-of-Way City of Albuquerque, Bernalillo County, New Mexico March 2023

DOCH 2024044203

06/28/2024 04:23 PM Page: 2 of 2  
PLAT R: \$25.00 B: 2024C P: 0058 Linda Stover, Bernalillo County

## 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.

## 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.

## Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF AREA WITH REDUCED FLOOD HAZARD DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0332G, DATED SEPTEMBER 26, 2008.

## ZHE Variance Notes

A NOTICE OF DECISION DATED MAY 3, 2023 FOR SPECIAL EXCEPTION NO. VA-2023-00061 APPROVES WITH CONDITION THE VARIANCE OF 3.2 FEET TO THE REQUIRED SIDE YARD SETBACK OF TEN (10) FEET FOR LOTS 1 THRU 3 OF APACHE TRAIL.

A NOTICE OF DECISION DATED MAY 3, 2023 FOR SPECIAL EXCEPTION NO. VA-2023-00062 APPROVES WITH CONDITION THE VARIANCE OF 1.9 FEET TO THE REQUIRED REAR YARD SETBACK OF TEN (10) FEET FOR LOTS 1 THRU 3 OF APACHE TRAIL.

CSI-CARTESIAN SURVEYS INC.

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

Sheet 2 of 2  
171207A