

Vicinity Map - Zone Atlas K-18-Z

**Notes**

1. FIELD SURVEY PERFORMED IN DECEMBER 2021 AND JANUARY 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 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.

DOCH 2024076468  
 10/25/2024 01:32 PM Page: 1 of 4  
 PLAT R: 525.00 B: 2024C P: 0102 Linda Stover, Bernalillo County

**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 MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0354H, DATED AUGUST 16, 2012.

**Indexing Information**

Section 24, Township 10 North, Range 3 East, N.M.P.M.  
 Subdivision: Tijeras Place Addition  
 Owner: Route 66 Multi Family ABQ, LLC

UPC #: 101805704228032231 (Parcel B)  
 101805703826232235 (Parcel C-1)  
 101805704926232230 (Parcel C-2)  
 101805702326032234 (Parcel D)  
 101805701226332233 (Parcel E)  
 101805700925132237 (Tract 3-6-EL-2)  
 101805700925532236 (Tract 3-7-EL-1)  
 101805702224832224 (Lot 13 & 14, Block 25 and Vacated Portion of Ortiz Dr NE)

**Purpose of Plat**

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

**Subdivision Data**

GROSS ACREAGE..... 3.3701 ACRES  
 ZONE ATLAS PAGE NO..... K-9-Z  
 NUMBER OF EXISTING LOTS..... 9  
 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..... JANUARY 2022

**Plat Approvals:**

	May 25, 2023
PNM Electric Services Natalia Antonio <small>Natalia Antonio (May 25, 2023 15:44:03)</small>	May 25, 2023
Qwest Corp. d/b/a CenturyLink QC Jeff Estvanko <small>Jeff Estvanko (May 23, 2023 14:01:00)</small>	May 25, 2023
New Mexico Gas Company Mike Mortus <small>Mike Mortus (May 25, 2023 15:01:00)</small>	May 25, 2023
Comcast	

**Legal Description**

A CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING ALL OF PARCELS "B", "D" AND "E" OF THE REPLAT SHOWING PARCELS "A" THROUGH "E", INCLUSIVE, COMPRISING ALL OF BLOCK 20, PORTION OF BLOCK 19 TOGETHER WITH PORTIONS OF VACATED ORTIZ DRIVE NE, ZIA ROAD NE, OF TIJERAS PLACE ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 13, 1974, IN BOOK D6, PAGE 28;

AND

PARCELS "C-1" AND "C-2" OF THE REPLAT SHOWING PARCELS "C-1" AND "C-2" COMPRISING A REPLAT OF PARCEL "C" OF REPLATTED BLOCKS 19 & 20 OF THE TIJERAS PLACE ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 6, 1974, IN PLAT BOOK C9, PAGE 190;

AND

LOTS 13 AND 14, INCLUSIVE, IN BLOCK NUMBERED TWENTY-FIVE (25), TIJERAS PLACE ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 24, 1923, IN PLAT BOOK C, PAGE 21;

AND

PORTIONS OF THE VACATED ZIA ROAD NE AND PORTIONS OF LOTS 11 AND 12, BLOCK 19, OF TIJERAS ADDITION, IDENTIFIED AS TRACTS 3-6-EL-2 AND 3-7-EL-1, AS SHOWN ON THE NMDOT RIGHT-OF-WAY MAP HAVING PROJECT NO. "U-034-1(6)";

ALL TOGETHER BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHWEST CORNER OF SAID PARCEL E, A POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF SAN MATEO BOULEVARD SE, BEING MARKED BY A CHISELED "X", WHENCE A TIE TO ACS MONUMENT "9\_J17" BEARS N 47°21'43" W, A DISTANCE OF 3,820.29 FEET;

CONTINUED ON SHEET 2...

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101805704228032231

101805703826232235

101805704926232230

101805702326032234

101805701226332233

101805700925132237

101805700925532236

101805702224832224

PROPERTY OWNER OF RECORD  
 Route 66 Multi Family ABQ LLC  
 BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for  
 Parcels B-1 and C-1-A  
 Tijeras Place Addition**

Being Comprised of  
 Parcels B, C-1, C-2, D & E; Lots 13 and 14, Block 25, Tijeras Place Addition; Portions of Vacated Ortiz Drive NE, Zia Road NE; and Tracts Identified as "3-6-EL-2" & "3-7-EL-1", Being Portions of Lots 11 & 12, Block 19, Tijeras Place Addition  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 January 2023

Project Number: PR-2022-007589  
 Application Number: SD-2023-00157

**City Approvals:**

Loren N. Risenhoover P.S. City Surveyor	1/16/2023
Ernest Amador Traffic Engineering, Transportation Division	Jul 15, 2024
Plan Cardenas ABCWUA	Jul 25, 2024
Willy Bello Parks and Recreation Department	Jul 12, 2024
Mike Mortus Code Enforcement	Jul 12, 2024
Shelby Hagan AMAFCA	1/23/2023
Shelby Hagan City Engineer	Jul 26, 2024
Jay Andrusch Planning Department	Jul 12, 2024
Tyquan Chan Hydrology	Jul 12, 2024

**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  
 N.M.R.P.S. No. 18374  
 1/12/23  
 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

**Legal Description (Continued from Sheet 1)**

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY, S 89°46'14" E, A DISTANCE OF 218.30 FEET TO AN ANGLE POINT, BEING MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 00°13'46" E A DISTANCE OF 100.33 FEET, TO AN ANGLE POINT, BEING THE NORTHWEST CORNER OF SAID PARCEL B, POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF COPPER AVENUE NE, BEING MARKED BY A 5/8 INCH REBAR;

THENCE, COINCIDING SAID RIGHT-OF-WAY, S 89°46'14" E, A DISTANCE OF 229.71 FEET, TO NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING THE NORTHEAST CORNER OF SAID PARCEL "B", POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF MADEIRA DRIVE NE, BEING MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, LEAVING SAID COPPER AVE. NE RIGHT-OF-WAY AND COINCIDING WITH SAID WESTERLY RIGHT-OF-WAY OF MADEIRA DRIVE NE, S 00°13'46" W, A DISTANCE OF 360.35 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT, BEING THE SOUTHEAST CORNER OF SAID PARCEL C-2, BEING MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, LEAVING SAID RIGHT-OF-WAY, N 89°46'14" W, A DISTANCE OF 230.13 FEET TO AN ANGLE POINT, BEING MARKED BY A PK NAIL "LS 18374";

THENCE, S 00°13'46" W, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT, BEING MARKED BY A PK NAIL "LS 18374";

THENCE, N 89°46'14" W, A DISTANCE OF 145.00 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 25, BEING MARKED BY A PK NAIL "LS 18374";

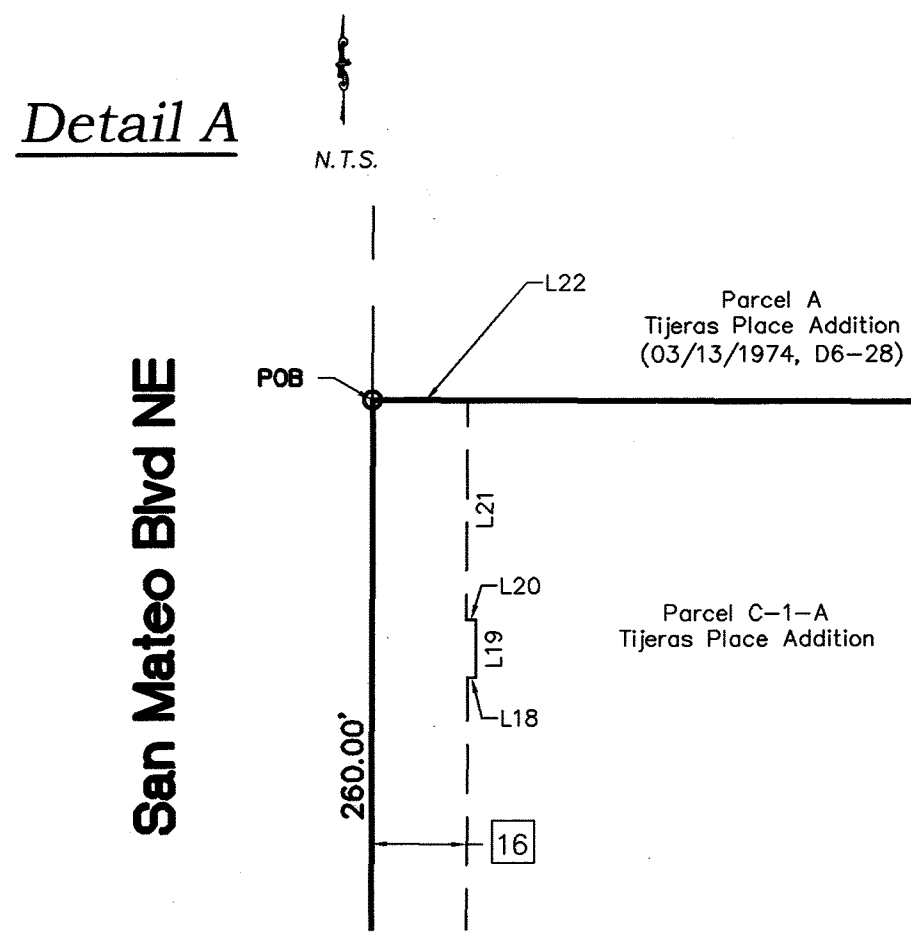
THENCE, N 00°13'46" E, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT, BEING THE NORTHWEST CORNER OF SAID LOT 13, BLOCK 24, BEING MARKED BY A PK NAIL "LS 18374";

THENCE, N 89°45'24" W, A DISTANCE OF 73.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SOUTHWEST CORNER OF SAID TRACT 3-6-EL-2, A POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF SAN MATEO BOULEVARD SE, BEING MARKED BY A PK NAIL "LS 18374";

THENCE, COINCIDING SAID RIGHT-OF-WAY, N 00°15'14" E A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.3701 ACRES (146,801 SQ. FT.) MORE OR LESS.

DOCH 2024076468  
10/25/2024 01:32 PM Page: 2 of 4  
PLAT R: \$25.00 B: 2024C P: 0102 Linda Stover, Bernalillo County

**Plat for  
Parcels B-1 and C-1-A  
Tijeras Place Addition  
Being Comprised of  
Parcels B, C-1, C-2, D & E; Lots 13 and 14,  
Block 25, Tijeras Place Addition; Portions of  
Vacated Ortiz Drive NE, Zia Road NE; and  
Tracts Identified as "3-6-EL-2" & "3-7-EL-1",  
Being Portions of Lots 11 & 12, Block 19,  
Tijeras Place Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2023**



**Public Utility Easements**

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

- A. 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.
- B. 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.
- C. 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.
- D. 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.

**Free Consent and Dedication**

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.

*Sandeep Patel*

5/9/24

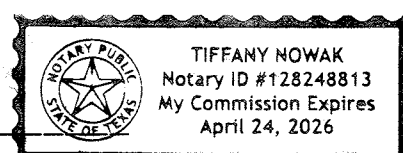
SANDEEP PATEL, MANAGING MEMBER DATE  
ROUTE 66 MULTI FAMILY ABQ LLC, A TEXAS LIMITED LIABILITY COMPANY

STATE OF Texas }  
COUNTY OF Harris } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 9, 2024  
BY: SANDEEP PATEL, MANAGING MEMBER, ROUTE 66 MULTI FAMILY ABQ LLC

By: *Tiffany Nowak*  
NOTARY PUBLIC

MY COMMISSION EXPIRES April 24, 2026



**ABCWUA Public Water and Sanitary Sewer Easements**

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND/OR PUBLIC RIGHT-OF-WAY AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE OPERATION OF PUBLIC WATER AND/OR PUBLIC SANITARY SEWER INFRASTRUCTURE.

**CSI-CARTESIAN SURVEYS INC.**  
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Plat for  
 Parcels B-1 and C-1-A  
 Tijeras Place Addition

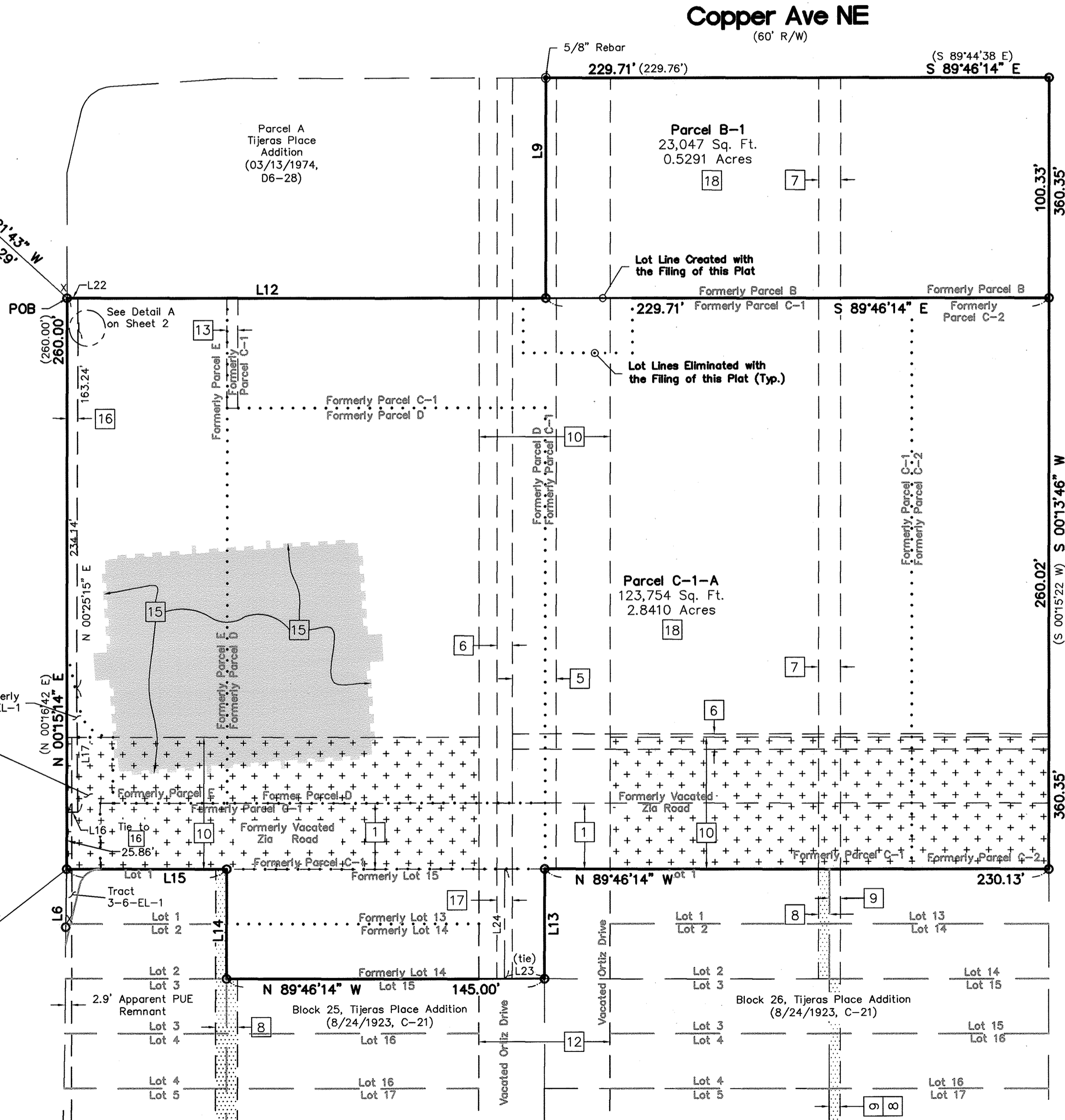
Being Comprised of  
 Parcels B, C-1, C-2, D & E; Lots 13 and 14,  
 Block 25, Tijeras Place Addition; Portions of  
 Vacated Ortiz Drive NE, Zia Road NE; and  
 Tracts Identified as "3-6-EL-2" & "3-7-EL-1",  
 Being Portions of Lots 11 & 12, Block 19,  
 Tijeras Place Addition

Tijeras Place Addition  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 January 2023

ACS Monument "9\_J17"  
 NAD 1983 CENTRAL ZONE  
 X=1537076.105  
 Y=1487300.883  
 Z=5210.959 (NAVD 1988)  
 G-G=0.999666869  
 Mapping Angle=-0°11'54.86"  
 \* U.S. SURVEY FOOT

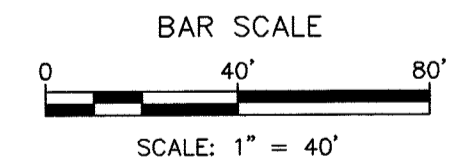
ACS Monument "14\_L17"  
 NAD 1983 CENTRAL ZONE  
 X=1534391.165  
 Y=1480200.281  
 Z=5319.339 (NAVD 1988)  
 G-G=0.99962355  
 Mapping Angle=-0°12'12.90"  
 \* U.S. SURVEY FOOT

San Mateo Blvd NE  
 (R/W Varies)



Legend




N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (8/24/1923, C-21)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (3/13/1974, D6-28)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (PROJECT NO. U-034-1(6))
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



CSI-CARTESIAN SURVEYS INC.

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**Easement Notes**

- 1 EXISTING 30' INGRESS & EGRESS EASEMENT (9/15/1975, BK. MISC. 440, PG. 113, DOC. NO. 81496) AND SHOWN ON PLAT (3/13/1974, D6-28) VACATED WITH THE FILING OF THIS PLAT
- 5 EXISTING 20' SANITARY SEWER AND WATER LINE EASEMENT (3/13/1974, D6-28)
- 6 EXISTING 7' MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT AS SHOWN ON PLAT (3/13/1974, D6-28)
- 7 EXISTING 10' UTILITY EASEMENT (3/13/1974, D6-28)
- 8 EXISTING 5' PNM AND MST&T EASEMENT (06/29/1956, BK. D355, PG. 321, DOC. NO. 992255) PARTIALLY RELEASED BY PNM PER WAIVER AND RELEASE (2/14/1974, BK. MISC. 354, PG. 143, DOC. NO. 94661) SHOWN HEREON AS 
- 9 EXISTING 5' PNM AND MST&T EASEMENT (2/5/1957, BK. MISC. 376, PG. 146, DOC. NO. 38553)
- 10 EASEMENTS RESERVED FOR EXISTING UTILITIES WITHIN THE VACATED RIGHT-OF-WAY OF ORTIZ DR. AND ZIA ROAD PER ORDINANCE NO. 32-1973, DATED 3/26/1973 (4/3/1973, BK. MISC. 306, PG. 104, DOC. NO. 43924) RELEASED BY MST&T PER QUITCLAIM DEED (10/07/1985, BK. 252-A, PG. 280, DOC. NO. 85-84066) AND RELEASED BY PNM PER WAIVER AND RELEASE OF EASEMENT (9/19/1985, BK. MISC. 272-A, PG. 864, DOC. NO. 85-78568) DISCLAIMED BY NM GAS PER DOCUMENT (09/26/1985, BK. 274A, PG. 941, DOC. NO. 8580460) PORTIONS WITHIN FORMERLY VACATED ORTIZ DRIVE TO REMAIN, PORTIONS FORMERLY IN ZIA ROAD VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS 
- 12 EASEMENTS RESERVED FOR EXISTING UTILITIES WITHIN THE VACATED RIGHT-OF-WAY OF ORTIZ DRIVE AND DOMINGO ROAD PER COMMISSION ORDINANCE 2053, DATED 01/30/1952, EVIDENCED BY QUITCLAIM DEEDS (11/27/1962, BK. D670, PG 58, DOC. NO. 11809) AND (3/21/1963, BK. D685, PG. 539, DOC. NO. 29786)
- 13 EXISTING RETAINED 5' MST&T EASEMENT (06/29/1956, BK. D355, PG. 321, DOC. NO. 992255) PARTIALLY RELEASED BY PNM PER WAIVER AND RELEASE (2/14/1974, BK. MISC. 354, PG. 143, DOC. NO. 94661)
- 15 EXISTING UNRESTRICTED CABLE TELEVISION EASEMENT FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, UPGRADING, EXPANSION AND REMOVAL (5/15/1991, BK. 91-8, PG. 3361-3368, DOC. NO. 91037828) BLANKET IN NATURE WITHIN BUILDING AND SHOWN HEREON AS 
- 16 PUBLIC SIDEWALK AND PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 17 PUBLIC UTILITY EASEMENT, DEFINED ALONG THE CENTERLINE AS SHOWN HEREON, GRANTED WITH THE FILING OF THIS PLAT
- 18 PRIVATE CROSS-LOT ACCESS AND PARKING EASEMENT, BENEFITING AND MAINTAINED BY PARCELS B-1 AND C-1-A, GRANTED WITH THE FILING OF THIS PLAT.

\*EASEMENTS 2 THRU 4, 11, AND 14 INTENTIONALLY OMITTED

DOCH 2024076468

10/25/2024 01:32 PM Page: 4 of 4  
 PLAT R:\$25.00 B: 2024C P: 0102 Linda Stover, Bernalillo County



**Plat for  
 Parcels B-1 and C-1-A  
 Tijeras Place Addition  
 Being Comprised of  
 Parcels B, C-1, C-2, D & E; Lots 13 and 14,  
 Block 25, Tijeras Place Addition; Portions of  
 Vacated Ortiz Drive NE, Zia Road NE; and  
 Tracts Identified as "3-6-EL-2" & "3-7-EL-1",  
 Being Portions of Lots 11 & 12, Block 19,  
 Tijeras Place Addition  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 January 2023**

**Documents**

- 1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SPO00091896 AND AN EFFECTIVE DATE OF SEPTEMBER 22, 2020.
- 2. PLAT OF TIJERAS PLACE FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 24, 1923, IN BOOK C2, PAGE 72.
- 3. WARRANTY DEED FOR PORTION OF SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 10, 2021, AS DOC. NO. 2021107629.
- 4. SPECIAL WARRANTY DEED FOR PORTION OF SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 14, 2021, AS DOC. NO. 2021109096.
- 5. REPLAT SHOWING PARCELS "A" THRU "E", TIJERAS PLACE, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 13, 1974, IN BOOK D6, PAGE 28.
- 6. REPLAT SHOWING PARCEL "C-1" AND "C-2", TIJERAS PLACE ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 6, 1974, IN BOOK C9, PAGE 190.
- 7. ALTA/N.S.P.S LAND TITLE SURVEY OF LOTS B, C-1, C-2, D AND E, AND PORTIONS OF LOTS 1 AND 12 AND ALL OF LOTS 13 TO 24, BLOCK 25, ALL OF LOTS 1 TO 24, BLOCK 25 AND PORTIONS OF LOTS 1 TO 5 AND 13 TO 15 AND ALL OF LOTS 6 TO 11 AND 16 TO 20, BLOCK 31 AND ALL OF LOTS 1 TO 13, BLOCK 32, TIJERAS PLACE ADDITION, BY ANTHONY L. HARRIS, NMPS #11463, UNSIGNED, WITH A DATE OF JANUARY 2021.
- 8. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. U-034-1(6) AND U-034-1(8), DATED MAY 1, 1969.

Line Table		
Line #	Direction	Length (ft)
L1	N 74°17'27" W (N 89°44'38 W)	51.27' (49.99')
L2	N 10°21'26" W (N 89°44'38 W)	39.36'
L3	N 00°15'56" E (N 89°44'38 E)	72.72'
L4	N 00°15'56" E (N 00°17'32 E)	80.00' (80.00')
L5	N 00°15'56" E (N 89°44'38 E)	19.36'
L6	N 01°06'33" E (N 89°44'38 E)	26.51'
L7	S 00°13'46" W (S 89°44'38 W)	7.56'
L8	N 82°19'05" W (N 89°44'38 W)	30.26'
L9	N 00°13'46" E (N 00°15'42 E)	100.33' (100.00')
L10	N 00°13'46" E	142.56' (142.56)
L11	N 82°19'05" W (N 82°17'29 W)	156.35' (156.35')
L12	S 89°46'14" E	218.30' (218.14')
L13	S 00°13'46" W	50.00'
L14	N 00°13'46" E	50.00'
L15	N 89°45'24" W	73.00'
L16	S 89°49'38" E	5.11'
L17	N 00°20'21" W	56.47'
L18	S 89°32'20" E	0.43'
L19	N 00°00'00" E	3.00'
L20	N 89°33'08" W	0.50'
L21	N 00°34'22" E	11.43'
L22	N 89°46'14" W	4.98'
L23	N 89°46'14" W	18.29'
L24	N 00°13'46" E	50.00'

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