

Vicinity Map - Zone Atlas K-18-Z

N.T.S.

**Notes**

1. FIELD SURVEY PERFORMED IN AUGUST AND SEPTEMBER 2022.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. 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 . . . . .

**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.

**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.

**Documents**

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2075231-AL01 AND AN EFFECTIVE DATE OF DECEMBER 31, 2015.
2. PLAT OF RECORD FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 9, 1949, IN BOOK C, PAGE 158.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 31, 2015, AS DOC. NO. 2015113487, AND REFILED APRIL 18, 2016, AS DOC. NO. 2016035245.
4. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP FOR SAN MATEO BOULEVARD NE, HAVING NEW MEXICO PROJECT NO. "U-034-1(8)" (FORMERLY PROJECT NO. "F-034-1(5)"), DATED MAY 1, 1969.
5. WARRANTY DEED FOR PARCEL "5-2-EL" FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 4, 1970, IN BOOK D 886, PG. 95-96, DOC. NO. 3590.

**Indexing Information**

Section 24, Township 10 North, Range 3 East, N.M.P.M.  
 Subdivision: Tijeras Park Addition  
 Owner: Sichler Farms LLC  
 UPC #: 101805701246224301

**Purpose of Plat**

1. ELIMINATE INTERIOR LOT LINES AS SHOWN HEREON.
2. DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE, . . . . . 0.4809 ACRES  
 ZONE ATLAS PAGE NO. . . . . K-18-Z  
 NUMBER OF EXISTING LOTS, . . . . . 13  
 NUMBER OF LOTS CREATED, . . . . . 1  
 MILES OF FULL-WIDTH STREETS, . . . . . 0.00 MILES  
 MILES OF HALF-WIDTH STREETS, . . . . . 0.00 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, . . . . . 0.0071 ACRES  
 DATE OF SURVEY, . . . . . SEPTEMBER 2022

**Legal Description**

LOTS NUMBERED ONE (1) THRU TWELVE (12), BLOCK NUMBERED ONE (1) OF THE REPLAT OF TIJERAS PARK ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 9, 1949, IN BOOK C, PAGE 158, LESS THAN AND EXCEPTING THAT PORTION REFERRED TO AS PARCEL 5-2 AND AS SHOWN AND DESIGNATED ON THE RIGHT OF WAY MAP FOR SAN MATEO, DATED MAY 1, 1969 AND HAVING PROJECT NO. "U-034-1(8)" (FORMERLY KNOWN AS PROJECT NO. "F-034-1 (5)").

TOGETHER WITH

THE SOUTHERLY SEVEN TENTHS OF ONE FOOT (0.7') OF VACATED ROMA AVENUE NE, WITH ORDINANCE NUMBER "VO-1-1969", LYING ALONG THE NORTHERLY LOT LINE OF SAID LOT NUMBERED TWELVE (12), BLOCK NUMBERED ONE (2) OF THE REPLAT OF TIJERAS PARK ADDITION.

ALL PORTIONS BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1, AND LYING ON THE NORTHERLY RIGHT OF WAY OF SAN JUAN ROAD NE, BEING MARKED BY A PK NAIL WITH TAG "LS 18374" AND WHENCE A TIE TO ACS MONUMENT "6-K18A", BEARS S 25°24'27" W, A DISTANCE OF 2,733.00 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID NORTHERLY RIGHT OF WAY, N 89°45'39" W, A DISTANCE OF 46.76 FEET TO A POINT OF CURVATURE, BEING MARKED BY A PK NAIL WITH TAG "LS 18374";

THENCE, COINCIDING SAID RIGHT OF WAY AS IT TRANSITIONS FROM SAN JUAN ROAD NE TO SAN MATEO BLVD NE, 23.34 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 17.34 FEET, A DELTA OF 77°34'07", AND A CHORD BEARING N 51°01'13" W, A DISTANCE OF 21.60 FEET TO A POINT OF TANGENCY, LYING ON THE WESTERLY RIGHT OF WAY OF SAN MATEO BOULEVARD NE, BEING MARKED BY A PK NAIL WITH TAG "LS 18374";

THENCE, COINCIDING WITH SAID EASTERLY RIGHT OF WAY, THE FOLLOWING TWO COURSES:

N 12°16'47" W, A DISTANCE OF 28.11 TO AN ANGLE POINT, BEING MARKED BY A CHISELED "X";

N 00°19'38" E, A DISTANCE OF 259.57 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A CHISELED "X";

THENCE, LEAVING SAID RIGHT OF WAY, S 89°44'44" E, A DISTANCE OF 71.15 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE SOUTHWESTERLY RIGHT OF WAY OF ROMA AVENUE NE, BEING MARKED BY A PK NAIL WITH TAG "LS 11463" ON TOP OF WALL;

THENCE, LEAVING SAID RIGHT OF WAY, S 00°35'28" W, A DISTANCE OF 300.51 FEET TO THE POINT OF BEGINNING, CONTAINING 0.4809 ACRES (20,947 SQ. FT.), MORE OR LESS.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2075231-AL01 AND AN EFFECTIVE DATE OF DECEMBER 31, 2015.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # 101805701246224301

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for Lot 1-A, Block 1 Tijeras Park Addition Being Comprised of**

**Remaining Portions of Lots 1 thru 12, Block 1, Tijeras Park Addition and A Portion of Vacated Roma Avenue NE Right of Way**  
 City of Albuquerque, Bernalillo County, New Mexico  
 March 2026

Project Number: PR-2022-007616

Application Number:

**Plat Approvals:**

<u>Boz</u>	03/13/2026
PNM Electric Services	
<u>Thomas McClaffin</u>	03/06/2026
Qwest Corp. d/b/a CenturyLink QC	
<u>Scott Koss</u>	03/06/2026
New Mexico Gas Company	
<u>Mike Masten</u>	03/06/2026
Comcast	
<u>John E. Muldrow</u>	03/06/2026
Ezee Fiber	

**City Approvals:**

Loran N. Risenhoover P.S. 3/16/2026  
 City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

Kana Rados 03/06/2026  
 AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

**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.

Brian J. Martinez 3/16/26  
 Brian J. Martinez Date  
 N.M.R.P.S. No. 18374



**CSI-CARTESIAN SURVEYS INC.**

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

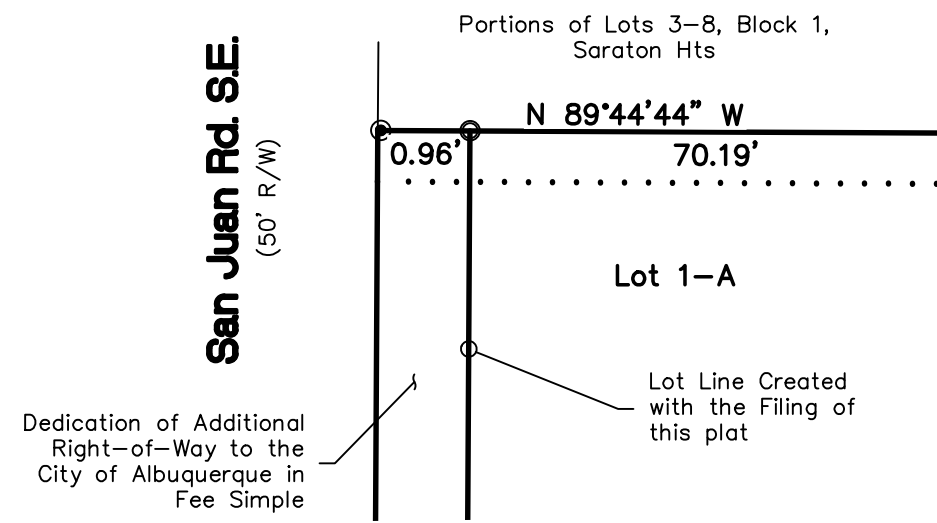
**Plat for  
Lot 1-A, Block 1  
Tijeras Park Addition  
Being Comprised of  
Remaining Portions of Lots 1 thru  
12, Block 1, Tijeras Park Addition  
and A Portion of Vacated Roma  
Avenue NE Right of Way  
City of Albuquerque  
Bernalillo County, New Mexico  
March 2026**

**Easement Notes**

1 EXISTING EASEMENT FOR PUBLIC UTILITIES, MEASURING 3 FEET AT GROUND LEVEL AND 5 FEET AT 20 FEET ABOVE GROUND LEVEL. SHOWN HEREON AS A 5 FOOT EASEMENT FOR THE OVERHEAD LINES (8/9/1949, C-158)

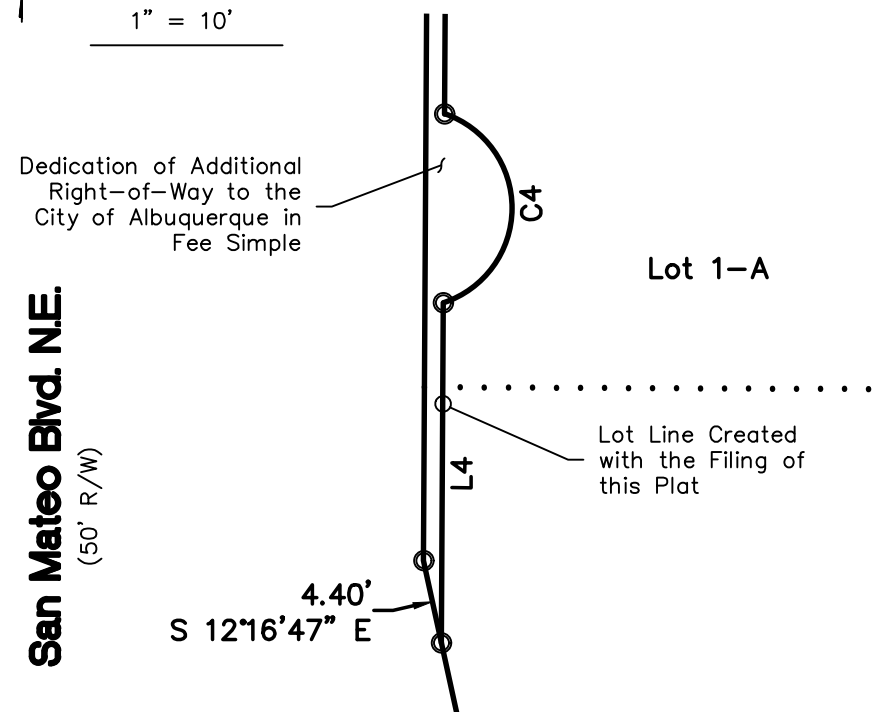
**Detail C**

1" = 2'



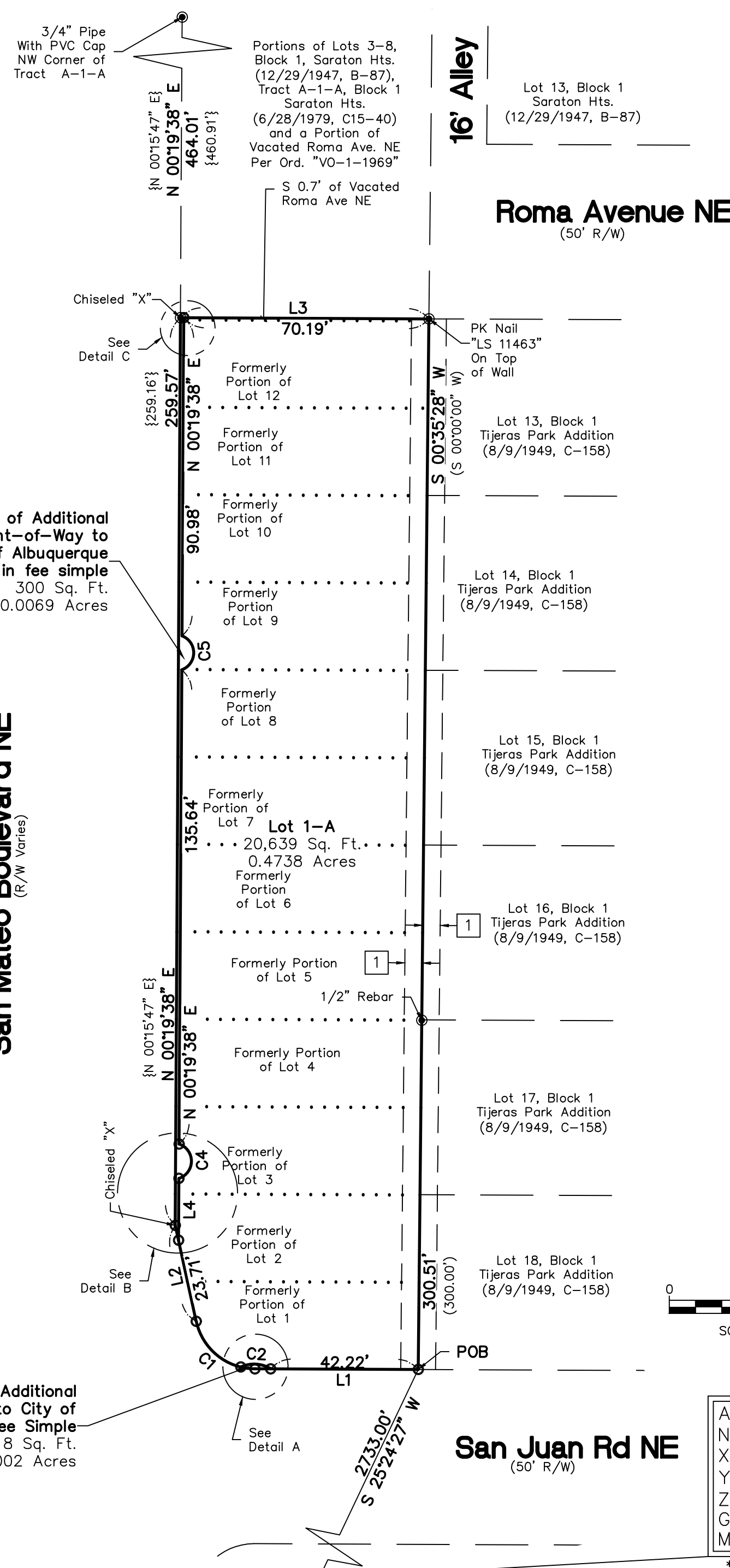
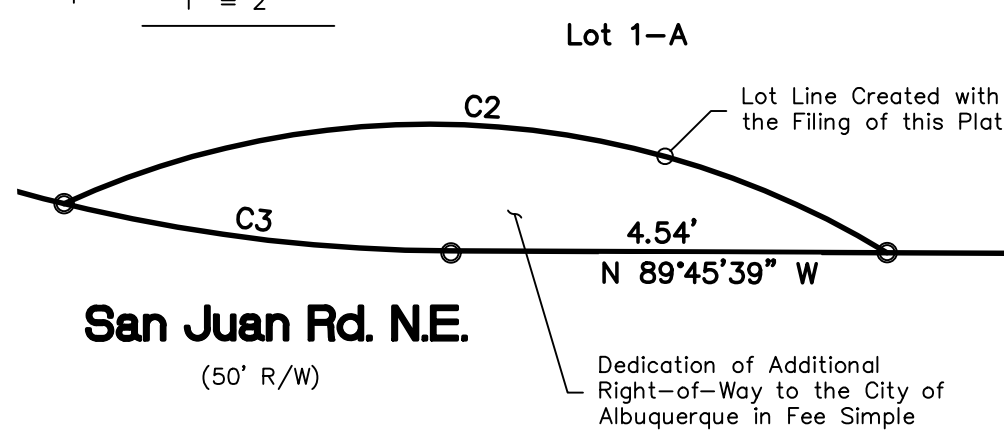
**Detail B**

1" = 10'



**Detail A**

1" = 2'

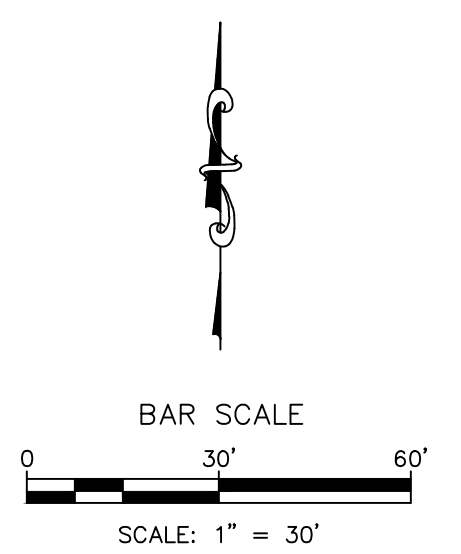


**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (8/9/1949, C-158)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER RIGHT OF WAY MAP, PROJ. NO. "U-034-1(8)", DATED MAY 1, 1969
⊙	FOUND MONUMENT AS INDICATED
○	SET PK NAIL WITH TAG "LS 18374" UNLESS OTHERWISE NOTED

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	23.34' {23.22'}	17.24' {17.24'}	77°34'07"	21.60'	N 51°01'13" W
C2	8.94'	9.16'	55°54'56"	8.59'	N 86°35'27" W
C3	4.07'	17.24' {17.24'}	13°31'27"	4.06'	S 83°02'34" E
C4	12.93'	5.18'	142°53'04"	9.83'	N 00°19'38" E
C5	12.56'	5.18'	138°52'38"	9.71'	N 00°19'38" E

Line Table		
Line #	Direction	Length (ft)
L1	N 89°45'39" W (N 90°00'00" W) {N 89°45'33" W}	46.76' {46.86'}
L2	N 12°16'47" W {N 12°34'33" W}	28.11' {28.13'}
L3	S 89°44'44" E (S 90°00'00" E) {S 89°45'33" E}	71.15' {69.81'}
L4	S 00°19'38" W	17.70'



ACS Monument " 6-K18A "  
NAD 1983 CENTRAL ZONE  
X=1538790.908 \*  
Y=1483955.175 \*  
Z=5249.996 \* (NAVD 1988)  
G-G=0.999664599  
Mapping Angle=-0°11'42.76"  
\* U.S. SURVEY FEET

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wplotnerjr@gmail.com

