

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)

2 10'x10' PUBLIC WATERLINE EASEMENT With 3/4" Pipe and PVC Cap (____/____/20____, DOC. NO. _____ NW Corner of Tract A-1-A

Indexing Information

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



Vicinity Map - Zone Atlas K-18-Z

Sketch 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 January 2026

Purpose of Plat

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

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).

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

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
⊠	COVERED AREA
▨	CONCRETE
▩	BLOCK WALL
—○—	CHAINLINK FENCE
■	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
↖	ANCHOR
⊠	PULL BOX
☆	LIGHT POLE
⊙	ELECTRIC METER
⊠	ELECTRIC CABINET
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	SANITARY SEWER MANHOLE
⊙	SAS CLEANOUT
⊙	STORM DRAIN MANHOLE
⊠	STORM DRAIN INLET
—OR—	SIGN
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—T—	UNDERGROUND TELEPHONE UTILITY LINE
—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE

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