

Vicinity Map - Zone Atlas J-13-Z

N.T.S.

Documents

1. PLAT FOR NAVAJO ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 1, 1931, IN BOOK B, PAGE 49.
2. WARRANTY DEED FOR LOT 2, NAVAJO ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 19, 2021, AS DOCUMENT NO. 2021084540.
3. WARRANTY DEED FOR LOT 3, NAVAJO ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 9, 2019, AS DOCUMENT NO. 2019076574.

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. 35001C0331H, DATED AUGUST 16, 2012.

DOCH 2023080257

12/20/2023 11:57 AM Page: 1 of 3
 PLAT R: \$25.00 B: 20230 P: 0106 Linda Stover, Bernalillo County

Indexing Information

Section 18, Township 10 North, Range 3 East, N.M.P.M.
 as Projected in the Town of Albuquerque Grant
 Subdivision: Navajo Addition
 Owner: Carla Caletti (Lot 2)
 Chelsey Danielsen (Lot 3)
 UPC #: 101305846838611815 (Lot 2)
 101305846238711814 (Lot 3)

Purpose of Plat

1. SUBDIVIDE BY LOT LINE ADJUSTMENT AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 0.1876 ACRES
 ZONE ATLAS PAGE NO..... J-13-Z
 NUMBER OF EXISTING LOTS..... 2
 NUMBER OF LOTS CREATED..... 2
 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..... 0.0000 ACRES
 DATE OF SURVEY..... MARCH 2023

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY AND MARCH 2023.
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 TWO (2) AND THREE (3), A SUBDIVISION OF LOT NUMBERED THIRTEEN (13) OF THE NAVAJO ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 1, 1931, IN BOOK B, PAGE 49.

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 ERECTED 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 #: 101305846838611815

101305846238711814

PROPERTY OWNER OF RECORD

Caletti Carla

BERNALILLO COUNTY TREASURER'S OFFICE

COYUC STONE 12-20-23

**Plat for
 Lots 2-A and 3-A,
 Subdivision of Lot 13 Navajo Addition
 Being Comprised of
 Lots 2 and 3,
 Subdivision of Lot 13 Navajo Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2023**

Project Number: PR-2022-007680

Application Number: SD-2023-00088

Plat Approvals:

- [Signature]* Apr 17, 2023
- PNM Electric Services
Natalia Antonio (Apr 11, 2023 14:44 MDT) Apr 11, 2023
- Qwest Corp. d/b/a CenturyLink QC
Pamela C. Stone (Apr 17, 2023 15:52 MDT) Apr 17, 2023
- New Mexico Gas Company
Mike Moritz (Apr 11, 2023 16:13 MDT) Apr 11, 2023

Comcast

City Approvals:

- Loren N. Risenhoover P.S. 4/3/2023
City Surveyor
- Ernest Armijo Dec 6, 2023
- Traffic Engineering, Transportation Division
[Signature] Dec 13, 2023
- ABCWUA
Whitney Ober Dec 6, 2023
- Parks and Recreation Department
[Signature] 4/10/2023
- AMAFOR
Hege Chen Dec 5, 2023
- Hydrology
Jeff Palmer (Dec 5, 2023 2:15:56 MST) Dec 5, 2023
- Code Enforcement
Jay Rodenbeck Dec 5, 2023
- Planning Department
Shahab Biagar Dec 13, 2023
- City Engineer
Tony Stahl 4/7/2023
- MRGCD

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.

[Signature] 3/30/23
 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



Easement Notes

- 1 5' OVERHEAD PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 2 PUBLIC SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT

DHO Determination from Sidewalk Width Note

THIS PROPERTY HAS AN EXISTING 4.6 FOOT SIDEWALK ALONG 12TH STREET NW, WHICH IS DEFICIENT OF THE CITY REQUIRED 6 FOOT WIDTH FOR MINOR ARTERIAL RIGHTS-OF-WAY, PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON May 24, 2023 UNDER APPLICATION NUMBER SD-2023-00088

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March 2023**

DHO Determination from Sidewalk Width Note

THIS PROPERTY HAS AN EXISTING 4.1 FOOT SIDEWALK, WHICH IS DEFICIENT OF THE CITY REQUIRED 5 FOOT SIDEWALK WIDTH FOR A LOCAL URBAN STREET, PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON May 24, 2023 UNDER APPLICATION NUMBER SD-2023-00088

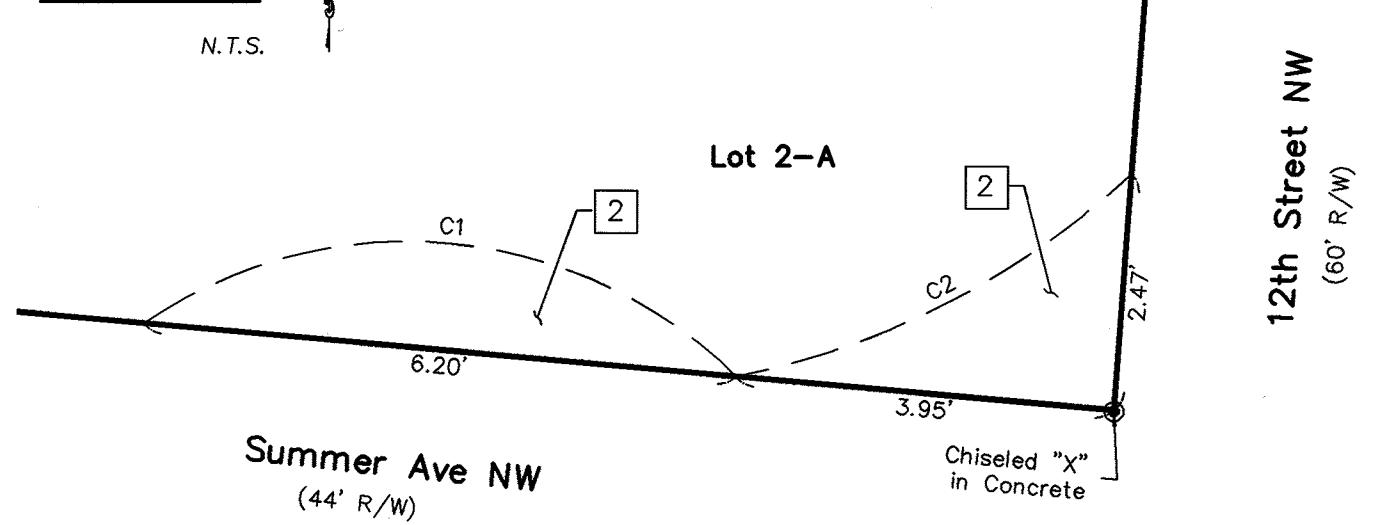
ZHE Variance Note

A VARIANCE FROM IDO STANDARDS, PERMITTING A VARIANCE OF 2.33 FEET FROM THE REQUIRED 15-FOOT TOTAL REAR YARD SETBACK, WAS APPROVED BY THE ZONING HEARING EXAMINER UNDER VA-2022-00321 ON JANUARY 4, 2023.

Legend

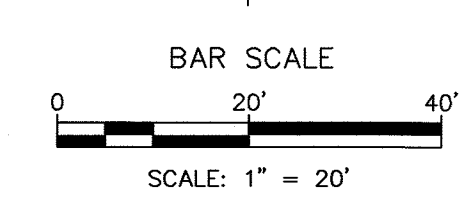
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (07/01/1931, B-49)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (08/05/2011, 2011C-76)
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Detail A



Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	6.72'	4.88'	78°54'56"	6.20'	S 84°55'39" E
C2	4.69'	8.46'	31°43'48"	4.63'	N 62°50'03" E
C3	4.47'	4.90'	52°13'04"	4.31'	N 84°55'39" W

Line #	Direction	Length (ft)
L1	S 02°51'48" W	49.82'

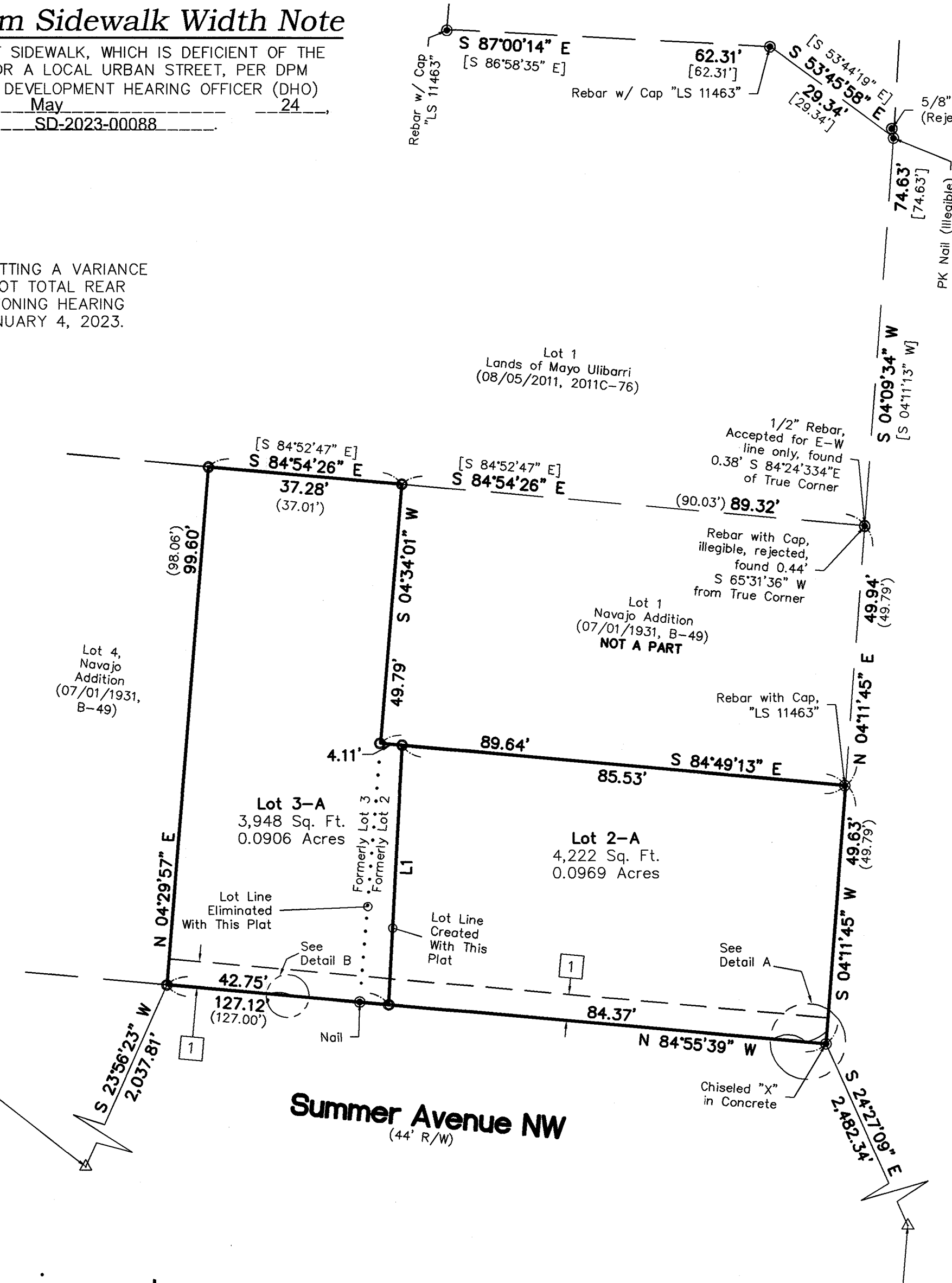
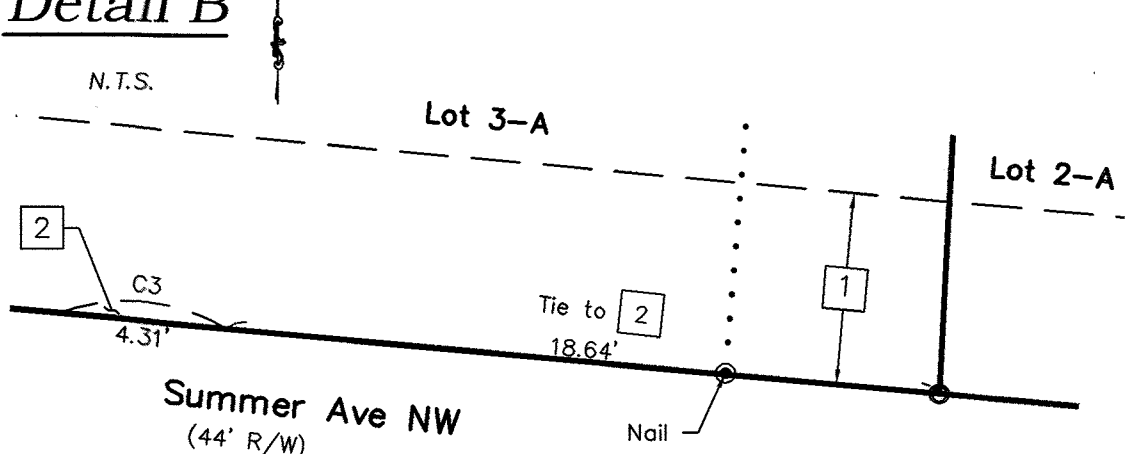


ACS Monument "12_J13"
NAD 1983 CENTRAL ZONE
X=1517168.92 *
Y=1489275.084 *
Z=4957.502 * (NAVD 1988)
G-G=0.999684167
Mapping Angle=-0°14'12.73"
*U.S. SURVEY FEET

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"
*U.S. SURVEY FEET

DOCH 2023080257
12/20/2023 11:57 AM Page: 2 of 3
PLAT R 326.00 B: 2023 P: 3196 Linda Stover, Bernalillo County

Detail B



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

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.

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March 2023**

**ABCWUA Public Water &
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.

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.

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Carla Caletti 4/10/2023
CARLA CALETTI, OWNER OF LOT 2

STATE OF NEW MEXICO }
COUNTY OF *Sandoval* } SS
STATE OF NEW MEXICO }
COUNTY OF *Sandoval* } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 04/10, 2023
BY: CARLA CALETTI, OWNER OF LOT 2

By: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/07/25

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

Chelsey Danielson 4/10/2023
CHELSEY DANIELSON, OWNER OF LOT 3

STATE OF NEW MEXICO }
COUNTY OF *Sandoval* } SS
STATE OF NEW MEXICO }
COUNTY OF *Sandoval* } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 04/10, 2023
BY: CHELSEY DANIELSON, OWNER OF LOT 3

By: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/07/25

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

DOC# 2023080257
12/20/2023 11:57 AM Page: 3 of 3
PLAT R-325.00 B: 2023C P: 0106 Linda Stover, Bernalillo County

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