

Vicinity Map - Zone Atlas H-14-Z

N.T.S.

**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 . . . . .
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.

**Documents**

1. TITLE COMMITMENT PROVIDED BY CENTRIC TITLE AND ESCROW, HAVING FILE NO. C-100834 AND AN EFFECTIVE DATE OF FEBRUARY 10, 2022.
2. PLAT OF RECORD FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 7, 1923, IN BOOK C2, PAGE 34.
3. REAL ESTATE CONTRACT FOR SUBJECT PROPERTY BETWEEN DANIEL P., EDWARD L. STONE AND MARTHA M. STONE LUCERO AND 601 ASPEN AVE LLC, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 2, 2022, AS DOC. NO. 2022021317.

**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.

**Indexing Information**

Projected Section 8, Township 10 North, Range 3 East,  
N.M.P.M. Town of Albuquerque Grant  
Subdivision: Ives Addition  
Owner: 601 Aspen Ave LLC  
UPC #: 101405818551924208 (Lots 1 and 2)  
101405818052024207 (Lots 3 and 4)

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE . . . . . 0.3039 ACRES  
ZONE ATLAS PAGE NO. . . . . H-14-Z  
NUMBER OF EXISTING LOTS. . . . . 4  
NUMBER OF LOTS CREATED. . . . . 1  
MILES OF FULL-WIDTH STREETS. . . . . 0.000 MILES  
MILES OF HALF-WIDTH STREETS. . . . . 0.000 MILES  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0.0000 ACRES  
DATE OF SURVEY. . . . . MARCH 2023

**Legal Description**

LOTS NUMBERED ONE (1) THROUGH FOUR (4) INCLUSIVE, BLOCK FIVE (5), IVES ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICES OF THE BERNALILLO COUNTY CLERK ON FEBRUARY 7, 1923, IN PLAT BOOK C2, PAGE 34.

**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. 35001C0332G, DATED SEPTEMBER 26, 2008.

**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.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
PAID ON UPC # 101405818551924208  
101405818052024207

PROPERTY OWNER OF RECORD  
601 Aspen LLC

BERNALILLO COUNTY TREASURER'S OFFICE  
Jennie Valpando

**Plat for  
Lot 1-A, Block 5  
Ives Addition  
Being Comprised of  
Lots 1 Thru 4, Block 5  
Ives Addition**

City of Albuquerque, Bernalillo County, New Mexico  
March 2023

Project Number: PR-2023-008660

Application Number: SD-2023-00100

**Plat Approvals:**

- [Signature] Apr 24, 2023
- PNM Electric Services  
Natalia Antonio Apr 21, 2023  
Natalia Antonio (Apr 21, 2023 12:35 MDT)
- Qwest Corp. d/b/a CenturyLink QC  
Pamela C. Stone Apr 28, 2023  
Pamela C. Stone (Apr 28, 2023 16:22 MDT)
- New Mexico Gas Company  
Mike Morine Apr 20, 2023  
Mike Morine (Apr 20, 2023 10:13 MDT)

**City Approvals:**

- Loren N. Risenhoover P.S. 4/6/2023  
City Surveyor
- Ernest Armijo Aug 25, 2023
- Traffic Engineering, Transportation Division  
[Signature] Sep 8, 2023
- ABCWUA  
[Signature] Aug 25, 2023
- Parks and Recreation Department  
[Signature] 4/10/2023
- AMAFCA  
[Signature] Aug 25, 2023
- Hydrology  
[Signature] Aug 28, 2023
- Code Enforcement  
[Signature] Aug 25, 2023
- Planning Department  
[Signature] Sep 15, 2023
- City Engineer  
[Signature] 4/11/2023
- MRGCC

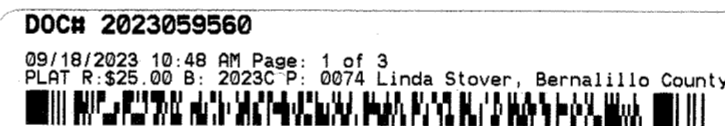
**Surveyor's Certificate**

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] 4/20/23  
Date

Brian J. Martinez  
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



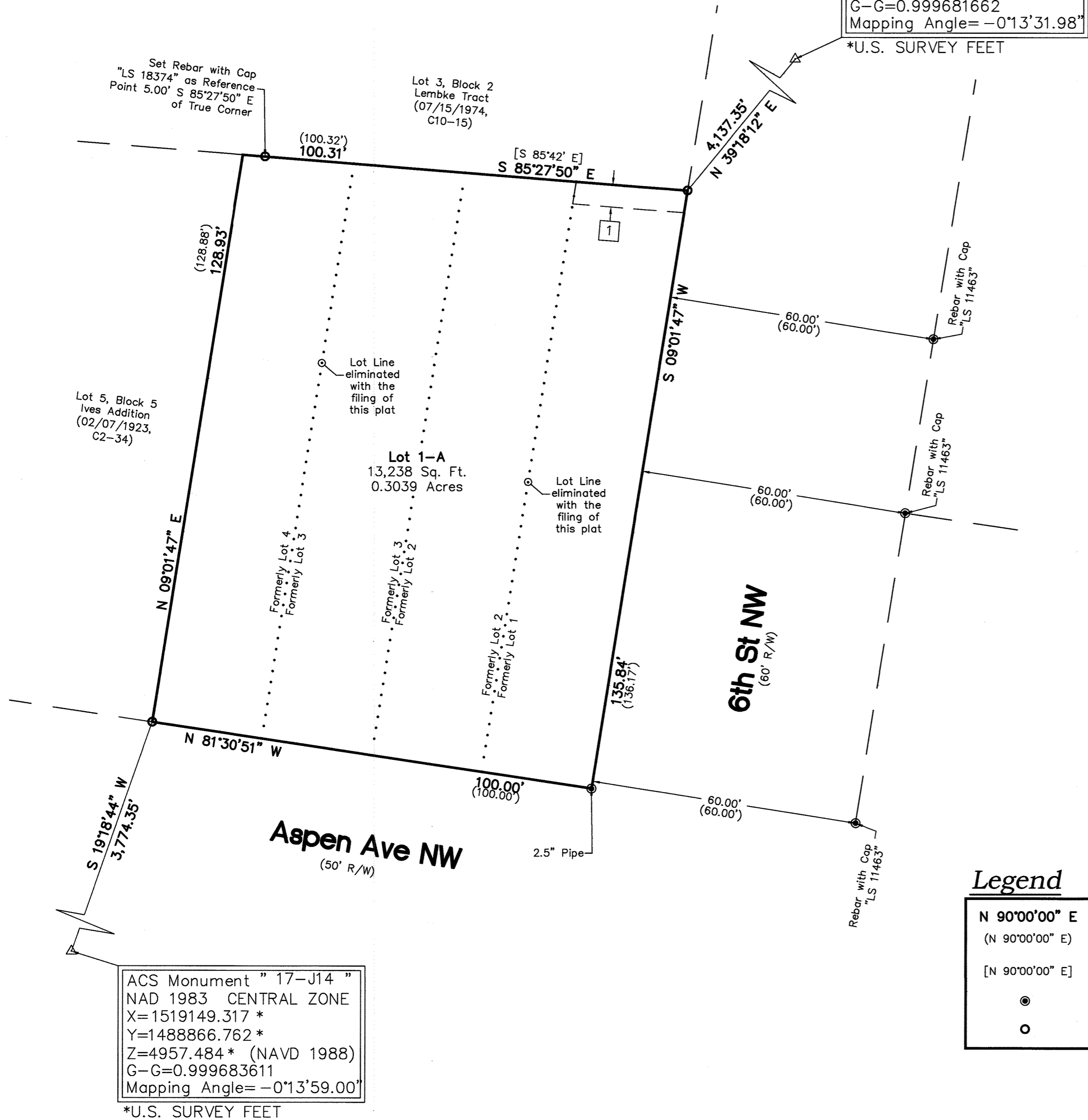
**Easement Notes**

1 EXISTING 5' PNM AND MST&T CO. EASEMENT  
(7/23/1991, BK. 91-12, PG. 7801, DOC. NO. 91059825)

ACS Monument " A-438 "  
NAD 1983 CENTRAL ZONE  
X=1523137.246 \*  
Y=1495747.494 \*  
Z=4975.35 \* (NAVD 1988)  
G-G=0.999681662  
Mapping Angle=-0°13'31.98"  
\*U.S. SURVEY FEET

DOCN 2023059560  
09/19/2023 10:48 AM Page: 2 of 3  
PLAT R: 528, 00 S: 20230 P: 0074 Linda Stover, Bernalillo County

**Plat for  
Lot 1-A, Block 5  
Ives Addition  
Being Comprised of  
Lots 1 Thru 4, Block 5  
Ives Addition  
City of Albuquerque, Bernalillo County, New Mexico  
March 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.

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/7/1923, C2-34)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (07/15/1974, C10-15)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

**DHO Determination from Sidewalk Width Note**

THIS PROPERTY HAS AN EXISTING 5.0 FOOT SIDEWALK ALONG 6TH 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 JUNE 14TH, 2023.

**DHO Determination from Right-of-Way Width Note**

THIS PROPERTY ADJOINS AN EXISTING 60 FOOT RIGHT-OF-WAY WIDTH 6TH STREET NW, WHICH IS DEFICIENT OF THE CITY REQUIRED 82 FOOT WIDTH FOR A MINOR ARTERIAL RIGHTS-OF-WAY, PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON JUNE 14TH, 2023.

**CSI-CARTESIAN SURVEYS INC.**

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

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.

DOC# 2023059560  
09/19/2023 10:48 AM Page: 3 of 3  
PLAT R: \$25.00 B: 2023C P: 0074 Linda Stover, Bernalillo County

Plat for  
Lot 1-A, Block 5  
Ives Addition  
Being Comprised of  
Lots 1 Thru 4, Block 5  
Ives Addition  
City of Albuquerque, Bernalillo County, New Mexico  
March 2023

*[Signature]* 5/2/23  
DAVID LOTTA, OWNER BY REAL ESTATE CONTRACT DATE  
601 ASPEN AVE LLC

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

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 05/02, 20 23  
BY: DANIEL P. STONE

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

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*Daniel P. Stone* 5-4-23  
DANIEL P. STONE, SELLER BY REAL ESTATE CONTRACT DATE

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

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 05/04, 20 23  
BY: DANIEL P. STONE

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

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*Edward L. Stone* 5-4-23  
EDWARD L. STONE, SELLER BY REAL ESTATE CONTRACT DATE

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

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 05/04, 20 23  
BY: EDWARD L. STONE

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

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*Martha M. Lucero* 5/4/23  
MARTHA M. STONE LUCERO, SELLER BY REAL ESTATE CONTRACT DATE

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

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 05/04, 20 23  
BY: MARTHA M. STONE LUCERO

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

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