

Vicinity Map - Zone Atlas L-22-Z and L-23-Z

**Documents**

- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000133405 AND AN EFFECTIVE DATE OF JANUARY 13, 2023.
- PLAT OF RECORD FOR FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 31, 1990 IN VOLUME 90C, FOLIO 138.
- SPECIAL WARRANTY DEED WITH DECLARATION OF USE RESTRICTION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 30, 1993, BOOK 93-34, PAGE 4145-4150, AS DOCUMENT NO. 1993135556

**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.

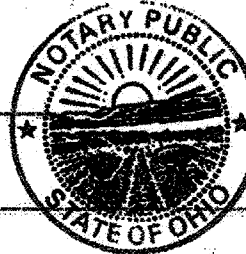
RICK J. LANDRUM, VICE PRESIDENT  
SMITH'S FOOD & DRUG CENTERS, INC., AN OHIO CORPORATION

09.19.2023  
DATE

STATE OF OHIO }  
COUNTY OF HAMILTON } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 19, 2023  
BY: RICK J. LANDRUM, VICE PRESIDENT, SMITH'S FOOD & DRUG CENTERS, INC., AN OHIO CORPORATION

BY: Jennifer K. Gothard  
NOTARY PUBLIC



JENNIFER K. GOTHARD  
Attorney at Law  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Date, Section 147.03 O.R.C.

MY COMMISSION EXPIRES

**Indexing Information**

Sections 26 and 27, Township 10 North, Range 4 East, N.M.P.M.  
Subdivision: Four Hills Village Shopping Center and Apartment Complex  
Owner: Smith's Food and Drug Centers, Inc.  
UPC #: 102305602134521316

**Purpose of Plat**

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.

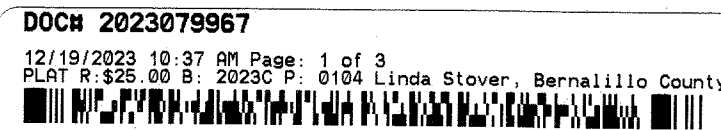
**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
PAID ON UPC #: 102305602134521316

PROPERTY OWNER OF RECORD  
SMITH FOOD & DRUG CENTERS  
BERNALILLO COUNTY TREASURER'S OFFICE  
Genetic Stone 12-14-23

**Subdivision Data**

GROSS ACREAGE..... 8.3349 ACRES  
ZONE ATLAS PAGE NO..... L-23-Z  
NUMBER OF EXISTING LOTS..... 1  
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 2023



**Notes**

- FIELD SURVEY PERFORMED IN JANUARY 2023.
- ALL DISTANCES ARE GROUND DISTANCES; US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER AT A PUBLIC MEETING ON OCTOBER 25, 2023

**Legal Description**

TRACT J-1 OF THE PLAT ENTITLED "REPLAT OF TRACTS F, H-1, J, AND UNPLATTED LAND, FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENT COMPLEX, ALBUQUERQUE, NEW MEXICO" AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 31, 1990 IN VOLUME 90C, FOLIO 138; BUT EXCEPTING THEREFROM THAT PORTION OF TRACT F-1 WHICH WAS SHOWN AS PORTION OF WENONAH AVENUE, S.E. AND TRAMWAY BLVD., S.E., ON THE PLATS RECORDED IN MAP BOOK C27, FOLIO 22 AND MAP BOOK C31, FOLIO 63.

**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. 35001C03786, DATED SEPTEMBER 26, 2008.

**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.

**Plat for  
Tracts J-1-A and J-1-B, Four  
Hills Village Shopping Center  
and Apartment Complex  
Being Comprised of  
Tract J-1, Four Hills Village Shopping  
Center and Apartment Complex  
City of Albuquerque, Bernalillo County, New Mexico  
August 2023**

**Project Number:** PR-2023-008767

**Application Number:** SD-2023-00180

**Plat Approvals:**

- Est Sep 13, 2023
- PNM Electric Services
- Natalia Antonio Sep 13, 2023
- Qwest Corp. d/b/a CenturyLink QC
- Jeff Estevan Sep 13, 2023
- New Mexico Gas Company
- Mike Mortus Sep 13, 2023
- Comcast

**City Approvals:**

- Loren N. Risenhoover P.S. 9/13/2023  
City Surveyor
- Ernest Arriaga Nov 7, 2023
- Traffic Engineer, Transportation Division
- ABCWUA Nov 29, 2023
- Whitney Babin Nov 8, 2023
- Parks and Recreation Department
- AMAFCA 8/21/2023
- Reggie Chan Nov 7, 2023
- Hydrology
- Jeff Pizar Nov 7, 2023
- Code Enforcement
- Jay Rodenbeck Nov 7, 2023
- Planning Department
- Shahab Biagar Nov 30, 2023
- City Engineer

**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 9/13/23  
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 EXISTING 10' GAS CO. OF NM EASEMENT (5/31/1990, 90C-138), SHOWN HEREON AS [Pattern]
- 2 EXISTING 10' US WEST TELEPHONE EASEMENT (5/31/1990, 90C-138)
- 3 EXISTING 10' PNM EASEMENT (5/31/1990, 90C-138)
- 4 EXISTING CITY OF ALBUQUERQUE WATERLINE EASEMENT (5/31/1990, 90C-138) SHOWN HEREON AS [+ +]
- 5 EXISTING 10' PNM EASEMENT (01/17/1992, BK. 92-1, PG. 8728-8730, DOC. NO. 92004374)
- 6 EXISTING 24'X23' PNM AND US WEST COMMUNICATIONS, INC. EASEMENT (12/29/1995, BK. 95-31, PG. 6801-6803, DOC. NO. 95132638)
- 7 EXISTING 25'X10' PNM EASEMENT, LOCATION SCALED FROM DOCUMENT (09/26/2003, BK. A65, PG. 6810, DOC. NO. 2003177181)
- 8 CROSS-LOT ACCESS AND DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT
- 9 PRIVATE STORM DRAIN EASEMENT BENEFITING TRACT J-1-A AND TO BE MAINTAINED BY TRACT J-1-B, GRANTED WITH THE FILING OF THIS PLAT
- 10 10' PRIVATE SANITARY SEWER EASEMENT BENEFITING TRACT J-1-A AND TO BE MAINTAINED BY TRACT J-1-B, GRANTED WITH THE FILING OF THIS PLAT

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/31/1990, 90C-138)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

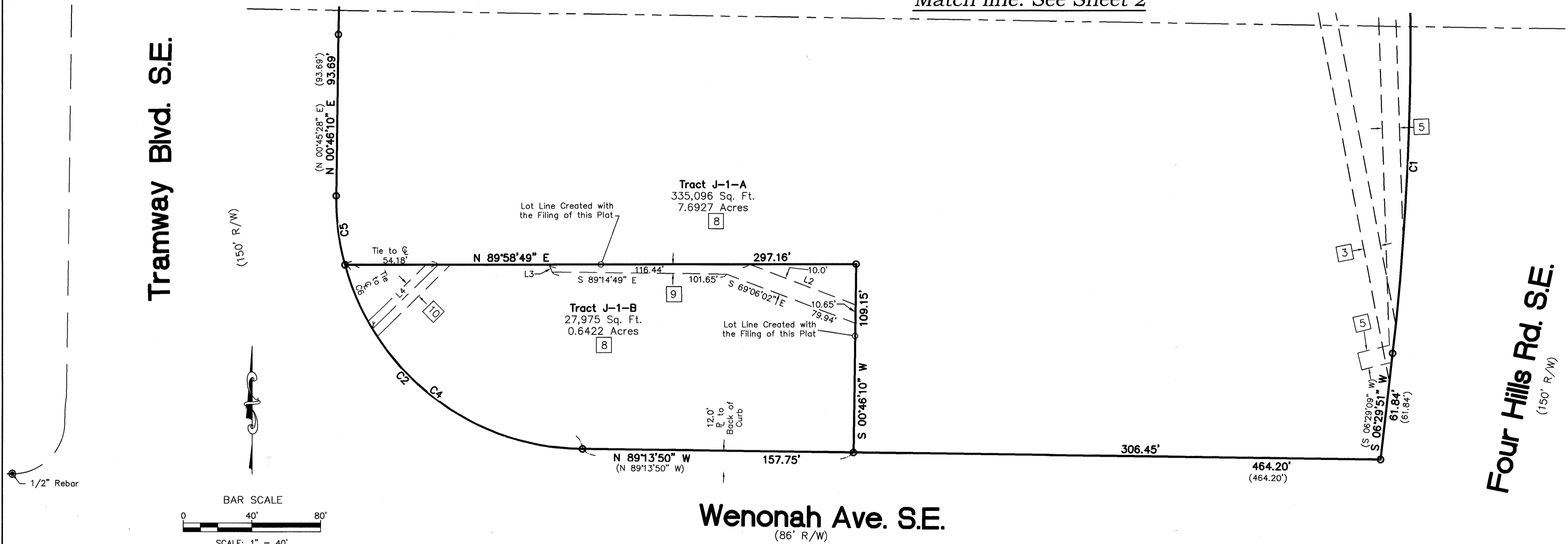
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	258.16' (258.16')	1612.02' (1612.02')	9°10'33"	257.88'	N 01°54'34" E
C2	227.77' (227.77')	145.00' (145.00')	90°00'06"	205.06'	S 44°13'47" E
C3	391.28' (391.29')	1322.00' (1322.00')	16°57'30"	389.86'	S 09°14'55" W
C4	187.30'	145.00' (145.00')	74°00'31"	174.54'	S 52°13'34" E
C5	40.47'	145.00' (145.00')	15°59'35"	40.34'	S 07°13'31" E
C6	40.53'	145.00' (145.00')	16°00'53"	40.40'	S 23°13'45" E

**Plat for**  
**Tracts J-1-A and J-1-B, Four Hills Village Shopping Center and Apartment Complex**  
**Being Comprised of**  
**Tract J-1, Four Hills Village Shopping Center and Apartment Complex**  
 City of Albuquerque, Bernalillo County, New Mexico  
 August 2023

Line Table		
Line #	Direction	Length (ft)
L1	S 82°16'16" E (S 82°16'16" E)	13.29' (39.85')
L2	S 69°06'02" E	66.15'
L3	S 22°05'30" E	4.70'

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 12/19/2023 10:37 AM Page: 2 of 3  
 PLAT R: 325.00 B: 2023C P: 0104 Linda Stover, Bernalillo County

Match line: See Sheet 2



Tract 1-A1  
 Four Hills Village Shopping Center & Apartment Complex  
 (4/23/1998, 98C-108)

Tract 1-B1  
 Four Hills Village Shopping Center & Apartment Complex  
 (4/23/1998, 98C-108)

Tract 1-B2  
 Four Hills Village Shopping Center & Apartment Complex  
 (4/23/1998, 98C-108)

**IDO Waiver Note**

A WAIVER FROM IDO STANDARDS PERMITTING THE EXISTING SIDEWALK ALONG WENONAH AVENUE SE, AS APPROVED UNDER VA-2023-00306 ON OCTOBER 25TH, 2023.

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12/19/2023 10:37 AM Page: 3 of 3  
PLAT R-325-00 B, 2023C P- 0104 Linda Stover, Bernalillo County

ACS Monument "2\_L22"  
NAD 1983 CENTRAL ZONE  
X=1566235.48 \*  
Y=1480207.321 \*  
Z=5662.682 \* (NAVD 1988)  
G-G=0.999639275  
Mapping Angle=-0°08'32.78"  
\*U.S. SURVEY FEET

ACS Monument "8\_L22"  
NAD 1983 CENTRAL ZONE  
X=1566414.815 \*  
Y=1480177.419 \*  
Z=5668.036 \* (NAVD 1988)  
G-G=0.999638988  
Mapping Angle=-0°08'31.54"  
\*U.S. SURVEY FEET

**Central Ave. S.E.**  
(100' R/W)

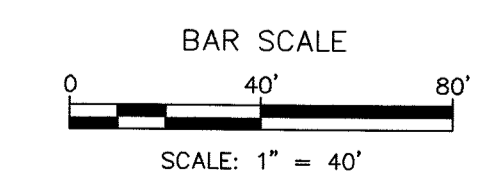
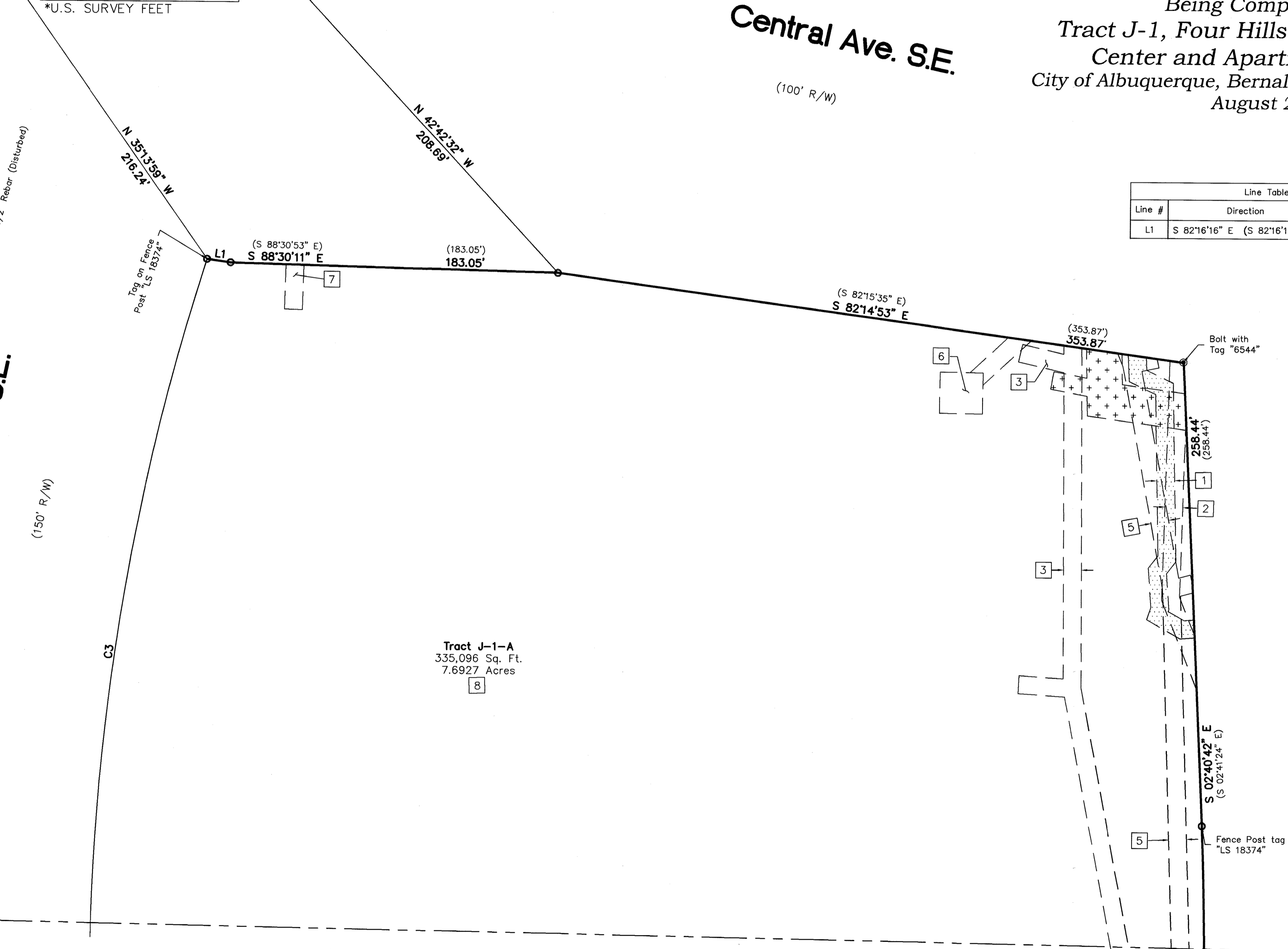
Line Table		
Line #	Direction	Length (ft)
L1	S 82°16'16" E (S 82°16'16" E)	13.29' (39.85')

Tract D-1  
Four Hills  
Village  
Shopping  
Center &  
Apartment  
Complex  
(08/12/1986,  
C31-63)

**Tramway Blvd. S.E.**  
(150' R/W)

**Four Hills Rd. S.E.**  
(150' R/W)

**Tract J-1-A**  
335,096 Sq. Ft.  
7.6927 Acres  
8



Match line: See Sheet 2

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