

Vicinity Map - Zone Atlas K-14-Z

N.T.S.

**Documents**

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2203251 AND AN EFFECTIVE DATE OF SEPTEMBER 12, 2022, AND REVISION NO. 1 ON SEPTEMBER 13, 2022.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 29, 1882, IN BOOK D, PAGE 140.
- SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 18, 2023, DOC. NO. 2023002978.

DOCH 2023062809

10/02/2023 10:16 AM Page: 1 of 2  
 PLAT R: \$28.00 B: 2023C P: 0078 Linda Stover, Bernalillo County

**Free Consent**

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.

*Adam Silverman* 7/31/2023  
 ADAM SILVERMAN, MANAGER  
 701 CENTRAL LLC

STATE OF NEW MEXICO }  
 COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 07/31/2023  
 ADAM SILVERMAN, MANAGER, 701 CENTRAL LLC

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

**Indexing Information**

Section 20, Township 10 North, Range 3 East, N.M.P.M.  
 as Projected into the Town of Albuquerque Grant  
 Subdivision: New Mexico Town Company's Original Townsite  
 Owner: 701 Central LLC  
 UPC #: 101405705845823705

**Purpose of Plat**

- ELIMINATE INTERIOR LOT LINES AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE, ..... 0.3261 ACRES  
 ZONE ATLAS PAGE NO. .... K-14-Z  
 NUMBER OF EXISTING LOTS, ..... 4  
 NUMBER OF LOTS CREATED, ..... 1  
 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, ..... NOVEMBER 2022

**Notes**

- FIELD SURVEY PERFORMED IN NOVEMBER 2022.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS .....

**Legal Description**

LOTS NUMBERED THIRTEEN (13), FOURTEEN (14), FIFTEEN (15) AND SIXTEEN (16) IN BLOCK NUMBERED FOURTEEN (14) OF THE NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 29, 1882 IN PLAT BOOK D, FOLIO 140

**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. 35001C0334G, DATED AUGUST 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.

**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 #: 101405705845823705

PROPERTY OWNER OF RECORD  
*Piesafarian Healthcare*  
 BERNALILLO COUNTY TREASURER'S OFFICE  
*George Stone 10-2-23*

Plat for  
**Lot 13-A, Block 14, New Mexico**  
**Town Company's Original Townsite**  
 Being Comprised of  
**Lots 13 thru 16, Block 14, New Mexico**  
**Town Company's Original Townsite**  
 City of Albuquerque, Bernalillo County, New Mexico  
 July 2023

Project Number: PR-2023-008891

Application Number: SD-2023-00145

**Plat Approvals:**

*[Signature]* Jul 31, 2023  
 PNM Electric Services  
*Natalia Antonie* Jul 28, 2023  
 Natalia Antonie (Jul 28, 2023 12:56 MDT)  
 Qwest Corp. d/b/a CenturyLink QC  
*Jeff Estvank* Jul 28, 2023  
 Jeff Estvank (Jul 28, 2023 3:07 MDT)  
 New Mexico Gas Company  
*Mike Morice* Jul 28, 2023  
 Mike Morice (Jul 28, 2023 10:17 MDT)  
 Comcast

**City Approvals:**

*Loren N. Risenhoover P.S.* 7/20/2023  
 City Surveyor  
*Ernest Armijo* Sep 15, 2023  
 Traffic Engineering, Transportation Division  
*[Signature]* Sep 28, 2023  
 ABCWUA  
*Whitney Bloor* Sep 15, 2023  
 Parks and Recreation Department  
*[Signature]* 7/17/2023  
 AMAPCA  
*Regina Chen* Sep 15, 2023  
 Hydrology  
*[Signature]* Sep 15, 2023  
 Code Enforcement  
*Jay Rodenbeck* Sep 15, 2023  
 Planning Department  
*Shahab Biagar* Sep 15, 2023  
 City Engineer  
*[Signature]* 7/17/2023  
 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.

*Brian J. Martinez* 7/31/23  
 BRIAN J. MARTINEZ  
 N.M.R.P.S. No. 18374  
 Date

**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**

NO EXISTING EASEMENTS SHOWN ON PLAT OF RECORD OR IN TITLE COMMITMENT FOR SUBJECT PROPERTY

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PLAT # 225 00 3 2023C P. 0078 Linda Stover, Bernalillo County



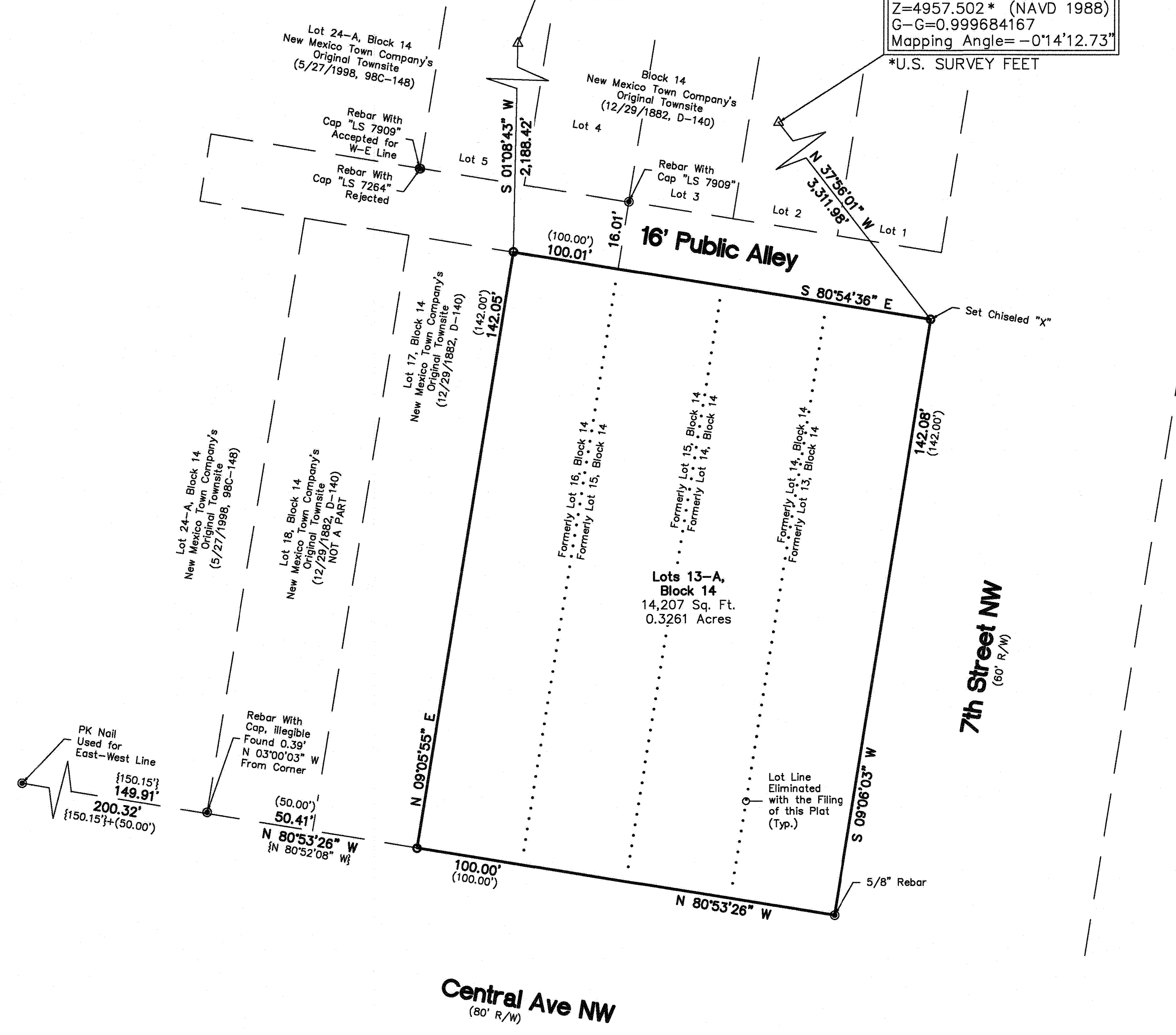
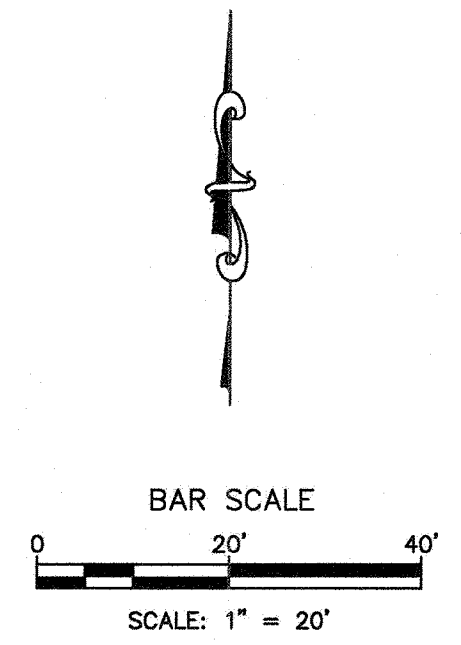
ACS Monument "17\_J14"  
 NAD 1983 CENTRAL ZONE  
 X=1519149.317 \*  
 Y=1488866.762 \*  
 Z=4957.484 \* (NAVD 1988)  
 G-G=0.999683611  
 Mapping Angle=-0°13'59.00"  
 \*U.S. SURVEY FEET

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

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 Lot 13-A, Block 14, New Mexico  
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 July 2023**

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (12/29/1882, D-140)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (5/27/1998, 98C-148)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



**DHO Determination from DPM Note**

THIS PROPERTY HAS AN EXISTING 16 FOOT ADJOINING ALLEYWAY, WHICH IS DEFICIENT OF THE CITY REQUIRED 20 FOOT WIDTH PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON AUGUST 9TH, 2023.

THIS PROPERTY ADJOINS CENTRAL AVENUE N.W., WHICH HAS AN APPROXIMATELY 80 FOOT RIGHT-OF-WAY WIDTH, WHICH IS DEFICIENT OF THE CITY REQUIRED 96 FOOT WIDTH PER DPM STANDARDS FOR A PRINCIPAL ARTERIAL. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON AUGUST 9TH, 2023.

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