

Vicinity Map - Zone Atlas H-14-Z

## Documents

1. PLAT OF RECORD FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 21, 1943, IN BOOK B02, PAGE 47.
2. WARRANTY DEED FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 31, 2023, AS DOCUMENT NO. 2023005471.

DOCH 2024072722

10/15/2024 12:05 PM Page: 1 of 2  
PLAT R: \$25.00 B: 2024C P: 0096 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.

Pearl Y. Sandoval  
PEARL Y. SANDOVAL, OWNER

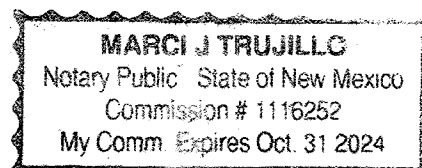
1/8/24  
DATE

STATE OF NEW MEXICO }  
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 8, 2024  
BY: PEARL Y. SANDOVAL, OWNER

By: Marc J. Trujillo  
NOTARY PUBLIC

MY COMMISSION EXPIRES 10/31/2024



## Indexing Information

Projected Section 8, Township 10 North, Range 3 East,  
N.M.P.M., within the Town of Albuquerque Grant  
Subdivision: Towner Addition  
Owner: Pearl Y. Sandoval  
UPC #: 101405918332220417

## Purpose of Plat

1. SUBDIVIDE BY LOT LINE ELIMINATION  
AS SHOWN HEREON.

## Subdivision Data

GROSS ACREAGE, . . . . . 0.1673 ACRES  
ZONE ATLAS PAGE NO., . . . . . H-14-Z  
NUMBER OF EXISTING LOTS, . . . . . 2  
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, . . . . . 0.000 ACRES  
DATE OF SURVEY, . . . . . OCTOBER 2023

## Legal Description

LOTS NUMBERED FORTY-NINE (49) AND FIFTY (50), IN BLOCK NUMBERED TWO (2) OF THE TOWNER ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 21, 1923, IN BOOK B02, PAGE 47.

## Notes

1. FIELD SURVEY PERFORMED IN SEPTEMBER AND OCTOBER 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. THIS PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC MEETING HELD ON FEBRUARY 7, 2024.

## Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE SHADED "X" WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0332G, 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.

## 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 # 101405918332220417

PROPERTY OWNER OF RECORD

Pearl Y. Sandoval

BERNALILLO COUNTY TREASURER'S OFFICE

Georgie Stone 10-15-24

Plat for  
Lot 49-A, Block 2  
Towner Addition  
Being Comprised of  
Lots 49 and 50, Block 2  
Towner Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
October 2023

Project Number: PR-2023-009475

Application Number: SD-2024-00018

## Plat Approvals:

<u>Bt</u> Bernalillo County Treasurer	Jan 2, 2024
PNM Electric Services	
<u>Kathleen Lopez</u> Kathleen Lopez, P.E.	Jan 2, 2024
Qwest Corp. d/b/a CenturyLink QC	
<u>Stephen J. Asp II</u> Stephen J. Asp II, P.E.	Jan 4, 2024
New Mexico Gas Company	
<u>Mike Mortus</u> Mike Mortus, P.E.	Jan 2, 2024
Comcast	

## City Approvals:

<u>Loren N. Risenhoover P.S.</u> City Surveyor	11/13/2023
<u>Comcast</u> Comcast	Sep 17, 2024
Traffic Engineering, Transportation Division	
<u>John G. Smith</u> John G. Smith	Oct 4, 2024
ABCWJA	
<u>Wiley, Baker</u> Wiley, Baker	Sep 17, 2024
Parks and Recreation Department	
<u>AMAZON</u> Amazon	11/6/2023
Hydrology	
<u>M. R.</u> M. R.	Sep 17, 2024
Code Enforcement	
<u>J. M.</u> J. M.	Sep 17, 2024
Planning Department	
<u>Shahab Dagher</u> Shahab Dagher	Oct 8, 2024
City Engineer	
<u>Ray Steel</u> Ray Steel	11/6/2023
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 1/4/23  
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



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231352

### Easement Notes

NO EASEMENTS ON PLAT OF RECORD

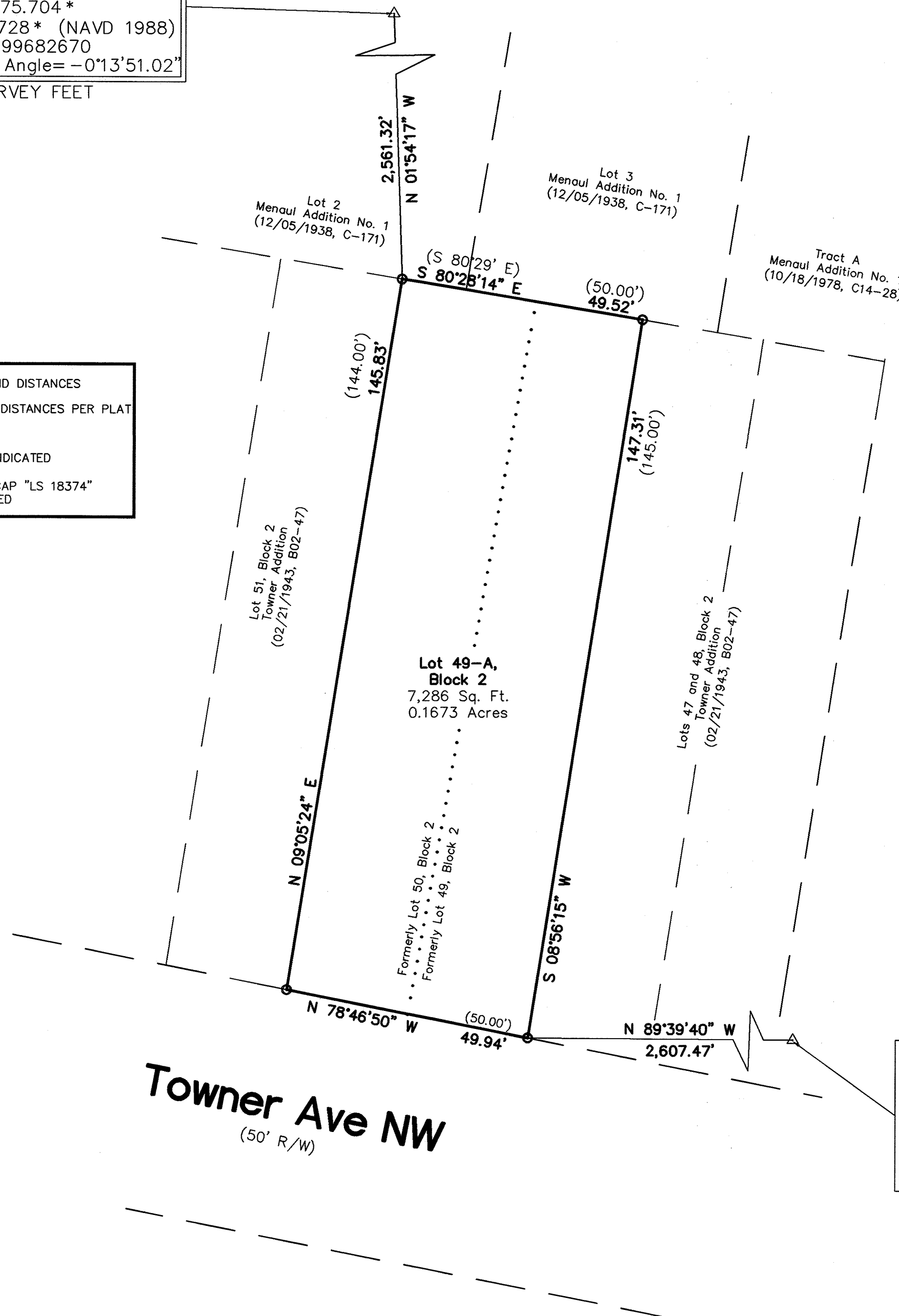
# Plat for Lot 49-A, Block 2 Towner Addition Being Comprised of Lots 49 and 50, Block 2 Towner Addition City of Albuquerque Bernalillo County, New Mexico October 2023

ACS Monument "SMW\_8"  
NAD 1983 CENTRAL ZONE  
X=1520419.554\*  
Y=1498475.704\*  
Z=4969.728\* (NAVD 1988)  
G-G=0.999682670  
Mapping Angle=-0°13'51.02"

\*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 (02/21/1943, B02-47)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



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

### Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.
- 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.
- 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.
- 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

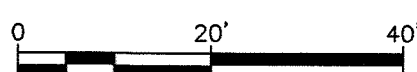
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

CSI-CARTESIAN SURVEYS INC.

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BAR SCALE



SCALE: 1" = 20'