



Vicinity Map - Zone Atlas H-14-Z

Documents

1. PLAT OF FRANCISCAN ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 6, 1940, IN BOOK D, PAGE 55.
2. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 3, 2023, AS DOCUMENT NO. 2023026985.

Legal Description

LOTS NUMBERED FOUR (4), FIVE (5), AND SIX (6), IN BLOCK NUMBERED ONE (1), OF W.B. DENNIS' REPLAT OF THE WESTERLY PORTION OF FRANCISCAN ACRES, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 6, 1940, IN PLAT VOLUME D, FOLIO 55.

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 ACCESS/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.

MATT WAGNER, MANAGER
LOE INVESTMENTS LLC, A NEW MEXICO LLC

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 17, 2024
BY: Matt Wagner, Manager A NEW MEXICO LLC

NOTARY PUBLIC
NOTARY GONZALES BLAISE
Notary Public, State of New Mexico
Commission # 1138165
My Comm. Expires Aug 14, 2026

MY COMMISSION EXPIRES June 14, 2026

Indexing Information

Projected Section 8, Township 10 North, Range 3 East,
N.M.P.M. Town of Albuquerque Grant
Subdivision: Franciscan Addition
Owner: LOE Investments LLC
UPC #: 101405945226042926 (Lot 4 and 5 1/2 Lot 5)
UPC #: 101405945627142927 (Lot 6 and 1 1/2 Lot 5)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACRES..... 0.5274 ACRES
ZONE ATLAS PAGE NO. H-14-Z
NUMBER OF EXISTING LOTS..... 3
NUMBER OF LOTS CREATED..... 1
MILES OF FULL-WIDTH STREETS..... 1
MILES OF HALF-WIDTH STREETS..... 1
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0000 ACRES
DATE OF SURVEY..... FEBRUARY 2024

Notes

1. FIELD SURVEY PERFORMED IN JANUARY AND FEBRUARY 2024.
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 PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON May 22nd, 2024.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #..... 101405945226042926

101405945627142927

PROPERTY OWNER OF RECORD

LOE Investments LLC

BERNALILLO COUNTY TREASURER'S OFFICE

John Doe 1/24/24

DOCR 2024051239

FILED BY THE CLERK OF THE COUNTY OF BERNALILLO

FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF BERNALILLO

FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF BERNALILLO

Plat for
Lot 4-A, Block 1
Franciscan Acres
Being Comprised of
Lot 4 thru 6, Block 1
Franciscan Acres
City of Albuquerque
Bernalillo County, New Mexico
February 2024

Project Number: PR-2023-009498

Application Number: SD-2024-00096

Plat Approvals:

<u>Daniel Aragon</u>	04/12/2024
PNN Electric Services	
<u>Natalia Antonio</u>	Mar 21, 2024
West Corp. d/b/a CenturyLink QC	
<u>Steven D. Smith</u>	April 12, 2024
New Mexico Gas Company	
<u>John Martin</u>	Mar 20, 2024

Comcast

City Approvals:

<u>Loren N. Risenhoover, P.S.</u>	2/27/2024
City Engineer	
<u>David Smith</u>	Jul 12, 2024
Traffic Engineering, Transportation Division	
<u>John Doe</u>	Jul 25, 2024
ABCWA	
<u>John Doe</u>	Jul 12, 2024
Parks and Recreation Department	
<u>John Doe</u>	Mar 20, 2024
AMAFA	
<u>John Doe</u>	Jul 12, 2024
Hydrology	
<u>John Doe</u>	Jul 12, 2024
Code Enforcement	
<u>John Doe</u>	Jul 12, 2024
Planning Department	
<u>John Doe</u>	Jul 26, 2024
City Engineer	
<u>John Doe</u>	4/16/2024
MRCD	

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 4/15/24
N.M.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



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23965

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.

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. 35001C0326, DATED SEPTEMBER 26, 2005.

NO EASEMENTS SHOWN ON PLAT OF RECORD

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

- A. Public Service Company of New Mexico ("PSNM"), a New Mexico corporation, (PSNM 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. Quest 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 service.

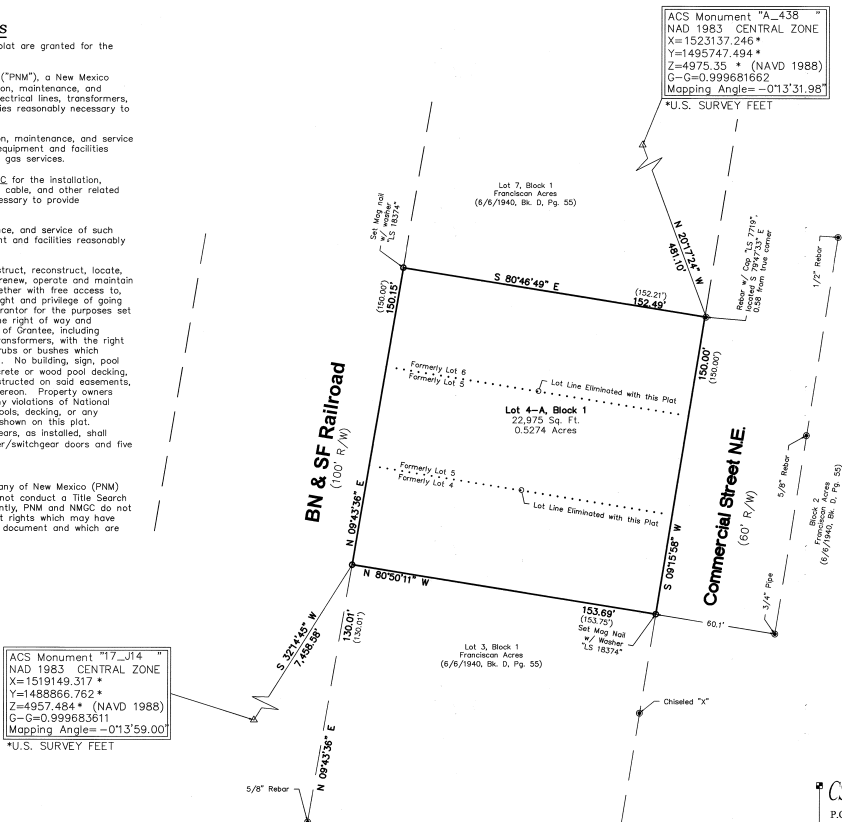
cluded is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, and use of, the same, and the right to use the same for any other purpose, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement herein for the purpose of providing for the installation of 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, pole, structure, fence, wall, partition, fence, gate, driveway, driveway, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be responsible for the maintenance of the easement in accordance with the 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 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.

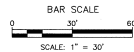
DOC# 2024051239

07/26/2024 04:28 PM Page: 2 of 2
PLAY H: \$25.00 B: 2024C P: 0068 Linda Stover, Bernalillo County



Plat for
Lot 4-A, Block 1
Franciscan Acres
Being Comprised of
Lot 4 thru 6, Block 1
Franciscan Acres
City of Albuquerque
Bernalillo County, New Mexico
February 2024

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (6/06/1940, BK. D, PG. 55)
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



† CSI-CARTESIAN SURVEYS INC.

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