



LOCATION MAP  
ZONE ATLAS MAP NO. K-14-Z

**SUBDIVISION DATA**

1. PROJECT DRB PR-2023-009609
2. ZONE ATLAS INDEX NO.: K-14
3. GROSS SUBDIVISION ACREAGE: 0.2286 ACRE
4. TOTAL NUMBER OF EXISTING LOTS: 2
5. TOTAL NUMBER OF PROPOSED LOTS: 2
6. DATE OF SURVEY: NOVEMBER 2023

**DISCLAIMER**

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC), and Quest Corporation d/b/a/ CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

**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.
- Century Link** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast** 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 within the easement, 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.

**LEGAL DESCRIPTION**

Lot numbered Fourteen (14) except the West five feet (W. 5') and all of Lot numbered Fifteen (15), in HIGHLAND PLACE ADDITION, to the City of Albuquerque, New Mexico, according to the subdivision map thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 25, 1907 in Volume C2, Folio 54.

**PURPOSE OF THE PLAT**

THE PURPOSE OF THIS PLAT IS TO ADJUST LOCATION OF COMMON PROPERTY LINE BETWEEN LOTS 14 & 15 TO ELIMINATE ZERO LOT LINE AND POSSIBLE ENCROACHMENTS OF AN EXISTING BUILDING APPURTENANCES.

**SOLAR NOTE**


NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**NOTES**

1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS AND TIES TO THE CONTROL POINTS. DISTANCES ARE GROUND, FIELD AND RECORD DATA. THERE ARE NO RECORD BEARINGS SHOWN ON THE SUBDIVISION PLAT.
2. PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "NMPS 10464" OR "MAG" NAIL & ID DISK MARKED "NMPS 10464", UNLESS SHOWN OTHERWISE.
3. THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
4. NO EASEMENTS ARE SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION, AND NO EASEMENTS WERE LISTED IN THE TITLE COMMITMENT NO. 67333 DATED 5/26/2023 BY NEW MEXICO LAND & TITLE COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0334G, DATED SEPTEMBER 26, 2008.

**FREE CONSENT**

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

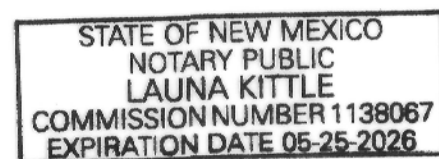
  
DAVID GARCIA, GHI, Inc. Doc. #2013016670

**ACKNOWLEDGEMENT**

COUNTY OF Bernalillo  
STATE OF New Mexico

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 01/16/2024

BY Launa Kittle



**PLAT OF LOTS 14-A & 15-A  
HIGHLAND PLACE ADDITION**

(REPLAT OF E. 45' OF LOT 14, AND LOT 15, HIGHLAND PLACE ADDITION)  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 20, T10N, R3E, N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY 2024


PROJECT NUMBER: DRB PR-2023-009609

APPLICATION NUMBER: SD-2024-00025

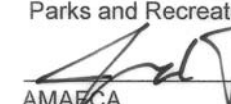
DHO APPROVAL DATE: \_\_\_\_\_

**PLAT APPROVAL**

**Utility Approvals:**

 PNM Electric Services	<u>01/18/2024</u> Date
 New Mexico Gas Company	<u>1/11/2024</u> Date
 Century Link	<u>1/11/2024</u> Date
 Comcast	<u>1/11/2024</u> Date

**City Approvals:**

<u>Loren N. Risenhoover P.S.</u> City Surveyor	<u>1/8/2024</u> Date
Traffic Engineering, Transportation Division	_____ Date
ABCWUA	_____ Date
Parks and Recreation Department	_____ Date
 AMA/CA	<u>1/16/2024</u> Date
Hydrology	_____ Date
Code Enforcement	_____ Date
Planning Department	_____ Date
City Engineer	_____ Date


**TREASURER'S CERTIFICATION**

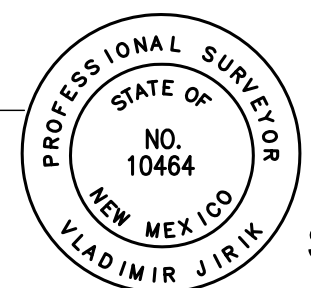
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
708 SANTA FE AVENUE SE, LOT 15: UPC 101405750109141909  
706 SANTA FE AVENUE SE, E. 45' LOT 14: UPC 101405749809041910

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

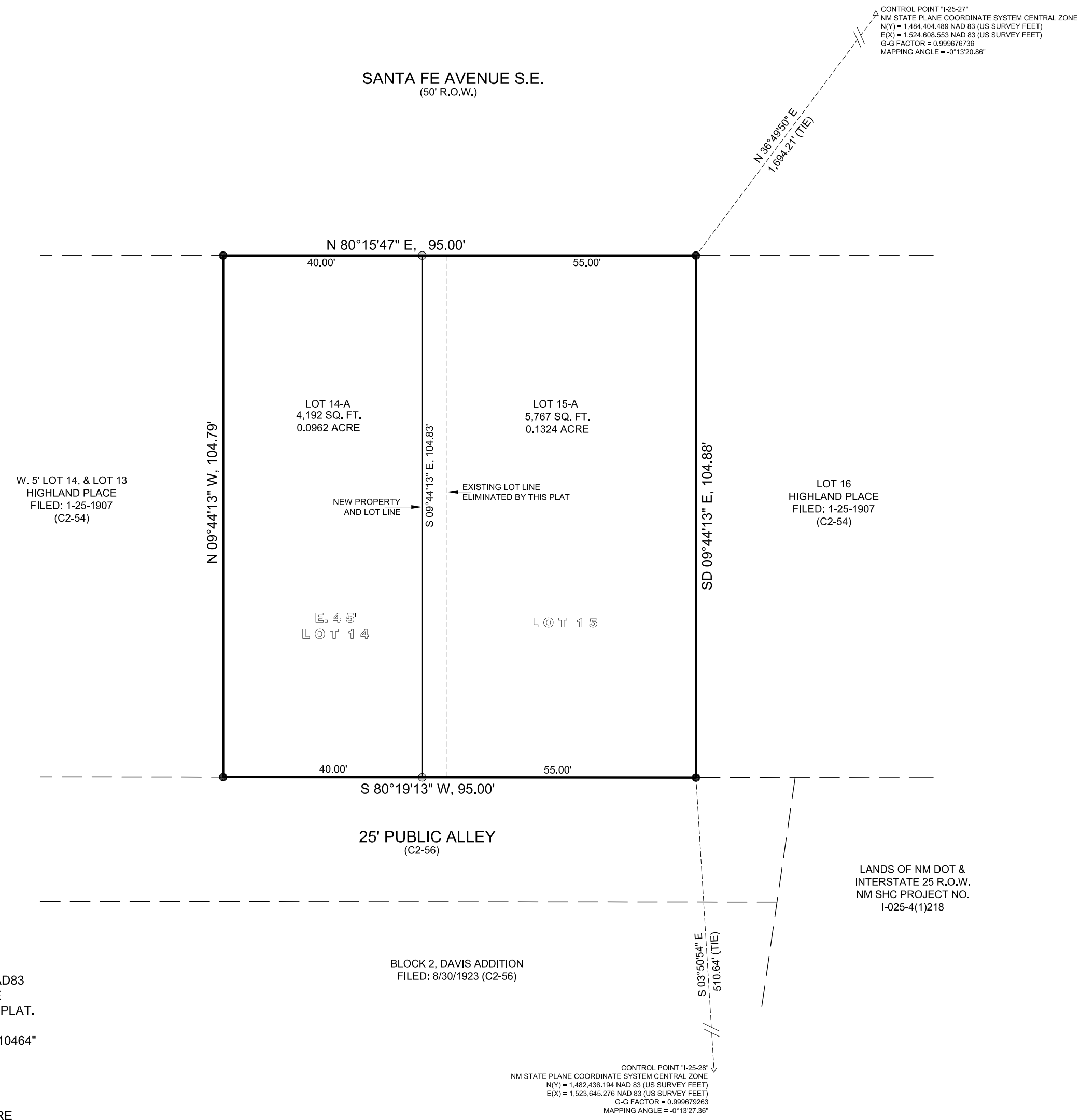
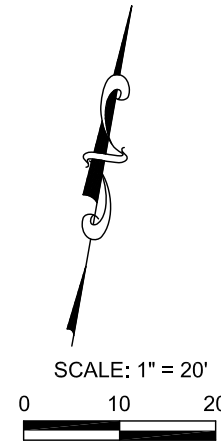
**SURVEYOR'S CERTIFICATION**

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

  
VLADIMIR JIRIK, NMPS NO. 10464 DATE 2/15/2024  
PROFESSIONAL SURVEYING LLC  
P.O. BOX 94595, ALBUQUERQUE, NM 87199  
office 505.892.4597, cell 505.620.4228  
professional.surveying@comcast.net



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