

Vicinity Map - Zone Atlas J-14-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2022 AND SUPPLEMENTAL DATA COLLECTED JANUARY 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 PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC MEETING ON MAY 8TH, 2024.
6. VACATION OF PORTION OF PUBLIC ALLEYWAY, 335 SQ. FT. IN TOTAL, APPROVED BY THE DEVELOPMENT HEARING OFFICER AT A PUBLIC MEETING ON MAY 8TH, 2024 UNDER APPLICATION NUMBER SD-2024-00073.

Documents

1. PLAT OF RECORD FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 5, 1885, IN BOOK C, PAGE 144.
2. WARRANTY DEED FOR SUBJECT PROPERTY FROM LEONARD AND PAULA SPILLMAN TO DENNIS ROMERO, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 13, 2019, AS DOC. NO. 2019019114.
3. WARRANTY DEED FOR SUBJECT PROPERTY FROM DENNIS ROMERO TO CONTEXT HOLDING, LLC, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 7, 2019, AS DOC. NO. 2019017493.
4. BOUNDARY SURVEY PLAT FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 18, 2015 IN BOOK 2015S, PAGE 40, AS DOCUMENT NO. 2015051987.
5. OWNER'S POLICY PROVIDED BY FIDELITY NATIONAL TITLE, DATED MARCH 7, 2019 HAVING FILE NO. 0-SP000053528.
6. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC TITLE, HAVING FILE NO. 1504178 AND AN EFFECTIVE DATE OF MAY 28, 2015.

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 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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Indexing Information

Section 17, Township 10 North, Range 3 East, N.M.P.M. as Projected into the Town of Albuquerque Grant Subdivision: Homestead and Garden Spot Addition Owner: Context Holding, LLC UPC #: 101405825918042618

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE PORTION OF PUBLIC ALLEYWAY AS SHOWN HEREON.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # 101405825918042618

PROPERTY OWNER OF RECORD
Context Holding LLC
BERNALILLO COUNTY TREASURER'S OFFICE

Subdivision Data

GROSS ACREAGE. 0.2697 ACRES
ZONE ATLAS PAGE NO. J-14-Z
NUMBER OF EXISTING LOTS. 3
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. JANUARY 2024

Legal Description

LOTS NUMBERED NINETEEN (19), TWENTY (20), AND TWENTY-ONE (21), IN BLOCK NUMBERED NINE (9) HOMESTEAD AND GARDEN SPOT ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID MAP, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER ON MAY 5TH, A.D., 1885, AND THE NORTH EIGHT FEET (8') OF THE WEST ONE HUNDRED FEET (100') OF THE EAST, WEST ALLEY BETWEEN MARBLE AND THIRD STREET NORTHWEST BY CITY ORDINANCE NUMBERED 1850, DATED DECEMBER 13TH, 1960.

AND A VACATED PORTION OF THE NORTH EIGHT FEET (8') OF THE EAST FORTY-TWO FEET (42.00') OF THE EAST-WEST ALLEY BETWEEN MARBLE AND THIRD STREET NORTHWEST.

BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHWEST CORNER OF SAID LOT 19, POINT LYING ON THE EASTERLY RIGHT-OF-WAY FOR THIRD STREET N.W., BEING MARKED BY A 1/2-INCH REBAR, THE HEREIN DESCRIBED PARCEL, WHENCE A TIE TO ACS MONUMENT "17_J14" BEARS S 80°06'28" W, A DISTANCE OF 2,015.46 FEET,

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY, SAID RIGHT-OF-WAY, S 80°44'16" E, A DISTANCE OF 141.65 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHEAST CORNER OF SAID LOT 19, POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF A 16-FOOT ALLEYWAY, MARKED BY A PK NAIL;

THENCE, COINCIDING SAID ALLEYWAY, S 08°53'00" W, A DISTANCE 82.80 FEET, TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SOUTHEAST CORNER OF SAID VACATED ALLEY, BEING MARKED BY A 1/2" REBAR WITH CAP "LS 18374";

THENCE, N 80°46'11" W, A DISTANCE OF 141.94 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SOUTHWEST CORNER OF SAID LOT 21, POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF 3RD STREET N.W., REFERENCED BY A PK NAIL FOUND S 80°44'33" E, 0.32 FEET FROM THE TRUE CORNER;

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY, N 09°04'54" E, A DISTANCE OF 82.88 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2697 ACRES (11,746 SQUARE FEET), MORE OR LESS.

City of Albuquerque - Real Property Approval

Kristin Gardner
Jun 17, 2024

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.

DOC# 2024041331
06/19/2024 03:47 PM Page: 1 of 3
PLAT R-525, 00 B: 202404 P: 0055 Linda Stover, Bernalillo County

**Plat for
Lot 19-A, Block 9, Homestead and
Garden Spot Addition
Being Comprised of
Lots 19, 20 and 21, Block 9,
Homestead and Garden Spot Addition;
and vacated portion of alleyway
City of Albuquerque
Bernalillo County, New Mexico
February 2024**

Project Number: PR-2024-009929

Application Number: SD-2024-00071

Plat Approvals:

- Daniel Aragon* 04/09/2024
PNM Electric Services
- Natalia Aronson* Mar 22, 2024
Natalia Aronson (Mar 22, 2024 12:50 MDT)
- Qwest Corp. d/b/a CenturyLink QC Mar 22, 2024
Stephen J Asp II
Stephen J Asp II (Mar 22, 2024 12:59 MDT)
- New Mexico Gas Company Mar 22, 2024
Mike Mortus
Mike Mortus (Mar 22, 2024 07:28 MDT)
- Comcast

City Approvals:

- Loren N. Risenhoover P.S.* 3/21/2024
City Surveyor
- Ernest Danyo* Jun 6, 2024
- Traffic Engineering, Transportation Division
Don Grubbs Jun 14, 2024
- ABCWUA
Wally Doh Jun 7, 2024
- Parks and Recreation Department
AP Mar 21, 2024
- AMAFCA
Regina Chan Jun 6, 2024
- Hydrology
M. Dean Jun 7, 2024
M. Dean (Jun 7, 2024 13:36 MDT)
- Code Enforcement
Jay Andersen Jun 6, 2024
- Planning Department
Shahab Baigun Jun 17, 2024
- City Engineer
Rory Steel 4/10/2024
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 4/9/24
BRIAN J. MARTINEZ 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 16' UTILITY EASEMENT RETAINED IN PLACE OF VACATED ALLEY, PER CITY ORDINANCE NUMBERED 1850, DATED DECEMBER 13, 1960 AND REFLECTED IN QUITCLAIM DEED (8/27/1991, BK. 91-15, PG. 573-574, DOC. NO. 91070497)

DOC# 2024041331
 06/18/2024 03:47 PM Page: 2 of 3
 PLAT R:\$25.00 B: 2024C P: 0055 Linda Stover, Bernalillo County

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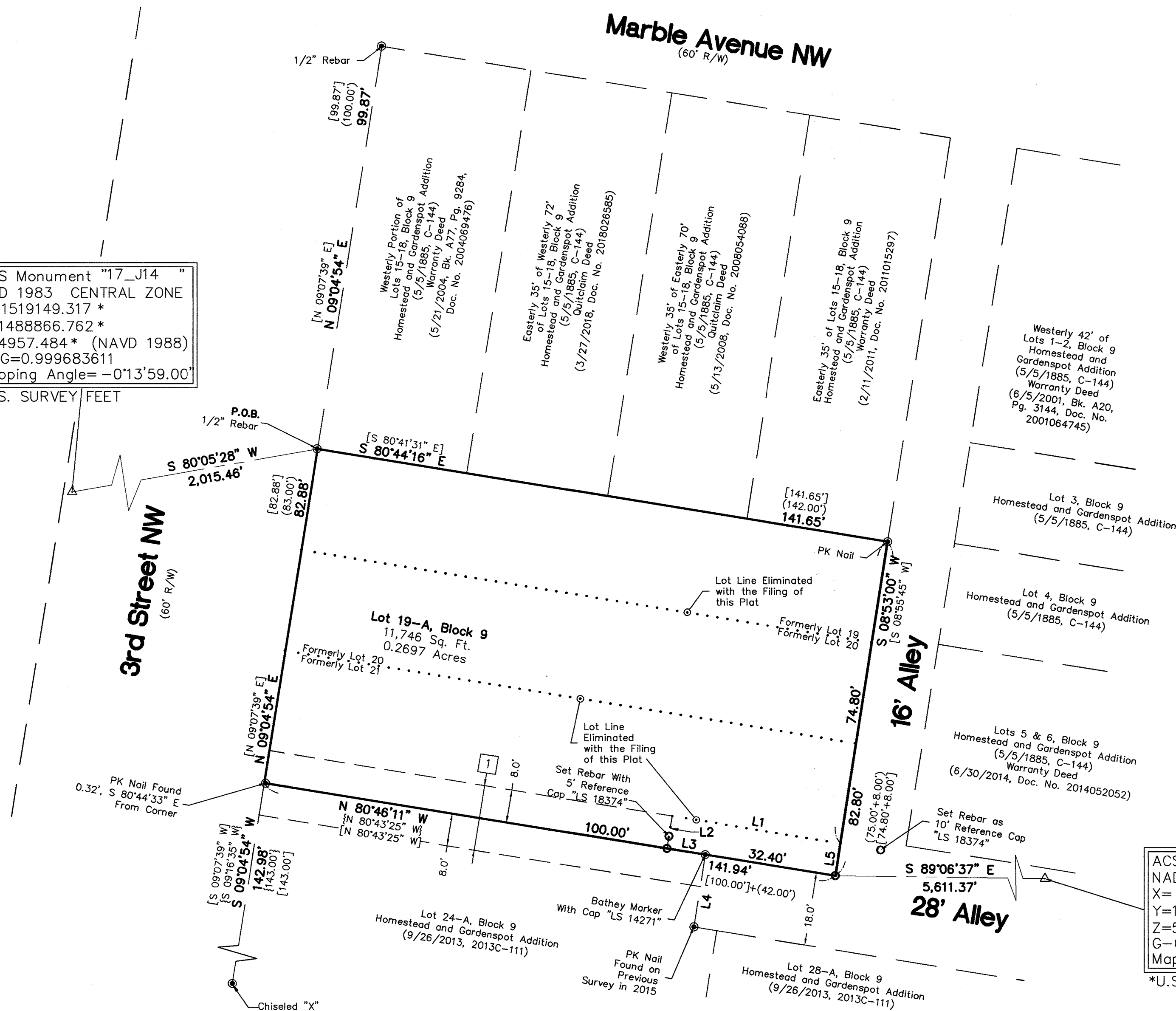
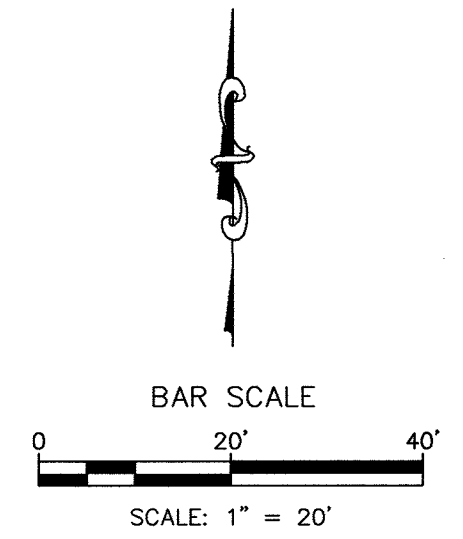
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/5/1885, C-144)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (9/26/2013, 2013C-111)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER BOUNDARY SURVEY PLAT (6/18/2015, 2015S-40)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Line Table		
Line #	Direction	Length (ft)
L1	N 80°46'11" W [N 80°43'25" W]	41.89' [41.89'] (42.00')
L2	S 09°13'49" W [S 09°16'35" W]	8.00' (8.00') [8.00']
L3	S 80°46'11" E {S 80°43'25" E} [S 80°43'25" E]	9.54' {109.00'}-[100.00']
L4	S 08°57'17" W {S 09°16'35" W} [S 09°16'35" W]	18.00' {18.00'} [18.00']
L5	S 08°53'00" W	8.00'

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"

ACS Monument "9_J15"
 NAD 1983 CENTRAL ZONE
 X=1526869.928 *
 Y=1489021.809 *
 Z=5093.057 * (NAVD 1988)
 G-G=0.999675053
 Mapping Angle=-0°13'05.60"



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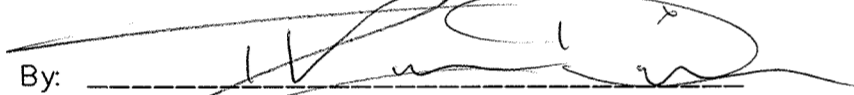
Free Consent

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.

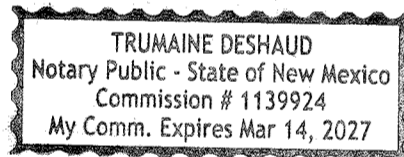

CHRISTOPHER FRIGON, OWNER
CONTEXT HOLDING, LLC
DATE 4-10-2024

STATE OF New Mexico }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 10, 2024
BY: CHRISTOPHER FRIGON, OWNER, CONTEXT HOLDING, LLC

By: 
NOTARY PUBLIC

MY COMMISSION EXPIRES March 14, 2027



DHO Determination from Right-of-Way Width Note

THIS PROPERTY ADJOINS AN EXISTING 16 FOOT 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 May 8th, 2024.

DHO Determination from Landscape Buffer Note

THIS PROPERTY ADJOINS AN EXISTING 60 FOOT ONE-WAY PRINCIPAL ARTERIAL RIGHT-OF-WAY, WHICH IS DEFICIENT OF THE CITY REQUIRED LANDSCAPE BUFFER BETWEEN THE ROAD CURB AND EXISTING SIDEWALK, PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON May 8th, 2024.

Public Utility Easements

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

- A. 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.
- 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. 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.
- D. 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.**
P.O. BOX 44414 RIO RANCHO, N.M. 87174
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cartesianbrian@gmail.com