

Vicinity Map - Zone Atlas G-17-Z



## Notes

1. FIELD SURVEY PERFORMED IN JANUARY 2025.
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 7, 2025.

## Documents

1. PLAT OF HILTON ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 26, 1951, IN BOOK C1, PAGE 167.
2. DEED FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 3, 2020, AD DOCUMENT NO. 2020049819.
3. CITY ORDINANCE NO. 1994, FOR THE VACATION OF THE EASTERLY 12' OF CARLISLE BOULEVARD, ADJACENT TO BLOCKS 1 THRU 6, HILTON ADDITION, DATED SEPTEMBER 12, 1961.
4. Quit Claim Deed For vacated alleyway Filed in Bernalillo County clerks office on July 31, 2025  
a) Document number 2025061317

DOC# 2025061333

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PLAT B: 2025C P: 0045 Michelle S. Kavanaugh, Bernalillo County

## 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.

## Indexing Information

Section 2, Township 10 North, Range 3 East, N.M.P.M.  
Subdivision: Hilton Addition  
Owner: Forty10 Properties LLC  
UPC #: 101706001342020801

## Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. CONSOLIDATE VACATED RIGHTS-OF-WAY AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

## Subdivision Data

GROSS ACREAGE. . . . . 0.7117 ACRES  
ZONE ATLAS PAGE NO. . . . . G-17-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. . . . . 0.0064 ACRES  
DATE OF SURVEY. . . . . JANUARY 2025

## Legal Description

LOT LETTERED "A" IN BLOCK NUMBERED SIX (6), OF THE HILTON ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 26, 1951, IN PLAT BOOK C1, PAGE 167;

AND  
A STRIP OF LAND TWELVE FEET (12') IN WIDTH CONTIGUOUS TO THE WESTERLY RIGHT-OF-WAY OF CARLISLE BOULEVARD, N.E., WHICH WAS VACATED BY CITY COMMISSION ORDINANCE 1994, ON SEPTEMBER 12, 1961.  
AND  
THE VACATED PORTION OF THE PUBLIC ALLEYWAY, PER CITY COUNCIL DECISION EC-24-220;

BEING MORE PARTICULARLY DESCRIBED ALL TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FROM THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 21 OF CARLISLE DEL CERO NO. 2, AS RECORDED ON MAY 7, 1959, IN PLAT BOOK C4, PAGE 102, BEING ALSO THE NORTHEAST CORNER OF THE VACATED ALLEYWAY, MARKED BY A PK NAIL IN WALL WITH SHINER STAMPED "LS 18374", FROM WHENCE ACS MONUMENT "9\_F18" BEARS N 66°51'12" E, A DISTANCE OF 5,550.27 FEET

THENCE, FROM SAID POINT OF BEGINNING, S 00°16'12" E, A DISTANCE OF 175.02 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBE PARCEL, BEING ALSO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 21, AND LYING ALONG THE NORTHERLY RIGHT-OF-WAY FOR HAHN ARROYO, MARKED BY A PK NAIL "LS 4071" IN THE SOUTH FACE OF A WALL;

THENCE, COINCIDING SAID ARROYO NORTHERLY RIGHT-OF-WAY, S 89°53'23" W, A DISTANCE OF 178.22 FEET, TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBE PARCEL, BEING A POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF CARLISLE BOULEVARD N.E., MARKED BY A PK NAIL;

THENCE, DEPARTING SAID ARROYO AND COINCIDING SAID EASTERLY RIGHT-OF-WAY, N 00°25'27" E, A DISTANCE OF 175.03 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, COINCIDING THE SOUTHERLY RIGHT-OF-WAY FOR HILTON AVENUE N.E., MARKED BY A PK NAIL IN CONCRETE;

THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY AND COINCIDING SAID SOUTHERLY RIGHT-OF-WAY, N 89°53'23" E, A DISTANCE OF 176.09 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.7117 ACRES (31,006 SQ. FT.) MORE OR LESS.

## Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "AO" WHICH IS DEFINED AS AN AREA WITH BASE FLOOD ELEVATION OF 1 FOOT;

AND

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. 35001C0138H, DATED AUGUST 16, 2012.

## Access Note for AMAFCA - Hahn Arroyo

AS A CONDITION OF PLAT APPROVAL, THE ENTRANCE TO THE HAHN ARROYO AT THE SOUTHWEST CORNER OF OUR SUBJECT PROPERTY MUST BE STRIPED FOR NO PARKING, TO KEEP ACCESS AVAILABLE TO AMAFCA.

## Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
PAID ON UPC #: 101706001342020801

PROPERTY OWNER OF RECORD

Forty 10 Properties

BERNALILLO COUNTY TREASURER'S OFFICE

George Stone 23125

Plat for  
Lot A-1, Block 6, Hilton Addition  
Being Comprised of  
Lot A, Block 6, Hilton Addition; and  
vacated portions of Candelaria Blvd. N.E.  
and Public Alleyway  
City of Albuquerque  
Bernalillo County, New Mexico  
March 2025

Project Number: PR-2024-009976

Application Number: MINOR PLT-2025-00017

## Plat Approvals:

	Apr 3, 2025
PNM Electric Services	
	Mar 21, 2025
Qwest Corp. d/b/a CenturyLink QC	
	Apr 10, 2025
New Mexico Gas Company	
	Mar 26, 2025

Comcast

## City Approvals:

	3/7/2025
City Surveyor	
	May 15, 2025
Traffic Engineering, Transportation Division	
	May 27, 2025
ABCWUA	
	May 15, 2025
Parks and Recreation Department	
	Mar 21, 2025
AMAFCA	
	May 15, 2025
Hydrology	
	May 15, 2025
Code Enforcement	
	May 15, 2025
Planning Department	
	Jul 10, 2025
City Engineer	
	May 29, 2025
Real Property	

## 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 4/10/25  
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



Sheet 1 of 3  
250106

Plat for  
Lot A-1, Block 6, Hilton Addition  
Being Comprised of  
Lot A, Block 6, Hilton Addition; and  
vacated portions of Candelaria Blvd. N.E.  
and Public Alleyway  
City of Albuquerque  
Bernalillo County, New Mexico  
March 2025

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. 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.

SAID OWNERS DO HEREBY DEDICATE Additional PUBLIC RIGHT OF WAY AS SHOWN HEREON IN HILTON AVENUE N.E. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

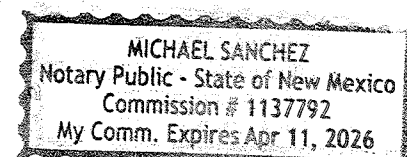
John Heuertz 04/17/2025  
JOHN HEUERTZ, MANAGER  
FORTY10 PROPERTIES LLC DATE

STATE OF NEW MEXICO }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4/17/2025  
BY: JOHN HEUERTZ, MANAGER, FORTY10 PROPERTIES LLC

By: NGS  
NOTARY PUBLIC

MY COMMISSION EXPIRES 4/11/2026



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  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
cartesianbrian@gmail.com

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Easement Notes

- 1 EXISTING 5' P.U.E. (05/26/1951, C1-167)
- 2 EXISTING 5' PUBLIC OVERHEAD UTILITY EASEMENT (5/7/1959, C4-102)
- 3 OVERHEAD PUBLIC UTILITY EASEMENT, GRANTED WITH THE FILING OF THIS PLAT

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PLAT B-2025C P. 0045 Michelle S. Kavanaugh, Bernalillo County

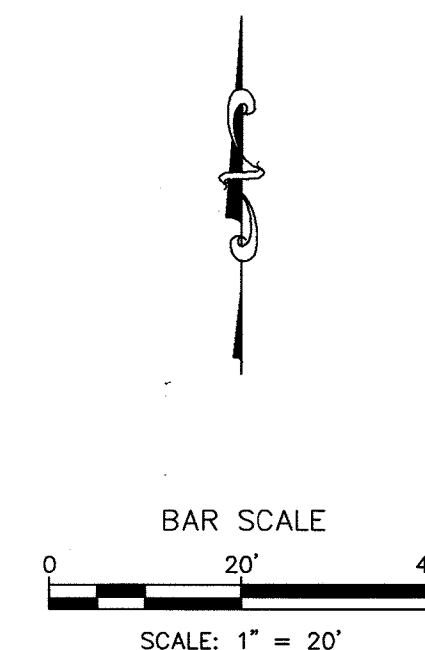
Plat for  
Lot A-1, Block 6, Hilton Addition  
Being Comprised of  
Lot A, Block 6, Hilton Addition; and  
vacated portions of Candelaria Blvd. N.E.  
and Public Alleyway  
City of Albuquerque  
Bernalillo County, New Mexico  
March 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/26/1951, C1-167)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (5/7/1959, C4-102)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (6/20/1997, 97C-199)
●	FOUND PK NAIL UNLESS OTHERWISE INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Line Table		
Line #	Direction	Length (ft)
L2	N 78°33'57" E	12.25'
L3	S 00°25'27" W (S 00°12' W) {S 00°21'30" W}	138.46' (137.95')

\* L1 Intentionally Omitted



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250106

