

LOCATION MAP C-17-Z

#### PURPOSE OF PLAT

- To eliminate existing lot line as shown hereon.
- To create Lots 3-A and 4-A as shown hereon.

#### SUBDIVISION DATA

- Zone Atlas Index No.: C-17-Z
- Total Number of Lots created: 2
- Total Number of existing Lots: 2
- Total Number of Tracts created: 0
- Total Number of Existing Tracts: 0
- Gross Subdivision Acreage: 0.1352 Acres

#### NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances are field and record.
- Basis of boundary are the following plats and documents of record entitled:

PLAT OF "LOTS 1 THRU 30, HORIZON VILLAGE",  
(05-21-2021, 2021C-61)

PLAT OF "TRACTS 4-A AND 4-B, HORIZON VILLAGE",  
(07-02-2019, 2019C-66)

PLAT OF "NORTH DIVERSION CHANNEL DRAINAGE RIGHT-OF-WAY, TRACTS A-C",  
(06-09-1992, 92C-111)

all being records of Valencia County, New Mexico.

- Field Survey completed October 28, 2023.
- Title Commitment: None provided
- Address of Property: 8835 Horizon Way NE, Albuquerque, NM 87113 (Lot 3)  
8831 Horizon Way NE, Albuquerque, NM 87113 (Lot 4)
- City of Albuquerque, New Mexico IDO Zone: R-ML
- 100 Year Flood Zone Designation: ZONE X, as shown on Panel 136 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008. This property does not lie within the 100 Year Flood Plain.
- Unless shown otherwise, all points are set 1/2" rebar with cap "LS 7719".
- The lots shown on this plat meet all dimensional standards for lot size and width per IDO Zone R-ML.

#### BERNALILLO COUNTY TREASURER

This is to certify that taxes are current and paid on UPC 101706401746620902 and 101706401746320901

Property owner of record:  
Clearbrook Investments, Inc.

Ruby Jones 4/11/24  
Bernalillo County Treasurers Office Date

#### DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 14, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of Lots 3 and 4, Horizon Village, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on May 21, 2021, in Plat Book 2021C, Page 61, and containing 0.1352 acres more or less.

#### SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

#### PUBLIC UTILITY EASEMENTS

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

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

2. New Mexico Gas Company (NMGCCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.

4. Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCCO, LUMEN and COMCAST 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.

#### FREE CONSENT

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of the elimination of lot line as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Lots 3-A and 4-A as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Clearbrook Investments, Inc., a New Mexico corporation

Scott Henry 1-29-2024  
Scott Henry, President Date

STATE OF NEW MEXICO  
BERNALILLO COUNTY

On this 29<sup>th</sup> day of January, 2024, this instrument was acknowledged before me by Scott Henry, President of Clearbrook Investments, Inc., a New Mexico corporation, on behalf of said corporation.

Gina Mares  
Notary Public

Notary Public  
Gina Mares  
Commission# 1092856  
Commission Expires: 1/11/2025

DOC# 2024021073

04/01/2024 11:47 AM Page: 1 of 2  
PLAT R: \$25.00 B: 2024C P: 0032 Linda Stover, Bernalillo County

PLAT OF  
LOTS 3-A & 4-A  
HORIZON VILLAGE  
(BEING A REPLAT OF LOTS 3 & 4, HORIZON VILLAGE)  
WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 14  
TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2023

PROJECT NUMBER: PR-2024-010040

Application Number: SD-2024-00040

PLAT APPROVAL THIS PLAT WAS APPROVED BY THE DEVELOPMENT  
HEARING OFFICER ON 03/13/2024

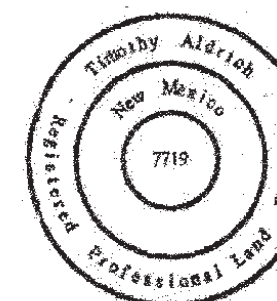
Utility Approvals:  
Public Service Company of New Mexico 01/22/2024  
Date  
New Mexico Gas Company 1/22/2024  
Date  
Abdul A. Shuyun 01/23/2024  
Date  
Lumen 01/23/2024  
Date  
Comcast 01/23/2024  
Date

City Approvals:  
Loren N. Ridenhoover P.S. 1/26/2024  
City Surveyor Date  
N/A  
Real Property Division Date  
Mar 15, 2024  
Traffic Engineering, Transportation Division Date  
Mar 21, 2024  
Albuquerque-Bernalillo County Water Utility Authority Date  
Mar 15, 2024  
Parks and Recreation Department Date  
2/5/2024  
AMAPCA Date  
Mar 15, 2024  
Hydrology Date  
Mar 15, 2024  
Code Enforcement Date  
Mar 15, 2024  
Planning Department Date  
Mar 21, 2024  
City Engineer Date

#### SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."

Timothy Aldrich 12/18/2023  
Timothy Aldrich, P.S. No. 7719 Date



Drawn By:	TA	Date:	12-18-2023
Checked By:	TA	Drawing Name:	21040PLT.DWG
Job No.:	21-040	Sheet:	1 of 2

ALDRICH LAND  
SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990



EXISTING EASEMENTS

Tracts 4-A and 4-B together herein mutually grant as Tract 4-A-1, shall be a Private access, parking, utility, drainage, maintenance and benefit easement. The Property Owners Association shall govern and equally bare the cost of the use as defined above, subject to the Covenant Conditions and Restrictions governing the tracts herein (05-21-2021, 2021C-61).

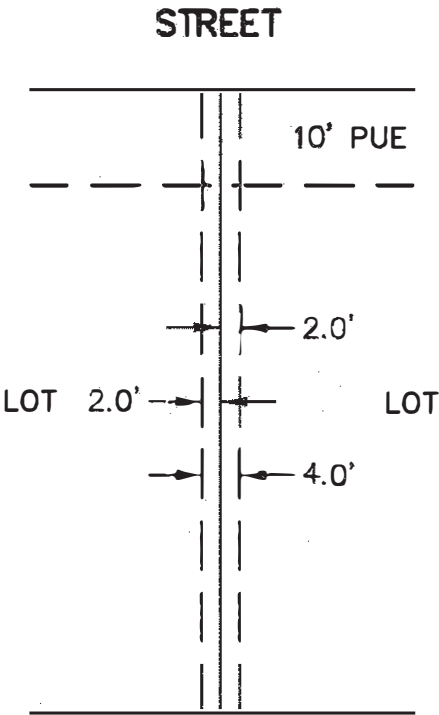
Tract 4-A-1 (Horizon Way, Aerostat Place, Aloft Place and Away Place) is an AB.C.W.U.A. Public Sanitary Sewer and Waterline Easement (05-21-2021, 2021C-61).

ENCROACHMENT AND MAINTENANCE EASEMENT:  
Included is the right of encroachment, between present and future adjoining lot owners, of eaves, overhangs, gutters, walls, common walls and roofing material as are necessary for the construction and habitation of homes within all Horizon Village lots. Also included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain improvements for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space, with the right and privilege to trim remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building sign, pool (above ground or sub surface) 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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements (05-21-2021, 2021C-61) (See easement Detail).

A Private Blanket Access Easement is over Tract 4-A with the exception of those areas covered by future buildings and non-storm water drainage improvements within said tract for the benefit of A.M.A.F.C.A. and Tract 4-B. Maintenance of said easement to be the responsibility of the owner(s) of said Tract 4-A. For the Benefit of A.M.A.F.C.A. Said Easement to be vacated when future development occurs (07-02-2019, 2019C-66).

① 10' PUBLIC UTILITY EASEMENT (PUE)  
(05-21-2021, 2021C-61)

TYPICAL COMMON SIDE LOT LINE  
ENCROACHMENT AND MAINTENANCE EASEMENT DETAIL



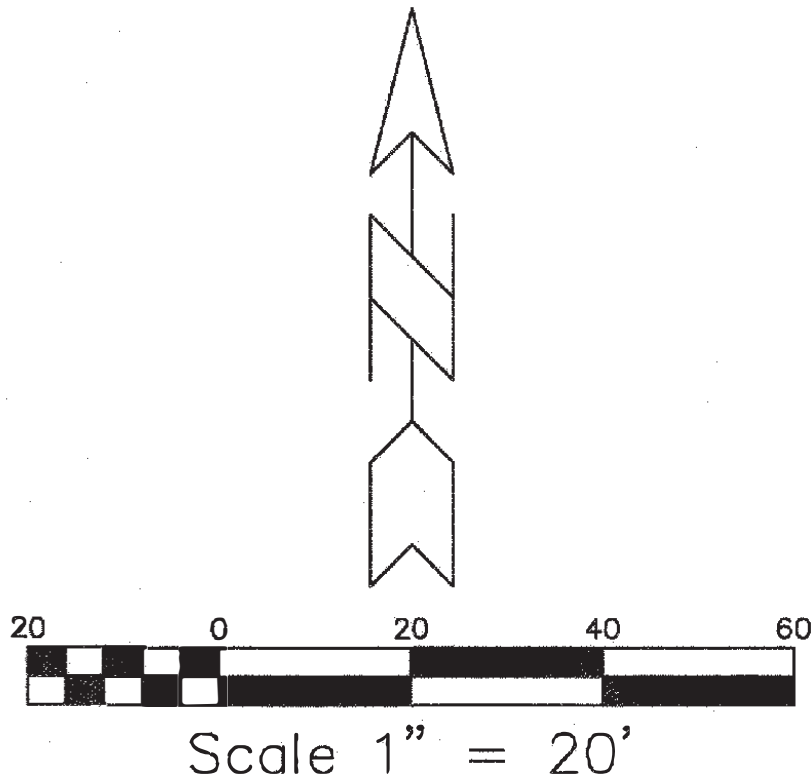
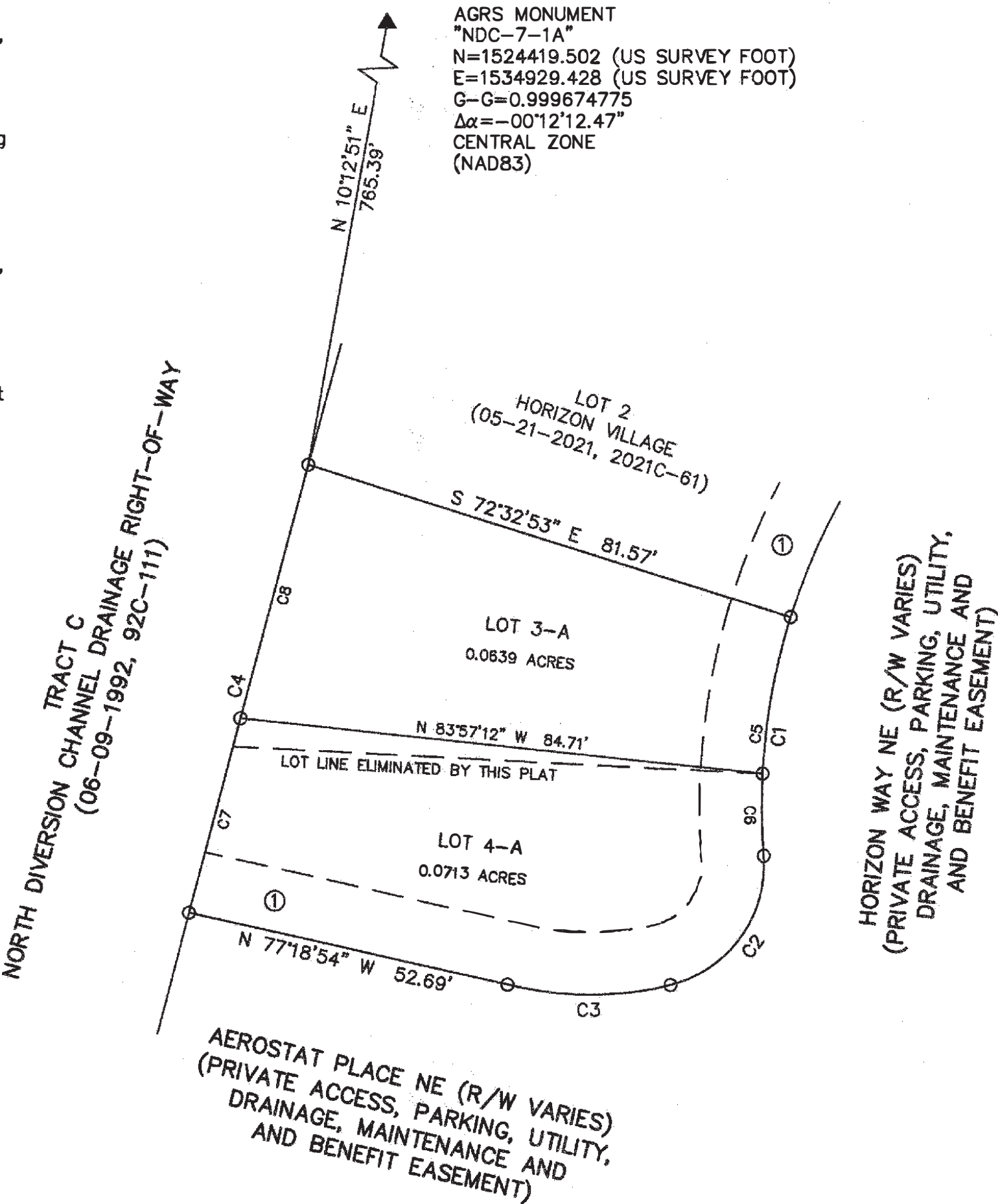
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	38.74'	100.96'	21°59'11"	S 06°27'18" W	38.50'
C2	27.80'	19.85'	80°14'22"	S 35°58'16" W	25.58'
C3	26.52'	55.85'	27°12'06"	N 89°47'06" W	26.27'
C4	74.28'	11304.16'	00°22'35"	N 14°59'19" E	74.28'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C5	25.56'	100.96'	14°30'16"	N 10°11'41" E	25.49'
C6	13.18'	100.96'	07°28'46"	N 00°47'50" W	13.17'
C7	32.21'	11304.16'	00°09'48"	N 14°52'55" E	32.21'
C8	42.07'	12067.56'	00°11'59"	N 15°04'02" E	42.07'

DOCH 2024021073  
04/01/2024 11:47 AM Page: 2 of 2  
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CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2023

BENCHMARKS
AGRS Aluminum Cap stamped "ACS BM 10-C17"
The monument is exsited to the top of a concrete drop inlet in the ENE quadrant of Alameda Boulevard NE and Jefferson Street NE
Geographic Position, in feet (NAD83)
N.M. State Plane Coordinates (Central Zone)
Elevation, in feet (NAVD88) = 5129.736 (US Survey Foot)



Drawn By:	TA	Date:	12-18-2023
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