



Vicinity Map - Zone Atlas G-12-Z

Indexing Information

Projected Section 1, Township 10 North, Range 2 East,
N.M.P.M. Town of Albuquerque Grant
Subdivision: Alvarado Gardens, Unit 3
Owner: Schroeder-Johnson RVT
UPC #: 10120604204110614

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE PORTION OF ACEQUIA AS SHOWN HEREON.
3. GRANT EASEMENT AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 0.4805 ACRES
ZONE ATLAS PAGE NO..... G-12-Z
NUMBER OF EXISTING LOTS..... 1
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..... FEBRUARY 2024

Legal Description

LOT LETTERED "P" OF NEW MEXICO CREDIT CORPORATION'S REPLAT OF LOTS 117 TO 134, INCLUSIVE, OF UNIT NO. 3, ALVARADO GARDENS, AN ADDITION IN BERNALILLO COUNTY, 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 31, 1946, IN PLAT BOOK C, PAGE 49.

AND

THE NORTHERN HALF (5') OF AN ABANDONED AND VACATED COMMUNITY DITCH (ACEQUIA)

BEING TOGETHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHEAST CORNER OF SAID LOT P, LYING ON THE SOUTHERLY RIGHT-OF-WAY OF VERANDA ROAD N.W., MARKED BY A REBAR WITH CAP "LS 18374", WHENCE A TIE TO ACS MONUMENT "14-F13", BEARS N 34°46'24" E, A DISTANCE OF 5,641.98 FEET;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY, S 24°58'39" W, A DISTANCE OF 238.08 FEET, TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SOUTHEAST CORNER OF THE REMAINING PORTION OF THE COMMUNITY DITCH, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 64°51'57" W, A DISTANCE OF 87.95 FEET, THE THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ALONG THE NORTHERLY BOUNDARY OF LOT 83-B, ALVARADO GARDENS, UNIT 3, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 10, 2011, IN PLAT BOOK 2011C, PAGE 105, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 24°58'06" E, A DISTANCE OF 237.83 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHWEST CORNER OF SAID LOT "P", POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF VERANDA ROAD N.W., MARKED BY A REBAR WITH CAP "LS 12649";

THENCE, COINCIDING SAID RIGHT-OF-WAY, S 65°01'52" E, A DISTANCE OF 87.98 FEET TO THE POINT OF BEGINNING, CONTAINING 0.4805 ACRES (20,932 SQUARE FEET), MORE OR LESS;

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.

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.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE SHADED "X" WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP NO. 35001C0118G, DATED SEPTEMBER 26, 2008.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: 10120604204110614

PROPERTY OWNER OF RECORD

Alvarado Gardens

BERNALILLO COUNTY TREASURER'S OFFICE

Jennie Valpando 5/16/24

Plat for Lot P-1

Alvarado Gardens, Unit 3
Being Comprised of
Lot P, Alvarado Gardens, Unit 3
City of Albuquerque
Bernalillo County, New Mexico
March 2024

Project Number: PR-2024-010069

Application Number: SD-2024-00106

Plat Approvals:

- Daniel Aragon* 05/07/2024
PNM Electric Services
- Natalia Antonio* May 6, 2024
Tortuga A-Loma Playa, 7044 E 17th Street
- Qwest Corp. d/b/a CenturyLink QC
- Brendon Kauffman* Apr 15, 2024
Brendon Kauffman (Apr 15, 2024 10:55:30 AM)
- New Mexico Gas Company
Mike Moras Apr 4, 2024
Mike Moras (Apr 4, 2024 08:41:00 AM)
- Comcast

City Approvals:

- Loren N. Risenhoover P.S.* 3/21/2024
City Surveyor
- Consent Stamp Jul 25, 2024
- Traffic Engineering, Transportation Division
Jim Gault Jul 31, 2024
- ABCWUA
Wally Duda Jul 25, 2024
- Parks and Recreation Department
Alan Apr 4, 2024
- AMAFCA
Wagner Chan Jul 25, 2024
- Hydrology
JD Jul 25, 2024
- Code Enforcement
Jay Redenbach Jul 25, 2024
- Planning Department
Shelby Binger Aug 15, 2024
- City Engineer
Doug Steed 5/10/2024
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 5/8/24
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

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 June 26TH, 2024.

Documents

1. PLAT OF RECORD FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 31, 1946, IN BOOK C, PAGE 49.
2. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 3, 2021, AS DOCUMENT NO. 2021142177.

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. 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.

Kathy Schroeder
KATHY SCHROEDER, TRUSTEE
SCHROEDER-JOHNSON REVOCABLE TRUST

05/14/2024

STATE OF NEW MEXICO
NOTARY PUBLIC
MONICA JARAMILLO
COMMISSION # 1135421
COMMISSION EXPIRES 09/07/2025

STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 05/14 2024
BY: KATHY SCHROEDER, TRUSTEE, SCHROEDER-JOHNSON REVOCABLE TRUST

By: *[Signature]*
NOTARY PUBLIC

MY COMMISSION EXPIRES 09/07/2025

Easement Notes

- 1 EXISTING 4' DITCH AND UTILITY EASEMENT (05/26/1964, C-64)
- 2 10' OVERHEAD PUBLIC UTILITY EASEMENT, GRANTED WITH THE FILING OF THIS PLAT, DEFINED ALONG THE CENTERLINE AS SHOWN HEREON

DOC# 2024056774
 08/16/2024 10:17 AM Page: 2 of 2
 Plat R-825, 00 3, 2024, 0: 0074 Linda Stover, Bernalillo County

**Plat for
 Lot P-1
 Alvarado Gardens, Unit 3
 Being Comprised of
 Lot P, Alvarado Gardens, Unit 3
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2024**

ACS Monument "14_F13"
 NAD 1983 CENTRAL ZONE
 X=1515687.389 *
 Y=1506751.047 *
 Z=4975.508 * (NAVD 1988)
 G-G=0.999683724
 Mapping Angle=-0°14'24.52"
 *U.S. SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/26/1946, C-49)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (5/20/1937, C-49 D1-107)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (10/10/2011, 2011C-105)
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

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.

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DHO Determination from Sidewalk Width Note

THIS PROPERTY ADJOINS VERANDA ROAD N.W., WHICH IS DEFICIENT OF THE CITY REQUIRED 5 FOOT SIDEWALK FOR LOCAL STREETS PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON June 26 TH, 2024.

ACS Monument "7_H13"
 NAD 1983 CENTRAL ZONE
 X=1513953.442 *
 Y=1495777.837 *
 Z=4964.364 * (NAVD 1988)
 G-G=0.999684760
 Mapping Angle=-0°14'35.56"
 *U.S. SURVEY FEET