

LOCATION MAP L-17-Z

### PURPOSE OF PLAT

1. To create Lot 1-A, Block 45 as shown hereon.
2. To eliminate lot lines as shown hereon.
3. To grant easements as shown hereon.

### SUBDIVISION DATA

1. Zone Atlas Index No.: L-17-Z
2. Total Number of Lots created: 1
3. Total Number of existing Lots: 2
4. Gross Subdivision Acreage: 0.3492 Acres

### NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:

"PARKLAND HILLS",  
(11-15-1926, D1-19)

"MESA COURT",  
(02-10-1926, B22-122)

"MESA COURT REPLAT",  
(05-15-1986, C30-109)

"WARRANTY DEED",  
(06-14-1967, D828-958)

all being records of Bernalillo County, New Mexico.

5. Field Survey: October, 2024.
6. Title Report(s): First American Title Insurance Company  
Commitment No. 2791168-AL04.
7. Address of Property: 800 Carlisle Place SE, Albuquerque, NM 87108
8. City of Albuquerque, New Mexico IDO Zone: R-1D
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 353  
of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo  
County, New Mexico, dated August 16, 2012.  
This property does not lie within the 100 Year Flood Plain.
10. Unless shown otherwise all points are set 1/2" rebar with cap  
or PK nail with tag "LS 7719".
11. Existing public water and/or sanitary sewer infrastructure may not  
be constructed or sized to adequately serve future development.  
Improvements or upsizing of existing public infrastructure may be  
required as a condition of future development approval.

### 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.

### BERNALILLO COUNTY TREASURER

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC # 101705603527620107

PROPERTY OWNER OF RECORD:

Stehr Wood Veneta Belehas + Stehr

BERNALILLO COUNTY TREASURER'S OFFICE

### DESCRIPTION

A tract of land situate within Section 26, Township 10 North, Range 3 East, New Mexico Principal Meridian, being all of Lots 1 and 2, together with the west 12.5 feet of Lot 3, Block 45, Parkland Hills, 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 November 15, 1926, in Volume D1, Folio 19, and containing 0.3492 acres more or less.

### 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 (NMGCO) 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, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, 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 AND DEDICATION

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 lot as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements 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.

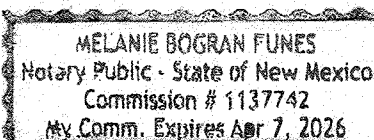
Owner: Veneta Belehas Stehr-Wood and Wolfgang Stehr

VB Stehr-Wood 9 Sept 2025  
Veneta Belehas Stehr-Wood Date  
Wolfgang Stehr 9 Sept 2025  
Wolfgang Stehr Date

STATE OF NEW MEXICO )  
BERNALILLO COUNTY )

On this 9<sup>TH</sup> day of SEPTEMBER 2025, this instrument was acknowledged before me by Veneta Belehas Stehr-Wood and Wolfgang Stehr.

[Signature]  
Notary Public

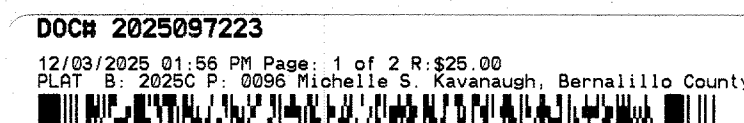


ON OCTOBER 29, 2025,  
A DHO DETERMINATION  
WAS ISSUED PERMITTING  
THE EXISTING SIDEWALKS  
TO REMAIN AT THE  
EXISTING WIDTH OF 3.5'.

PROJECT NUMBER: PR-2024-010292  
Application Number: MINOR\_PLT-2025-00050

PLAT APPROVAL THIS PLAT WAS APPROVED BY THE DEVELOPMENT  
HEARING OFFICER ON OCTOBER 29, 2025

Public Service Company of New Mexico	11/18/2024
Date	
New Mexico Gas Company	11/18/2024
Date	
Thomas McClaffin	11/19/2024
Date	
Lumen	11/19/2024
Mike Mortus	
Comcast	Date



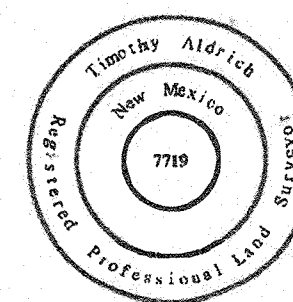
### CITY APPROVALS:

<u>Loren N. Risenhoover P.S.</u>	11/21/2024
City Surveyor	Date
Ernest Durnyo	10/29/2025
Traffic Engineering, Transportation Division	Date
<u>Dei G. G...</u>	11/05/2025
Albuquerque-Bernalillo County Water Utility Authority	Date
<u>White P...</u>	10/29/2025
Parks and Recreation Department	Date
<u>[Signature]</u>	11/20/2024
AMAFCA	Date
<u>Reggie Chan</u>	10/29/2025
Hydrology Department	Date
<u>SH R...</u>	11/04/2025
Code Enforcement	Date
<u>Jay R...</u>	10/31/2025
Planning Department	Date
<u>[Signature]</u>	11/19/2025
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, P.S. No. 7719 11-11-2024  
Date



Drawn By:	TA	Date:	11-11-2024
Checked By:	TA	Drawing Name:	24129PLT.DWG
Job No.:	24-129	Sheet:	1 of 2

**ALDRICH LAND SURVEYING**

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

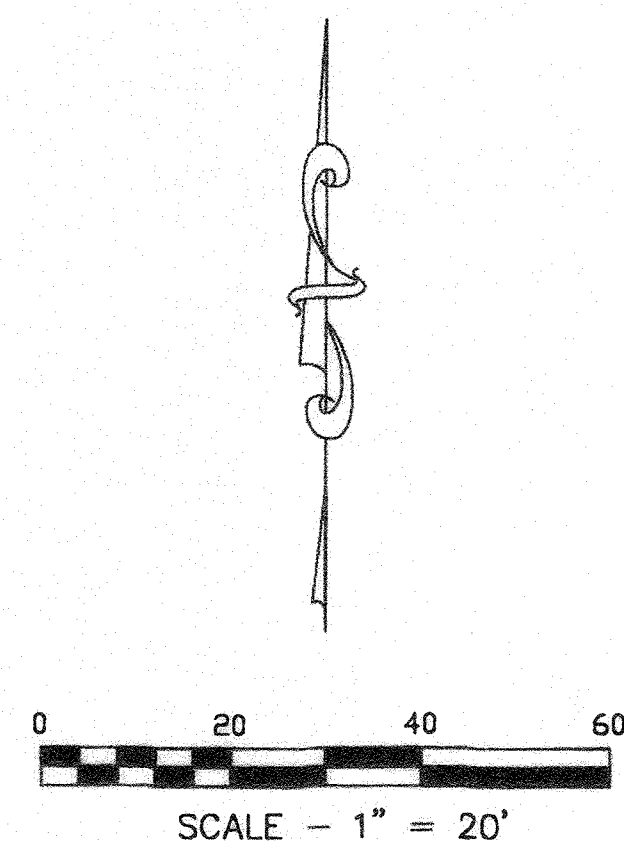
ABCWUA PUBLIC WATER AND SANITARY SEWER EASEMENTS

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted perpetual, exclusive easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary sewer lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with the use of the easement.

PLAT FOR  
LOT 1-A, BLOCK 45,  
PARKLAND HILLS  
(A REPLAT OF LOTS 1, 2 & WEST 12.5' OF 3,  
BLOCK 45, PARKLAND HILLS)  
WITHIN  
SECTION 26,  
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2024

DOC# 2025097223

12/03/2025 01:56 PM Page: 2 of 2 R:\$25.00  
PLAT B: 2025C P: 0096 Michelle S. Kavanaugh, Bernalillo County



①- 4' PUBLIC UTILITY EASEMENT (PUE)  
(11-15-1926, D1-19)

②- 5' PUBLIC UTILITY EASEMENT (PUE)  
(02-10-1926, B2-122)

- - SET 1/2" REBAR WITH CAP "LS 7719"
- - FOUND PK NAIL WITH WASHER "LS 11993"
- - FOUND 1/2" REBAR WITH CAP "LS 11993"

Drawn By: TA	Date: 11-11-2024
Checked By: TA	Drawing Name: 24129PLT.DWG
Job No.: 24-129	Sheet: 2 of 2

**ALDRICH LAND  
SURVEYING**

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