

Vicinity Map - Zone Atlas G-13-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 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. EXISTING PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.
6. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON JANUARY 8, 2025.

Documents

1. PLAT OF SURVEY FOR TRACT 29-B, MRGCD MAP 34, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 17, 1995, IN PLAT BOOK 1995C, PAGE 9.
2. MRGCD MAP 34, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 28, 1941.
3. QUITCLAIM DEED FOR SUBJECT PROPERTIES, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 30, 2021, AS DOCUMENT NO. 2021151421.
4. GRANT DEED-JOINT TENANTS FOR SUBJECT PROPERTIES, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 29, 2016, AS DOCUMENT NO. 2016121630.

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. 35001C0331H, DATED AUGUST 16, 2012.

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 6, Township 10 North, Range 3 East, N.M.P.M.
as Projected onto the Town of Albuquerque Grant
Subdivision: M.R.G.C.D. Map 34
Owner: Annette Gallegos & John N. Gallegos Jr.
UPC #: 101306011928120504

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 0.2726 ACRES
ZONE ATLAS PAGE NO..... G-13-Z
NUMBER OF EXISTING LOTS..... 2
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..... JULY 2024

Legal Description

TRACT 29-B, M.R.G.C.D. MAP NUMBERED 34, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 17, 1995, IN PLAT BOOK 1995C, PAGE 9.

AND

TRACT 30-A, M.R.G.C.D. MAP NUMBERED 34, BERNALILLO COUNTY, NEW MEXICO, DESCRIBED IN QUITCLAIM DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 30, 2021, AS DOC. NO. 2021151421.

MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHEAST CORNER OF SAID TRACT 30-A, MARKED BY A REBAR WITH CAP "LS 11808", WHENCE A TIE TO ACS MONUMENT "14_F13", BEARS THE FOLLOWING TWO COURSES:

N 07°05'46" E A DISTANCE OF 30.45 FEET, BEING THE SOUTHWEST CORNER OF LOT 7 OF I.J. BACA SUBDIVISION, AS SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 28, 1982, IN BOOK C19, PAGE 159, AND MARKED BY A 3/4" METAL STAKE;

N 09°33'55" E, A DISTANCE OF 5,919.54 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S 04°57'53" W, A DISTANCE OF 109.87 FEET, TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SOUTHEAST CORNER OF SAID TRACT 29-B, POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF CANDELARIA ROAD N.W., MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING SAID RIGHT-OF-WAY, 111.50 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 914.93 FEET, A DELTA OF 6°58'57", AND A CHORD BEARING N 75°06'53" W, A DISTANCE OF 111.43 FEET, TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 29-B, MARKED BY A PK NAIL IN WALL;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 15°23'08" E, A DISTANCE OF 28.89 FEET, BEING THE NORTHWEST CORNER OF SAID TRACT 29-B, MARKED BY A 1/2" REBAR;

THENCE, S 88°45'12" W, A DISTANCE OF 22.43 FEET, TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF SAID TRACT 30-A, MARKED BY A PK NAIL;

THENCE, N 05°25'55" E, A DISTANCE OF 60.62 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHWEST CORNER OF SAID TRACT 30-A, MARKED BY A 60D NAIL IN THE SOUTH FACE OF WALL;;

THENCE, S 86°53'00" E, A DISTANCE OF 126.41 FEET, TO THE POINT OF BEGINNING, CONTAINING 11,874 ACRES (0.2726 SQ. FT.) MORE OR LESS.

DOCH 2025041095

05/15/2025 09:09 AM Page: 1 of 3 R: \$25.00
PLAT B: 2025C P: 0024 Michelle S. Kavanaugh, Bernalillo County

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101306011928120504

PROPERTY OWNER OF RECORD

John & Annette Gallegos

BERNALILLO COUNTY TREASURER'S OFFICE

5/15/25

Plat for
Tract 29-B-1,
M.R.G.C.D. Map No. 34
Being Comprised of
Tracts 29-B and 30-A
M.R.G.C.D. Map No. 34
City of Albuquerque
Bernalillo County, New Mexico
April 2025

Project Number: PR-2024-010421

Application Number: SD-2025-00002

Plat Approvals:

RF Rodney P. (Apr 9, 2025 18:52 MDT) Apr 9, 2025

PNM Electric Services Apr 1, 2025

David Hall Apr 1, 2025

Qwest Corp. d/b/a CenturyLink QC Apr 1, 2025

New Mexico Gas Company Apr 1, 2025

Mike Mortus Apr 1, 2025

Comcast

City Approvals:

Loren N. Risenheaver P.S. 5/13/2025

City Surveyor Apr 24, 2025

Ernest Armijo

Traffic Engineering, Transportation Division Apr 25, 2025

ABCWUA Apr 24, 2025

Willing, Bob Apr 24, 2025

Parks and Recreation Department Apr 1, 2025

AMAFCA Apr 28, 2025

Reggie Chan

Hydrology Apr 24, 2025

Jeff P. (Apr 24, 2025 14:12 MDT)

Code Enforcement Apr 24, 2025

Jay Rodenbeck

Planning Department May 13, 2025

City Engineer

Dong Steel 4/11/2025

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 4/10/25

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
241187

Easement Notes

- EXISTING 30' PRIVATE ROAD AND UTILITY EASEMENT, BENEFITING LOTS 1-8, I.J. BACA SUBDIVISION (5/28/1982, C19-159)
- EXISTING 7' UTILITY EASEMENT (5/28/1982, C19-159)
- EXISTING 10' GAS EASEMENT (5/28/1982, C19-159)
- EXISTING 22' PRIVATE ACCESS AND UTILITY EASEMENT BENEFITING LOTS 1 AND 2, LANDS OF WINGER & MARTINEZ (10/24/2018, 2018C-136)
- EXISTING 7' UTILITY EASEMENT (10/24/2018, 2018C-136)

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

Plat for
Tract 29-B-1,
M.R.G.C.D. Map No. 34
Being Comprised of
Tracts 29-B and 30-A
M.R.G.C.D. Map No. 34
City of Albuquerque
Bernalillo County, New Mexico
April 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (1/17/1995, 95S-9)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (5/28/1982, C19-159)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (12/30/2021, DOC. NO. 2021151421)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (10/24/2018, DOC. NO. 2018C-136)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Line Table			
Line #	Direction		Length (ft)
L1	N 15°23'08" E	(N 14°08'32" E) [N 13°59'14" E]	28.89'(29.93') [29.91']
L2	S 88°45'12" W	{S 82°15'00" W} {S 87°05'59" E}	22.43' [22.59']
L3	N 07°05'46" E	{N 04°04'00" E} [N 06°25'11" E]	30.45' [30.12']
L4	S 08°41'56" W	{S 02°47'00" W} *{S 12°14'36" W}*	16.10' [14.20']
L5	S 85°35'15" E	{S 86°29'00" E} *{S 85°19'25" E}*	12.43' [12.10'] *{12.40'}*

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

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	187.40'	914.93' (982.63')	11°44'08"	187.07'	S 77°29'28" E
C2	75.90'	914.93'	4°45'11"	75.88'	S 80°58'57" E
C3	111.50' (111.59')	914.93' (982.63')	6°58'57"	111.43'	N 75°06'53" W
C4	94.82'	914.93'	5°56'17"	94.78'	S 86°19'41" E

DOCH 2025041095
05/15/2025 09:09 AM Page: 2 of 3 R \$25.00
PLAT B: 2025C P: 0024 Michelle S. Kavanaugh, Bernalillo County

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 2 of 3
241187

Free Consent

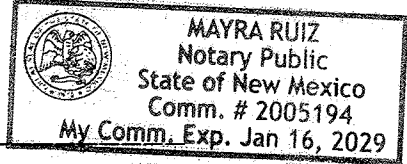
THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION 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.

Annette Gallegos 04/14/2025
ANNETTE GALLEGOS, OWNER DATE

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 14th, 2025
BY: ANNETTE GALLEGOS, OWNER

By: M. Ruiz
NOTARY PUBLIC



MY COMMISSION EXPIRES Jan 16, 2029

Free Consent

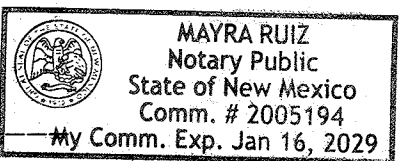
THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION 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.

John N. Gallegos, Jr. 04/14/2025
JOHN N. GALLEGOS, JR., OWNER DATE

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 14th, 2025
BY: JOHN N. GALLEGOS, JR., OWNER

By: M. Ruiz
NOTARY PUBLIC



MY COMMISSION EXPIRES Jan 16, 2029

Plat for
Tract 29-B-1,
M.R.G.C.D. Map No. 34
Being Comprised of
Tracts 29-B and 30-A
M.R.G.C.D. Map No. 34
City of Albuquerque
Bernalillo County, New Mexico
April 2025

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.

DOCH 2025041095
05/15/2025 09:09 AM Page: 3 of 3 R:\$25.00
PLAT B: 2025C P: 0024 Michelle S. Kavanaugh, Bernalillo County

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com