

Vicinity Map
Zone Atlas R-15-Z & S-15-Z

Documents

1. PLAT OF RECORD FOR ARTISTE FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 11, 2022, IN BOOK 2022C, PAGE 12.

Legal Description

TRACTS NUMBERED ONE (1) THROUGH TWELVE (12) AND FOURTEEN (14) THROUGH SIXTEEN (16) OF ARTISTE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 11, 2022, IN BOOK 2022C, PAGE 12, AS DOC. NO. 2022014343.

Free Consent & Dedication

THE SUBDIVISION AND RIGHT OF WAY DEDICATION 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.

Steve B. Chavez 08/18/2025
STEVE B. CHAVEZ
MDS INVESTMENTS, LLC
STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS
DATE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 18, 2025
BY: STEVE B. CHAVEZ, MDS INVESTMENTS, LLC

BY: Kimberly Diane Legan
NOTARY PUBLIC
MY COMMISSION EXPIRES August 30, 2026
STATE OF NEW MEXICO
NOTARY PUBLIC
Kimberly Diane Legan
Commission No. 1138659
August 30, 2026

Indexing Information

Projected Sections 21 & 28, Township 9 North,
Range 3 East, N.M.P.M.
Subdivision: Artiste
Owner: MDS Investments, LLC
UPC #: 101505119603930101 (Tract 1)
UPC #: 101505007551020105 (Tract 2)
UPC #: 101505017053220104 (Tract 3)
UPC #: 101505127301140503 (Tract 4)
UPC #: 101505135402740502 (Tract 5)
UPC #: 101505139203940501 (Tract 6)
UPC #: 101505018247320103 (Tract 7)
UPC #: 101505029946310303 (Tract 8)
UPC #: 101505037948010302 (Tract 9)
UPC #: 101505041949310301 (Tract 10)
UPC #: 101505005747820106 (Tract 11)
UPC #: 101505016844120102 (Tract 12)
UPC #: 101505005239020107 (Tract 14)
UPC #: 101505016238720101 (Tract 15)
UPC #: 101505027239310304 (Tract 16)

DOCH 2025085269

10/21/2025 11:03 AM Page: 1 of 3 R:\$25.00
PLAT B: 2025C P: 0064 Michelle S. Kavanaugh, Bernalillo County

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE, AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.
4. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE: 239.0605 ACRES
ZONE ATLAS PAGE NO. R-15-Z & S-15-Z
NUMBER OF EXISTING TRACTS 15
NUMBER OF TRACTS CREATED 10
MILES OF FULL-WIDTH STREETS 1.0180 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 8.0937 ACRES
DATE OF SURVEY. JULY 2025

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 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. THE PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON SEPTEMBER 10, 2025.

Bulk Land Note

FUTURE SUBDIVISION OF THE LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA, (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS, INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101505119603930101
101505007551020105
101505017053220104
101505127301140503
101505135402740502
101505139203940501
101505018247320103
101505029946310303
101505037948010302
101505041949310301
101505005747820106
101505016844120102
101505005239020107
101505016238720101
101505027239310304

PROPERTY OWNER OF RECORD

MDS Investments LLC

BERNALILLO COUNTY TREASURER'S OFFICE

Georgie Stone 10-21-25

Bulk Land Plat for Artiste Subdivision Being Comprised of

Tracts 1-12 and 14-16, Artiste
City of Albuquerque
Bernalillo County, New Mexico
July 2025

Project Number: PR-2024-010653

Application Number: BULK PLT-2025-00002

Plat Approvals:

<u>Daniel Aragon</u>	050/15/2025
PNM Electric Services	
<u>Natalia Antonio</u>	8/14/2025
Qwest Corp. d/b/a CenturyLink QC	
<u>Jeff Edwards</u>	8/13/2025
RTS Energy Services	
<u>Todd Schunelle</u>	9/10/2025

City Approvals:

<u>Loran N. Risenhoover P.S.</u>	8/15/2025
City Surveyor	
<u>Ernest Arriaga</u>	10/03/2025
Traffic Engineering, Transportation Division	
<u>Don Gault</u>	10/15/2025
ABCWA	
<u>Whitney Peltier</u>	10/07/2025
Parks and Recreation Department	
<u>AP</u>	8/13/2025
AMAFCA	
<u>Reggie Chan</u>	10/03/2025
Hydrology	
<u>Jeff Peltier</u>	10/06/2025
Code Enforcement	
<u>Jay Ridenbach</u>	10/06/2025
Planning Department	
<u>AP</u>	10/21/2025
City Engineer	
<u>Shellie Eaton</u>	10/09/2025
ESD	

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 8/15/25
BRIAN J. MARTINEZ
N.M.R.P.S. No. 18374
Date

CSI-CARTESIAN SURVEYS INC.

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



Bulk Land Plat
for
Artiste Subdivision

Being Comprised of
Tracts 1-12 and 14-16, Artiste
City of Albuquerque
Bernalillo County, New Mexico
July 2025

Landfill Buffer Disclosure Statement

THE SUBJECT PROPERTY IS LOCATED NEAR OR IS A FORMER LANDFILL SITE. DUE TO THE SUBJECT PROPERTY BEING ON OR NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION ON THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN 1000 FEET OF LANDFILLS") SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THIS SITE.

Easement Notes

- EXISTING 66' FLOATING PUBLIC ACCESS, DRAINAGE, PUBLIC WATER AND PUBLIC SEWER EASEMENTS WITH CENTERLINES OF EXISTING LOT LINES. TO BE REFINED AND REPLACED WITH PUBLIC RIGHTS OF WAY DEDICATION AND DRAINAGE EASEMENTS WITH FUTURE PLATTING ACTIONS (2/11/2022, 2022C-12) PORTIONS VACATED WITH THE FILING OF THIS PLAT
- EXISTING 40' WIDE PERMIT FOR RIGHT OF WAY AND EASEMENT NO. "RW-14312" GRANTED TO WEST EMERALD PIPELINE CORPORATION (DATED 8/11/1958) NO FILED DOCUMENT PROVIDED AS SHOWN ON PLATS (6/21/2006, 2006C-195) AND (2/11/2022, 2022C-12) SCALED FROM PLAT OF RECORD
- EXISTING NON-ESCLUSIVE, PERPETUAL 10' UNDERGROUND AND COMMUNICATIONS EASEMENT (7/27/2009, AS DOC. NO. 2009084209) AND AS SHOWN ON PLATS (6/21/2006, 2006C-195) AND (2/11/2022, 2022C-12)
- EXISTING 30' RIGHT OF WAY AND EASEMENT FOR PNM ELECTRIC DISTRIBUTION LINES (DATED 9/14/1982) AND AS SHOWN ON PLATS (6/21/2006, 2006C-195) AND (2/11/2022, 2022C-12) SCALED FROM PLAT OF RECORD
- EXISTING 10' PUE (2/11/2022, 2022C-12)
- 66' FLOATING PUBLIC ACCESS, DRAINAGE, PUBLIC WATER AND PUBLIC SEWER EASEMENTS WITH CENTERLINES OF PROPOSED LOT LINES. TO BE REFINED AND REPLACED WITH PUBLIC RIGHTS OF WAY DEDICATION AND DRAINAGE EASEMENTS WITH FUTURE PLATTING ACTIONS. GRANTED WITH THE FILING OF THIS PLAT.

Legend

N 90°00'00" E
(N 90°00'00" E)
MEASURED BEARINGS AND DISTANCES
RECORD BEARINGS AND DISTANCES PER
PLAT (2/11/2022, 2022C-12)
FOUND REBAR WITH CAP "LS 15517"
UNLESS OTHERWISE INDICATED

Line Table		
Line #	Direction	Length (ft)
L1	S 19°46'16" E (S 19°46'16" E)	41.93' (41.93')
L2	S 35°21'22" E (S 35°21'22" E)	23.23' (23.23')
L3	N 19°47'52" W	137.35'
L4	N 19°47'52" W	137.45'
L5	N 19°47'52" W	140.82'
L6	N 19°37'10" W	140.82'
L7	S 14°03'53" E (S 14°03'53" E)	66.00' (66.00')
L8	N 14°03'53" W	133.02'
L9	N 14°03'53" W	133.02'
L10	N 57°27'50" E (S 57°27'46" E)	270.41' (270.39')
L11	S 14°03'53" E	312.07'
L12	S 14°03'53" E	1229.98'
L13	S 14°03'53" E	143.01'
L14	S 88°55'55" W	690.31'
L15	S 08°50'24" W	495.99'

Public Utility Easements

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

- 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.
- 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.
- 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.
- 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.

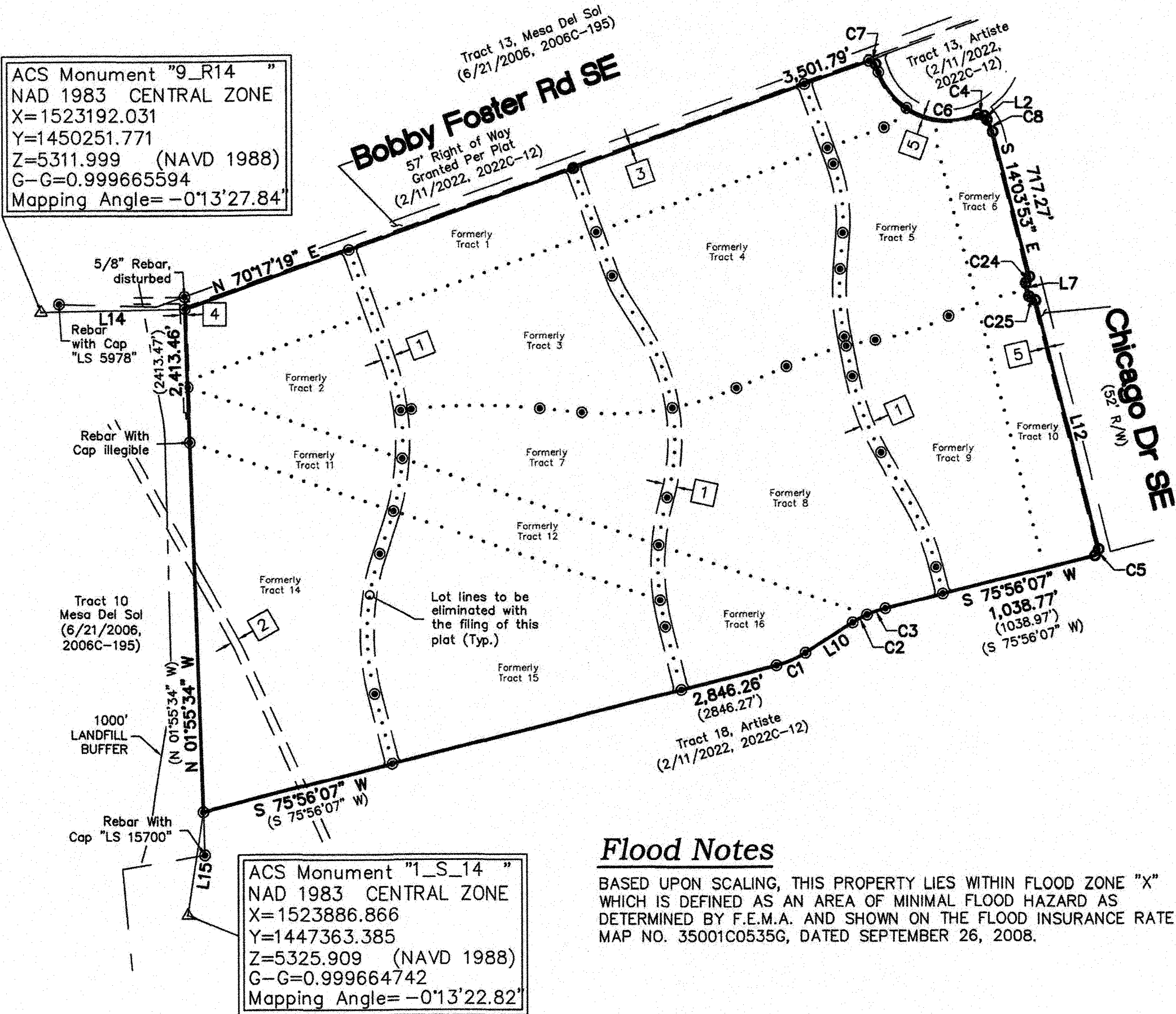
Disclaimer

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 2025085269

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PLAT B-2025C P. 0084 Michelle S. Kavanaugh, Bernalillo County

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PLAT B-2025C P. 0084 Michelle S. Kavanaugh, Bernalillo County



Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES 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. 35001C0535G, DATED SEPTEMBER 26, 2008.

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
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cartesianbrian@gmail.com

Bulk Land Plat
for
Artiste Subdivision
Being Comprised of

Tracts 1-12 and 14-16, Artiste
City of Albuquerque
Bernalillo County, New Mexico
July 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/11/2022, 2022C-12)
⊙	FOUND REBAR WITH CAP "LS 15517" UNLESS OTHERWISE INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED

Line Table		
Line #	Direction	Length (ft)
L1	S 19°46'16" E (S 19°46'16" E)	41.93' (41.93')
L2	S 35°21'22" E (S 35°21'22" E)	23.23' (23.23')
L3	N 19°47'52" W	137.35'
L4	N 19°47'52" W	137.45'
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L12	S 14°03'53" E	1229.98'
L13	S 14°03'53" E	143.01'
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Easement Notes

- EXISTING 66' FLOATING PUBLIC ACCESS, DRAINAGE, PUBLIC WATER AND PUBLIC SEWER EASEMENTS WITH CENTERLINES OF EXISTING LOT LINES. TO BE REFINED AND REPLACED WITH PUBLIC RIGHTS OF WAY DEDICATION AND DRAINAGE EASEMENTS WITH FUTURE PLATTING ACTIONS (2/11/2022, 2022C-12) PORTIONS VACATED WITH THE FILING OF THIS PLAT
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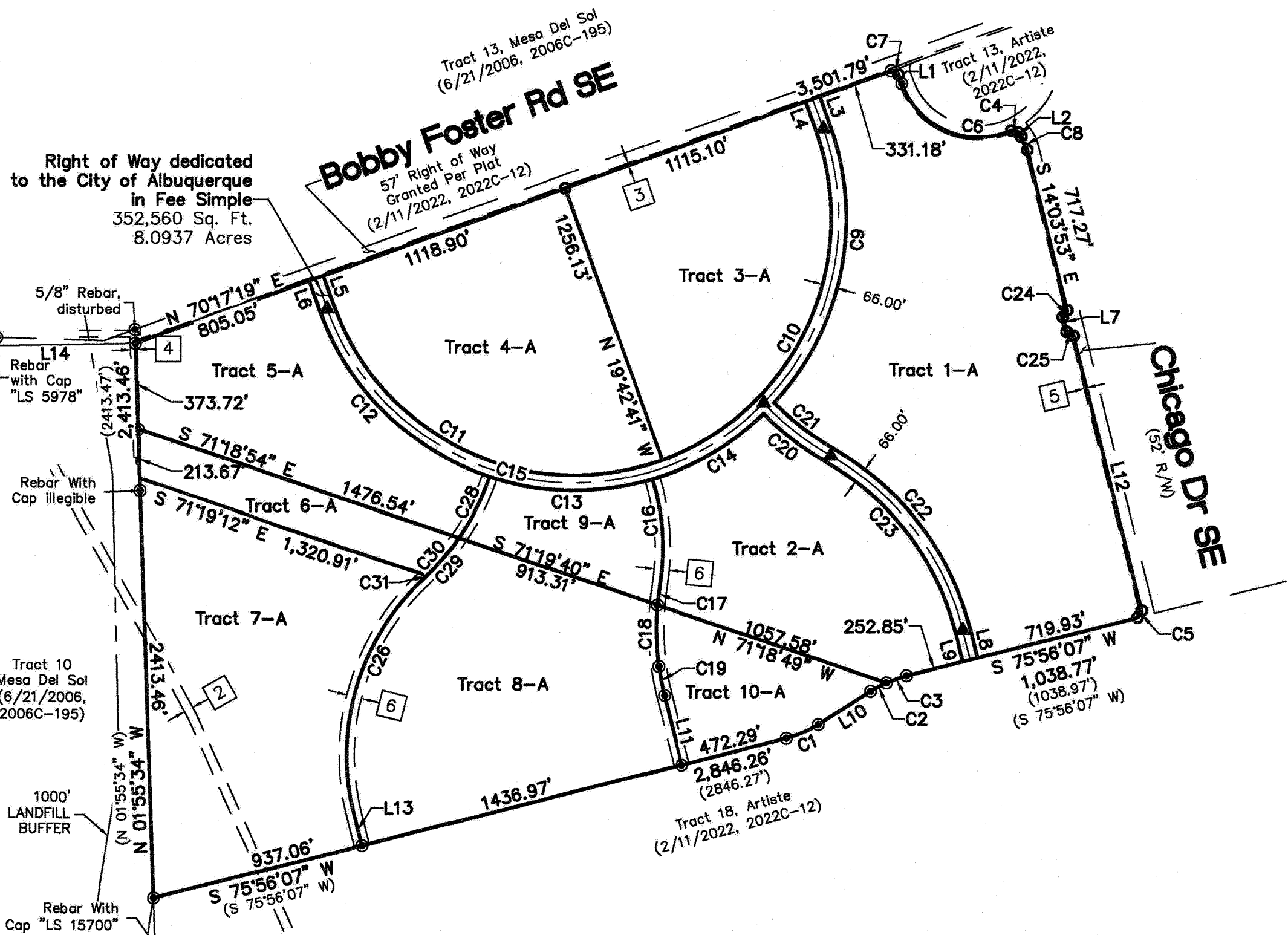
Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Tract 1-A	51.0246	2,222,631
Tract 2-A	22.0321	959,719
Tract 3-A	26.0150	1,133,213
Tract 4-A	26.1129	1,137,478
Tract 5-A	18.7903	818,506
Tract 6-A	6.4383	280,453
Tract 7-A	33.9914	1,480,666
Tract 8-A	30.7240	1,338,336
Tract 9-A	7.1355	310,820
Tract 10-A	8.7028	379,093

DOCH 2025085269

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PLAT B: 2025C P: 0084 Michelle S. Kavanaugh, Bernalillo County



ACS Monument "9_R14"
NAD 1983 CENTRAL ZONE
X=1523192.031
Y=1450251.771
Z=5311.999 (NAVD 1988)
G-G=0.999665594
Mapping Angle=-0°13'27.84"



ACS Monument "1_S_14"
NAD 1983 CENTRAL ZONE
X=1523886.866
Y=1447363.385
Z=5325.909 (NAVD 1988)
G-G=0.999664742
Mapping Angle=-0°13'22.82"

Note

THE INSTALLATION OF PUBLIC WATERLINE AND/OR PUBLIC SANITARY SEWER MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL, ONCE THE WATER SERVICE, FIRE PROTECTION AND SANITARY SEWER SERVICE REQUIREMENTS OF ANY FUTURE DEVELOPMENT IS KNOWN.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	152.18' (152.18')	472.00' (472.00')	18°28'22"	151.52'	N 66°41'56" E
C2	78.63' (78.63')	533.00' (533.00')	8°27'09"	78.56'	S 61°41'21" W
C3	93.19' (93.21')	533.00' (533.00')	10°01'05"	93.08'	S 70°55'35" W
C4	34.18' (34.18')	25.00' (25.00')	78°20'13"	31.58'	N 74°31'29" W
C5	39.27' (39.27')	25.00' (25.00')	90°00'00"	35.36'	N 30°56'07" E
C6	583.36' (583.38')	355.88' (355.88')	93°55'10"	520.21'	S 66°44'00" E
C7	39.24' (39.24')	25.00' (25.00')	89°55'39"	35.33'	N 64°45'09" W
C8	62.99' (62.99')	169.50' (169.50')	21°17'35"	62.63'	N 24°42'37" W
C9	1291.04'	1183.00'	62°31'43"	1227.92'	N 11°27'59" E
C10	1754.58'	1117.00'	90°00'00"	1579.68'	N 25°12'08" E
C11	3509.16'	1117.00'	180°00'00"	2234.00'	N 70°12'08" E
C12	1068.36'	1183.00'	51°44'36"	1032.42'	S 45°39'52" E
C13	722.77'	1183.00'	35°00'21"	711.59'	S 89°02'21" E
C14	568.41'	1183.00'	27°31'46"	562.96'	N 59°41'35" E
C15	2359.54'	1183.00'	114°16'44"	1987.42'	S 76°55'56" E
C16	460.83'	1000.00'	26°24'14"	456.77'	N 04°03'38" W
C17	89.44'	1200.00'	4°16'13"	89.42'	S 07°00'22" W
C18	266.90'	1200.00'	12°44'37"	266.35'	S 01°30'03" E
C19	129.69'	1200.00'	6°11'32"	129.62'	S 10°58'07" E
C20	350.43'	1233.00'	16°17'02"	349.25'	S 52°33'54" E
C21	332.85'	1167.00'	16°20'31"	331.73'	S 52°32'10" E
C22	1003.83'	1233.00'	46°38'47"	976.33'	N 37°22'48" W
C23	950.10'	1167.00'	46°38'48"	924.08'	N 37°22'47" W
C24	39.27' (39.27')	25.00' (25.00')	89°59'32"	35.35'	N 30°55'26" E
C25	39.27' (39.27')	25.00' (25.00')	89°59'32"	35.35'	N 59°04'34" W
C26	1123.49'	1050.00'	61°18'22"	1070.66'	S 16°35'18" W
C28	296.21'	1050.00'	16°09'49"	295.23'	N 26°37'48" E
C29	229.62'	1050.00'	12°31'47"	229.16'	N 40°58'36" E
C30	215.83'	1050.00'	11°46'38"	215.45'	N 40°36'01" E
C31	13.79'	1050.00'	0°45'09"	13.79'	N 46°51'55" E

CSI-CARTESIAN SURVEYS INC.

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