

Vicinity Map - Zone Atlas K-19-Z

Documents

- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SPO00160317 AND AN EFFECTIVE DATE OF JANUARY 8, 2024.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 18, 2013, IN BOOK 2013C, PAGE 130, DOC. NO. 2013124811.
- SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 10, 2016, AS DOC. NO. 2016041772.

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.

SAID OWNERS DO HEREBY DEDICATE Additional PUBLIC RIGHT OF WAY AS SHOWN HEREON IN CENTRAL AVENUE SE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

JENNY JACKSON, MRA MANAGER
MRA, CITY OF ALBUQUERQUE
9/27/24 DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 27, 2024
BY: JENNY JACKSON, MRA MANAGER, CITY OF ALBUQUERQUE?

By: *Jennie Chavarría*
NOTARY PUBLIC
MY COMMISSION EXPIRES March 13, 2027

JENNIE CHAVARRIA
Notary Public - State of New Mexico
Commission # 1139901
My Comm. Expires Mar 13, 2027

Indexing Information

Section 19, Township 10 North, Range 4 East, N.M.P.M.
Subdivision: La Mesa No. 2
Owner: City of Albuquerque
UPC #: 101905704209330224

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- DEDICATION OF ADDITIONAL RIGHT-OF-WAY.
- GRANTS EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 0.9494 ACRES
ZONE ATLAS PAGE NO. K-19-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. 0.0094 ACRES
DATE OF SURVEY. MAY 2024

Notes

- FIELD SURVEY PERFORMED IN MAY 2024.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- 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.
- THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON October 30th, 2024.

Legal Description

TRACT A-1, BLOCK 11, LA MESA NO. 2 SUBDIVISION, AS SHOWN ON THE REPLAT OF LOTS 1-8 AND LOT A, BLOCK 11, LA MESA NO. 2, RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON NOVEMBER 18, 2013, IN BOOK 2013C, PAGE 130, DOCUMENT NO. 2013124811.

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.

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. 35001C0354H, DATED AUGUST 16, 2012.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: 101905704209330224

PROPERTY OWNER OF RECORD
City of Albuquerque
BERNALILLO COUNTY TREASURER'S OFFICE
George Stone 11-18-24

Plat for
Tract A-1-A, Block 11
La Mesa No. 2
Being Comprised of
Tract A-1, Block 11
La Mesa No. 2
City of Albuquerque
Bernalillo County, New Mexico
August 2024

Project Number: PR-2024-010784

Application Number: SD-2024-00154

Plat Approvals:

- BH* Sep 23, 2024
- PNM Electric Services
- Thomas McChesley* Sep 19, 2024
- Qwest Corp. d/b/a CenturyLink QC
- Sejora* Sep 20, 2024
- New Mexico Gas Company
- Mike Mortus* Sep 19, 2024
- Comcast

City Approvals:

- Loren N. Risenhoover P.S.* 8/27/2024
City Surveyor
- Ernest Armijo* 10/31/24
Traffic Engineering, Transportation Division
- Joe Galt* 11/13/24
ABCWUA
- 10/31/24
- Harold Auld*
Parks and Recreation Department
- AP* Sep 18, 2024
- AMAFCA
- Heggie Cho* 10/31/24
- Hydrology
- Jeff Palmer* 10/31/24
Code Enforcement
- Gr. Ball* 10/31/24
- Planning Department
- Shahab Biazar* 11/15/24
City Engineer

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 9/23/24
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



DOCH 2024082373

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PLAT R: \$25.00 B: 2024C P: 0109 Linda Stover, Bernalillo County

Easement Notes

- 1 EXISTING 7' PNM & MST&T EASEMENT (11/4/1971, BK. MISC. 235, PG. 872) AS SHOWN ON PLAT (4/9/1986, C30-21)
- 2 EXISTING 7' UNDERGROUND UTILITY EASEMENT (BK. MISC. 697, PG. 760) SCALED FROM AND AS SHOWN ON PLAT (4/9/1986, C30-21)
- 3 EXISTING 20' WATERLINE EASEMENT (4/9/1986, C30-21)
- 4 EXISTING 2' UTILITY EASEMENT (BK. MISC. D299, PG. 499) AS SHOWN ON PLAT (4/9/1986, C30-21)
- 5 20' X 30' PUBLIC WATER VAULT EASEMENT, GRANTED WITH THE FILING OF THIS PLAT

ACS Monument "6_K18A"
 NAD 1983 CENTRAL ZONE
 X=1538790.908*
 Y=1483955.175*
 Z=5249.996* (NAVD 1988)
 G-G=0.999664599
 Mapping Angle=-0°11'42.76"
 *U.S. SURVEY FEET

Lot 1A1, Block 10
 La Mesa No. 2
 (12/27/2002, 2002C-411)

Alcazar St SE
 (60' R/W)

Tract A-1-A, Block 11
 40,946 Sq. Ft.
 0.9400 Acres

Tract A
 Sunpueblo Apartments
 (4/9/1986, C30-21)

Lot 9, Block 11
 La Mesa No. 2
 (4/16/1938, D-4)

ACS Monument "14_K20"
 NAD 1983 CENTRAL ZONE
 X=1550574.948*
 Y=1484692.188*
 Z=5381.929* (NAVD 1988)
 G-G=0.999655680
 Mapping Angle=-0°10'21.32"
 *U.S. SURVEY FEET

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	46.40' (46.13')	30.00' (30.00')	88°36'58"	41.91'	N 52°23'35" E
C2	15.11'	30.00' (30.00')	28°51'22"	14.95'	N 82°16'23" E
C3	31.29'	30.00' (30.00')	59°45'36"	29.89'	N 37°57'54" E

**Plat for
 Tract A-1-A, Block 11
 La Mesa No. 2
 Being Comprised of
 Tract A-1, Block 11
 La Mesa No. 2
 City of Albuquerque
 Bernalillo County, New Mexico
 August 2024**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (11/18/2013, 2013C-130)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (4/9/1986, C30-21)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (4/16/1938, D-4)
●	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.

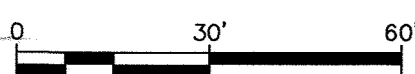
CSI-CARTESIAN SURVEYS INC.

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 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com

Line Table		
Line #	Direction	Length (ft)
L1	S 00°03'32" E [S 00°00'00" E]	150.09' [150.00']
L2	N 89°58'01" W [S 89°27'42" W]	134.00' (134.02') [133.78']
L3	N 01°34'26" W {N 02°04'32" W} {N 02°04'25" W}	3.46' (4.44')
L4	N 89°58'01" W	20.00'
L5	N 00°03'32" W	30.00'



BAR SCALE



SCALE: 1" = 30'

DOC# 2024082373

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 PLAT R-\$25.00 B: 2024C P: 0108 Linda Stover, Bernalillo County

