

Vicinity Map - Zone Atlas L-14-Z

Notes

1. FIELD SURVEY PERFORMED IN NOVEMBER 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 February 12, 2025

Documents

1. PLAT FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 24, 1906, IN MAP BOOK C2, FOLIO 32 AND REFILED ON SEPTEMBER 4, 1911, IN MAP BOOK C1, FOLIO 52.
2. WARRANTY DEED FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 16, 2021, AS DOCUMENT NO. 2021083895.
3. MEMORANDUM OF REAL ESTATE CONTRACT FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 15, 2024, AS DOCUMENT NO. 2024010504.

Indexing Information

Projected Section 29, Township 10 North, Range 3 East,
N.M.P.M. Town of Albuquerque Grant
Subdivision: Gregorio & Rafael Apodaca Addition
Owner: Liz Lauren LLC
UPC #: 101405627735011519

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 0.1373 ACRES
ZONE ATLAS PAGE NO..... L-14-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..... 0.0043 ACRES
DATE OF SURVEY..... NOVEMBER 2024

Legal Description

LOTS NUMBERED FIVE (5) AND SIX (6) IN BLOCK NUMBERED TWO (2) OF THE GREGORIO & RAFAEL APODACA ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, AND EX-OFFICIO RECORDED OF BERNALILLO COUNTY, ON JULY 24, 1906 IN MAP BOOK C2, FOLIO 32 AND REFILED ON SEPTEMBER 4, 1911, IN MAP BOOK C1, FOLIO 52.

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

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. 35001C0334G, DATED SEPTEMBER 26, 2008.

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 #: 101405627735011519

PROPERTY OWNER OF RECORD

Diana Sandoval-Gurrola

BERNALILLO COUNTY TREASURER'S OFFICE

Kim Reller 4/18/2025

Plat for
Lot 5-A, Block 2
Gregorio & Rafael Apodaca Addition
Being Comprised of
Lots 5 and 6, Block 2
Gregorio & Rafael Apodaca Addition
City of Albuquerque
Bernalillo County, New Mexico
December 2024

Project Number: PR-2024-011198

Application Number: MINOR_PLT-2025-00002

Plat Approvals:

<u>Rodney Pineda</u> (Dec 19, 2024 1:41:55 MST)	Dec 19, 2024
PNM Electric Services	
<u>Thomas McClaffin</u>	Dec 19, 2024
Thomas McClaffin (Dec 19, 2024 11:18 MST)	
Qwest Corp. d/b/a CenturyLink QC	
<u>Mike Mortus</u>	Dec 19, 2024
Mike Mortus (Dec 19, 2024 12:44 MST)	
Comcast	

City Approvals:

<u>Loren N. Risenhoover P.S.</u>	12/19/2024
City Surveyor	
<u>Ernest Armijo</u>	Feb 24, 2025
Traffic Engineering, Transportation Division	
<u>Don Guit</u>	Mar 12, 2025
ABCWUA	
<u>Hannah Anlick</u>	Feb 24, 2025
Hannah Anlick (Feb 24, 2025 13:30 MST)	
Parks and Recreation Department	
<u>FR</u>	Dec 19, 2024
AMAFCA	
<u>Regina Chen</u>	Feb 24, 2025
Hydrology	
<u>Jeff Palmer</u>	Feb 24, 2025
Jeff Palmer (Feb 24, 2025 10:27 MST)	
Code Enforcement	
<u>Lyball</u>	Feb 24, 2025
Planning Department	
<u>PR</u>	Apr 3, 2025
City Engineer	
<u>Rory Stahl</u>	12/20/2024
MRGCD	

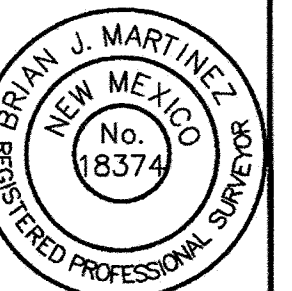
Surveyor's Certificate

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 12/19/24
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



Sheet 1 of 3
241385

DOCH 2025028704

04/08/2025 10:09 AM Page: 1 of 3 R: \$25.00
PLAT B: 2025C P: 0017 Michelle S. Kavanaugh, Bernalillo County



Easement Notes

NO EASEMENTS SHOWN ON PLAT OF RECORD OR IN VESTING DEED

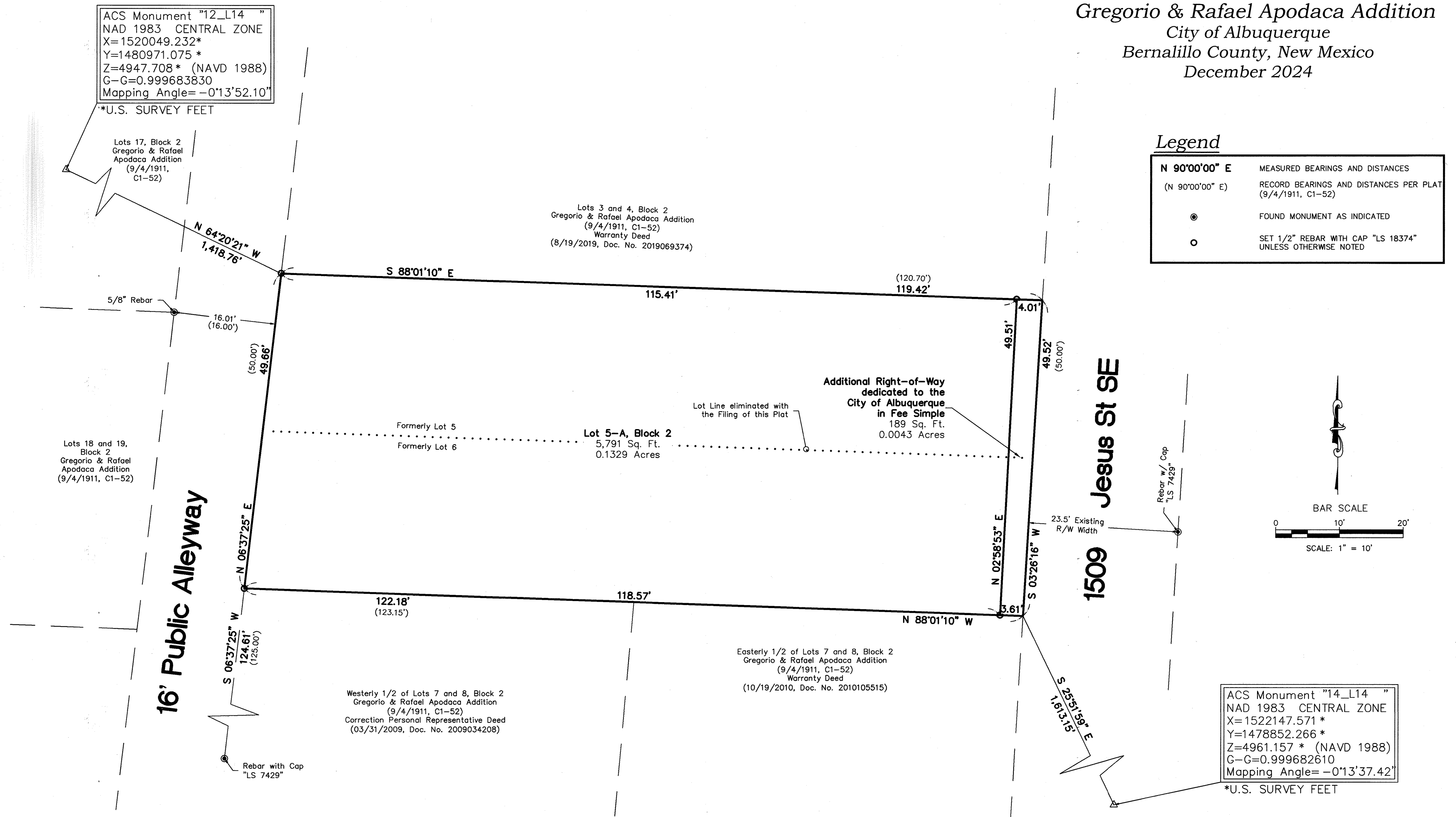
DHO Determination from R.O.W. Width Note

THIS PROPERTY ADJOINS A PUBLIC ALLEYWAY, WHICH HAS AN EXISTING 16 FOOT RIGHT-OF-WAY WIDTH, WHICH IS DEFICIENT OF THE CITY REQUIRED 20 FOOT WIDTH FOR AN ALLEYWAY, PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON FEBRUARY 12TH, 2025.

Plat for Lot 5-A, Block 2 Gregorio & Rafael Apodaca Addition Being Comprised of Lots 5 and 6, Block 2 Gregorio & Rafael Apodaca Addition City of Albuquerque Bernalillo County, New Mexico December 2024

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (9/4/1911, C1-52)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



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04/08/2025 10:09 AM Page: 2 of 3 R: \$25.00
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Sheet 2 of 3
241385

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 JESUS STREET S.E. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

GARY BERNIER
GARY BERNIER, MANAGING MANAGER
LIZ LAUREN LLC, OWNER IN FEE-SIMPLE

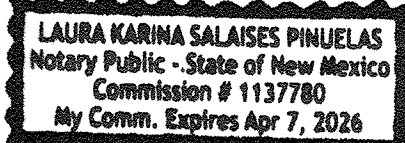
01/09/2025
DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 09, 2025
BY: GARY BERNIER, MANAGING MANAGER, LIZ LAUREN LLC, OWNER IN FEE-SIMPLE

By: Laura K Salais Pinelas
NOTARY PUBLIC

MY COMMISSION EXPIRES April 7 2026



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DIANA C. SANDOVAL-GURROLA
DIANA C. SANDOVAL-GURROLA
OWNER UNDER REAL ESTATE CONTRACT

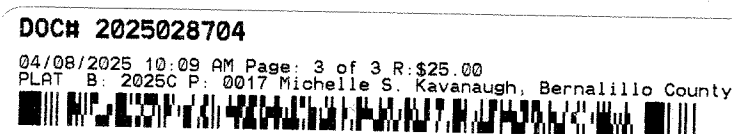
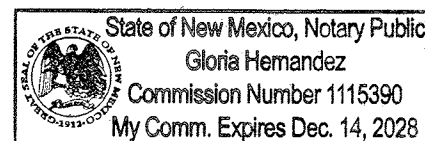
12/23/24
DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 23rd, 2024
BY: DIANA C. SANDOVAL-GURROLA, OWNER UNDER REAL ESTATE CONTRACT

By: Heidi
NOTARY PUBLIC

MY COMMISSION EXPIRES 12/14/2028



Plat for Lot 5-A, Block 2 Gregorio & Rafael Apodaca Addition Being Comprised of Lots 5 and 6, Block 2 Gregorio & Rafael Apodaca Addition City of Albuquerque Bernalillo County, New Mexico December 2024

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.

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