

Vicinity Map - Zone Atlas F-13-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. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON December 17th, 2025.

Documents

1. PLAT OF LANDS OF BAXTER & MEHL FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 26, 1985, IN BOOK C29, PAGE 41.
2. TRUSTEE'S DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 27, 2024, AS DOCUMENT NO. 2024059544.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN SHADED FLOOD ZONE "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. 35001C0118G, DATED SEPTEMBER 26, 2008.

Indexing Information

Section 31, Township 11 North, Range 3 East, N.M.P.M.
 as Projected within the Elena Gallegos Grant
 Subdivision: Lands of Baxter & Mehl
 Owner: Barbara Baxter Meyer Trust and James P. Baxter
 UPC #: 101306151122741123

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 1.1305 ACRES
 ZONE ATLAS PAGE NO. F-13-Z
 NUMBER OF EXISTING LOTS. 1
 NUMBER OF LOTS CREATED. 2
 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. DECEMBER 2024

DOCH 2026010932

02/12/2025 10:49 AM Page: 1 of 3 R: \$25.00
 PLAT B: 20260 P: 0006 Michelle S. Kavanaugh, Bernalillo County

Legal Description

LOT THREE (3) OF THE REPLAT OF LAND BELONGING TO BAXTER & MEHL, COMPROMISING TRACTS 34A1B, 34A1C, 34B1A, 34B1B, 34B2B, 34C2B, 34C2C, AND TRACT 117A, MRGCD MAP NO. 31 & 32, AS SHOWN ON THE REPLAT RECORDED DECEMBER 26, 1985, IN VOLUME C-29, FOLIO 41, AS DOCUMENT NO. 85-8607A.

Sidewalk Waiver Note

A WAIVER FROM DPM STANDARDS, FROM THE REQUIREMENT FOR SIDEWALK CONSTRUCTION ALONG BAYITA LANE N.W., WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER UNDER DHOWVR-2025-00031 ON DECEMBER 3, 2025

Note for Variance

A VARIANCE FROM IDO STANDARDS, PERMITTING A VARIANCE OF 0.1933 ACRES (8,422 SQ. FT.) FROM THE REQUIRED CONTEXTUAL LOT SIZING IN AN AREA OF CONSISTENCY WITH A MINIMUM OF 0.5457 ACRES (23,771 SQ. FT.) FOR PROPOSED LOT 3-B, WAS APPROVED BY THE ZONING HEARING EXAMINER UNDER VA-2025-00125 ON OCTOBER 1, 2025.

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.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # 101306151122741123

PROPERTY OWNER OF RECORD

Barbara Baxter Meyer Trustee

BERNALILLO COUNTY TREASURER'S OFFICE

2/12/26

**Plat for
 Lots 3-A and 3-B,
 Lands of Baxter & Mehl
 Being Comprised of
 Lot 3**

**Lands of Baxter & Mehl
 City of Albuquerque, Bernalillo County, New Mexico
 October 2025**

Project Number: PR-2025-011365

Application Number: MINOR PLT-2025-00066

Plat Approvals:

Daniel Aragon	10/09/2025
PNM Electric Services	
David Hall	10/13/2025
Qwest Corp. d/b/a CenturyLink QC	
Jeff Estvanko	10/13/2025
New Mexico Gas Company	
Todd Schumlich	10/13/2025
Comcast	
John E. Muldrow	10/08/2025
Ezee Fiber	

City Approvals:

Loran A. Risenhoover P.S.	12/11/2025
City Surveyor	
Ernest Arriaga	12/26/2025
Traffic Engineering, Transportation Division	
Di. Galt	01/05/2026
ABCWUA	
Whitney Pihlan (Dec 23, 2025 13:01:12 MST)	12/23/2025
Parks and Recreation Department	
AP	10/09/2025
AMAFCA	
Regina Cho	12/23/2025
Hydrology	
Jeff Pihlan (Dec 23, 2025 15:35:43 MST)	12/23/2025
Code Enforcement	
Jay Rutenbach	12/31/2025
Planning Department	
City Engineer	
Paul Shul	10/15/2025
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 10/13/25
 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

**Plat for
Lots 3-A and 3-B,
Lands of Baxter & Mehl
Being Comprised of
Lot 3
Lands of Baxter & Mehl
City of Albuquerque
Bernalillo County, New Mexico
October 2025**

Easement Notes

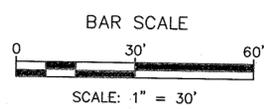
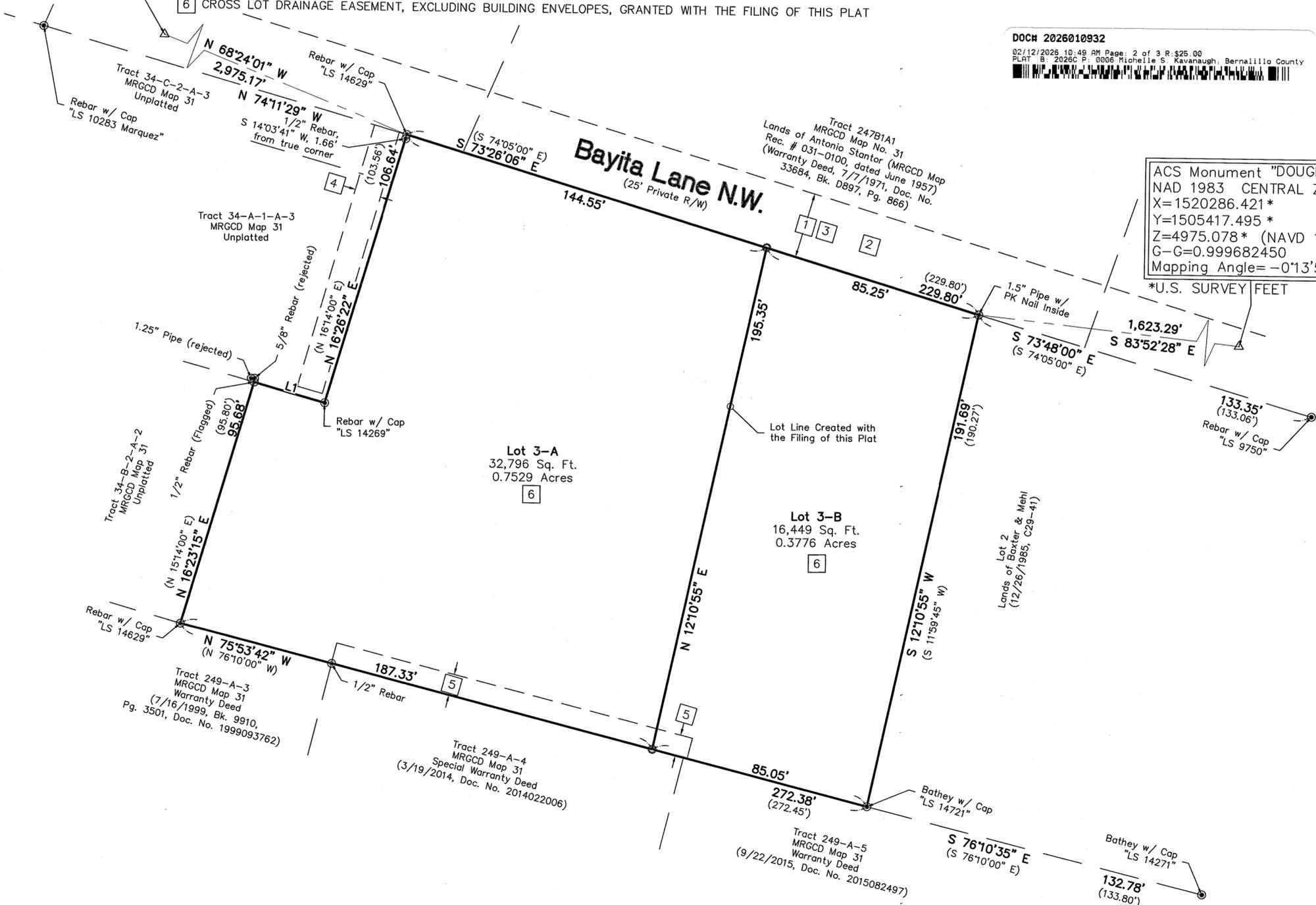
- 1 APPARENT 25' PRIVATE ROADWAY EASEMENT, AS SHOWN ON THE PLAT (12/26/1985, C29-41), ON MRGCD MAP FOR LANDS OF ANTONIO STANTON (MRGCD REC. # 031-0100, DATED JUNE 1957), AND AS SHOWN ON THE BOUNDARY SURVEY PLAT FOR TRACT 247A2B (8/18/2003, 2003S-77, DOC. NO. 2003146088), PROSCRIPTIVE RIGHTS TO SUBJECT PROPERTY MAY APPLY
- 2 EXISTING 10' PUBLIC WATERLINE EASEMENT (12/27/1960, BK. D576, PG. 203, DOC. NO. 763), AS REFERENCED ON THE BOUNDARY SURVEY PLAT FOR TRACT 247A2B (8/18/2003, 2003S-77, DOC. NO. 2003146088), LOCATION IS AMBIGUOUS, WITHIN BAYITA LANE N.W.
- 3 EXISTING 25' UTILITY EASEMENT TO JONES INTERCABLE INC (3/24/1992, BK BCR 92-6, PG. 8531, DOC. NO. 92-26395), AS SHOWN ON THE BOUNDARY SURVEY PLAT FOR TRACT 247A2B (8/18/2003, 2003S-77, DOC. NO. 2003146088)
- 4 EXISTING 10' PRIVATE WATERLINE AND UTILITY EASEMENT (08/27/1992, BK. 92-20, PG. 1252-1257, DOC. NO. 09285950)
- 5 EXISTING 8' PERPETUAL, PRIVATE ACCESS AND PARKING EASEMENT, BENEFITING AND MAINTAINED BY THE OWNERS OF TRACT 249-A-4 (03/21/2023, DOC. NO. 2023016822)
- 6 CROSS LOT DRAINAGE EASEMENT, EXCLUDING BUILDING ENVELOPES, GRANTED WITH THE FILING OF THIS PLAT

ACS Monument "14_F13"
NAD 1983 CENTRAL ZONE
X=1515687.389*
Y=1506751.047*
Z=4975.508* (NAVD 1988)
G-G=0.999683720
Mapping Angle=-0°14'24.52"
*U.S. SURVEY FEET

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PLAT B: 2026C P: 0006 Michelle S. Kavanaugh, Bernalillo County

ACS Monument "DOUGLAS"
NAD 1983 CENTRAL ZONE
X=1520286.421*
Y=1505417.495*
Z=4975.078* (NAVD 1988)
G-G=0.999682450
Mapping Angle=-0°13'52.53"
*U.S. SURVEY FEET

Line #	Direction	Length (ft)
L1	S 74°26'59" E (S 74°46'00" E)	28.21' (29.70')



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/26/1985, C29-41)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

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cartesianbrian@gmail.com

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.

Barbara Baxter Meyer 10/20/2025
BARBARA BAXTER MEYER, TRUSTEE DATE
BARBARA BAXTER MEYER SEPARATE PROPERTY TRUST

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 20, 2025
BY: BARBARA BAXTER MEYER, TRUSTEE, BARBARA BAXTER MEYER SEPARATE PROPERTY TRUST

By: Vanessa Tecklenburg
NOTARY PUBLIC



MY COMMISSION EXPIRES September 24, 2028

DOCH 2026010932
02/12/2026 10:49 AM Page 3 of 3 R: \$25.00
PLAT B: 2026C P: 0006 Michelle S. Kavanaugh, Bernalillo County

**Plat for
Lots 3-A and 3-B,
Lands of Baxter & Mehl
Being Comprised of
Lot 3
Lands of Baxter & Mehl
City of Albuquerque
Bernalillo County, New Mexico
October 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.

Free Consent and Dedication

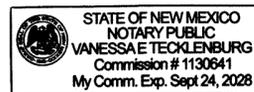
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James P. Meyer 10/20/25
JAMES MAYER, OWNER DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 20, 2025
BY: JAMES P. MEYER, OWNER

By: Vanessa Tecklenburg
NOTARY PUBLIC



MY COMMISSION EXPIRES September 24, 2028

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