



Vicinity Map - Zone Atlas K-17-Z

Documents

- 1. PLAT OF MESA GRANDE FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 18, 1931, IN BOOK C2, PAGE 27.
- 2. WARRANTY DEED FOR LOTS 16 AND 17, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 5, 2023, AS DOCUMENT NO. 2023056881.
- 3. WARRANTY DEED FOR LOT 18, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 19, 2024, AS DOCUMENT NO. 2024057325.

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.

Elaine Sanchez, Executive Director
Native American Pueblo Parent Resources (NAPPR) Inc.
3/18/26

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 18, 2025
BY: ELAINE SANCHEZ, EXECUTIVE DIRECTOR, NATIVE AMERICAN PUEBLO PARENT RESOURCES (NAPPR) INC.

By: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES December 27, 2025

BRITTANY LANE WADDELL
Notary Public - State of New Mexico
Commission # 1136318
My Comm. Expires Dec 27, 2025

Indexing Information

Section 23, Township 10 North, Range 3 East, N.M.P.M.
Subdivision: Mesa Grande Addition
Owner: Native American Professional Parent Resources (NAPPR) Inc.
UPC #: 101705718020033903 (Lot 16)
UPC #: 101705717520033902 (Lot 17)
UPC #: 101705717020133901 (Lot 18)

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 0.4393 ACRES
ZONE ATLAS PAGE NO..... K-17-Z
NUMBER OF EXISTING LOTS..... 3
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..... DECEMBER 2024

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. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON APRIL 23, 2025.

Legal Description

LOTS NUMBERED SIXTEEN (16), SEVENTEEN (17), AND EIGHTEEN (18), IN BLOCK NUMBERED SEVEN (7) OF MESA GRANDE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 18, 1931, IN PLAT BOOK C2, FOLIO 27.

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. 35001C0353H, DATED AUGUST 16, 2012.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 101705718020033903
101705717520033902
101705717020133901

PROPERTY OWNER OF RECORD
NAPPR INC.
BERNALILLO COUNTY TREASURER'S OFFICE
George Stone 6-2-25

Plat for
Lot 16-A, Block 7
Mesa Grande Addition
Being Comprised of
Lots 16 thru 18, Block 7
Mesa Grande Addition
City of Albuquerque
Bernalillo County, New Mexico
February 2025

Project Number: PR-2025-020048

Application Number: MINOR_PLT-2025-00011

Plat Approvals:

[Signature]	Feb 28, 2025
PNM Electric Services	
[Signature]	Mar 3, 2025
Qwest Corp. d/b/a CenturyLink QC	
[Signature]	Mar 17, 2025
New Mexico Gas Company	
[Signature]	Feb 28, 2025
Comcast	

City Approvals:

Loren N. Risenhoover P.S.	2/28/2025
City Surveyor	
[Signature]	May 13, 2025
Traffic Engineering, Transportation Division	
[Signature]	May 27, 2025
ABCWUA	
[Signature]	May 13, 2025
Parks and Recreation Department	
[Signature]	Mar 3, 2025
AMAFCA	
[Signature]	May 13, 2025
Hydrology	
[Signature]	May 15, 2025
Code Enforcement	
[Signature]	May 13, 2025
Planning Department	
[Signature]	May 27, 2025
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
N.M.R.P.S. No. 18374
3/17/25
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



Easement Notes

1 EXISTING 5' PUBLIC UTILITY EASEMENT (1/15/1942, BK. P, PG. 209)

DHO Determination from Right-of-Way Width Note

THIS PROPERTY ADJOINS AN EXISTING 16-FOOT PUBLIC ALLEYWAY, WHICH IS DEFICIENT OF THE CITY REQUIRED 20 FOOT WIDTH FOR A PUBLIC ALLEYWAY, PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON April 23, 2025.

Line Table		
Line #	Direction	Length (ft)
L1	N 07°43'04" E	16.00' (16.00')
L2	N 07°43'04" E	16.00' (16.00')

ACS Monument "9_J17"
NAD 1983 CENTRAL ZONE
X=1537076.105*
Y=1487300.883*
Z=5210.959* (NAVD 1988)
G-G=0.999666869
Mapping Angle=-0°11'54.86"
*U.S. SURVEY FEET

Lots 1 thru 8, Block 7
Mesa Grande
(7/18/1931, C2-27)
Special Warranty Deed
(1/11/2006, Bk. A10, Pg. 5020, Doc. No. 2006005051)

Tract A, Block 7
Mesa Grande Addition
(6/11/1982, C19-168)

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (7/18/1931, C2-27)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (6/11/1982, C19-168)
●	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:

- 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.

DHO Determination from Landscape Buffer Width Note

THIS PROPERTY HAS AN EXISTING 3.4 FOOT AREA BEHIND EXISTING SIDEWALK, WHICH IS DEFICIENT OF THE CITY REQUIRED 4 FOOT WIDTH FOR A LANDSCAPE BUFFER, PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON April 23, 2025.

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 2
241763

Montclaire Dr SE
(60' Public R/W)

Silver Ave SE
(56.07' Public R/W)

BAR SCALE
0 20' 40'
SCALE: 1" = 20'

Lot 6-A, Block 10
Mesa Grande Subdivision
(8/15/2013, 2013C-97)

DOCH 2025045684

06/02/2025 01:16 PM Page: 2 of 2 R-\$25.00
PLAT: S-2025C-P-0025 Michelle S. Kavanaugh, Bernalillo County