

Documents

- 1. PLAT OF J.C. MITCHELL ADDITION NO. 1, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 18, 1922, IN PLAT BOOK D, PAGE 139.
- 2. WARRANTY DEED JOINT TENANTS FOR SUBJECT PROPERTIES, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 24, 2024, AS DOCUMENT NO. 2024042513.

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 KATHRYN AVENUE SE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Elsa Lorena saenz A. 05-02-25
ELSA L. SAENZ, OWNER

RAFAEL SCOBELL, OWNER

DATE

O5-02-25

RAFAEL SCOBELL, OWNER

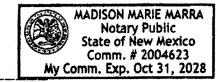
DATE

COUNTY OF BERNAUIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON MOUNTY OF THE STRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE

By Madisen Maire Maria Maria Notary Public

MY COMMISSION EXPIRES October 31, 2028



Indexing Information

Section 29, Township 10 North, Range 3 East, N.M.P.M. Projected within the Town of Albuquerque Grant Subdivision: J.C. Mitchell Add. No. 1
Owner: Elsa L. Saenz and Rafael Scobell UPC #: 101405631226510115

Purpose of Plat

 SUBDIVIDE AS SHOWN HEREON.
 DEDICATE ADDITIONAL RIGHT—OF—WAY AS SHOWN HEREON.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: 101405631226510115

PROPERTY OWNER OF RECORD

Salate Control

School

Scho

BERNALILLO COUNTY TREASURER'S OFFICE

Subdivision Data

GROSS ACREAGE	070 ACRES
ZONE ATLAS PAGE NO	
NUMBER OF EXISTING LOTS	2
NUMBER OF LOTS CREATED	1
MILES OF FULL-WIDTH STREETS	0000 MILES
MILES OF HALF-WIDTH STREETS	
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.0	
DATE OF SURVEY JANI	UARY 2025

DOC# 2025055035

07/08/2025 10:30 AM Page: 1 of 2 R:\$25.00
PLAT B: 2025C P: 0040 Michelle S. Kavanaugh, Bernalillo County

Notes

- 1. FIELD SURVEY PERFORMED IN DECEMBER 2024 AND JANUARY 2025.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- 5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON May 21 20

Legal Description

LOTS NUMBERED FIFTY-FIVE (55) AND FIFTY-SIX (56), IN BLOCK NUMBERED THREE (3) OF J.C. MITCHELL ADDITION NO. ONE (1) TO THE CITY OF ALBUQUERQUE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 18, 2022, IN PLAT BOOK D, FOLIO 139.

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.

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.

Plat for Lot 55-A, Block 3 J.C. Mitchell Addition No. 1 Being Comprised of Lots 55 and 56, Block 3 J.C. Mitchell Addition No. 1 City of Albuquerque Bernalillo County, New Mexico April 2025

Project Number: PR-2025-020022

Application Number: MINOR_PLT-2025-00024

RF Rodiney Fuerfies (Apr 25, 2025 03:09 MDT)

PNM Electric Services

Thomas McClaftin
Tramse McClaftin
Tramse McClaftin
Apr 1, 2025

Qwest Corp. d/b/a CenturyLink QC

Apr 1, 2025

New Mexico Gas Company
Mike Mortus
Hits Mortus Opt 1, 2025 13:03 MDT

Apr 1, 2025

City Approvals:

Comcast

Plat Approvals:

Loren N. Risenhoover P.S. 4/1/2025 Ernest armijo Jun 5, 2025 Traffic Engineering, Transportation Division Jun 24, 2025 ABCWUA Whitney Phelan Jun 5, 2025 Parks and Recreation Department J.P. Apr 1, 2025 AMAFCA Tieppe Che Jun 5, 2025 Hydrology Jeff Pakne (Jun 9, 2025 13:43 MDT Jun 9, 2025 Code Enforcement Jun 5, 2025 Jay Rodenbeck Planning Department Jun 24, 2025 City Engineer 4/29/2025 1ona

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 4/25/25 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

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No. 18374

Easement Notes

NO EASEMENTS SHOWN ON THE PLAT OR DEEDS OF RECORD

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PLAT B: 2025C P: 0040 Michelle S. Kavanaugh, Bernalillo County

Plat for
Lot 55-A, Block 3

J.C. Mitchell Addition No. 1
Being Comprised of
Lots 55 and 56, Block 3

J.C. Mitchell Addition No. 1
City of Albuquerque
Bernalillo County, New Mexico
April 2025

MEASURED BEARINGS AND DISTANCES

(10/18/1922, D-139)

(4/14/1993, 93C-101)

BAR SCALE

SCALE: 1" = 20'

(12/5/1924, B-32)

RECORD BEARINGS AND DISTANCES PER PLAT

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SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

DHO Determination from Right-of-Way Width Note

THESE PROPERTIES ADJOIN AN EXISTING 10 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 MAY 21ST, 2025.

DHO Determination from Sidewalk Width Note

THESE PROPERTIES ADJOIN KATHRYN AVENUE S.E., WHICH IS DEFICIENT OF THE CITY REQUIRED 5 FOOT SIDEWALK FOR LOCAL STREETS PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON MAY 21ST, 2025.

Public Utility Easements

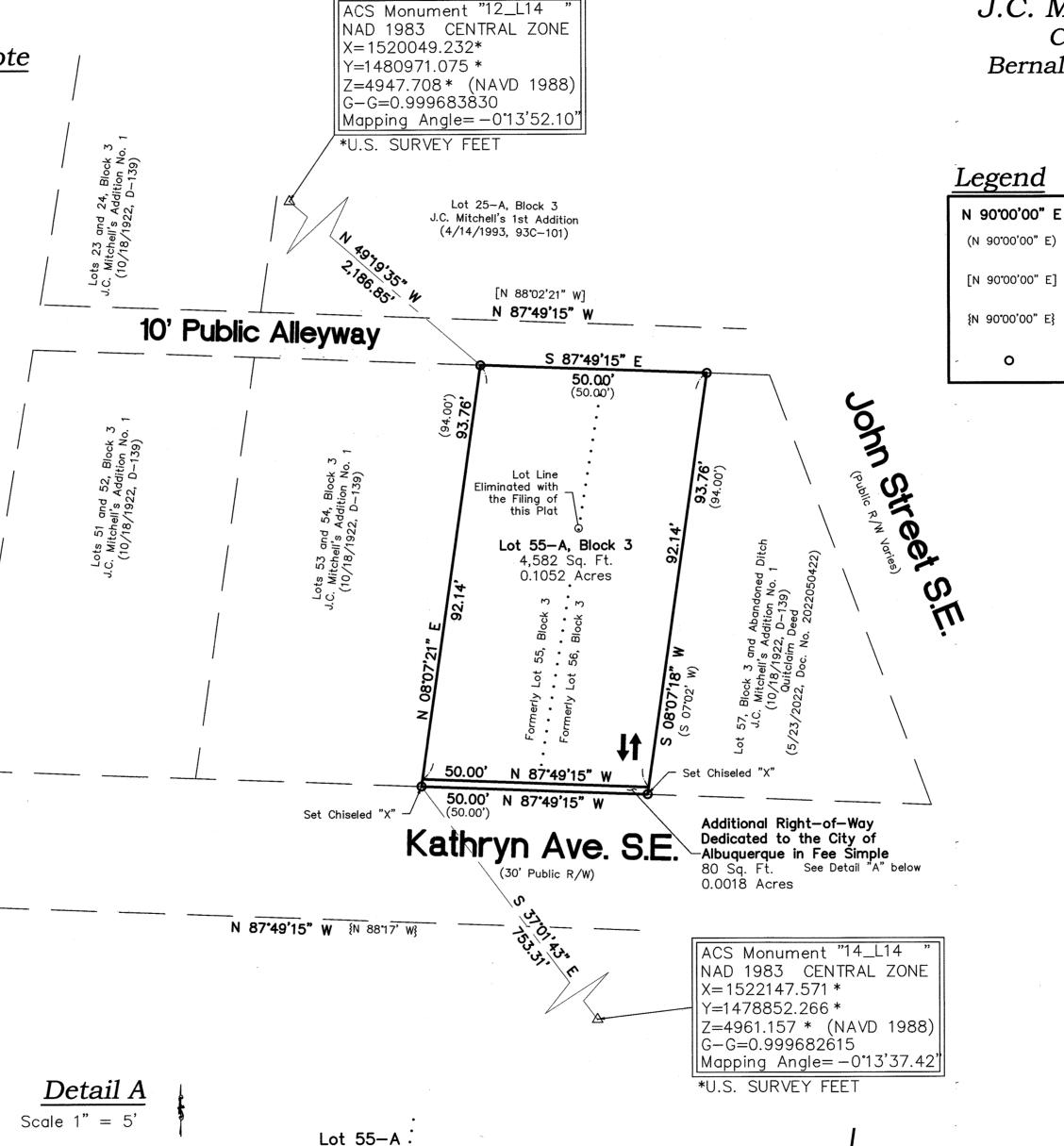
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. <u>Public Service Company of New Mexico</u> ("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. <u>New Mexico Gas Company</u> for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. <u>Qwest Corporation d/b/a CenturyLink QC</u> for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. <u>Cable TV</u> 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.



N 87°49'15" W

N 87'49'15" W

Lot Line Created with the Filing of this Plat

Kathryn Ave SW

50.00'

50.00

-1.61

¶ CSI-CARTESIAN SURVEYS INC.

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

1.61'-

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