

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 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 25 .

OOC# 2025055034

07/08/2025 10:30 AM Page: 1 of 2 R:\$25.00 PLAT B: 2025C P: 0039 Michelle S. Kavanaugh, Bernalillo County

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.

DANIEL TALAVERA, OWNER

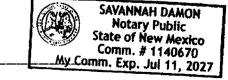
5/9/25
DATE

STATE OF NEW MEXICO SS

MY COMMISSION EXPIRES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON MAY 71, 20 20 BY: DANIEL TALAVERA, OWNER

By: NOTARY PUBLIC



Indexing Information

Section 29, Township 10 North, Range 3 East, N.M.P.M. Projected within the City of Albuquerque Grant Subdivision: J.C. Mitchell's 1st Addition Owner: Daniel Talavera UPC #: 101405625129910823

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: 101405625129910823

PROPERTY OWNER OF RECORD

ANUL (GAVETA

BERNALILLO COUNTY TREASURER'S OFFICE

Subdivision Data

GROSS ACREAGE
ZONE ATLAS PAGE NO
NUMBER OF EXISTING LOTS
NUMBER OF LOTS CREATED
MILES OF FULL-WIDTH STREETS
MILES OF HALF-WIDTH STREETS
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.0000 ACRES
DATE OF SURVEY FEBRUARY 2025

Legal Description

LOTS NUMBERED ONE (1) AND TWO (2) IN BLOCK NUMBERED TWO (2), OF THE J.C. MITCHELL'S FIRST ADDITION TO THE CITY OF ALBUQUERQUE, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 18, 1922, IN PLAT BOOK D, PAGE 139.

Documents

- 1. PLAT OF RECORD FOR J.C. MITCHELL'S FIRST ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 18, 1922, IN BOOK D, PAGE 139.
- 2. WARRANTY DEED FOR SUBJECT PROPERTIES, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 23, 2023, AS DOCUMENT NO. 2023038896.

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.

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. 35001C0334G, DATED SEPTEMBER 26, 2008.

Plat for Lot 1-A, Block 2

J.C. Mitchell Addition No. 1
Being Comprised of
Lots 1 and 2, Block 2

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

Project Number: _____PR-2025-020024

Application Number: MINOR_PLT-2025-00023

Plat Approvals:

RF Rodney Fuentes (May 1, 2025 06:01 MDT)	May 1, 2025
PNM Electric Services	
Thomas McClaflin Thomas McCallin (May 5, 2028 97 of Midt)	May 5, 2025
Qwest Corp. d/b/a CenturyLink QC	anyak anyaki-inina dajung-kupuja upung upung upung appik alalah milika kiliki kiliki kiliki daju alaph afan
Land Strange Contract of the C	May 6, 2025
New Mexico Gas Company	
Mike Mortus Mire Motal, (May 1, 2005 14-95 HUT)	May 1, 2025
Comcast	

City Approvals:

Loren N. Risenhoover P.S.	4/21/2025
City Surveyor	
Ernest armijo	Jun 5, 2025
Traffic Engineering, Transportation Division	Jun 24, 2025
ABCWUA	
Whiting Bulan	Jun 6, 2025
Parks and Recreation Department	
4Pm	May 1, 2025
AMAFCA Tregue Che	Jun 5, 2025
Hydrology Jeff Pakher (Jun 9, 2025 08:35 MDT)	Jun 9, 2025
Code Enforcement	
Jay Rodenbeck	Jun 5, 2025
Planning Department	Jun 24, 2025
City Engineer	anga ayaka atawa intany intany intany arawa arawa ayaya atayin dahidi dimbi abida arawa atais dibida 400,00 ta
250	5-8-25
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.

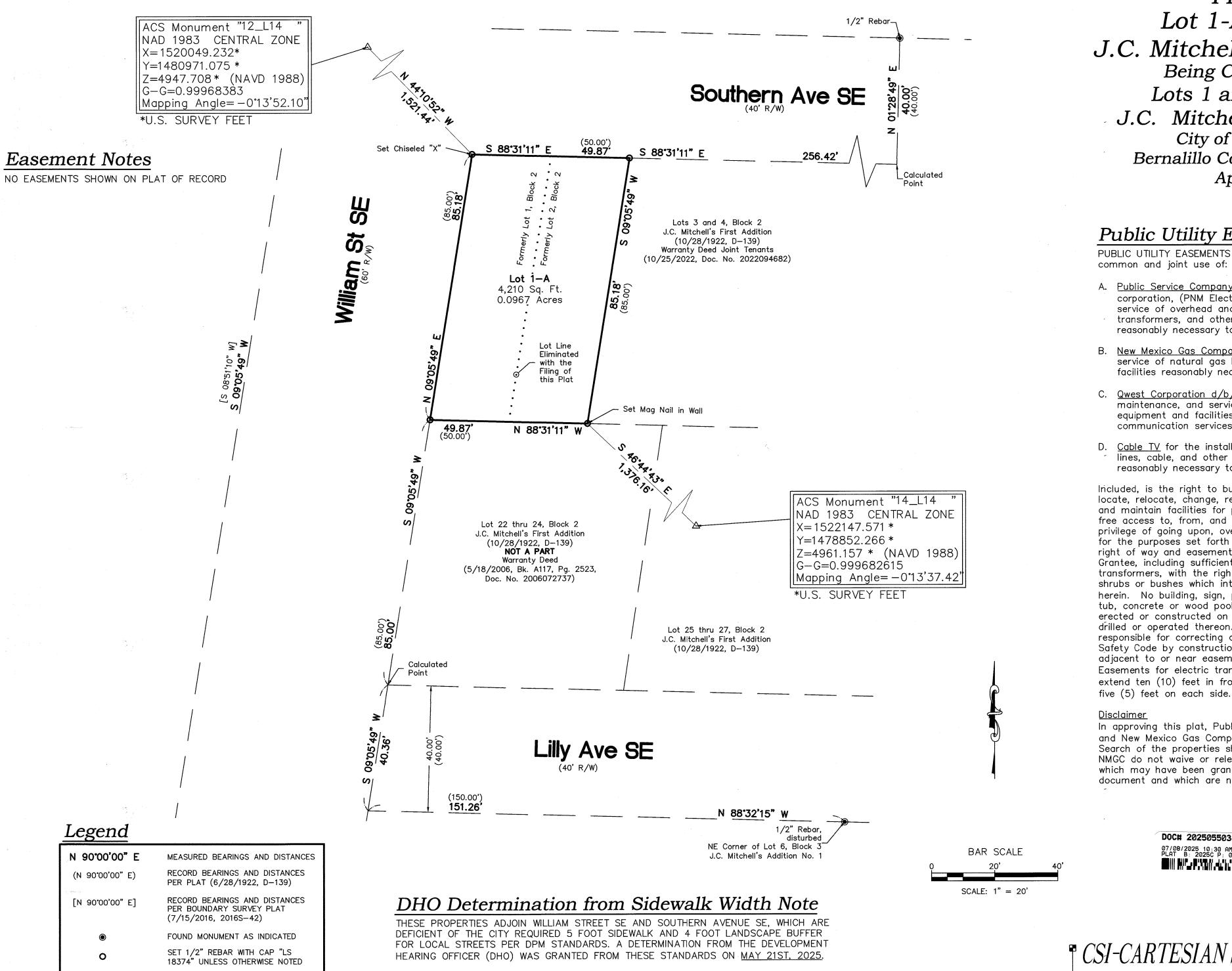
BRIAN J. MARTINEZ N.M.R.P.S. No. 18374 5/6/25 Date

CSI-CARTESIAN SURVEYS IN

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

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18374



Plat for Lot 1-A, Block 2 J.C. Mitchell Addition No. 1 Being Comprised of Lots 1 and 2, Block 2 J.C. Mitchell Addition No. 1 City of Albuquerque Bernalillo County, New Mexico April 2025

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the

- 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. 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

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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