

Notes

- 1. FIELD SURVEY PERFORMED IN MARCH 2025.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD
- 4. LOT LINES TO BE ÉLIMINATED 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

Legal Description

TRACTS 269-B-1 AND 245-B OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 38, AS THE SAME IS SHOWN AND DESIGNATED ON MAP AND AS SHOWN AND DESCRIBED ON THE BOUNDARY SURVEY PLAT OF TRACT 245-B (AND TRACT 269-B-1), MRGCD MAP NO. 38, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 19, 2020, IN BOOK 2020S, PAGE 80, AS DOC. NO. 2020079385.

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.

DATE

PATRICIA	М.	BACA,	TRUST	EE
RLIDOL PH	1	RACA	LIVING	TRUST

STATE OF NEW MEXICO COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON ___ BY: PATRICIA M. BACA, TRUSTEE, RUDOLPH L. BACA LIVING TRUST

NOTARY PUBLIC MY COMMISSION EXPIRES ______

Indexing Information

Projected Section 18, Township 10 North, Range 3 East, N.M.P.M. Town of Albuquerque Grant Subdivision: MRGCD Map No. 38 Owner: Rudolph L. Baca Living Trust C/O Patricia M. Baca UPC #:101305807835421219 (Tract 245-B) 101305806636021289 (Tract 269-B-1)

Purpose of Plat

SUBDIVIDE 2 EXISTING TRACTS INTO 2 NEW TRACTS, AS SHOWN HEREON. PER COURT ORDER UNDER CASE NUMBER D-202-PB-2018-00295

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND 101305806636021289 101305807835421219

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for Tracts 245-B-1 and 261-B-1-A MRGCD Map No. 38 Being Comprised of Tracts 245-B and 261-B-1 MRGCD Map No. 38 City of Albuquerque Bernalillo County, New Mexico *April 2025*

S	ul	ba	1V	1S	101	1 I	<i>)</i>	at	\mathcal{E}

GRUSS ACREAGE
ZONE ATLAS PAGE NO
NUMBER OF EXISTING TRACTS
NUMBER OF TRACTS CREATED
MILES OF FULL-WIDTH STREETS
MILES OF HALF-WIDTH STREETS
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.000 ACRES
DATE OF SURVEY MARCH 2025

Plat Approvals:

PNM Electric Services
Qwest Corp. d/b/a CenturyLink QC
New Mexico Gas Company
Comcast

Documents

- 1. BOUNDARY SURVEY PLAT OF TRACT 245-B (AND 269-B-1), MRGCD MAP NO. 38, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 19, 2020, IN BOOK 2020S, PAGE 80, AS DOC. NO. 2020079385.
- 2. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 18, 2018, AS DOC. NO. 2018005220.
- 3. COURT ORDER GRANTING PETITION TO VOID DEED, DENYING AND DISMISSING COUNTERCLAIMS FILED BY RESPONDENTS AND ENTERING JUDGEMENT, CASE NO. D-202-PB-2018-00295, DATED 2/29/2024.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "SHADED X" WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0331H, DATED AUGUST 16, 2012.

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.

Project Number:
Application Number:
City Approvals:
City Surveyor
Traffic Engineering, Transportation Division
ABCWUA
AMAFCA
Hydrology
Code Enforcement
Planning Department
City Engineer
MRGCD

Surveyor's Certificate

, 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.	MAR1	INEZ
N.M.R.	P.S.	No.	1837

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 2 250319

No. 1837

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.

<u>Disclaimer</u>

BAR SCALE

SCALE: 1" = 30'

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.

X=1511214.742 * Y=1487534.543 *

G-G=0.999685508

*U.S. SURVEY FEET

Z=4965.627* (NAVD 1988)

|Mapping Angle= -0°14'53.77'

Easement Notes

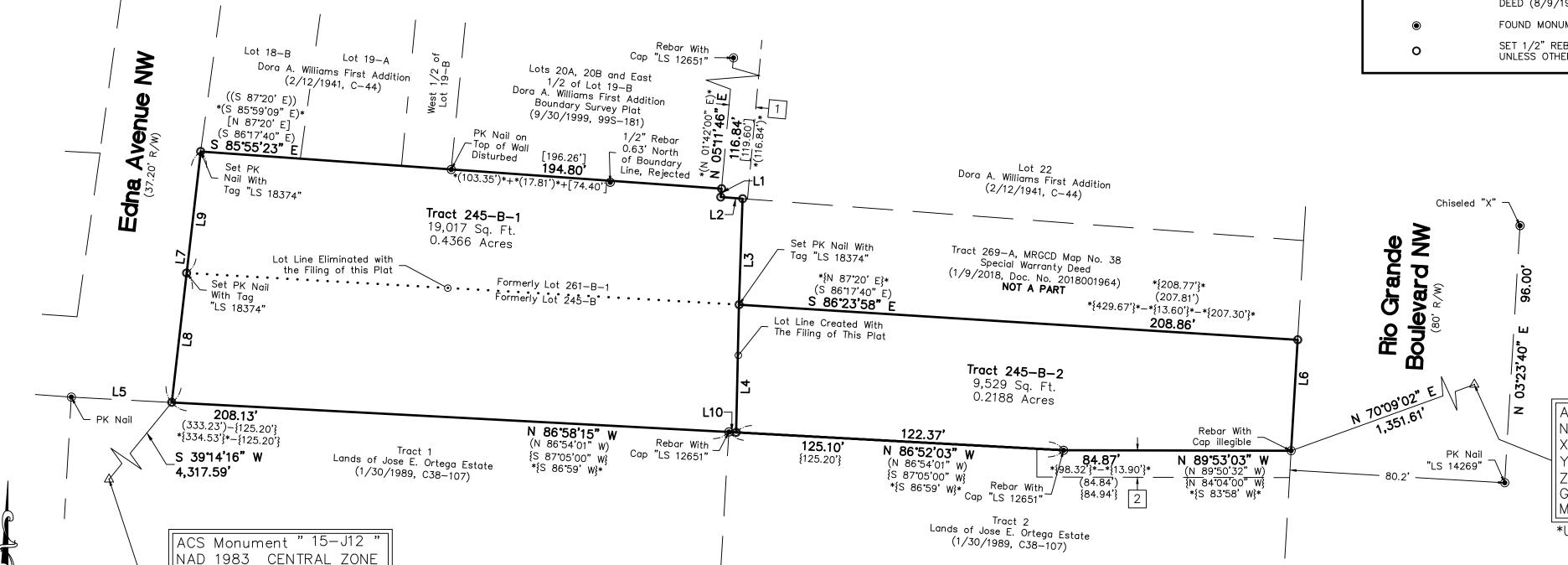
- 1 EXISTING 10' DITCH EASEMENT (2/12/1941, C-44)
- 2 EXISTING 10' INGRESS EGRESS EASEMENT (5/10/1956, MISC. BK. 18, PG. 275) AND SHOWN ON PLAT (1/30/1989, C38-107)

Plat for
Tracts 245-B-1, 245-B-2
and 261-B-1-A
MRGCD Map No. 38
Being Comprised of
Tracts 245-B and 261-B-1
MRGCD Map No. 38
City of Albuquerque
Bernalillo County, New Mexico
April 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER BOUNDARY SURVEY PLAT (8/19/2020, 2020S-80, DOC. NO. 2020079385)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (1/30/1989, C38-107)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (2/12/1941, C-44)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER BOUNDARY SURVEY PLAT (9/30/1999, 99S-181, DOC. NO. 1999125676)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (1/18/2018, DOC. NO. 2018005220)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER DEED (8/9/1946, D-39)
•	FOUND MONUMENT AS INDICATED
0	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Line Table Line # Length (ft) Direction S 05°11'46" W 3.16' L2 S 85'44'12" E 8.15 39.51' (40.98') *{41.03'}* L3 | S 01°54'25" W (S 00°48'20" W) *{S 05°34' W}* L4 | S 01°17'13" W 47.61 37.53'{371.83'}-(333.23') L5 N 86°58'15" W {N 87°05'00" W} ((N 00°18' W)) S 03°23'40" W (S 03°18'54" W) *{S 03°14' W}*((N 03°14' W)) 41.41' (39.71')*{41.04'}* N 06°35'11" E (N 06°40'20" E) *{N 00°18' E}*((N 00°18' W)) 94.15'(89.53')*{89.90'}*((89.90')) N 06°35'11" E (N 06°40'20" E) *{N 00°18' E}* 48.55' (48.55')*{48.86'}* 45.60' (40.98')*{41.04'}* N 06°35'11" E (N 06°40'20" E) *{N 00°18' E}* N 86°52'03" W (N 86°54'01" W) {N 87°05'00" W} 2.73



ACS Monument "5-J13A" NAD 1983 CENTRAL ZONE X=1515633.327* Y=1491318.377 * Z=1960.499 * (NAVD 1988) G-G=0.999684462 Mapping Angle=-0°14'23.54'

*U.S. SURVEY FEET

† 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