## ZONE: "R-1A" SINGLE-FAMILY SUBDIVISION OF LOT 2B, LANDS OF ANDRIANO CANDELARIA (SMALL LOT) RESIDENTIAL INDEXING INFORMATION LOT 2B, LANDS OF A DIVISION OF LOT 2, TRACT 41, IN UNIT NO 2, TOWN OF ATRISCO GRANT ANDRIANO CANDELARIA SECTION 28, T10N, R2E, NMPM CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO LOT 2B, LANDS OF ANDRIANO CANDELARIA SUBDIVISION OF LOT 2. TRACT 41. UNIT 2 TOWN OF ATRISCO GRANT OWNER: LOURDES FLORES & REYES FLORES LANDS OF LOURDES & REYES FLORES JANUARY 2025 UPC# 100905624836920325 TREASURER'S CERTIFICATE THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC# 100905624836920325 **SCALE NOTES** PROPERTY OWNER(S) OF RECORD: BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL, GRID BEARINGS (NM C ZONE 3002 NAD 1983) LOURDES & REYES FLORES 2. BASIS OF BEARINGS ESTABLISHED FROM CITY OF ALBUQUERQUE REFERENCE STATION 25-L9 TO 18-L9 AS BERNALILLO COUNTY TREASURER'S OFFICE N80°07'20"E. 3. DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. 4. PROJECT COMBINED SCALE FACTOR (GRID/GROUND)=0.999658245. FIELD (F) MEASUREMENTS COMPARED TO RECORD (R) BEARINGS AND DISTANCES ARE REFERENCED TO THE ORIGINAL PLAT OF LANDS OF ANDRIANO CANDELARIA AS FILED FOR RECORD ON FEBRUARY 27, 1985, IN VOLUME C26, FOLIO 110. 5. NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANYTIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. 6. THIS PLAT SHOWS ALL EASEMENTS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO THE SURVEYOR. REFERENCE DOCUMENTS LANDS OF ANDRIANO CANDELARIA, SUBDIVISION OF LOT 2, SUBDIVISION OF TRACT 41, IN UNIT NO. 2, TOWN OF ATRISCO GRANT, ALBUQUERQUE, **OWNERS CERTIFICATION** BERNALILLO COUNTY, NEW MEXICO, AS FILED IN THE OFFICE THE PLATTING SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE OF THE COUNTY CLERK OF DESIRES OF THE UNDERSIGNED OWNERS AND OR PROPRIETORS THEREOF: BERNALILLO COUNTY, NEW MEXICO THE UNDERSIGNED OWNER(S) AND/OR PROPRIETORS DO HEREBY FREELY CONSENT TO ALL ON FEBRUARY 27, 1985 IN THE FOREGOING, AND DO HÉREBY REPRESENT THAT THEY ARE AUTHORIZED TO SO ACT. VOLUME C26, FOLIO 110. SAID OWNER(S) WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE TO THE LOT **IDO Zone Atlas** WHERE THIS SUBDIVISION PLAT HAS OCCURRED L-09-Z DOC NO 2019001149 010619 DOC NO 93024892 020193 May 2018 Petroglyph National Monument LOURDES FLORES **REYES FLORES** Airport Protection Overlay (APO) Zone A.G.R.S. MONUMENT "18\_L9" STANDARD C.O.A. ALUMINUM DISC STATE OF NEW MEXICO (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES COUNTY OF BERNALILLO The Zone Districts and Overlay Zones View Protection Overlay (VPO) Zone (CENTRAL ZONE-N.A.D. 1983) are established by the grated Development Ordinance (IDO). N=1,480,884.02 US SURVEY FEET UTILITY E=1,496,454.61 US SURVEY FEET THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF\_\_\_\_\_ EASEMENT PUBLISHED EL=5117.43 US SURVEY FT (NAVD 1988) (VOL C17 GROUND TO GRID FACTOR=0.999682892 \_\_\_\_\_20\_\_\_ BY LOURDES FLORES AND REYES FLORES. FOLIO 51) SUBDIVISION DATA DELTA ALPHA ANGLE=-00°16'35.20" DRB PROJECT NO.: LOT 2B2 APPLICATION NO.: MY COMMISSION EXPIRES \_ LOT 2B1 ₽0.521 ACRE NOTARY REPUBLIC ZONE ATLAS INDEX NUMBER: L-09-Z 0.244 **JURADO** SALINAS ZONING: R-1A DOC NO 00019535 022900 DOC NO 91043709 053191 ACRE 5. GROSS SUBDIVISION ACREAGE: 0.765 ACRE. A.G.R.S. MONUMENT "25\_L9" 6. TOTAL NUMBER OF LOTS/TRACTS CREATED: STANDARD C.O.A. ALUMINUM DISC PROJECT NUMBER: DIVIDED 1 LOT INTO 2 LOTS 20' ACCESS (FOUND IN PLACE) O MILES PUBLIC STREET AND PRIVATE & UTILITY NEW MEXICO STATE PLANE COORDINATES RIGHT-OF-WAY CREATED. EASEMENT (CENTRAL ZONE-N.A.D. 1983) 8. DATE OF SURVEY: 01/15/2025 **APPLICATION NUMBER:** (VOL C17 N=1,480,332.264 US SURVEY FEET E=1,493,285.935 US SURVEY FEET FOLIO 51) 9. THE SUBJECT PROPERTY IS LOCATED IN SECTION PUBLISHED EL=NONE US SURVEY FT (NAVD 1988) 28, T10N, R2E, NMPM, CITY OF ALBUQUERQUE, GROUND TO GRID FACTOR=0.999680338 BERNALILLO COUNTY, NEW MEXICO PLAT APPROVALS: DELTA ALPHA ANGLE=-0°16'57.04" PURPOSE OF PLAT DATE PNM ELECTRIC SERVICES 1. A REPLAT AS SHOWN HEREON, DIVIDING LOT 2B INTO TWO LOTS, LOT 2B1 & LOT 2B2. SALINAS <u>PUBLIC UTILITY EASEMENTS</u> 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 DOC NO 8080500 082880 NEW MEXICO GAS COMPANY DATE LEGAL DESCRIPTION DOC NO 2018050754 151118 equipment and related facilities reasonably necessary to provide electrical services. CANDELARIA B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and LOT NUMBERED 2B, LANDS OF ANDRIANO CANDELARIA, SUBDIVISION OF LOT 2 IN THE DOC NO 2003220429 120503 other equipment and facilities reasonably necessary to provide natural gas services. SUBDIVISION OF TRACT 41, IN UNIT NO. 2, TOWN OF ATRISCO GRANT,, ALBUQUERQUE, CENTURY LINK DATE C. [Telephone Company] for the installation, maintenance, and service of such lines, cable, and other BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON related equipment and facilities reasonably necessary to provide communication services. THE PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, D. [Cable Company] for the installation, maintenance, and service of such lines, cable, and other related NEW MEXICO ON FEBRUARY 27, 1985 IN VOLUME C26, FOLIO 110. equipment and facilities reasonably necessary to provide Cable services. COMCAST DATE Included, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with **CITY APPROVALS:** 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 wav and STATE OF NEW MEXICO) 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 CITY SURVEYOR DATE purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool COUNTY OF BERNALILLO ) BASIS OF BEARING 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 RECORDED IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements ROTATED TO CITY OF shown on this plat. TRAFFIC ENGINEERING, TRANSPORTATION DIV. DATE ALBUQUERQUE SURVEY Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of MONUMENTS 25\_L9 AND 18\_L9 OF BERNALILLO COUNTY, NEW MEXICO, AT \_\_\_\_\_ O'CLOCK, \_\_M., transformer/switchgear doors and five (5) feet on each side. AND PINNED TO A ONE-POINT ABCWUA DATE OPUS STATIC GPS SOLUTION In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) PERFORMED ON THE SUBJECT 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 PROPERTY AT NORTH LATITUDE document and which are not specifically described and shown on this plat. PARKS AND RECREATION DEPARTMENT DATE 35°06'33.96794" WEST LONGITUDE COUNTY CLERK 106°33'37.30036" N1495266.12 E1547596.14 SPC NM C ZONE SURVEYOR'S CERTIFICATE AMAFCA DATE 3002 ORTHOMETRIC HEIGHT OF 5342.81 NAVD 1988 I, STEVEN J. SANDOVAL, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR DATE CITY ENGINEER/HYDROLOGY UNDER MY SUPERVISION. SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF Construction Surveying Services PO Box 2295, Alamogordo, NM 88311 (575) 443-6202 FAX (575) 443-1151 RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE FLOOD PLAIN CERTIFICATION: SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED LOT 2B LIES OUTSIDE A SPECIAL FLOOD HAZARD AREA AND IS PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND CODE ENFORCEMENT DATE DESIGNATED BEING WITHIN ZONE 'X'- AREA OF MINIMAL FLOOD SURVEYS OF THE CITY OF ALBUQUERQUE, AND THAT THIS SURVEY IS TRUE AND HAZARD AS DETERMINED FROM FEMA FIRM MAP 35001C0328J, CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. AND THAT THIS SURVEY DATED 11/04/2016. AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO. DRB CHAIRPERSON, PLANNING DEPARTMENT DATE **Preliminary** STEVEN J. SANDOVAL NMPS NO. 12351

CSS Proj. No. 24-026