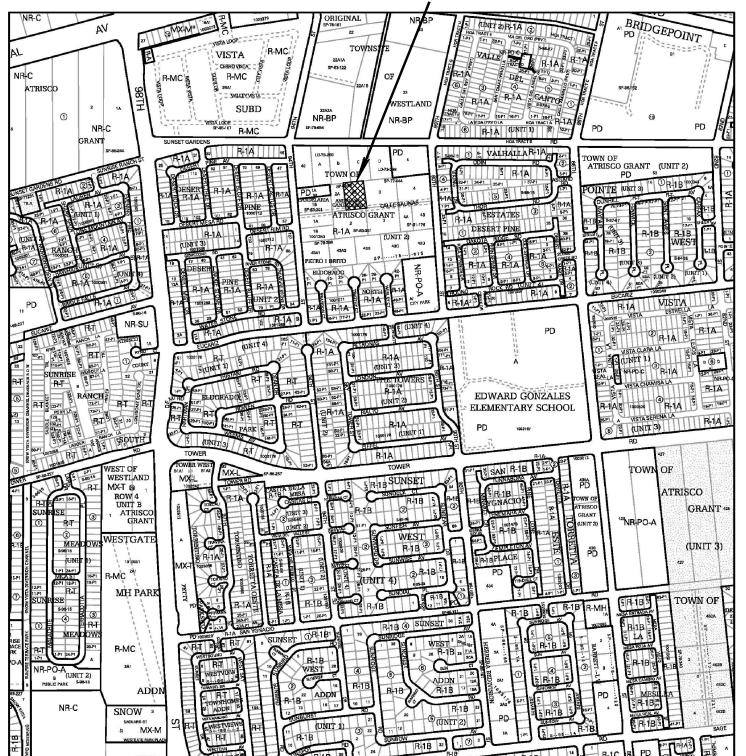
ZONE: "R-1A" SINGLE-FAMILY (SMALL LOT) RESIDENTIAL LOT 2B, LANDS OF ANDRIANO CANDELARIA



SUBDIVISION DATA

IDO Zone Atlas

May 2018

The Zone Districts and Overlay Zones

are established by the grated Development Ordinance (IDO).

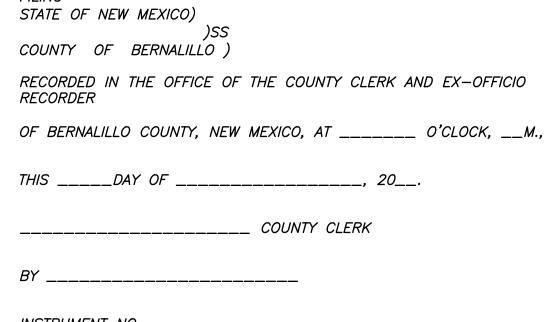
- DRB PROJECT NO.:
- APPLICATION NO.: ZONE ATLAS INDEX NUMBER: L-09-Z
- ZONING: R-1A
- 5. GROSS SUBDIVISION ACREAGE: 0.765 ACRE.
- 6. TOTAL NUMBER OF LOTS/TRACTS CREATED:
- DIVIDED 1 LOT INTO 2 LOTS 7. O MILES PUBLIC STREET AND PRIVATE
- RIGHT-OF-WAY CREATED.
- 8. DATE OF SURVEY: 01/15/2025
- 9. THE SUBJECT PROPERTY IS LOCATED IN SECTION 28, T10N, R2E, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PURPOSE OF PLAT

1. A REPLAT AS SHOWN HEREON, DIVIDING LOT 2B INTO TWO LOTS, LOT 2B1 & LOT 2B2.

LEGAL DESCRIPTION

LOT NUMBERED 2B, LANDS OF ANDRIANO CANDELARIA, SUBDIVISION OF LOT 2 IN THE SUBDIVISION OF TRACT 41, IN UNIT NO. 2, TOWN OF ATRISCO GRANT,, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 27, 1985 IN VOLUME C26, FOLIO 110.



BASIS OF BEARING

ROTATED TO CITY OF ALBUQUERQUE SURVEY MONUMENTS 25_L9 AND 18_L9 AND PINNED TO A ONE-POINT OPUS STATIC GPS SOLUTION PERFORMED ON THE SUBJECT PROPERTY AT NORTH LATITUDE 35°06'33.96794" WEST LONGITUDE 106°33'37.30036" N1495266.12 E1547596.14 SPC NM C ZONE 3002 ORTHOMETRIC HEIGHT OF 5342.81 NAVD 1988

Construction Surveying Services PO Box 2295, Alamogordo, NM 88311 (575) 443-6202 FAX (575) 443-1151

INDEXING INFORMATION

SECTION 28, T10N, R2E, NMPM LOT 2B, LANDS OF ANDRIANO CANDELARIA SUBDIVISION OF LOT 2. TRACT 41. UNIT 2 TOWN OF ATRISCO GRANT OWNER: LOURDES FLORES & REYES FLORES

UPC# 100905624836920325

TREASURER'S CERTIFICATE

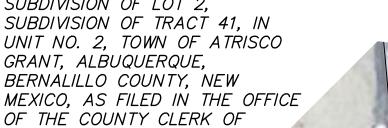
THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC#

100905624836920325

PROPERTY OWNER(S) OF RECORD: LOURDES & REYES FLORES

BERNALILLO COUNTY TREASURER'S OFFICE

REFERENCE DOCUMENTS LANDS OF ANDRIANO CANDELARIA, SUBDIVISION OF LOT 2, SUBDIVISION OF TRACT 41. IN UNIT NO. 2, TOWN OF ATRISCO GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS FILED IN THE OFFICE OF THE COUNTY CLERK OF



A.G.R.S. MONUMENT "25_L9"

(CENTRAL ZONE-N.A.D. 1983)

(FOUND IN PLACE)

STANDARD C.O.A. ALUMINUM DISC

NEW MEXICO STATE PLANE COORDINATI

N=1,480,332.264 US SURVEY FEET E=1,493,285.935 US SURVEY FEET

GROUND TO GRID FACTOR=0.999680338

DELTA ALPHA ANGLE=-0°16'57.04"

PUBLISHED EL=NONE US SURVEY FT (NAVD 1988)

BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 27, 1985 IN VOLUME C26, FOLIO 110.

View Protection Overlay (VPO) Zone

L-09-Z

Petroglyph National Monument

Airport Protection Overlay (APO) Zone

SUBDIVISION OF LOT 2B, LANDS OF ANDRIANO CANDELARIA A DIVISION OF LOT 2, TRACT 41, IN UNIT NO 2, TOWN OF ATRISCO GRANT CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

LANDS OF LOURDES & REYES FLORES JANUARY 2025

NOTES

DOC NO 93024892 020193

0.244

(VOL C17

DOC NO 00019535 022900

DOC NO 2003220429 120503

SURVEYOR'S CERTIFICATE

I, STEVEN J. SANDOVAL, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR, 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

SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND

AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

STEVEN J. SANDOVAL NMPS NO. 12351

RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE

SURVEYS OF THE CITY OF ALBUQUERQUE, AND THAT THIS SURVEY IS TRUE AND

CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY

- BEARINGS ARE NEW MEXICO STATE PLANE, CENTRAL, GRID BEARINGS (NM C ZONE 3002 NAD 1983) 2. BASIS OF BEARINGS ESTABLISHED FROM CITY OF ALBUQUERQUE REFERENCE STATION 25-L9 TO 18-L9 AS N80°07'20"E.
- 3. DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

DOC NO 2019001149 0

UTILITY

DOC NO 2018050754 151118

- 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.

STANDARD C.O.A. AL<mark>UMINUM DISC</mark>

(CENTRAL ZONE-N.A.D. 1983)

NEW MEXICO STATE PLANE COORDINAT

GROUND TO GRID FACTOR=0.999682892

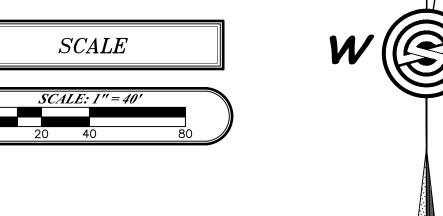
PUBLISHED EL=5117.43 US SURVEY FT (NAVD 1988)

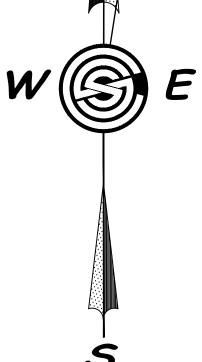
N=1,480,884.02 US SURVEY FEE E=1,496,454.61 US SURVEY FEET

DELTA ALPHA ANGLE=-00°16'35.20"

DOC NO 8080500 082880

6. THIS PLAT SHOWS ALL EASEMENTS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO THE SURVEYOR.





OWNERS CERTIFICATION

THE PLATTING SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF:

THE UNDERSIGNED OWNER(S) AND/OR PROPRIETORS DO HEREBY FREELY CONSENT TO ALL THE FOREGOING, AND DO HÉREBY REPRESENT THAT THEY ARE AUTHORIZED TO SO ACT. SAID OWNER(S) WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE TO THE LOT WHERE THIS SUBDIVISION PLAT HAS OCCURRED

LOURDES FLORES

REYES FLORES

STATE OF NEW MEXICO COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF_____

MY COMMISSION EXPIRES .

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

equipment and related facilities reasonably necessary to provide electrical services.

other equipment and facilities reasonably necessary to provide natural gas services.

equipment and facilities reasonably necessary to provide Cable services.

transformer/switchgear doors and five (5) feet on each side.

document and which are not specifically described and shown on this plat.

shown on this plat.

related equipment and facilities reasonably necessary to provide communication services.

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

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and

C. [Telephone Company] for the installation, maintenance, and service of such lines, cable, and other

D. [Cable Company] for the installation, maintenance, and service of such lines, cable, and other related

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

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 ansformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the

Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of

poses 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

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

NOTARY REPUBLIC

PROJECT NUMBER:

_____20___ BY LOURDES FLORES AND REYES FLORES.

APPLICATION NUMBER:

PLAT APPROVALS:

DATE PNM ELECTRIC SERVICES NEW MEXICO GAS COMPANY DATE DATE CENTURY LINK COMCAST DATE **CITY APPROVALS:** CITY SURVEYOR DATE TRAFFIC ENGINEERING, TRANSPORTATION DIV. DATE ABCWUA DATE PARKS AND RECREATION DEPARTMENT DATE AMAFCA DATE DATE CITY ENGINEER/HYDROLOGY

CODE ENFORCEMENT

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

DATE

CSS Proj. No. 24-026

Preliminary

FLOOD PLAIN CERTIFICATION: LOT 2B LIES OUTSIDE A SPECIAL FLOOD HAZARD AREA AND IS DESIGNATED BEING WITHIN ZONE 'X'- AREA OF MINIMAL FLOOD HAZARD AS DETERMINED FROM FEMA FIRM MAP 35001C0328J, DATED 11/04/2016.