

Vicinity Map - Zone Atlas H-12-Z

N.T.S.

Notes

- 1. FIELD SURVEY PERFORMED IN MAY 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).
- 4. LOT LINES TO BE ELIMINATED 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 _____, 20_____.

Documents

- 1. DEED FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON JULY 20, 2015, AS DOCUMENT NO. 2015061775.
- 2. BOUNDARY SURVEY BY SURVTEK INC, DATED SEPTEMBER 2015, UNFILED.

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 SUBDIVISION 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.

Indexing Information

Section 12, Township 10 North, Range 2 East, N.M.P.M.
Projected within the Town of Albuquerque Grant
Subdivision: MRGCD Map No. 35
Owner: Morin Revocable Trust (C/O Rosemary A. Morin)
UPC #: 101205929025810104 (Tract 195)
UPC #: 101205929127910106 (Tract 194-A1-A7-B)
UPC #: 101205929026110105 (Tract 194-B)

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.
- 2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 0.9399 ACRES
ZONE ATLAS PAGE NO..... H-12-Z
NUMBER OF EXISTING TRACTS..... 3
NUMBER OF TRACTS CREATED..... 3
MILES OF FULL-WIDTH STREETS..... 0.0000 MILES
MILES OF HALF-WIDTH STREETS..... 0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0000 ACRES
DATE OF SURVEY..... MAY 2025

Legal Description

A CERTAIN PARCEL OF LAND SITUATE WITHIN PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. WITHIN THE TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, NEW MEXICO, BEING COMPRISED OF TRACTS 194-B, AND 194-A-1-A-7-B, AND 195, OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 35, AND BEING DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 11808", WHENCE A TIE TO ACS "7-LH13" BEARS N 85°14'35" E, A DISTANCE OF 2814.32 FEET;

THENCE, FROM THE BEGINNING POINT, S 01°59'46" W, A DISTANCE OF 345.51 FEET, BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF DURANES ROAD N.W., MARKED BY A 2' PIPE WITH THE TAG MARKED "LS 11808";

THENCE, COINCIDING SAID DURANES ROAD N.W. THE FOLLOWING TWO COURSES:

S 74°11'11" W, A DISTANCE OF 66.71 FEET TO A POINT MARKED BY A REBAR WITH CAP "LS 11808";

S 67°04'46" W, A DISTANCE OF 53.09 FEET TO A POINT MARKED BY A REBAR WITH CAP "LS 11808", BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 02°50'44" W, A DISTANCE OF 71.20 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 11808";

THENCE, N 04°25'36" E, A DISTANCE OF 321.63 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 11808";

THENCE, S 85°47'50" E, A DISTANCE OF 104.11 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.9399 ACRES, (# SQ. FT.) MORE OR LESS

ABCWUA Public Water and Sanitary Sewer Easements

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND/OR PUBLIC RIGHT-OF-WAY AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE OPERATION OF PUBLIC WATER AND/OR PUBLIC SANITARY SEWER INFRASTRUCTURE.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101205929025810104
101205929127910106
101205929026110105

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER’S OFFICE

Plat for
Tracts 1 thru 3,
Lands of Morin
Being Comprised of
Tracts 195, 194-B, and
194-A-1-A-7-B, MRGCD Map No. 35
City of Albuquerque
Bernalillo County, New Mexico
May 2025

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

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

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



Easement Notes

- [1] EXISTING 7' P.U.E. (04/19/1978, C13-66)
- [2] EXISTING 7' P.U.E. (04/19/1978, C13-67)
- [3] PRIVATE ACCESS EASEMENT, BENEFITING AND MAINTAINED BY TRACTS 2 AND 3, GRANTED WITH THE FILING OF THIS PLAT
- [4] 25' PUBLIC WATER AND SANITARY SEWER EASEMENT, GRANTED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [Pattern]
- [5] 7' IRRIGATION EASEMENT, BENEFITING TRACTS 1 THRU 3, MAINTAINED BY THE IRRIGATION USERS, GRANTED WITH THE FILING OF THIS PLAT

Line Table		
Line #	Direction	Length (ft)
L1	N 78°57'27" E [N 78°10'00" E]	38.69' [37.50']
L2	N 89°37'18" E	23.18'
L3	N 01°59'46" E	23.20'
L4	N 89°37'18" E	20.02'
L5	N 01°59'46" E	20.00'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	26.99'	28.00'	55°13'41"	25.96'	N 60°23'24" W
C2	42.82'	28.00'	87°37'32"	38.77'	N 45°48'32" E

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (4/19/1978, C13-66)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (4/19/1978, C13-67)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (7/20/2015, DOC. NO. 2015061775)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

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.

ROSEMARY A. MORIN, TRUSTEE _____ DATE
MORIN REVOCABLE TRUST

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: ROSEMARY A. MORIN, TRUSTEE, MORIN REVOCABLE TRUST

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Plat for
Tracts 1 thru 3,
Lands of Morin
Being Comprised of
Tracts 195, 194-B, and
194-A-1-A-7-B, MRGCD Map No. 35
City of Albuquerque
Bernalillo County, New Mexico
May 2025

Public Utility Easements

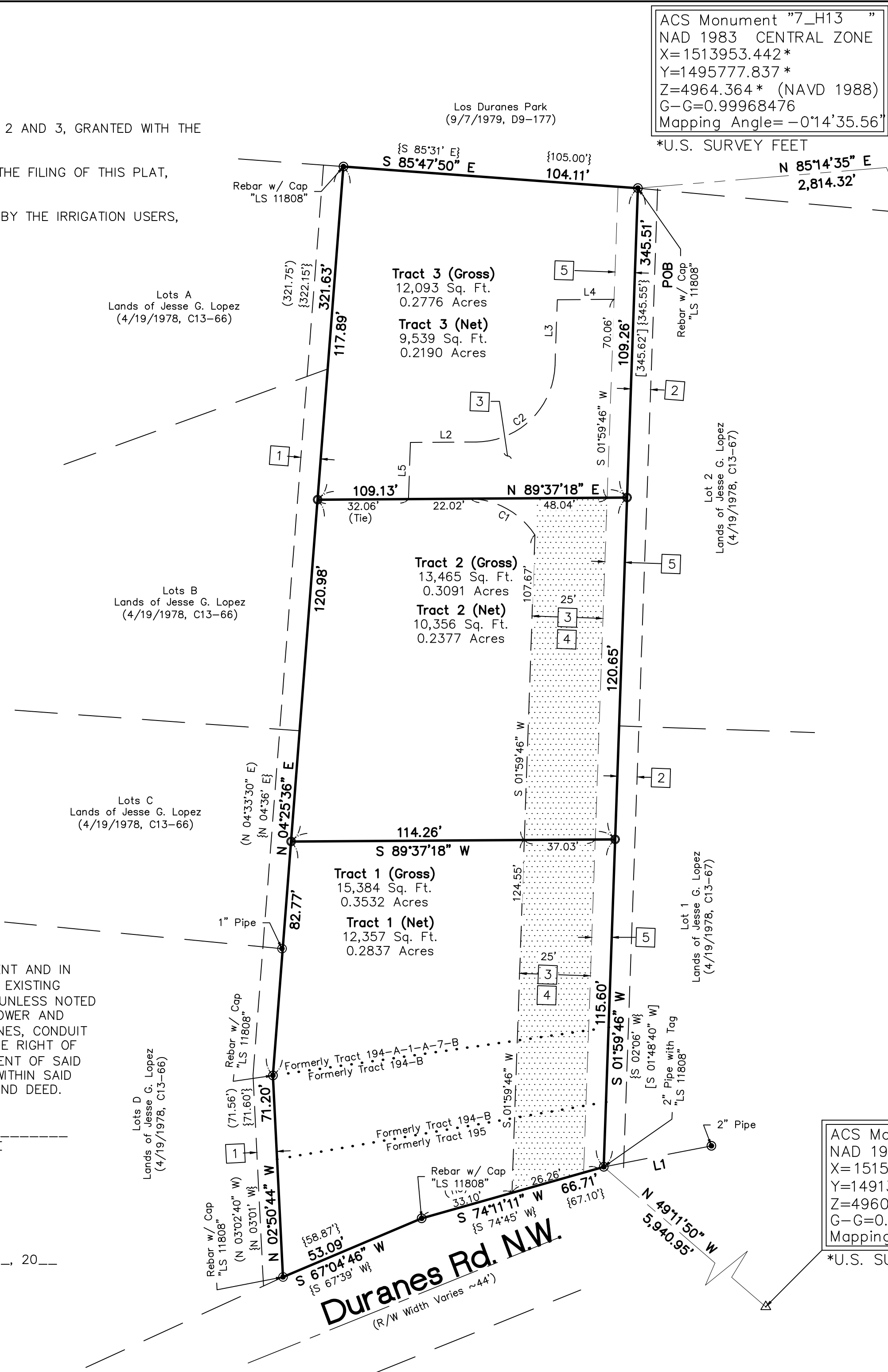
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("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.

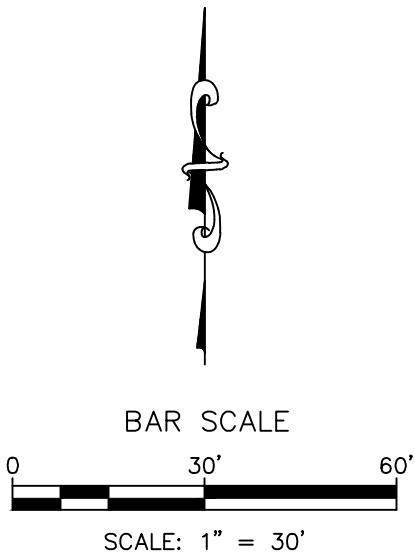
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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 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.



ACS Monument "5_J13A"
NAD 1983 CENTRAL ZONE
X=1515633.327*
Y=1491318.377*
Z=4960.499* (NAVD 1988)
G-G=0.999684462
Mapping Angle=-0°14'23.64"
*U.S. SURVEY FEET



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