



ZONE ATLAS J-15-Z

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO COMBINE TWO STRIPS OF LAND WITH ONE TRACT OF LAND TO CREATE ONE NEW TRACT.

**TREASURER'S CERTIFICATE**

I, \_\_\_\_\_, TREASURER OF BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE PREVIOUS TEN (10) YEARS PROPERTY TAXES HAVE BEEN PAID IN FULL FOR SUBJECT TRACT UPC# 1-015-058-049-268-2-02-15

BERNALILLO COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**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 ERRECTED 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), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION D/B/A CENTURYLINK (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

**OWNER AFFIDAVIT**

THIS SURVEY PLAT WAS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF LIZ LAUREN, LLC, THE UNDERSIGNED LEGAL OWNER(S) AND/OR PROPRIETORS, IN ACCORDANCE WITH THE PERSONAL REPRESENTATIVE DEED FILED ON DECEMBER 30, 2024, AS DOCUMENT NO. 2024094118, SAID LEGAL OWNER(S) AND/OR PROPRIETORS, WHOSE ADDRESS IS P.O. BOX 3552, ALBUQUERQUE, NEW MEXICO 87190, DO HEREBY CERTIFY THAT THIS SURVEY IS OF THEIR FREE ACT AND DEED, WARRANTING COMPLETE AND INDEFEASIBLE TITLE TO THE LAND REPLATTED HEREON IN FEE SIMPLE.

\_\_\_\_\_  
LIZ LAUREN LLC- OWNER

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, BY LIZ LAUREN LLC

\_\_\_\_\_  
NOTARY PUBLIC MY COMMISSION EXPIRES: \_\_\_\_\_

**SUBDIVISION DATA:**

ZONING DESIGNATION: R-1  
TOTAL NUMBER OF EXISTING LOTS: 3  
TOTAL NUMBER OF LOTS CREATED: 1  
TOTAL NUMBER OF TRACTS CREATED: 0  
MILES OF FULL-WIDTH STREETS CREATED: 0  
GROSS SUBDIVISION ACREAGE: 0.2775 ACRES±

**LEGAL DESCRIPTION**

A CERTAIN TRACT OF LAND LYING AND BEING SITUATE IN SECTION 16, TOWNSHIP 10 NORTH, RANGE 3 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF A THIRTEEN FOOT (13') BY FORTY-NINE FOOT (49') PARCEL, A FIFTY FOOT (50') BY ONE-HUNDRED TWENTY-FIVE FOOT (125') PARCEL, AND A THIRTEEN FOOT (13') BY SEVENTY-FIVE FOOT (75') PARCEL OF LAND, AS SAID PARCELS ARE DESCRIBED IN WARRANTY DEEDS GRANTED TO SEVERO M. CHAVEZ AND FLORINDA M. CHAVEZ, FILED ON JULY 8, 1970, IN VOL. D878, FOLIO 940-942, BEING BOUNDED ON THE NORTH BY LANDS OF MARGARET ELIZABETH FERNANDEZ, ON THE EAST BY THE ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION, ON THE SOUTH BY THE LANDS OF STELLA B. AND AMARANTE J. PHOL, AND ON THE WEST SIDE BY STONE STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, MARKED BY A FOUND REBAR WITH CAP "PLS 11463", FROM WHENCE A TIE TO ACS MONUMENT 9-J15 BEARS S 69°02'16" E, A DISTANCE OF 2595.94 FEET;

THENCE FROM SAID BEGINNING POINT, N 83°32'43" W, A DISTANCE OF 123.14 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, LYING ON THE EAST RIGHT-OF-WAY LINE OF STONE STREET, N.E., MARKED BY A FOUND MAG NAIL WITH TAG "PLS 8911";

THENCE N 05°37'09" E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 61.42 FEET TO THE NORTHWEST CORNER OF SAID TRACT, MARKED BY A SET CONCRETE NAIL WITH TAG "PLS 5708", SET ON A BLOCK WALL;

THENCE LEAVING SAID RIGHT-OF-WAY LINE S 83°34'57" E, A DISTANCE OF 122.73 FEET TO THE NORTHEAST CORNER OF SAID TRACT, MARKED BY A 1 INCH IRON PIPE IN CONCRETE;

THENCE S 05°11'45" W, A DISTANCE OF 61.51 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1734 ACRES (7,555 SQ.FT) MORE OR LESS.

**SURVEY NOTES**

1. BEARINGS ARE NM CENTRAL ZONE (3002) GRID BEARINGS NAD(83).
2. DISTANCES ARE GROUND DISTANCES - U.S. SURVEY FOOT.
3. DATE OF FIELD SURVEY: MAY 2, 2025
4. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS PLAT:
  - A. TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 2099221 EFFECTIVE DATE: JANUARY 30, 2025.
  - B. WARRANTY DEED GRANTED TO MARGARET ELIZABETH FERNANDEZ, FILED 09/11/2024, DOC.#2019077413
  - C. PERSONAL REPRESENTATIVE DEED GRANTED TO LIZ LAUREN LLC, FILED 12/30/2019, DOC.#2024094118 & DOC.#2024094119
  - D. PERSONAL REPRESENTATIVE DEED GRANTED TO LIZ LAUREN LLC, FILED 02/05/2024, DOC.#2024007798 & DOC.#2024007799
  - E. WARRANTY DEED GRANTED TO SEVERO M. & FLORINDA M. CHAVEZ FILED 07/08/1970, IN VOL. D878, FOLIO. 940-942
  - F. WARRANTY DEED GRANTED TO LEOPOLDO BACA & CARLOTA DE BACA, FILED 01/23/1950, IN BK. D129, PG. 67
  - G. WARRANTY DEED GRANTED TO MARGARET ELIZABETH FERNANDEZ, FILED 09/11/2019, DOC.#2019077413
  - H. QUITCLAIM DEED GRANTED TO LIZ LAUREN LLC, FILED 05/22/2024, DOC.#2024134844
5. BOUNDARY SURVEY PLAT ENTITLED "LANDS OF STELLA B POHL AND AMARANTE J POHL..." FILED JULY 9, 2015. IN BOOK 2015S, PAGE 0046.
6. SUBJECT PROPERTY UPC NO.: 1-015-058-049-268-2-02-15
7. THIS PROPERTY CONTAINS NO KNOWN EASEMENTS OF RECORD.

**FLOOD ZONE INFORMATION**

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0332G, EFFECTIVE DATE: SEPTEMBER 26, 2008, AND IS INSIDE AN AREA MINIMAL FLOOD HAZARD.

**PLAT OF TRACT "A" LANDS OF FLORINDA CHAVEZ WITHIN NE/4NW/4NW/4SW/4 AND SE/4SW/4SW/4NW/4 SECTION 16, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO, MARCH 2026**

**APPROVALS**

PROJECT NO. PR-2025-020079  
APPLICATION NO. PA-2025-00139

PNM ELECTRIC SERVICES	DATE
GAS COMPANY OF NEW MEXICO SERVICES	DATE
CENTURY LINK	DATE
COMCAST	DATE
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWJA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THIS PLAT AND SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, THAT IT COMPLIES WITH THE SURVEYING STANDARDS AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*John Paisano Jr.* 3-20-2026  
JOHN PAISANO JR., N.M.P.L.S. NO. 5708 DATE



**Quest Network, LLC**  
John Paisano III Operations Manager, (505) 280-4091 ~ John Paisano Jr. N.M.P.L.S., (505) 362-6253  
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