



## PLAN SNAPSHOT REPORT PA-2025-00203 FOR CITY OF ALBUQUERQUE

**Plan Type:** Pre-Application Review      **Project:** Sketch Plat (PR-2025-020090)      **App Date:** 07/11/2025  
**Work Class:** Sketch Plat      **District:** City of Albuquerque      **Exp Date:** 01/07/2026  
**Status:** In Review      **Square Feet:** 0.00      **Completed:** NOT COMPLETED  
**Valuation:** \$0.00      **Assigned To:**      **Approval**  
**Description:** San Mateo Manor - Combining 9 lots into 1 single lot.      **Expire Date:**

<b>Parcel:</b> 101805601249522518	<b>Address:</b> 513 Ortiz Dr Se Albuquerque, NM 87108	<b>Zone:</b>
101805602351022510		
101805602350222509	616 San Mateo Blvd Se Albuquerque, NM 87108	
101805601250522516	612 San Mateo Blvd Se Albuquerque, NM 87108	
101805601249922517	632 San Mateo Blvd Se Albuquerque, NM 87108	
101805601248522520	620 San Mateo Blvd Se Albuquerque, NM 87108	
101805601249022519	628 San Mateo Blvd Se Albuquerque, NM 87108	
101805601251022515	513 Ortiz Dr Se Albuquerque, NM 87108	
	624 San Mateo Blvd Se Albuquerque, NM 87108	
Main	612 San Mateo Blvd Se Albuquerque, NM 87108	Main

<b>Applicant</b> Renee Regal 9384 Valley View Drive NW Suite 100 Suite 100 Albuquerque, NM 87114 Business: (505) 366-4187 Mobile: (717) 443-3717	<b>Engineer</b> John Stapleton 9384 Valley View Dr NW Albuquerque, NM 87114 Business: (505) 545-9607	<b>Applicant</b> Ryan Laber 330 W. Spring Street Suite 430 Suite 430 Columbus, OH 43215 Business: (614) 350-0391 Mobile: (859) 445-2257
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### Plan Custom Fields

Existing Project NumberN/A	Existing Zoning	MX-L - Mixed-Use - Low Intensity, R-MH - Residential - Multi-Family - High Density	Number of Existing Lots8	
Number of Proposed Lots1	Total Area of Site in Acres	1.07	Site Address/Street	612 San Mateo Boulevard SE, Albuquerque, NM 87108
Site Location Located Between Streets	Zuni Road SE and Bell Avenue SE	Case History	N/A	Do you request an interpreter for the hearing?No
Square Footage of Existing Buildings	1	Square Footage of Proposed Buildings	1	Lot and/or Tract Number21
Block Number	8	Subdivision Name and/or Unit Number	BARON BURG HEIGHTS MENDELSBERGS REPLA BLK 8	Legal Description* 004 008MENDELSBERGS SUE OF B B HTS, 008LOTS 5 & 6 MENDELSBURG BARON BURG HTS, *00200008MENDELSBERG S SUBD OF BLKS 7 & 8

# PLAN SNAPSHOT REPORT (PA-2025-00203)

BARON BURG HTS ADDEXC WLY POR TO R/W, * 017 008MENDELSBURG BARON BURG HTS EXC POR TO R/WY, * 018 008MENDELSBURG BARON BURG HTS EXC POR TO R/WY, * 019 008MENDELSBURG BARON BURG HTS EXC POR TO R/WY, * 016 008MENDELSBURG BARON BURG HTS EXC POR TO R/WY, *00210008MENDELSBERG S SUBD OF BLKS 7 & 8 BARON BURG HTS ADDEXC WLY POR TO R/W		Existing Zone District	MX-L	Zone Atlas Page(s)	L-17
Acreage	0.155, 0.3099, 0.1033, 0.0976, 0.0976, 0.0976, 0.0976, 0.1033	Calculated Acreage	0.13988009, 0.29774623, 0.11138193, 0.10822415, 0.1036782, 0.10653216, 0.10089074, 0.10900604	Council District	6
Community Planning Area(s)	Near Heights	Development Area(s)	Change	Current Land Use(s)	15   Vacant
Metropolitan Redevelopment Area(s)	Near Heights	Corridor Type	Major Transit (MT) Area	IDO Administration & Enforcement Name	Kirtland AFB Military Influence Area
IDO Administration & Enforcement Subsection	Referrals to Commenting Agencies (6-4)	Pre-IDO Zoning District	C-1	Pre-IDO Zoning Description	
Major Street Functional Classification	2 - urban principal arterial	FEMA Flood Zone	X	Total Number of Dwelling Units	0
Total Gross Square Footage2	0	Total Gross Square Footage4	0	Total Gross Square Footage	0
Total Gross Square Footage3	0				

Attachment File Name	Added On	Added By	Attachment Group	Notes
Signature_Renee_Regal_7/11/2025.jpg	07/11/2025 10:55	Regal, Renee		Uploaded via CSS

Note	Created By	Date and Time Created
1. Submittal has been reviewed and is ready to be processed.	Renee Zamora	07/14/2025 14:31

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00033846	Technology Fee	\$3.50	\$3.50
	Sketch Plat/Plan Fee	\$50.00	\$50.00
Total for Invoice INV-00033846		\$53.50	\$53.50
Grand Total for Plan		\$53.50	\$53.50

Meeting Type	Location	Scheduled Date	Subject
DFT Meeting v.1	Zoom	07/23/2025	DFT

Workflow Step / Action Name	Action Type	Start Date	End Date
Application Screening v.1		07/14/2025 12:12	
Associate Project Number v.1	Generic Action		07/14/2025 12:13
DFT Meeting v.1	Hold Meeting	07/14/2025 12:12	07/14/2025 12:13
Screen for Completeness v.1	Generic Action		07/14/2025 12:13
Verify Payment v.1	Generic Action		07/14/2025 12:14

Application Review v.1

## PLAN SNAPSHOT REPORT (PA-2025-00203)

Sketch Plat/Plan Review v.1

Receive Submittal

DFT Comments Submittal v.1

Generic Action

# *Community Design Solutions*

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July 11, 2025

Development Hearing Officer  
City of Albuquerque  
600 2<sup>nd</sup> St NW  
Albuquerque, NM 87102

## **RE: Project Description for Sketch Plat Application**


Dear Development Hearing Officer,

Community Design Solutions, LLC (CDS), on behalf of our client, Spire Development, submits this project description letter per the City's sketch plat application requirements.

This request seeks to replat nine (9) existing residential lots into one (1) single lot. The proposed development consists of approximately 1.07 acres and currently encompasses two zones, R-MH (Multi-Family – High Density) and MX-L (Mixed Use – Low Intensity). A Zoning Map Amendment request has been submitted to rezone the two (2) lots currently zoned R-MH (Multi-Family – High Density) to MX-L (Mixed Use – Low Intensity) to match the zoning of seven (7) adjacent lots under contract by the applicant. This sketch plat includes the necessary easements to support access, utilities, and drainage for the proposed lots.

If you have any questions or require additional information, please feel free to contact us.

Sincerely,  
Community Design Solutions, LLC

  
John Stapleton P.E.  
CDS | Project Manager  
505-545-9607



VICINITY MAP  
NOT TO SCALE

ZONE ATLAS MAP  
L-18-Z

#### PUBLIC UTILITIES

Public Utility Easements shown on this plat are granted for the common and joint use of:

- 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.
- New Mexico Gas Company (NMGC)** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Century Link dba Lumen Technologies** for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast** 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 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 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, transformers/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.

#### SOLAR NOTE:

No property within the area of this plat shall at any time 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. The foregoing requirement shall be a condition to approval of this plat for subdivision.

#### PURPOSE OF PLAT :

The purpose of this plat is to consolidate nine (9) existing lots into one (1) new lot.

#### FREE CONSENT:

The undersigned owners and proprietors of the properties represented hereon do hereby certify and affirm that this replat is created with our free will and consent in accordance with our expressed wishes and desires.

by \_\_\_\_\_  
George B. Haney \_\_\_\_\_ Date \_\_\_\_\_

#### ACKNOWLEDGEMENT

State of New Mexico)  
County of \_\_\_\_\_ ) SS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025 by: \_\_\_\_\_.

Notary Public: \_\_\_\_\_

My commission expires: \_\_\_\_\_

#### Notes:

- The Basis of Bearings is the tie between ACS & GS Control Monument 9\_J17 and the Northeast Corner of Lot 4-A, as measured with the "Trimble VRS Now" GNSS Virtual Reference System. Bearings are New Mexico State Plane Bearings, Central Zone, NAD 83. Distance are ground distances. Elevation Datum is NAVD88.
- The subject property constitutes a mathematically closed figure with no gap or holes. The Error of Closure is 1:162541.6. Subject property is contiguous with adjacent lands as shown hereon.
- Documents Used:
  - Plat of Mendelsberg's Subdivision recorded 01/22/1945 in Book A, Page 29. Record bearings and distances shown in parentheses ( ).
  - Plat of Tract A, Lands of Tosta recorded 08/16/2013, in Book 2013C, Page 100. Record bearings and distances shown in double parentheses ( ( ) ).
  - Summary Plat of Portions of Lots 13, 14, & 15 - Block 8 of the Mendelsberg's Subdivision, recorded 10/16/1981, in Book A8, Page 106. Record bearings and distances shown in double brackets [ [ ] ].
  - Commitment for Title Insurance No. 2500083, issued by Old Republic National Title Insurance Company, Rev. Date 01/21/2025. Record bearings and distances from legal description shown in brackets [ ].
  - United States of America Patent recorded 02/05/1926 in Book 77, Page 72, as document no. 1926001706, Certificate 1706.
  - Declaration of Restrictions for Mendelsburg's Subdivision, recorded 04/13/1945, Book 220, Pages 123-124.
- This Property lies within Zone X, Area of Minimal Flood Hazard as per FEMA Flood Insurance Rate Map (FIRM) 35001C0354H, Effective date 08/16/2012.
- All easements of record are shown hereon.

#### TREASURER'S CERTIFICATION:

This is to certify that all taxes due and payable have been paid in full for year 2025 pursuant to New Mexico Statute 7-38-44.1

Lots 4-6 & Portion Lots 16-21, Block 8, Mendelsburg's Subdivision

UPC Lot 4: 101805602351022510  
Lots 5 & 6: 101805602350222509  
Lot 16: 101805601248522520  
Lot 17: 101805601249022519  
Lot 18: 101805601249522518  
Lot 19: 101805601249922517  
Lot 20: 101805601250522516  
Lot 21: 101805601251022515

Bernalillo County Treasurer's Office: By: \_\_\_\_\_ Date: \_\_\_\_\_

#### SURVEYOR'S CERTIFICATION

I, Andrew S. Medina, New Mexico Professional Surveyor No. 12649, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and to the Albuquerque and Bernalillo County Subdivision Ordinance.



Andrew S. Medina  
New Mexico Professional Surveyor No. 12649

Date \_\_\_\_\_

## SKETCH PLAT LOT 4-A, BLOCK 8 MENDELSBURG'S SUBDIVISION BEING A REPLAT OF LOTS 4-6 & PORTION OF LOTS 16-21, BLOCK 8, MENDELSBURG'S SUBDIVISION

SITUATE WITHIN  
SECTION 25, T.10N, R.3E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2025

#### SITE DATA:

FEMA Map Number 35001C0354H  
Zoning MX-L & R-MH  
Miles of Full Width Streets Created 0 Miles  
No. of Existing Lots 9  
No. of Lots Created 1  
Total Area 1.0810 acres  
Acreage of Dedicated Right-of-Way 0 acres

Project Number: \_\_\_\_\_

Application Number: \_\_\_\_\_

#### Plat Approval

#### Utility Approvals

PNM Electric Services	Date
New Mexico Gas Company	Date
Century Link dba Lumen Technologies	Date
Comcast	Date
AMAFCA	Date
ABCWUA	Date

#### City Approvals:

City Surveyor	Date
Traffic Engineering, Transportation Division	Date
City Parks & Recreation Department	Date
City Engineer/Hydrology	Date
City Code Enforcement	Date
Hydrology	Date
DHO Planning Department	Date
Real Property Division (conditional)	Date
Environmental Health Department (conditional)	Date

#### INFO FOR COUNTY CLERK:

Owner: George B. Haney

UPC #: Lot 4: 101805602351022510  
Lots 5 & 6: 101805602350222509  
Lot 16: 101805601248522520  
Lot 17: 101805601249022519  
Lot 18: 101805601249522518  
Lot 19: 101805601249922517  
Lot 20: 101805601250522516  
Lot 21: 101805601251022515

Property: Lots 4, 5 & 6 and Portions of Lots 16, 17, 18, 19, & 20, Block 8, Mendelsburg's Subdivision

Location: Section 25 T.10N R.3E, NMPPM  
612-632 San Mateo Blvd, S.E. &  
513 Ortiz Dr. S.E., City of Albuquerque  
NM, 87108

SKETCH PLAT  
LOT 4-A, BLOCK 8  
MENDELSBURG'S SUBDIVISION

DWG DATE: 7/9/2025  
GPS: NINO 06/03/2025  
CREW: JAK/NSV  
SCALE: 1"=30'  
DATE: 06/12/2025  
DRAWN: JMS REVIEW: DKS  
JOB NO: N1468-01

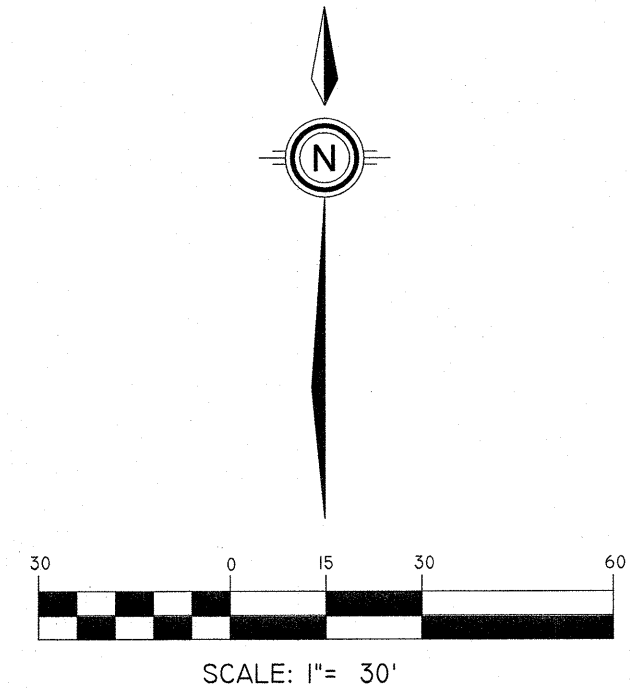
**Community Sciences Corporation**  
Land Surveying  
(505) 897.0000

1  
of  
2



SKETCH PLAT  
LOT 4-A, BLOCK 8  
MENDELSBURG'S SUBDIVISION  
BEING A REPLAT OF LOTS 4-6 & PORTION OF LOTS 16-21,  
BLOCK 8, MENDELSBURG'S SUBDIVISION

SITUATE WITHIN  
SECTION 25, T.10N, R.3E, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2025




Legend

Symbols shown are graphic only. The symbol size and orientation does not necessarily represent the real size or orientation of the feature.

- Fnd Monument (As Noted)
- Set 5/8" Rebar w/Green Cap Stamped MEDINA LS 12649 or Pk-Nail w/Disc MEDINA LS 12649
- + Scribe or Other Marking
- /- Fence
- X Gate

SKETCH PLAT  
LOT 4-A, BLOCK 8  
MENDELSBURG'S SUBDIVISION

DWG PATH:	7/9/2025 J:\N1468 - Spire Development\01 Mendelsburg (ABO)\Survey\San Mateo Manor ALTA.dwg
OPS:	NINO 06/03/2025
CREW:	JAK/NSV
SCALE:	1"=30'
DATE:	06/12/2025
DRAWN:	JMS
REVIEW:	SLN/DKS
JOB NO.:	N1468-01
 Community Sciences Corporation Land Surveying (505) 897.0000	
2 of 2	

ACS & GS Station 6\_K18A  
NAD83 NMSP Central Zone  
N = 1483955.175 US FT  
E = 1538790.908 US FT  
Z = 5249.996 US FT NAVD 1988  
Ground to grid = 0.999664599  
Mapping Angle = -0\_11\_42.76  
MODIFIED GROUND COORDINATES  
N = 1483955.909 US FT  
E = 1538790.661 US FT  
Z = 5249.925 US FT NAVD 1988

ACS & GS Station 9\_J17  
NAD83 NMSP Central Zone  
N = 1487300.883 US FT  
E = 1537076.105 US FT  
Z = 5210.959 US FT NAVD 1988  
Ground to grid = 0.999666869  
Mapping Angle = -0\_11\_54.86  
MODIFIED GROUND COORDINATES  
N = 1487302.757 US FT  
E = 1537075.379 US FT  
Z = 5210.926 US FT NAVD 1988

Legal Description:

LOTS NUMBERED FOUR (4), FIVE (5) AND SIX (6), AND EASTERLY PORTIONS OF LOTS NUMBERED SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY (20) AND TWENTY-ONE (21), IN BLOCK NUMBERED EIGHT (8) OF MENDELSBURG'S SUBDIVISION OF BLOCKS 12 AND 14 OF BARON BURG HEIGHTS, A SUBDIVISION OF THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 22, 1945, IN BOOK A, PAGE 29, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR BEING THE NORTHWEST CORNER OF SAID EASTERLY PORTION OF LOT 21, SAID REBAR BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAN MATEO BOULEVARD, S.E. AND FROM WHENCE ACS & GS STATION 6\_K18A BEARS N26°30'52"W, 2414.08 FEET;

RUNNING THENCE AND LEAVING SAID RIGHT-OF-WAY, S88°59'34"E, 88.92 FEET;

THENCE, S89°11'56"E, 134.95 FEET TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED AND ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ORTIZ DRIVE, S.E.;

THENCE, ALONG SAID RIGHT-OF-WAY, S00°11'12"W, 100.39 FEET;

THENCE, ALONG SAID RIGHT-OF-WAY, S00°13'30"W, 49.93 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY, N89°02'48"W, 134.97 FEET;

THENCE, S00°10'05"W, 50.02 FEET

THENCE, S00°13'12"W, 100.02 FEET;

THENCE, N89°02'11"W, 90.05 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND ALSO BEING A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF SAN MATEO BOULEVARD, S.E.;

THENCE, ALONG SAID RIGHT-OF-WAY, N00°28'27"E, 100.00 FEET,

THENCE, ALONG SAID RIGHT-OF-WAY, N00°26'28"E, 50.01 FEET,

THENCE, ALONG SAID RIGHT-OF-WAY, N00°25'06"E, 49.99 FEET,

THENCE, ALONG SAID RIGHT-OF-WAY, N00°21'26"E, 100.05 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.0810 ACRES, MORE OR LESS.

SAN MATEO BOULEVARD SE  
PUBLIC R/W  
(R/W VARIES)

ORTIZ DRIVE SE  
PUBLIC R/W  
(60' R/W)

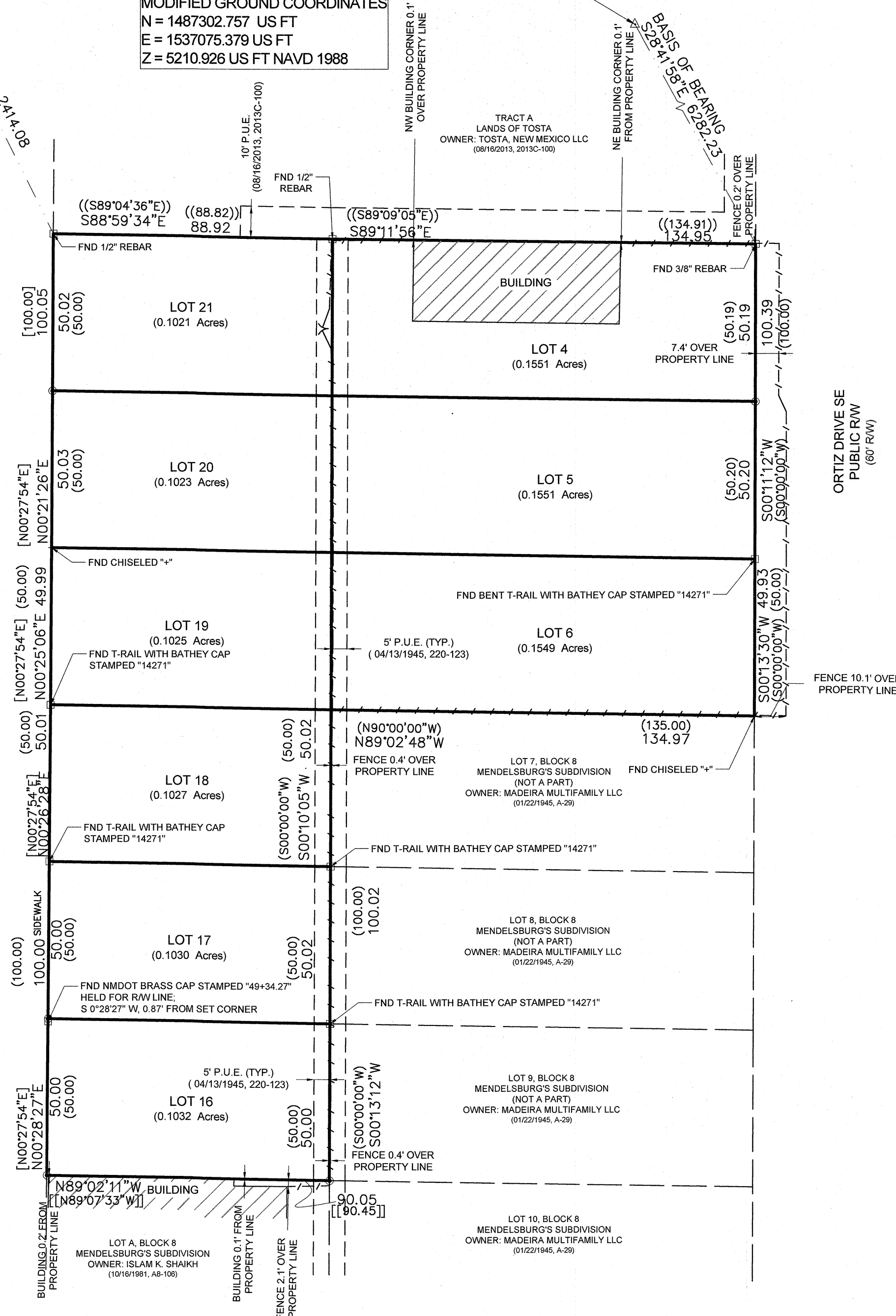


Table A:

1	Property corner monuments shown hereon.
2	Project address is 612-632 San Mateo Boulevard, S.E. and 513 Ortiz Drive SE, Albuquerque, NM, 87108, as per Commitment for Title Insurance No. 2500083, Revision Date January 21, 2025, Old Republic National Title Insurance Company. Property has direct access to San Mateo Boulevard SE and Ortiz Drive SE.
3	The Subject Property lies within Flood Zone "X" designating Areas of Minimal Flood Hazard as defined by the F.E.M.A. Flood Insurance Rate Map (FIRM) for this area, dated 08/16/2012, Map No. 35001C0354H.
4	Gross acreage = 1.0810 acres (47089 sf)
5	Basis of Bearings is the tie between ACS & GS Control Monument 9_J17 and the Northeast Corner of Lot 4, Block 8 as measured with the "Trimble VRS NOW" GNSS RTK Virtual Reference System". Bearings are New Mexico State Plan bearings, Central Zone NAD83. Distances are ground distances. Elevation Datum is NAVD88. Vertical data for this survey was obtained by ground survey. Elevation interval = 0.5ft contours.
6(a)	Zoning requirements (per Zoning Letter of Certification/City of Albuquerque Planning Department) are: Zoning classification = MX-L and R-MH. Setback requirements are 5ft (MX-L) and 15ft (R-MH) Front, Interior Off & Street Side 5ft (MX-L) and 5ft Interior (R-MH) Side, 15ft (MX-L & R-MH) Rear (as per City of Albuquerque Integrated Development Ordinance). Parking requirements = 1 Space/Studio, 1.2 Spaces/ DU with 1 BR, 1.8 Spaces/ DU with 2 BR, 1.8 Spaces/ DU with 3 or more BR, UC-MS-PT: 1 Space/ DU, Minimum 1 Motorcycle Parking Space. If there are more than 100 dwelling units: 5% required off-street parking spaces require EV charging stations installed, 25% required off-street parking must be EV capable. Height requirements = 38ft (MX-L). Required Usable Open Space = 50 Sq. Ft. per dwelling unit (MX-L)

ADDRESS & ZONING TABLE:

Block	Lot	Address	UPC	Zone
8	4	513 Ortiz Dr SE	101805602351022510	MX-L
8	5 & 6	99999 Ortiz Dr SE	101805602350222509	R-MH
8	16	632 San Mateo Blvd	101805601248522520	MX-L
8	17	628 San Mateo Blvd	101805601249022519	MX-L
8	18	624 San Mateo Blvd	101805601249522518	MX-L
8	19	620 San Mateo Blvd	101805601249822517	MX-L
8	20	616 San Mateo Blvd	101805601250522516	MX-L
8	21	612 San Mateo Blvd	101805601251022515	MX-L

8	Substantial features observed are shown hereon
10	Relationship of division or party walls with respect to adjoining properties is shown hereon.
11(a)	Evidence of underground utilities on or serving the surveyed property determined by the 811 Utility Marking Service and were collected by ground survey as shown hereon. Plans and reports were not provided.  <i>Note to the client, insurer, and lender - With regard to Table A, item 11, information from the sources checked above will be combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation may be necessary.</i>
13	Adjoining property owners (shown hereon) are from current Bernalillo County Clerk records.
14	The nearest intersecting street is 0 feet from the west property lines of Lots 16 -21.
16	Evidence of recent earth moving and/or construction was not observed in the process of conducting fieldwork.
17	Proposed changes in street right of way lines was not provided by the controlling jurisdiction. Evidence of recent street or sidewalk construction or repairs were not observed in the process of conducting fieldwork.
19	Professional liability insurance policy obtained by this surveyor in the minimum amount of \$1,000,000 to be in effect throughout the contract term and can be furnished upon request.

Notes:

1.	The subject property constitutes a mathematically closed figure with no gap or holes. The Error of Closure is 1:162541.6. Subject property is contiguous with adjacent lands as shown hereon.
2.	Documents Used: 2.1. Plat of Mendelsberg's Subdivision recorded 01/22/1945 in Book A, Page 29. Record bearings and distances shown in parentheses ( ). 2.2. Plat of Tract A, Lands of Tosta recorded 08/16/2013, in Book 2013C, Page 100. Record bearings and distances shown in double parentheses (( )). 2.3. Summary Plat of Portions of Lots 13, 14, & 15 - Block 8 of the Mendesberg's Subdivision, recorded 10/16/1981, in Book A8, Page 106. Record bearings and distances shown in double brackets [[]]. 2.4. Commitment for Title Insurance No. 2500083, issued by Old Republic National Title Insurance Company, Rev. Date 01/21/2025. Record bearings and distances from legal description shown in brackets [ ]. (C) shows computed distances derived from legal description as shown hereon. 2.5. United States of America, Certificate 1706 Patent recorded 02/05/1926 in Book 77, Page 72. Declaration of Restrictions for Mendelsberg's Subdivision, showing 5' Utility Easement at the Rear Property Line, Recorded April 13, 1945, in Book 220, Pages 123-124.
3.	This property accesses public ways through two (2) driveways on San Mateo Drive SE and one (1) driveway on Ortiz Street SE.
4.	No cemeteries, grave sites and / or burial grounds were observed or noted in record documents obtained or provided.

Legal Description from Field Observations

LOTS NUMBERED FOUR (4), FIVE (5) AND SIX (6), AND EASTERLY PORTIONS OF LOTS NUMBERED SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY (20) AND TWENTY-ONE (21), IN BLOCK NUMBERED EIGHT (8) OF MENDELSBERG'S SUBDIVISION OF BLOCKS 12 AND 14 OF BARON BURG HEIGHTS, A SUBDIVISION OF THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 22, 1945, IN BOOK A, PAGE 29, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR BEING THE NORTHWEST CORNER OF SAID EASTERLY PORTION OF LOT 21, SAID REBAR BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAN MATEO BOULEVARD, S.E. AND FROM WHENCE ACS & GS STATION 6\_K18A BEARS N26°30'52"W, 2414.08 FEET;  
RUNNING THENCE AND LEAVING SAID RIGHT-OF-WAY, S88°59'34"E, 88.92 FEET;  
THENCE, S89°11'56"E, 134.95 FEET TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED AND ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF ORTIZ DRIVE, S.E.;

THENCE, ALONG SAID RIGHT-OF-WAY, S00°11'12"W, 100.39 FEET;  
THENCE, ALONG SAID RIGHT-OF-WAY, S00°13'30"W, 49.93 FEET;  
THENCE, LEAVING SAID RIGHT-OF-WAY, N89°02'48"W, 134.97 FEET;  
THENCE, S00°10'05"W, 50.02 FEET  
THENCE, S00°13'12"W, 100.02 FEET;  
THENCE, N89°02'11"W, 90.05 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND ALSO BEING A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF SAN MATEO BOULEVARD, S.E.;

THENCE, ALONG SAID RIGHT-OF-WAY, N00°28'27"E, 100.00 FEET,  
THENCE, ALONG SAID RIGHT-OF-WAY, N00°26'28"E, 50.01 FEET,  
THENCE, ALONG SAID RIGHT-OF-WAY, N00°25'06"E, 49.99 FEET,  
THENCE, ALONG SAID RIGHT-OF-WAY, N00°21'26"E, 100.05 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.0810 ACRES, MORE OR LESS.

Legal Description From Title Commitment

PARCEL 1:

LOTS NUMBERED FOUR (4), FIVE (5) AND SIX (6) IN BLOCK NUMBERED EIGHT (8) OF MENDELSBERG'S SUBDIVISION OF BLOCKS 12 AND 14 OF BARON BURG HEIGHTS, A SUBDIVISION OF THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 22, 1945.

PARCEL 2:

A CERTAIN PARCEL OF LAND BEING IDENTIFIED AS AN EASTERLY PORTION OF LOTS NUMBERED TWENTY (20) AND TWENTY-ONE (21) IN BLOCK NUMBERED EIGHT (8) OF MENDELSBERG'S SUBDIVISION OF BLOCKS 7 & 8, OF BARON BURG HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 22, 1945, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT NUMBERED TWENTY-ONE (21) IN BLOCK NUMBERED EIGHT (8) OF SAID BARON BURG HEIGHTS ADDITION AND RUNNING THENCE S 00 DEG. 09' 36" W, 100.00 FEET TO THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE N 89 DEG. 07' 33" W, 89.39 FEET DISTANCE ALONG THE SOUTH BOUNDARY OF SAID LOT 20 TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, BEING A POINT ON THE EAST RIGHT OF WAY LINE OF SAN MATEO BLVD. S.E.; THENCE N 00 DEG. 27' 54" E, 100.00 FEET DISTANCE ALONG SAID EAST RIGHT OF WAY LINE OF SAN MATEO BLVD. S.E. TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE S 09 DEG. 07' 33" E, 88.85 FEET DISTANCE TO THE NORTHEAST CORNER AND PLACE OF BEGINNING.

PARCEL 3:

LOTS NUMBERED SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18) AND NINETEEN (19) IN BLOCK NUMBERED EIGHT (8) OF THE MENDELSBERG'S SUBDIVISION OF BLOCKS 7 AND 8, BARON BURG HEIGHTS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 22, 1945, EXCEPT THAT PART OF LOTS 16, 17, 18 AND 19, BLOCK 8, OF THE MENDELSBERG'S SUBDIVISION OF BLOCKS 7 AND 8 OF BARON BURG HEIGHTS ADDITION TO THE CITY OF ALBUQUERQUE, AS OUTLINED ON A PLAT FILED IN BOOK A, PAGE 29, ON JANUARY 22, 1945 IN THE OFFICE OF THE CLERK RECORDER, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE NORTHERLY LINE OF LOT 19 INTERSECTS THE EASTERLY RIGHT OF WAY LINE OF NMP U-034-1(6) ON SAN MATEO BOULEVARD, SAID POINT BEING S 89 DEG. 07' 33" E, A DISTANCE OF 45.61 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 19; THE COORDINATES FOR THE POINT OF BEGINNING WHEN REFERRED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE ARE: N 1,481,633.33 E, 399,621.56; THENCE S 00 DEG. 27' 54" W ALONG THE EASTERLY RIGHT OF WAY LINE OF NMP U-034-1(6) ON SAN MATEO BOULEVARD A DISTANCE OF 200.0 FEET TO A POINT ON THE SOUTHERLY LINE LOT 16; THENCE N 89 DEG. 07' 33" W ALONG THE SOUTHERLY LINE OF LOT 16 A DISTANCE OF 44.55 FEET TO A POINT FOR THE SOUTHWESTERLY CORNER OF THE LOT 16; THENCE N 00 DEG. 09' 36" E, ALONG THE WESTERLY LINE OF LOTS 16, 17, 18 AND 19 A DISTANCE OF 200.0 FEET TO A POINT FOR THE NORTHWESTERLY CORNER OF LOT 19; THENCE S 89 DEG. 07' 33" E, ALONG THE NORTHERLY LINE OF LOT 19 A DISTANCE OF 45.61 FEET TO THE POINT OF BEGINNING. THE ABOVE BEARINGS USED ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, TRUE BEARINGS ARE 00 DEG. 11' 35" COUNTER CLOCKWISE OF GRID BEARINGS.

ALTA / NSPS Land Title Survey

Lots 4-6 &  
Portion of Lots 16-21, Block 8  
Mendelsburg's Subdivision  
City of Albuquerque  
Bernalillo County, New Mexico  
June, 2025

Schedule B.2

- ① Rights or claims of parties in possession not shown by the public records - *not a survey matter*
- ② Easements or claims of easements not shown by the public records - *none found*
- ③ Encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate survey & inspection of the premises - *as shown hereon in notes & drawing*
- ④ Any lien, claim or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law & not shown by the public records - *not a survey matter*
- ⑤ Community property, survivorship, or homestead rights, if any, of any spouse of the insured (or vestee in a leasehold or loan policy) - *not a survey matter*
- ⑥ Water rights, claims or title to water - *not shown*
- ⑦ Taxes for the year 2025 & thereafter - *not a survey matter*
- ⑧ Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment - *not a survey matter*
- ⑨ Reservations contained in patent from the United States of America recorded in Book 77, Page 72, records of Bernalillo County, New Mexico - *not shown*
- ⑩ Intentionally Omitted
- ⑪ Rights of the tenant(s) in the land, if any, and, rights of all parties claiming by, through, or under said tenant(s)- *not shown not a survey mater.*

Surveyor's Certification

To: Spire Development Inc., Old Republic National Title Insurance Company and George B. Haney

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 8, 10, 11(a), 13, 14, 16, 17, & 19 Table A, thereof. The field work was completed on June 3, 2025.



Andrew S. Medina  
Registration No. 12649  
In the State of New Mexico  
Date of Survey: 06/11/2025  
Date of Last Revision: July 9, 2025



ALTA/NSPS LAND TITLE SURVEY  
Lots 4-6 & Portion of Lots 16-21, Block 8  
Mendelsburg's Subdivision

FILE PATH: 7/6/2025_J\N1468 - Spire Development\01 Mendelsburg (ABQ)\Survey\San Mateo Manor ALTA.dwg	
DATE: 06/03/2025	
DRAWN: JAK/NSV	
SCALE: 1"=30'	
DATE: 06/11/2025	
DRAWN: JMS	REVIEW: SLW/DKS
DWG NO: N1468-01	



1  
of  
2



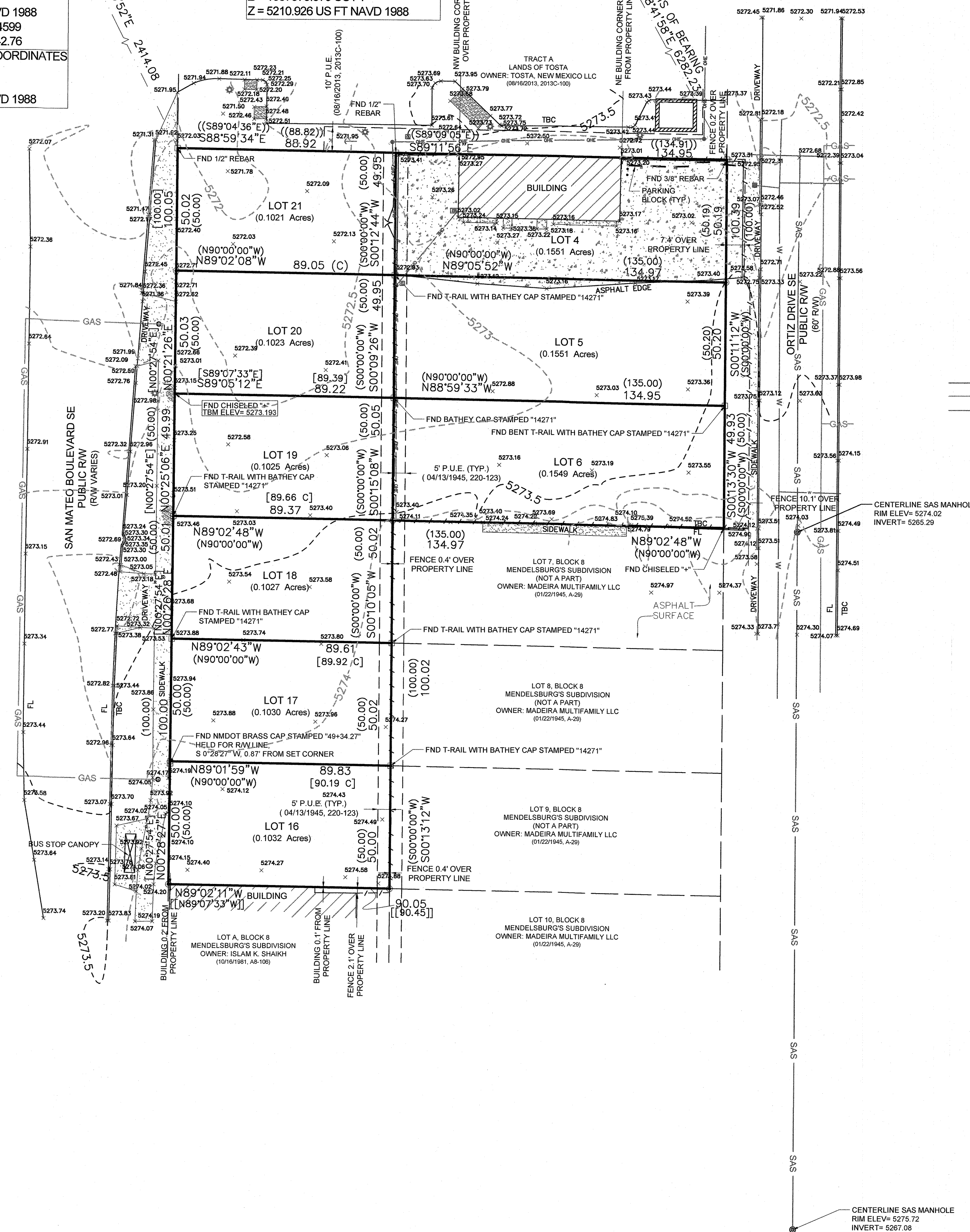
# ALTA / NSPS Land Title Survey

## Lots 4-6 & Portion of Lots 16-21, Block 8 Mendelsburg's Subdivision

City of Albuquerque  
Bernalillo County, New Mexico  
June, 2025

ACS & GS Station 6\_K18A  
NAD83 NMSP Central Zone  
N = 1483955.175 US FT  
E = 1538790.908 US FT  
Z = 5249.996 US FT NAVD 1988  
Ground to grid = 0.999664599  
Mapping Angle = -0.11.42.76  
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E = 1538790.661 US FT  
Z = 5249.925 US FT NAVD 1988

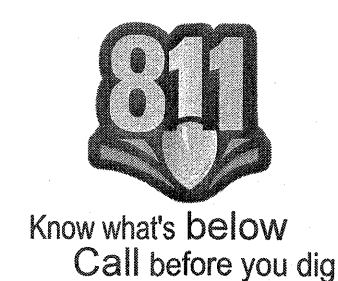
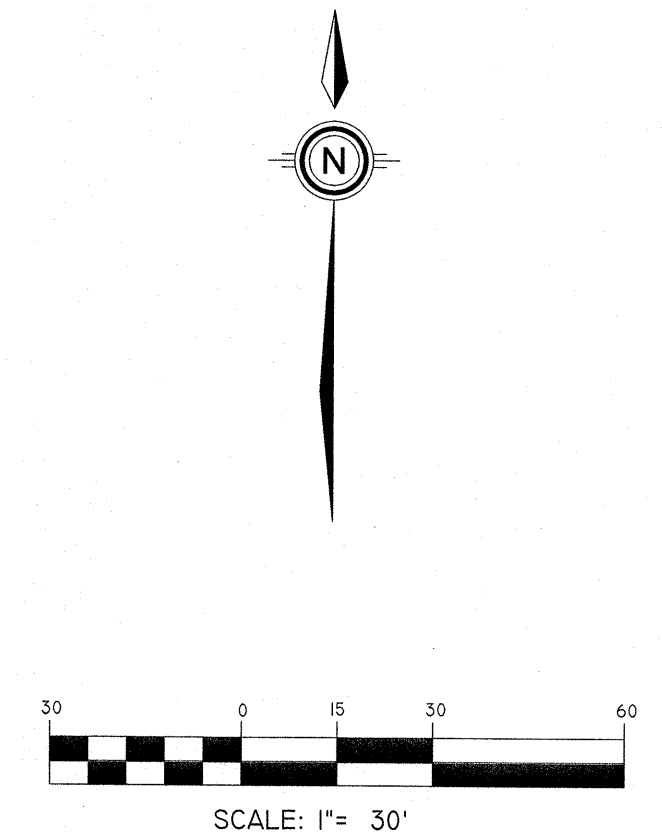
ACS & GS Station 9\_J17  
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E = 1537076.105 US FT  
Z = 5210.959 US FT NAVD 1988  
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Mapping Angle = -0.11.54.86  
MODIFIED GROUND COORDINATES  
N = 1487302.757 US FT  
E = 1537075.379 US FT  
Z = 5210.926 US FT NAVD 1988



### Legend

Symbols shown are graphic only. The symbol size and orientation does not necessarily represent the real size or orientation of the feature.

- Fnd Monument (As Noted)
- Set 5/8" Rebar w/Green Cap  
Stamped MEDINA LS 12649 or  
Pk-Nail w/Disc MEDINA LS 12649
- △ ACS & GS Control Monument
- + Scribe or Other Marking
- Utility / Power Pole
- Overhead Electric Line
- CATV Pedestal
- Electric Switch Box
- Wall
- Fence
- Light Pole
- Bollard
- Sanitary Sewer Manhole
- Sanitary Sewer Line
- Gas Line
- Water Line
- Gas Location Marker
- Gate

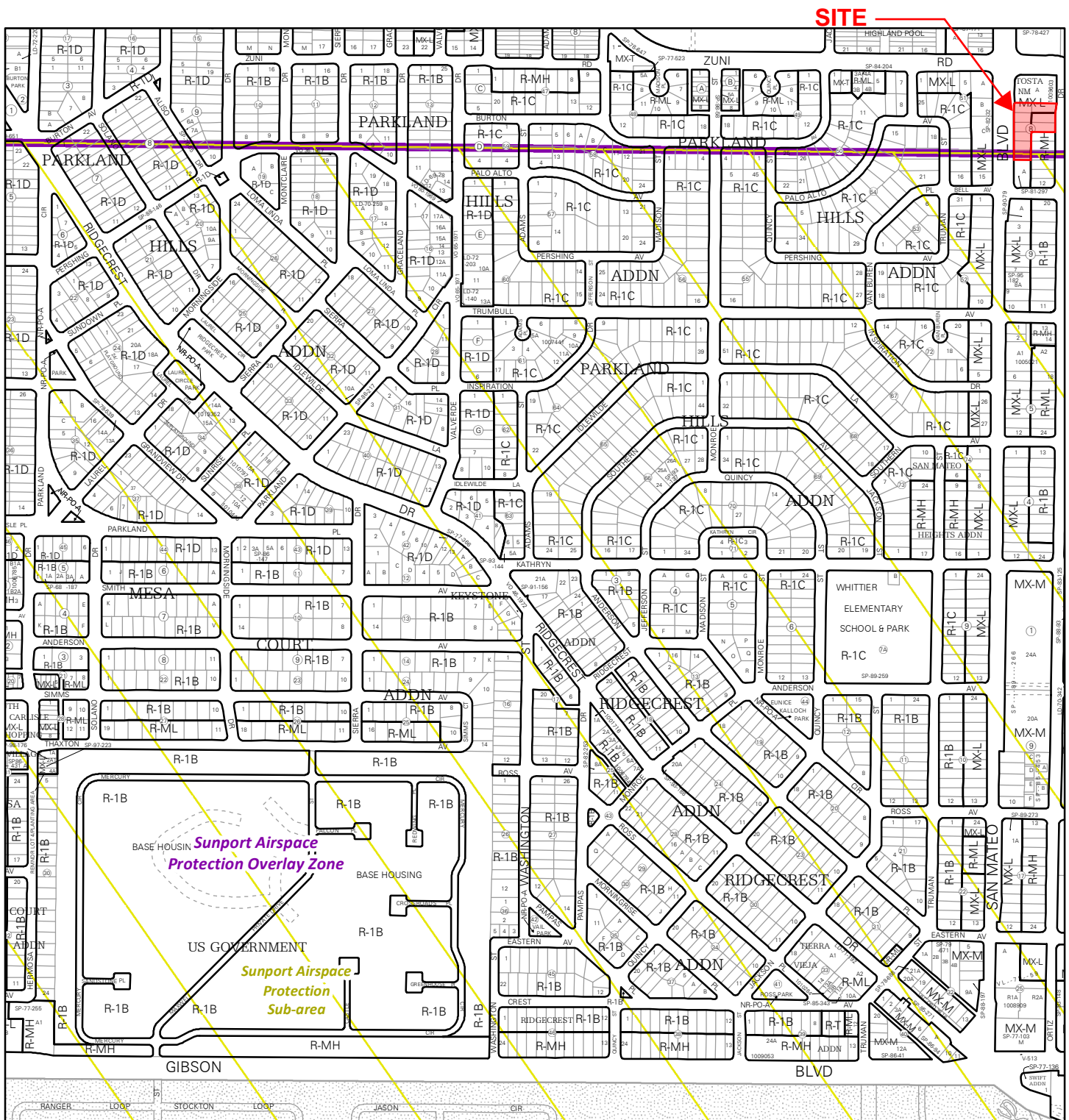


### ALTA/NSPS LAND TITLE SURVEY Lots 4-6 & Portion of Lots 16-21, Block 8 Mendelsburg's Subdivision

DATE	06/03/2025
DRAWN	JAK/NSV
SCALE	1"=30'
DATE	06/11/2025
BY	JMS
CHKD	DKS
FILE	N1468-01








For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

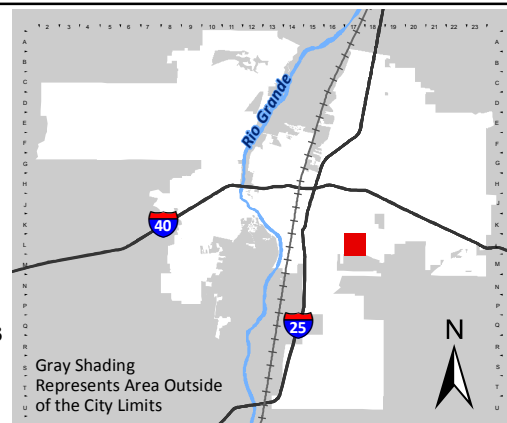
## IDO Zone Atlas

### May 2018



**IDO Zoning information as of May 17, 2018**

**The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).**

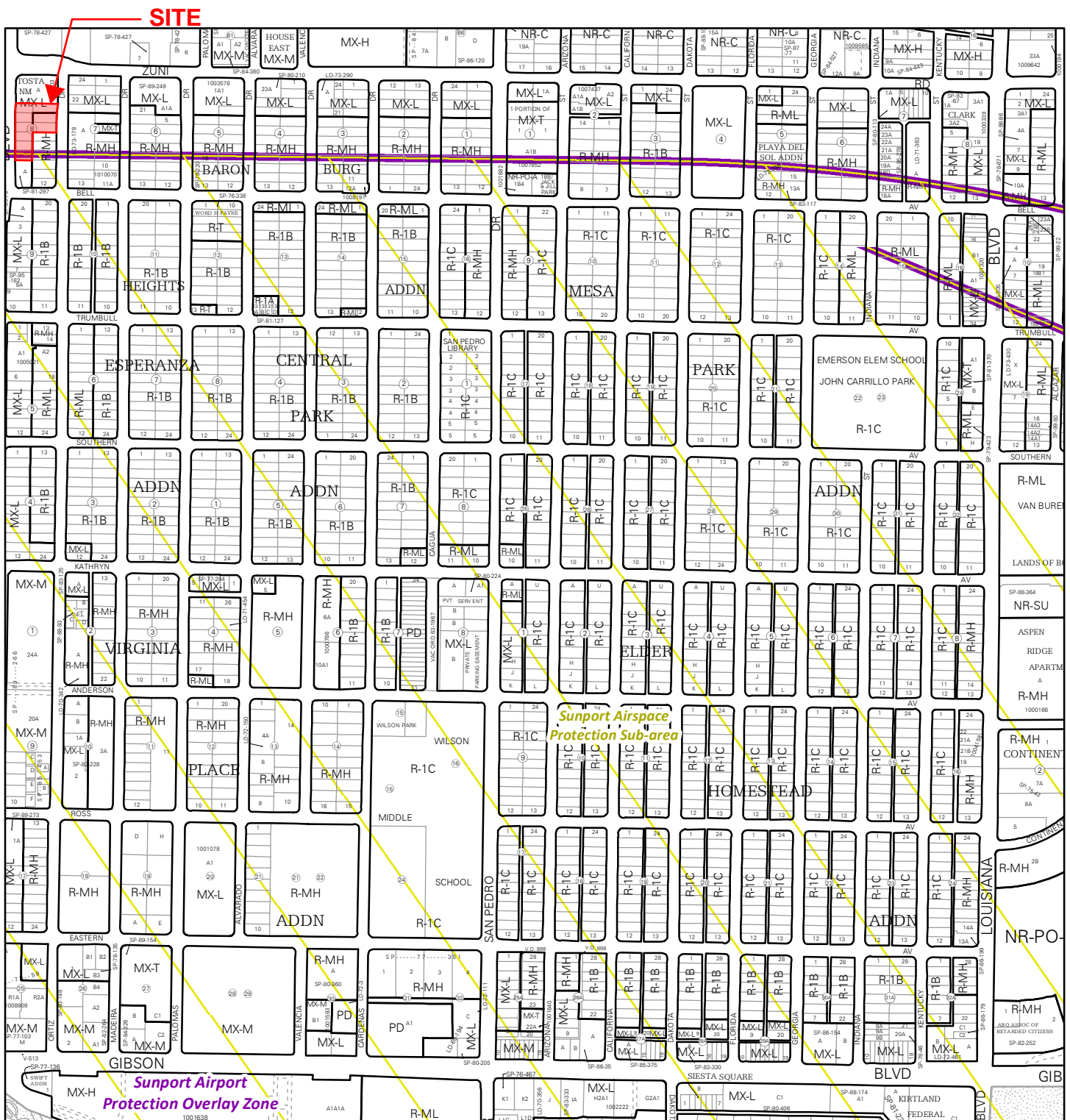


Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:  
**L-17-Z**

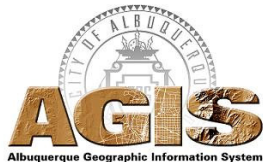
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

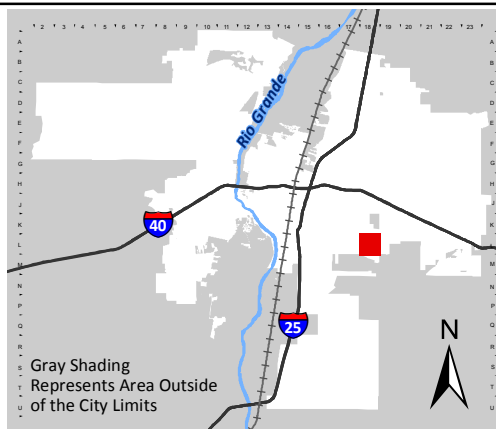


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**L-18-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet