



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, NMPM
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 PATH: 7/9/2025 J:\N1468 - Spire Development\01 Mendelsburg (ABO)\Survey\San Mateo Manor ALTA.dwg

DATE: 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

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,

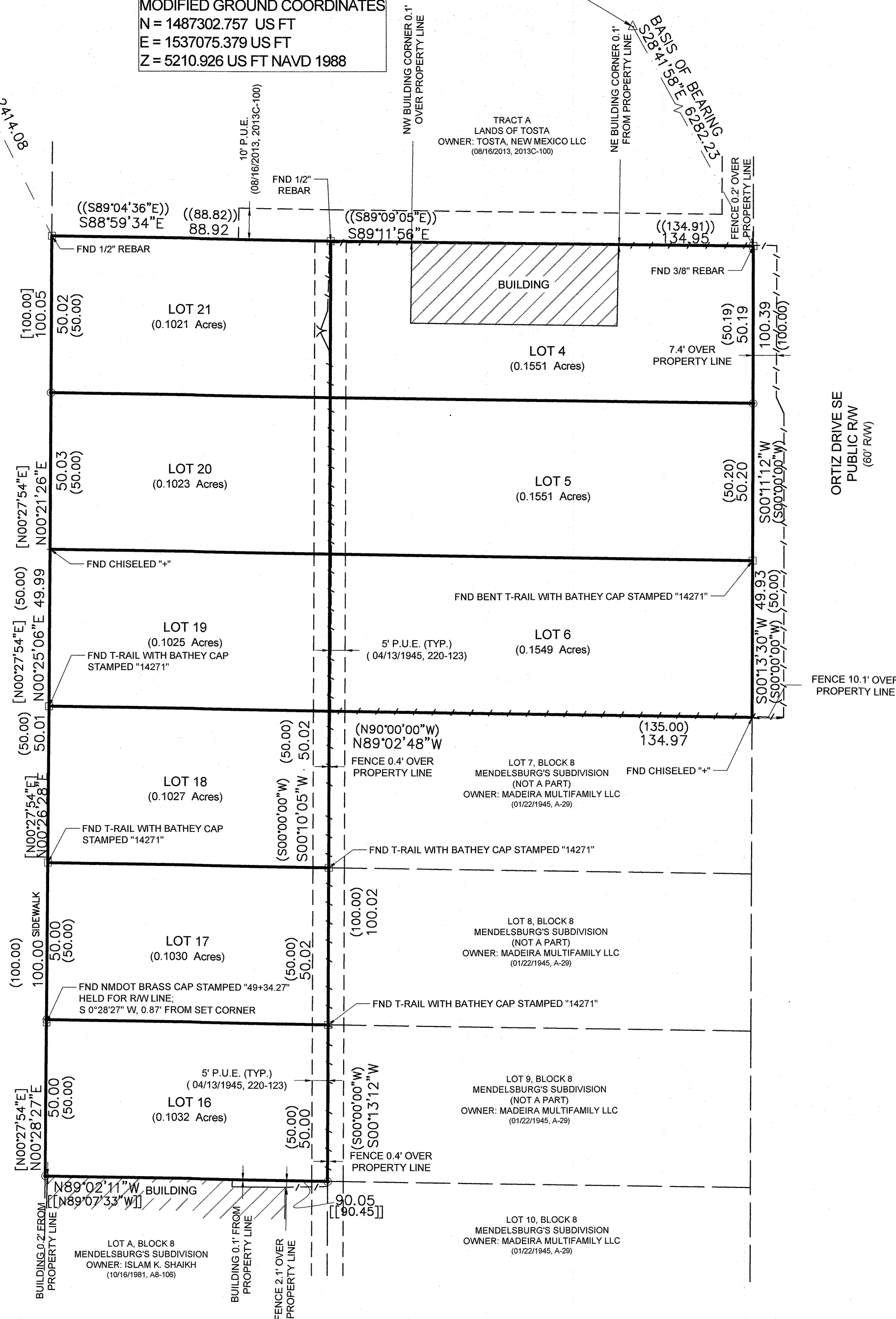
THENCE, ALONG SAID RIGHT-OF-WAY, N00°26'28"E, 50.01 FEET,

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.

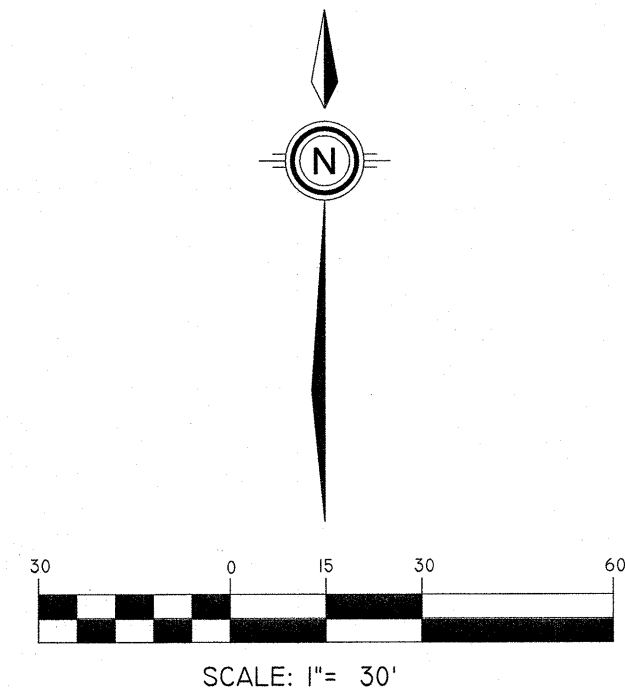
SAID PARCEL CONTAINING 1.0810 ACRES, MORE OR LESS.

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



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
- 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
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DRAWN:	JMS
REVIEW:	SLN/DKS
JOB NO.:	N1468-01
Community Sciences Corporation	Land Surveying (505) 897.0000
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