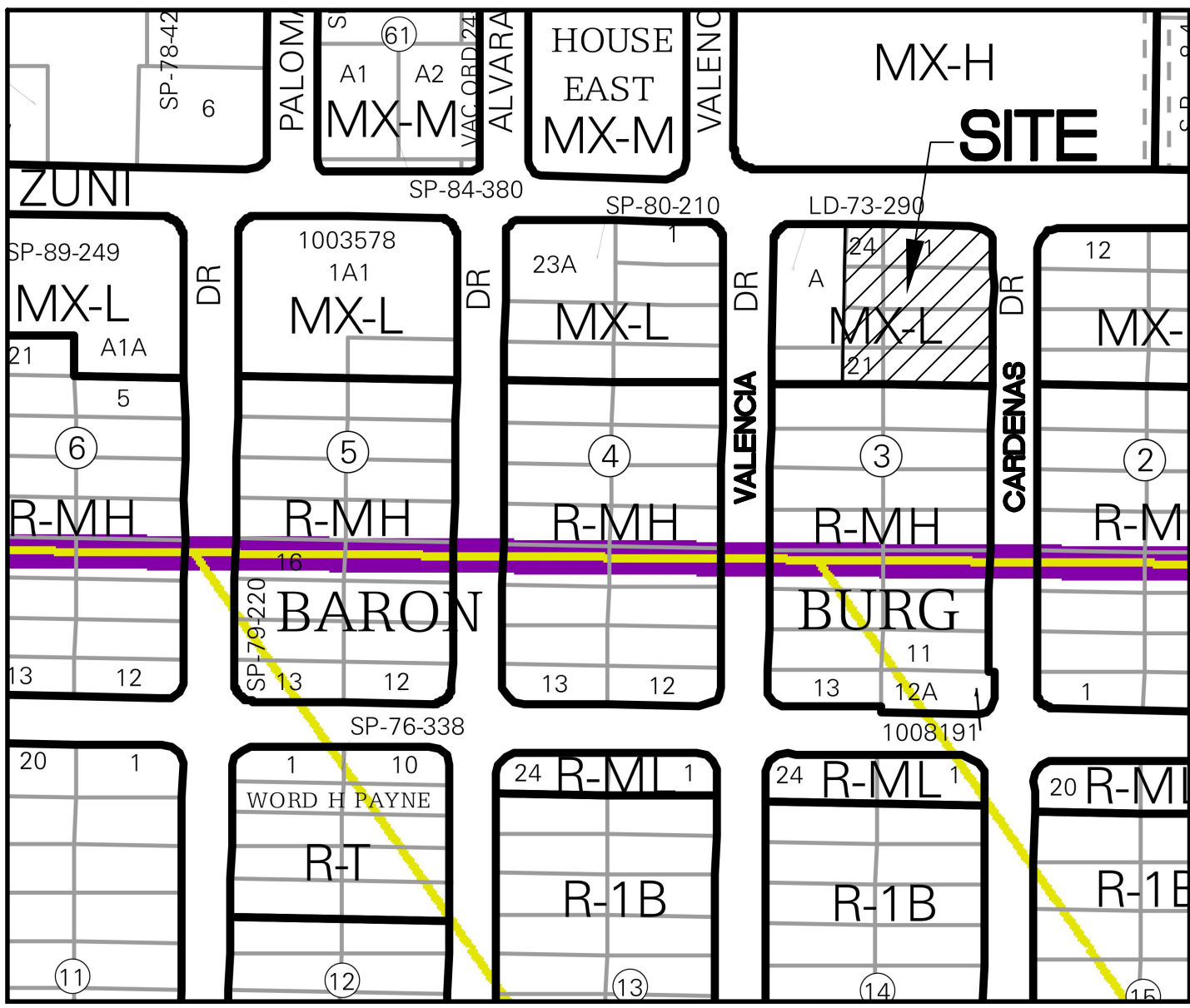




Vicinity Map - Zone Atlas L-18-Z

N.T.S.

Notes

- 1. FIELD SURVEY PERFORMED IN NOVEMBER 2019 AND SEPTEMBER 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. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1907743 AND AN EFFECTIVE DATE OF OCTOBER 28, 2019.
- 2. PLAT OF RECORD BARON BURG HEIGHTS ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 1929, IN PLAT BOOK B, FOLIO 44.
- 3. DEED FOR SUBJECT PROPERTY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 2009, AS DOCUMENT NO. 2009044756.

Flood Notes

BASED UPON SCALING, PORTIONS THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED AUGUST 16, 2012, MAP NO. 35001C0354H.

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.

Indexing Information

Section 25, Township 10 North, Range 3 East, N.M.P.M.
Subdivision: Baron Burg Heights
Owner: Endorphin Power Company
UPC #: 101805618551823011

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 0.8382 ACRES
ZONE ATLAS PAGE NO. L-18-Z
NUMBER OF EXISTING LOTS. 8
NUMBER OF LOTS CREATED. 1
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. NOVEMBER 2019

Plat Approvals:

PNM Electric Services
Qwest Corp. d/b/a CenturyLink QC
New Mexico Gas Company
Comcast
Ezee Fiber

Legal Description

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), PORTIONS OF LOTS NUMBERED TWENTY-ONE (21), TWENTY TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24) OF SHIRLEY'S SUBDIVISION OF BLOCK NUMBERED THREE (3) OF BARON BURG HEIGHTS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 1929, IN PLAT BOOK B, FOLIO 44.

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT ALSO BEING THE SOUTHEAST CORNER OF LOT 4, MARKED BY A PK NAIL WITH WASHER "LS 14271", WHENCE A TIE TO ACS MONUMENT G-2 BEARS S 32°12'26" E, A DISTANCE OF 6013.47 FEET;

THENCE, FROM SAID BEGINNING AND LEAVING SAID RIGHT-OF-WAY N 89°12'06" W, A DISTANCE OF 182.80 FEET TO THE SOUTHWEST CORNER MARKED BY A 3/4" PIPE;

THENCE, N 00°13'48" E, A DISTANCE OF 199.96 FEET TO NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A CHISELED "X", POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF ZUNI AVENUE S.E.;

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY S 89°07'43" E, A DISTANCE OF 182.64 FEET TO NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A CHISELED "X", POINT BEING ON THE SOUTHWEST SIDE OF THE INTERSECTION OF ZUNI AVENUE S.E., AND CARDENAS DRIVE S.E.;

THENCE, COINCIDING WITH SAID CARDENAS DRIVE S.E., RIGHT-OF-WAY S 00°10'52" W, A DISTANCE OF 199.73 FEET TO THE POINT OF BEGINNING CONTAINING 0.8382 ACRES (36,513 SQ. FT.) MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #:
PROPERTY OWNER OF RECORD
BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lot 1-A, Block 3
Baron Burg Heights Addition
Being Comprised of
Lots 1, 2, 3, 4 and Portions of
Lots 21, 22, 23 and 24 of
Shirley's Subdivision, Block 3,
Baron Burg Heights Addition
City of Albuquerque, Bernalillo County, New Mexico
October 2025

Project Number:

Application Number:

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



Plat for
Lot 1-A, Block 3
Baron Burg Heights Addition
Being Comprised of
Lots 1, 2, 3, 4 and Portions of
Lots 21, 22, 23 and 24 of
Shirley's Subdivision, Block 3,
Baron Burg Heights Addition
City of Albuquerque, Bernalillo County, New Mexico
October 2025

Free Consent

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.

JEFFERY HOLLAND, MANAGER
ENDORPHIN POWER COMPANY

DATE

STATE OF NEW MEXICO }
COUNTY OF }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: JEFFERY HOLLAND, MANAGER, ENDORPHIN POWER COMPANY

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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.

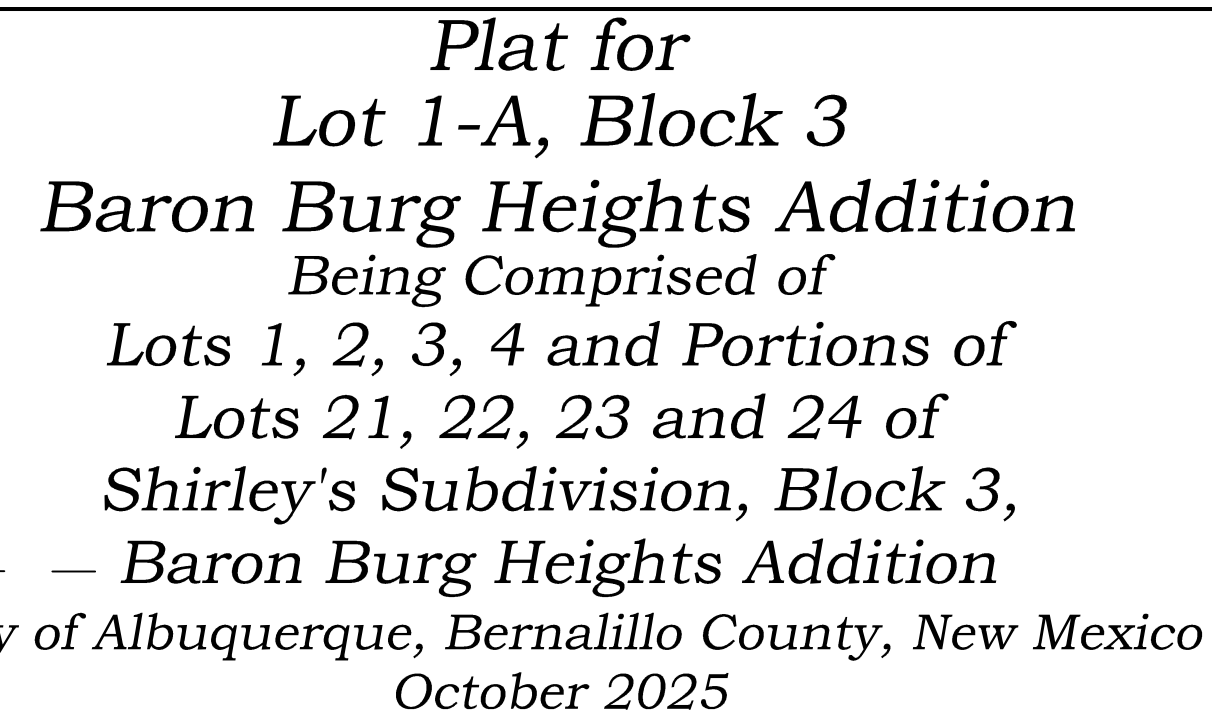
Disclaimer
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

1 10' P.N.M. AND M.S.T.&T.CO. EASEMENT (09/29/1953 VOL. D-256, PG. 326 AS
DOC. NO. 1827)

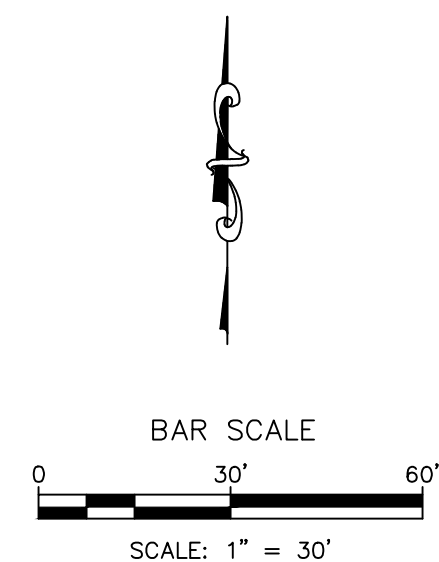
[2] 5' P.N.M. AND M.S.T.&TO.CO. (09/24/1968 VOL. 116, PG. 157 AS DOC. NO. 8888)

3 25'x40' PRIVATE RECIPROCAL ACCESS EASEMENT FOR COMMON AREAS
(1/14/2025, DOC. NO. 2025002500) Chise

Zuni Avenue S.E.
(60' R/W)



N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/1929 B-44)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (05/23/1973 B8-73)
●	FOUND MONUMENT AS INDICATED
○	SET MONUMENT AS INDICATED



 **CSI-CARTESIAN SURVEYS INC.**
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cartesianbrian@gmail.com