

Vicinity Map - Zone Atlas K-11-Z

Notes

- 1. FIELD SURVEY PERFORMED IN 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. EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

Documents

- 1. PLAT OF PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT, IN SCHOOL DISTRICT 28 FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON DECEMBER 5, 1944, IN BOOK D, PAGE 118.
- 2. QUITCLAIM DEED FOR SOUTHERLY PORTION OF TRACT A, BARBOA ESTATE, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON AUGUST 10, 2018, AS DOCUMENT NO. 2018070188.
- 3. DEED FOR PORTION OF TRACT 207, TOWN OF ATRISCO GRANT, UNIT 6, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON DECEMBER 21, 2000, IN BOOK A13, PAGE 6195, AS DOCUMENT NO. 2000126665.
- 4. TITLE COMMITMENT PROVIDED BY WFT NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. BN25-3092, DATED AUGUST 25, 2025

Flood Notes

BASED UPON SCALING, 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 NO. 35001C0329H, 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.

Indexing Information

Section 23, Township 10 North, Range 2 East, N.M.P.M. as Projected within the Town of Atrisco Grant
Subdivision: Town of Atrisco Grant, Unit 6
Owner: Saturnino Barboa (S'ly Port Tr. A)
Owner: Juan Pablo Salazar (S'ly Port Tr. 207)
UPC #: 101105730201040118 (S'ly Port. Tract A)
UPC #: 101105731601740103 (S'ly Port. Tract 207)

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 1.0957 ACRES
ZONE ATLAS PAGE NO. K-11-Z
NUMBER OF EXISTING LOTS. 2
NUMBER OF LOTS CREATED. 2
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. SEPTEMBER 2022

Legal Description

A CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, COMPRISING THE SOUTHERN PORTIONS OF TRACT A AND "PARCEL 9" OF BARBOA ESTATE, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "BOUNDARY SURVEY PLAT FOR THE BARBOA ESTATE, PORTIONS OF TRACTS 205 AND 206, TOWN OF ATRISCO GRANT UNIT 6", FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON MARCH 2, 2011, IN PLAT BOOK 2011S, PAGE 15, DOCUMENT NO. 2011021132;

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBE PARCEL, MARKED BY A REBAR WITH CAP "LS 18374", FROM WHENCE ACS MONUMENT "15_J12" BEARS N 45°12'46" E;

THENCE, FROM SAID POINT OF BEGINNING, S 14°30'10" E, A DISTANCE OF 65.36 FEET;

THENCE, S 80°46'20" E, A DISTANCE OF 30.75 FEET TO AN ANGLE POINT ALONG THE WESTERLY OLD COORS DRIVE SW, MARKED BY A CHISELED X FOUND S 82°13'45" E, 0.7 FEET FROM THE TRUE CORNER;

THENCE, COINCIDING SAID WESTERLY RIGHT-OF-WAY, S 17°41'16" W, A DISTANCE OF 149.81 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIED PARCEL, MARKED BY A BATHEY WITH CAP "LS 142741";

THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY, N 83°09'27" W, A DISTANCE OF 266.73 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 15°36'48" W, A DISTANCE OF 104.92 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 75°01'05" E, A DISTANCE OF 302.14 FEET TO THE POINT OF BEGINNING, CONTAINING 1.0957 ACRES (47,729 SQ. FT.) MORE OR LESS.

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 SUBDIVIDER 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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 101105730201040118
101105731601740103

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for Tracts 1 and 2 Barboa Estate Being Comprised of

Portion of Tract A, The Barboa Estate; Portion of Tract 207, Unit 6, Town of Atrisco Grant City of Albuquerque, Bernalillo County, New Mexico November 2025

Project Number:

Application Number:

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

Ezee Fiber

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 Date
N.M.R.P.S. No. 18374

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

NO EXISTING EASEMENTS SHOWN ON TITLE COMMITMENT OR SURVEY OF RECORD

Plat for
Tracts 1 and 2
Barboa Estate
Being Comprised of

Portion of Tract A, The Barboa Estate; Portion
of Tract 207, Unit 6, Town of Atrisco Grant
City of Albuquerque, Bernalillo County, New Mexico
November 2025

Sunset Gardens Road SW
(50' R/W)

ACS Monument "15_J12"
NAD 1983 CENTRAL ZONE
X=1511214.742 *
Y=1487534.543 *
Z=4965.627 * (NAVD 1988)
G-G=0.999685508
Mapping Angle=-0°14'53.77"

*U.S. SURVEY FEET

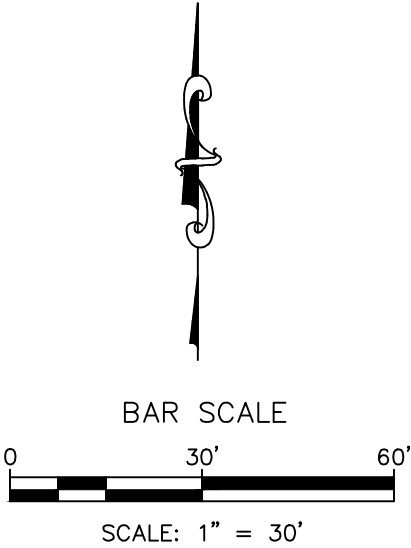
Line Table		
Line #	Direction	Length (ft)
L1	N 84°07'08" E	13.22'
L2	S 80°46'20" E	30.75' {29.83'}

ACS Monument "2_L10"
NAD 1983 CENTRAL ZONE
X=1502323.077 *
Y=1480997.867 *
Z=5035.950 * (NAVD 1988)
G-G=0.999684884
Mapping Angle=-0°15'54.64"

*U.S. SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER SURVEY (3/2/2011, 2011S-15)
[N 90°00'00" E]	RECORD INFO PER WARRANTY DEED (8/10/2018, DOC. NO. 2018070188)
{N 90°00'00" E}	RECORD INFO PER WARRANTY DEED (12/21/2000, BK. A13, PG. 6195)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

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.

THERESA BARBOA, POWER OF ATTORNEY
SATURNINO BARBOA, OWNER

DATE _____

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: THERESA BARBOA, POWER OF ATTORNEY FOR SATURNINO BARBOA, OWNER _____

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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.

JUAN PABLO SALAZAR, OWNER (PORT. TRACT 207)

DATE _____

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: JUAN PABLO SALAZAR, OWNER (PORT. TRACT 207)

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

*Plat for
Tracts 1 and 2
Barboa Estate
Being Comprised of
Portion of Tract A, The Barboa Estate; Portion
of Tract 207, Unit 6, Town of Atrisco Grant
City of Albuquerque, Bernalillo County, New Mexico
November 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.

 *CSI-CARTESIAN SURVEYS INC.*

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com