

PURPOSE OF PLAT:

THE PURPOSE OF THIS REPLAT IS TO DEFINE THE EXTERIOR BOUNDARIES AND TO ADJUST THE COMMON LOT LINE BETWEEN LOTS 2 AND 3, BLOCK G OF THE ALTURA ADDITION.


SUBDIVISION DATA:

DRB PROJ. NO. _____ GROSS SUBDIVISION ACREAGE 0.3426 ACRES
ZONE ATLAS INDEX NO. J-17-Z CURRENT ZONING R-1A
DATE OF SURVEY OCTOBER 2025
TOTAL NO. OF LOTS EXISTING 2
TOTAL NO. OF LOTS CREATED 2

TOTAL MILEAGE OF STREETS CREATED: 0 MILES
TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: 0 MILES

- NOTES:**
- ALBUQUERQUE CONTROL STATIONS USED:

A. ALBUQUERQUE CONTROL STATION "12-J16 1990" DATA:
STANDARD 3 1/4 INCH ALUMINUM DISC (FOUND IN PLACE)
NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=1,534,440.644 US SURVEY FEET Y=1,492,190.324 US SURVEY FEET
EL.=5,160.901 US SURVEY FEET GROUND TO GRID FACTOR = 0.999669892
DELTA ALPHA = (-)00°12'13.45"

B. ALBUQUERQUE CONTROL STATION "5-J17 1981" DATA:
STANDARD BRASS DISC (FOUND IN PLACE)
NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=1,535,961.937 US SURVEY FEET Y=1,489,988.28 US SURVEY FEET
EL.=5,200.039 US SURVEY FEET GROUND TO GRID FACTOR = 0.999667655
DELTA ALPHA = (-)00°12'02.76"
 - FIELD SURVEY PERFORMED IN OCTOBER 2025.
 - BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 1. (S34°38'20"E).
 - ALL DISTANCES SHOWN ARE GROUND DISTANCES.
 - CORNERS IDENTIFIED AS "SET", ARE 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702", AND DEPICTED AS, , UNLESS OTHERWISE INDICATED.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.
 - SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS PANEL 351 OF 825, MAP NO. 35001C0351H, EFFECTIVE DATE AUGUST 16, 2012.

SOLAR COLLECTOR NOTE:


NO PROPERTY WITHIN THE AREA OF THIS PLATTING SHALL AT ANY TIME BE SUBJECT TO 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 THIS PLAT.

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MARCH 12, 2022; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT.

CHRISTOPHER A. MEDINA, NMPLS NO. 15702

DATE _____



LEGAL DESCRIPTION:

LOTS 2 AND 3, BLOCK G OF ALTURA ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THAT CERTAIN PLAT ENTITLED, "ALTURA ADDITION," RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 21, 1950 IN BOOK D00, PAGE 86, AS DOCUMENT NUMBER 1950085161, SITUATE WITHIN SECTION 14, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. SAID LOTS HEREIN DESCRIBED HAVING A COMBINED AVERAGE OF 0.3426 ACRES (14,925.74 SQUARE FEET) MORE OR LESS.

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS 2A AND 3A, BLOCK G OF ALTURA ADDITION, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____ DATE _____
JEFFREY D. TUTTLE
TRACTS 2A & 3A, BLOCK G OF ALTURA ADDITION

BY: _____ DATE _____
KRISTIN VAITKUS-TUTTLE
TRACTS 2A & 3A, BLOCK G OF ALTURA ADDITION

ACKNOWLEDGMENT

STATE OF _____)
) ss.
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025, BY JEFFREY D. TUTTLE

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF _____)
) ss.
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025, BY KRISTIN VAITKUS-TUTTLE

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

- DOCUMENTS USED:**
- PLAT ENTITLED, "ALTURA ADDITION," FILED IN BOOK D00, PAGE 86 AS DOCUMENT NUMBER 1950085161 ON FEBRUARY 21, 1950 WITH THE OFFICE OF THE BERNALILLO COUNTY CLERK.
 - PLAT ENTITLED, "ALTURA ADDITION," FILED IN BOOK D00, PAGE 83 AS DOCUMENT NUMBER 1950021750 ON FEBRUARY 17, 1950 WITH THE OFFICE OF THE BERNALILLO COUNTY CLERK.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PUBLIC SERVICE OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND ANY 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. CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. XFINITY 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

IN APPROVING THIS PLAT, PUBLIC SERVICE OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND CENTURY LINK DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, AND CENTURY LINK DO NOT WAIVE OR RELEASE ANY EASEMENTS OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

**SKETCH PLAT FOR
LOTS 2A & 3A, BLOCK G,
ALTURA ADDITION
SITUATE WITHIN
SECTION 14, T.10 N., R.3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2025**

PROJECT NUMBER: _____
APPLICATION NUMBER: _____

UTILITY APPROVALS:

PUBLIC SERVICE OF NEW MEXICO _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

CENTURY LINK _____ DATE _____

XFINITY _____ DATE _____

CITY APPROVALS:

CITY OF ALBUQUERQUE SURVEYOR _____ DATE _____

ENVIRONMENTAL HEALTH _____ DATE _____

CODE ENFORCEMENT _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

HYDROLOGY _____ DATE _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 1-017-058-050416-2-08-12 & 1-017-058-050408-2-08-11
PROPERTY OWNER OF RECORD: JEFFREY D. TUTTLE & KRISTIN VAITKUS-TUTTLE

BERNALILLO COUNTY TREASURE'S OFFICE: _____

INDEXING INFORMATION FOR THE COUNTY CLERK:

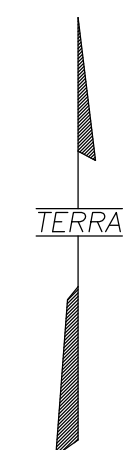
OWNER: JEFFREY D. TUTTLE & KRISTIN VAITKUS-TUTTLE
LEGAL: LOTS 2A & 3A, BLOCK G OF ALTURA ADDITION
LOCATION: SECTION 14, T.10N., R.3E., N.M.P.M.

TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

SHEET 1 OF 2
TERRA PROJECT NO. 2025-135

- △ FOUND CONTROL MONUMENT (AS NOTED)
- ⊙ FOUND PIPE (AS NOTED)
- SET 1/2" REBAR WITH CAP STAMPED
"CA MEDINA PS 15702" (UNLESS NOTED OTHERWISE)

EASEMENT NOTES:
 (A) 10.0' UTILITY EASEMENT
 02/17/1950
 BK. D00, PG. 83
 DOC.# 1950021750



P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°27'37"E	30.01' (30.00')
L2	S00°32'18"W	48.87'
L3	N00°32'23"E	40.00' (40.00')
L4	S72°06'27"W (N71°54'10"E)	39.81'
L5	S00°32'18"W	61.13'
L6	N72°06'27"E (N71°54'10"E)	26.49'

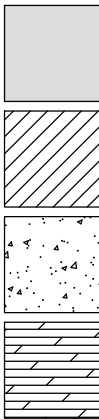
EXISTING SITE CONDITION

LOTS 2A & 3A, BLOCK G
ALTURA ADDITION
NOVEMBER 2025

LEGEND

- △ FOUND CONTROL MONUMENT (AS NOTED)
- ⊙ FOUND PIPE (AS NOTED)
- SET 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702" (UNLESS NOTED OTHERWISE)
- ☆ LIGHT POLE
- ⌋ POWER POLE

— OHP — OHP — OVERHEAD POWER



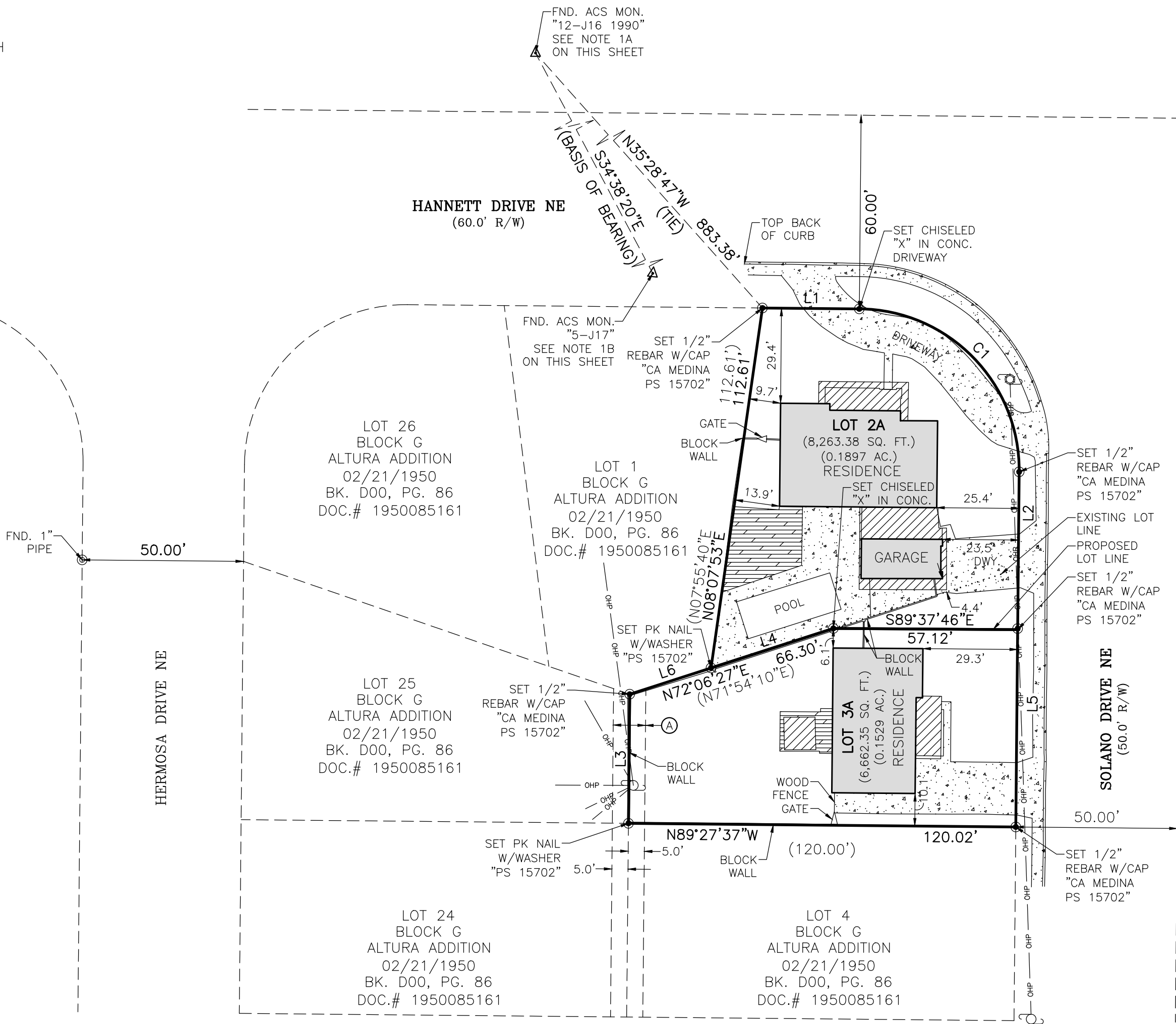
BUILDING HATCH

COVERED PORCH/OVERHANG HATCH

CONCRETE HATCH

WOOD DECK HATCH

EASEMENT NOTES:
Ⓐ 10.0' UTILITY EASEMENT
02/17/1950
BK. D00, PG. 83
DOC.# 1950021750



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	78.54'	70.71'	S44°27'39"E
	(50.00')			

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°27'37"E	30.01'
		(30.00')
L2	S00°32'18"W	48.87'
L3	N00°32'23"E	40.00'
		(40.00')
L4	S72°06'27"W	39.81'
	(N71°54'10"E)	
L5	S00°32'18"W	61.13'
L6	N72°06'27"E	26.49'
	(N71°54'10"E)	

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513