

Vicinity Map - Zone Atlas A-14-Z



Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1902271 AND AN EFFECTIVE DATE OF MAY 30, 2019.
2. PLAT OF RECORD FOR SEVEN-BAR RANCH FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 2, 1993, IN BOOK 93C, PAGE 189.
3. WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 24, 2019, AS DOCUMENT NO. 2019051953.

Free Consent and Dedication

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.

JULIAN GARZA, MANAGING MEMBER
WESTERN HILLS INVESTMENTS LLC

DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
JULIAN GARZA, MANAGING MEMBER, WESTERN HILLS INVESTMENTS LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Section 5, Township 11 North, Range 3 East, N.M.P.M.
as Projected into the Town of Alameda Grant
Subdivision: Seven-Bar Ranch
Owner: Western Hills Investments LLC
UPC #: 101406615023620114

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 1.9894 ACRES
ZONE ATLAS PAGE NO. A-14-Z
NUMBER OF EXISTING LOTS. 1
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. JUNE 2021

Notes

1. FIELD SURVEY PERFORMED IN MAY AND JUNE 2019.
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

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.

Legal Description

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 5, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO COMPRISING TRACT C-4-A, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "TRACTS C-3-A, C-3-B, C-3-C AND C-4-A, SEVEN-BAR RANCH (BEING A REPLAT OF TRACTS C-3 AND C-4, SEVEN-BAR RANCH), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 2, 1993 IN VOLUME 93C, FOLIO 189, AS DOCUMENT NO. 93-071196.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # _____101406615023620114_____

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
Tracts 1 and 2
G Alameda Shoppes
Being Comprised of
Tract C-4-A
Seven Bar Ranch
City of Albuquerque
Bernalillo County, New Mexico
October 2021**

Project Number: _____ PR-2021-005222

Application Number: _____ SD-2021-00

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

Loren N. Risenhoover P.S. 10/25/2021

City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCA

City Engineer

DRB Chairperson, Planning Department

Surveyor's Certificate

I, WILL PLOTNER JR., 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.

Will Plotner Jr. _____ Date
N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.

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



Sheet 1 of 3
190915

ACS Monument " 6-A14 "
NAD 1983 CENTRAL ZONE
X=1524030.519 *
Y=1534611.07 *
Z=5002.022 * (NAVD 1988)
G-G=0.999680128
Mapping Angle=-0°13'28.98"

* U.S. SURVEY FOOT

Table with 3 columns: Line #, Direction, Length (ft). Rows include L1, L2, and L3 with specific survey data.

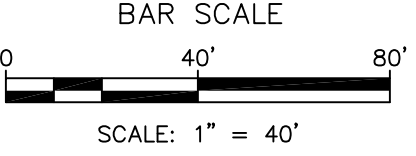
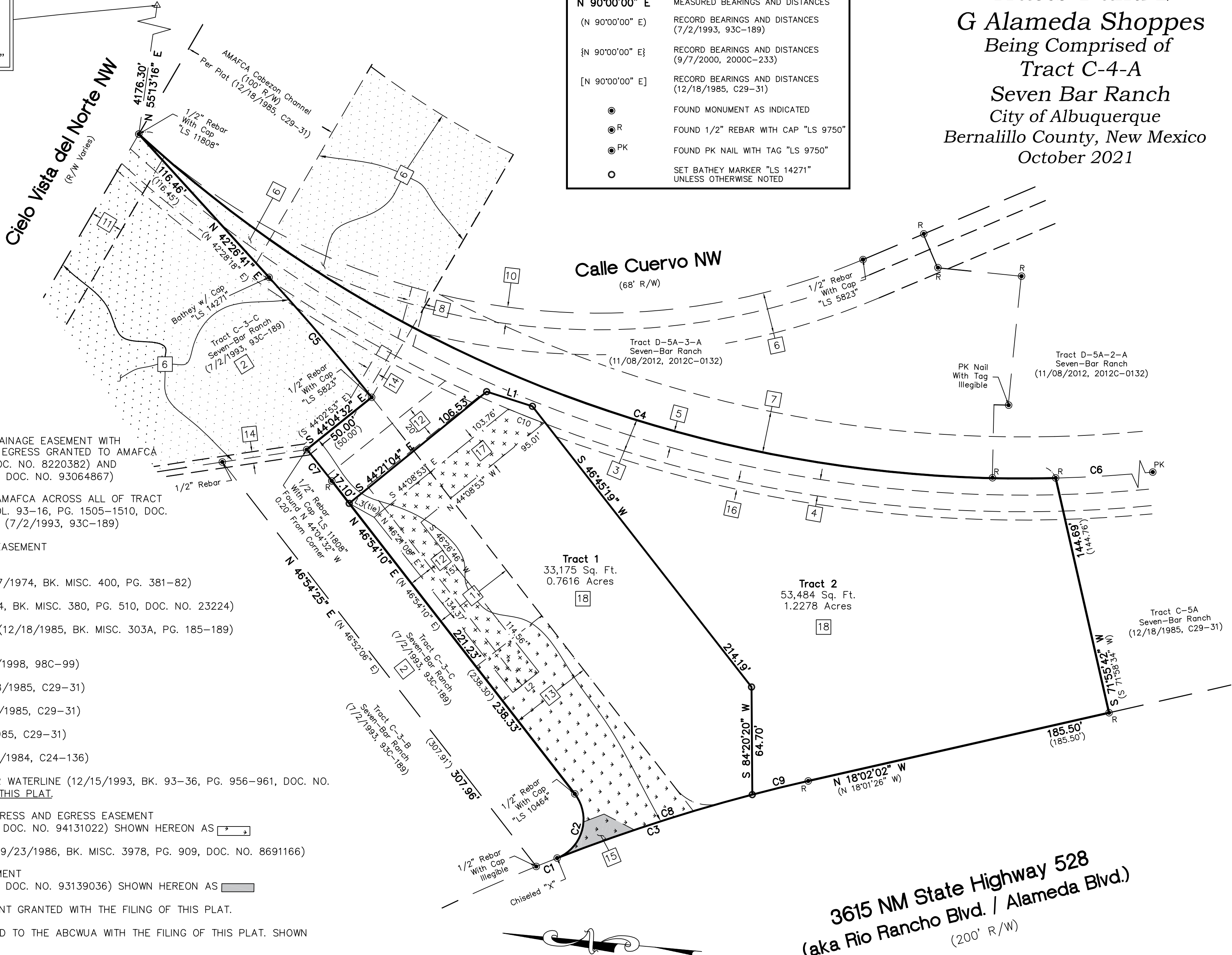
Easement Notes

- 1 EXISTING 50' ROADWAY & TEMPORARY DRAINAGE EASEMENT WITH NON-EXCLUSIVE RIGHTS OF INGRESS AND EGRESS GRANTED TO AMAFCA (4/20/1982, VOL. MISC. 924, PG. 741, DOC. NO. 8220382) AND (6/21/1993, VOL. 93-16, PG. 1505-1510, DOC. NO. 93064867)
- 2 EXISTING DRAINAGE RIGHT-OF-WAY FOR AMAFCA ACROSS ALL OF TRACT C-3-C PER AGREEMENT (06/21/1993, VOL. 93-16, PG. 1505-1510, DOC. NO. 93064867) AND NOTED ON THE PLAT (7/2/1993, 93C-189)
- 3 EXISTING 20' SOUTHERN UNION GAS CO. EASEMENT (12/23/1974, BK. 399, PG. 963-964)
- 4 EXISTING 10' WATERLINE EASEMENT (12/27/1974, BK. MISC. 400, PG. 381-82)
- 5 EXISTING 10' UTILITY EASEMENT (8/6/1974, BK. MISC. 380, PG. 510, DOC. NO. 23224)
- 6 EXISTING DESILTING POND FOR DRAINAGE (12/18/1985, BK. MISC. 303A, PG. 185-189) SHOWN HEREON AS [Symbol]
- 7 EXISTING 25' DRAINAGE EASEMENT (3/22/1998, 98C-99)
- 8 EXISTING 10' WATERLINE EASEMENT (12/18/1985, C29-31)
- 9 EXISTING 25' SIDEWALK EASEMENT (12/18/1985, C29-31)
- 10 EXISTING 10' UTILITY EASEMENT (12/18/1985, C29-31)
- 11 EXISTING 20' WATERLINE EASEMENT (7/26/1984, C24-136)
- 12 EXISTING NMUI EASEMENT AGREEMENT FOR WATERLINE (12/15/1993, BK. 93-36, PG. 956-961, DOC. NO. 93141955) VACATED WITH THE FILING OF THIS PLAT.
- 13 EXISTING NON-EXCLUSIVE, PERPETUAL INGRESS AND EGRESS EASEMENT (11/1/1994, BK. 94-30, PG. 6362-6367, DOC. NO. 94131022) SHOWN HEREON AS [Symbol]
- 14 EXISTING 7' PNM AND MST&T EASEMENT (9/23/1986, BK. MISC. 3978, PG. 909, DOC. NO. 8691166)
- 15 EXISTING PRIVATE SANITARY SEWER EASEMENT (12/8/1993, BK. 93-35, PG. 3040-3046, DOC. NO. 93139036) SHOWN HEREON AS [Symbol]
- 16 5' ADDITIONAL PUBLIC WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 17 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE ABCWUA WITH THE FILING OF THIS PLAT. SHOWN HEREON AS [Symbol]
- 18 PRIVATE CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAINED BY TRACTS 1 AND 2, GRANTED WITH THE FILING OF THIS PLAT.

Legend

Table with 2 columns: Symbol/Text and Description. Includes legend for bearings, distances, found monuments, rebar, PK nails, and bathey markers.

Plat for
Tracts 1 and 2
G Alameda Shoppes
Being Comprised of
Tract C-4-A
Seven Bar Ranch
City of Albuquerque
Bernalillo County, New Mexico
October 2021



3615 NM State Highway 528
(aka Rio Rancho Blvd. / Alameda Blvd.)
(200' R/W)

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Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	13.52' (13.42')	1054.93' (1054.93')	0°44'04"	13.52'	N 26°59'47" W
C2	46.46' (46.48')	25.00' (25.00')	106°28'06"	40.05'	S 79°51'48" E
C3	158.26' (158.12')	1054.93' (1054.93')	8°35'43"	158.11'	N 22°19'53" W
C4	603.85' (603.88')	786.78' (786.78') {786.78'}	43°58'27"	589.14'	S 15°17'50" W
C5	94.94' (94.94')	1563.03' (1563.03')	3°28'49"	94.93'	N 44°11'05" E
C6	295.37' [295.16']	786.78' (786.78') {786.78'} [786.78']	21°30'34"	293.63'	S 17°26'40" E
C7	24.14' (24.20')	1513.03' (1513.03')	0°54'51"	24.14'	N 46°26'44" E
C8	123.53'	1054.93' (1054.93')	6°42'33"	123.46'	N 23°16'28" W
C9	34.73'	1054.93' (1054.93')	1°53'10"	34.72'	N 18°58'37" W
C10	22.96'	720.06'	1°49'36"	22.96'	N 16°27'08" E

Line Table		
Line #	Direction	Length (ft)
L1	S 12°29'37" W	28.90'
L2	N 43°36'02" W	20.00'
L3	N 24°01'31" E	17.20'

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.

Easement Notes

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