

LOCATION MAP C-19-Z

PURPOSE OF PLAT

1. To dedicate public street right-of-way as shown hereon.
2. To grant public utility easement (PUE) as shown hereon.
3. To grant reciprocal access, parking and drainage easement as shown hereon.

SUBDIVISION DATA

1. Project No.:
2. Application No.:
3. Zone Atlas Index No.: C-19-Z
4. Total Number of Lots created: 2
- 5.. Total Number of existing Lots: 2
6. Gross Subdivision Acreage: 1.9991 Acres

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary is the plat of record entitled:  
"TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES",  
(09-10-1931, D01-020)  
all being records of Bernalillo County, New Mexico.
5. Field Survey: March, 2022.
6. Title Report(s): Old Republic National Title Insurance Company,  
Commitment No. 2208018, Effective Date - December 22, 2022.
7. Address of Property: 7310 & 7330 Carmel Avenue NE, Albuquerque, NM 87113
8. City of Albuquerque, New Mexico IDO Zone: MX-L
9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 137  
of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo  
County, New Mexico, dated August 16, 2012.
10. Unless shown otherwise all points are set 1/2" rebar with cap  
or MAG nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Khalid A. Pashtoon and Nafeesa Pashtoon

*Khalid A. Pashtoon* 4/26/23  
Khalid A. Pashtoon and Nafeesa Pashtoon Date

STATE OF NEW MEXICO  
BERNALILLO COUNTY

On this 26<sup>th</sup> day of April, 2023, this instrument was acknowledged before me by Khalid A. Pashtoon and Nafeesa Pashtoon, husband and wife.

*Claudia Maria Brambila*  
Notary Public

CLAUDIA MARIA BRAMBILA  
Notary Public - State of New Mexico  
Commission # 1111253  
My Comm. Expires Dec 24, 2026

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 18, Township 11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOTS 10 AND 11, BLOCK 9, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on September 10, 1931, in Plat Book D01, Page 020, and containing 1.9991 acres more or less.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, with the right and privedge 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 sole 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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST 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 requested final action 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 this plat.

PLAT FOR  
LOT 10-A & 11-A, BLOCK 9,  
TRACT 2, UNIT 3,  
NORTH ALBUQUERQUE ACRES  
(A REPLAT OF LOTS 10 & 11, BLOCK 9,  
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)  
WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 18,  
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2023

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

PLAT APPROVAL

Utility Approvals: *RJA* 04/24/2023

Public Service Company of New Mexico Date

*Mike Mortus* 4/24/2023

New Mexico Gas Company Date

*Abdul A. Bhuyan* 04/24/2023

Lumen Date

*Mike Mortus* 4/24/2023

Comcast Date

City Approvals:

*Loren N. Rianhoover P.S.* 4/14/2023

City Surveyor Date

Real Property Division Date

Traffic Engineering, Transportation Division Date

Albuquerque-Bernalillo County Water Utility Authority Date

Parks and Recreation Department Date

*5/2/2023* Date

AMAFCA Date

City Engineer/Hydrology Date

Code Enforcement Date

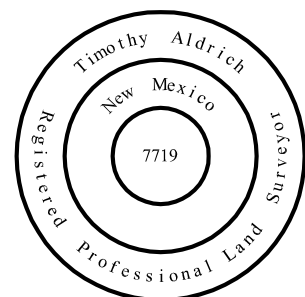
Solid Waste Management Date

Development Hearing Officer, Planning Department Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."

*Timothy Aldrich* 02/20/2023  
Timothy Aldrich, P.S. No. 7719 Date



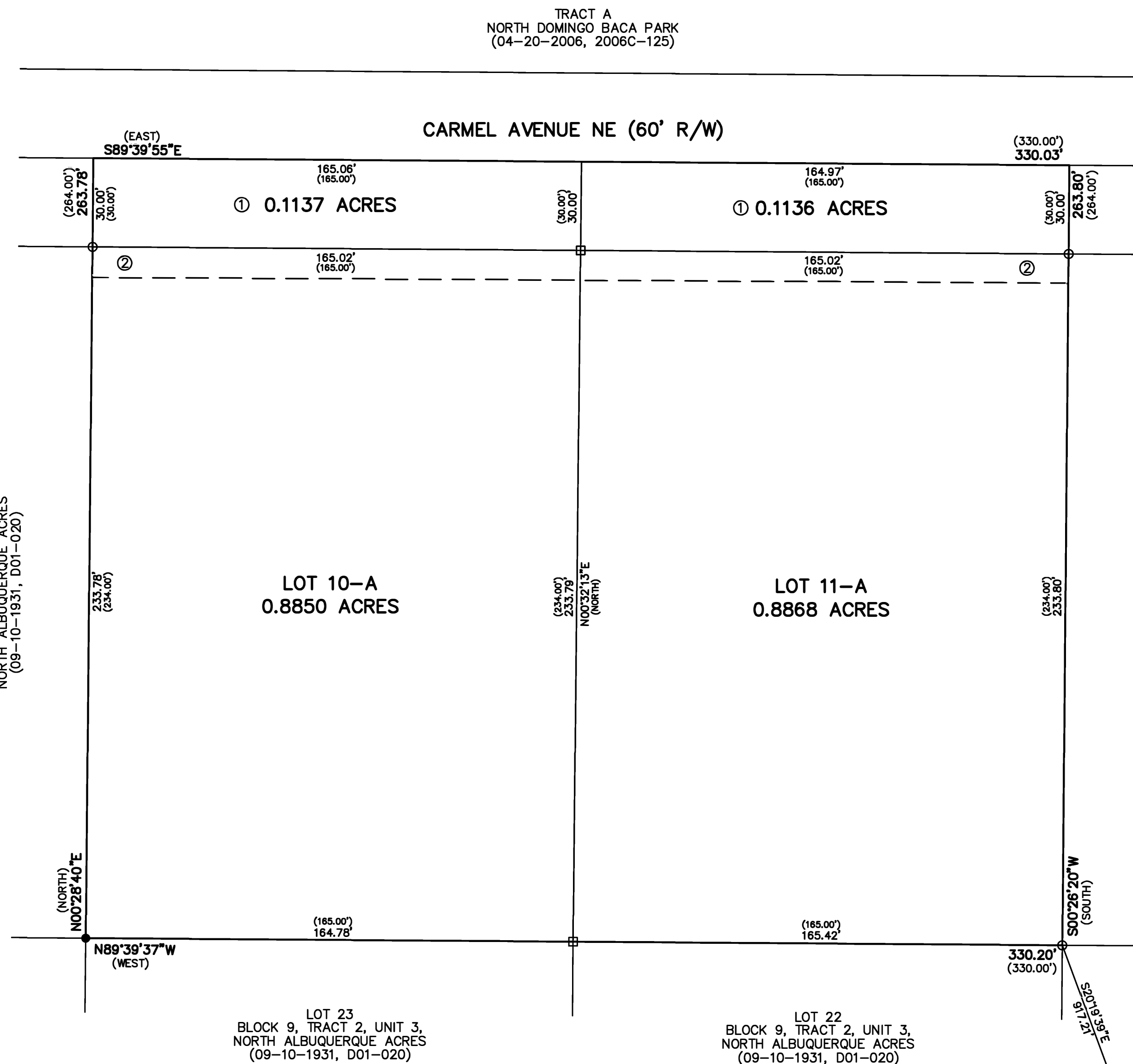
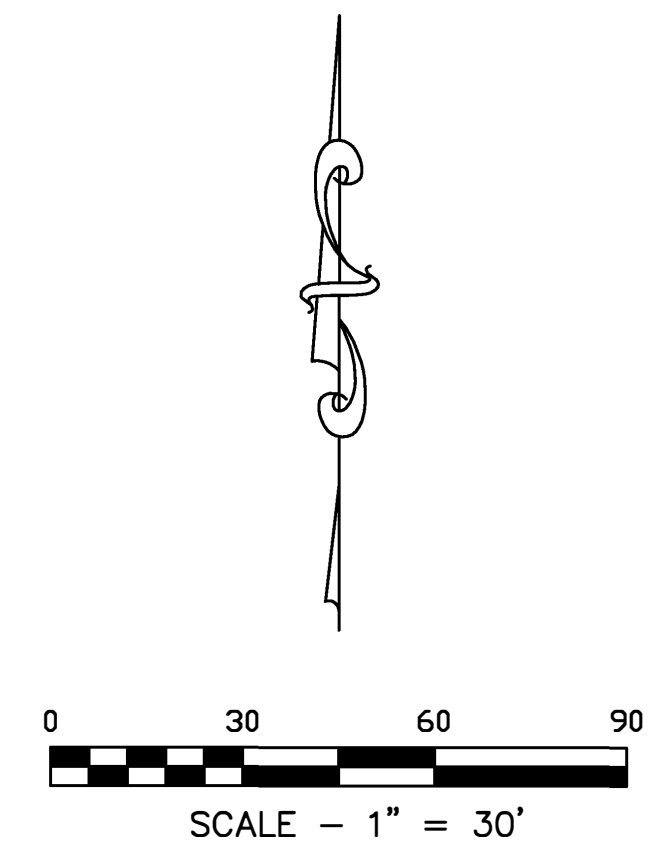
Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	1 of 2

**ALDRICH LAND  
SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

PLAT FOR  
LOT 10-A & 11-A, BLOCK 9,  
TRACT 2, UNIT 3,  
NORTH ALBUQUERQUE ACRES  
(A REPLAT OF LOTS 10 & 11, BLOCK 9,  
TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES)  
WITHIN THE  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 18,  
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2023

RECIPROCAL ACCESS, PARKING AND DRAINAGE EASEMENT  
RECIPROCAL ACCESS, PARKING AND DRAINAGE EASEMENT FOR THE  
JOINT USE AND BENEFIT OF LOT 10-A AND 11-A AND TO BE  
MAINTAINED BY THE OWNERS OF LOT 10-A AND 11-A. EASEMENT  
WILL EXCLUDE BUILDING STRUCTURES.  
(TO BE GRANTED BY THIS PLAT)



- PROPERTY CORNERS
- FOUND 5/8" REBAR WITH CAP "LS 10202"
  - SET 1/2" REBAR WITH CAP "LS 7719"
  - FOUND 1/2" REBAR

- EASEMENTS/RIGHT-OF-WAY
- ① EXISTING ROADWAY AND UTILITY EASEMENT  
(09-10-1931, D01-020) (0.2273 ACRES)  
(DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT)
  - ② 10' PUBLIC UTILITY EASEMENT (PUE)  
(GRANTED BY THIS PLAT)

AGRS MONUMENT  
"HEAVEN"  
N=1518799.515 (US SURVEY FOOT)  
E=1547297.145 (US SURVEY FOOT)  
G=0.999655810  
Δα=-00°10'46.22"  
CENTRAL ZONE  
ELEVATION=5378.235 (US SURVEY FOOT)  
(NAD83/NAVD88)

Drawn By:	TA	Date:	02-20-2023
Checked By:	TA	Drawing Name:	21198PLT.DWG
Job No.:	21-198	Sheet:	2 of 2