

LOCATION MAP E-14-Z

PURPOSE OF PLAT

- To create 17 lots and 5 tracts as shown hereon.
- To grant and vacate easements as shown hereon.

SUBDIVISION DATA

- Zone Atlas Index No.: E-14-Z
- Total Number of Lots created: 17
- Total Number of existing Lots: 0
- Total Number of Tracts created: 5
- Total Number of Existing Tracts: 1
- Gross Subdivision Acreage: 2.4401 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats and documents of record entitled:

PLAT OF "LEE ACRES",
(03-30-1946, D00-110)

PLAT OF "LAND OF HEIRS OF GILBERTO B. CHAVEZ",
(05-13-1974, B09-121)

PLAT OF "LAND OF HELEN C. LOFTON AND ANTHONY J. HOOGENBOOM",
(12-16-1975, B10-170)

PLAT OF "SPANISH WALK",
(03-30-1976, D07-019)

PLAT OF "LAND OF HELEN C. LOFTON AND ANTHONY J. HOOGENBOOM",
(07-06-1977, B13-047)

PLAT OF "SABRE SUBDIVISION NO. 1",
(03-03-1978, B14-086)

PLAT OF "LANDS OF ROSS & JOYCE COX",
(08-11-2009, 2009C-125)

all being records of Valencia County, New Mexico.

- Field Survey completed July 19, 2022.

- Title Commitment:
Title Company: Fidelity National Title of New Mexico, Inc.
Underwriter: Fidelity National Title Insurance Company
Commitment No.: SP000136270 (Commitment Date: June 1, 2022)

- Address of Property: 410 Camino Espanol NW, Albuquerque, NM 87107

- City of Albuquerque, New Mexico IDO Zone: PD

- 100 Year Flood Zone Designation: ZONE AH (EL 4981) and ZONE X (areas protected by levees), as shown on Panel 119 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008. A portion of this property does lie within the 100 Year Flood Plain.

- Unless shown otherwise, all points are set 1/2" rebar with cap "LS 7719".

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.

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 29, Township 11 North, Range 3 East, New Mexico Principal Meridian, M.R.G.C.D. Map No. 29, City of Albuquerque, Bernalillo County, New Mexico, being all of Tract A-1, Spanish Walk, 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 March 30, 1976, in Volume D07, Folio 019, and containing 2.4401 acres more or less.

ABCWUA Public Water & Sanitary Sewer Easements

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted perpetual, exclusive easement(s) in gross in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary sewer lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

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.

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 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, 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 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.

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.

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 17 lots and 5 tracts as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting and vacating of easements as shown hereon. 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: Las Ventanas NM, Inc., a New Mexico corporation

T. Scott Ashcraft, President

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this 20 day of July, 2023, this instrument was acknowledged before me by T. Scott Ashcraft, President of Las Ventanas NM, Inc., a New Mexico corporation, on behalf of said corporation.

Notary Public

DOCH 2024054587

08/08/2024 08:56 AM Page: 1 of 3
PLAT R: \$25.00 B: 2024C P: 0071 Linda Stover, Bernalillo County

FINAL PLAT OF
SPANISH WALK PLACE
(BEING A REPLAT OF TRACT A-1, SPANISH WALK)
WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 29
TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
M.R.G.C.D. MAP NO. 29
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2023

PROJECT NUMBER: PR-2023-008085

Application Number: SD-2023-00189

PLAT APPROVAL THIS PLAT WAS APPROVED BY THE DEVELOPMENT
HEARING OFFICER ON 04/10/2024

Utility Approvals: 07/06/2023

Public Service Company of New Mexico Date
7/7/2023

New Mexico Gas Company Date
Abdul A. Bhuiyan 07/07/2023

Lumen Date
Mike Mortua 07/10/2023

Comcast Date

City Approvals: 6/30/2023

City Surveyor Date
N/A

Real Property Division Date
Ernest Amador Apr 26, 2024

Traffic Engineering, Transportation Division Date
May 24, 2024

Albuquerque-Bernalillo County Water Utility Authority Date
Apr 26, 2024

Parks and Recreation Department Date
7/17/2023

AMAPCA Date
Apr 26, 2024

Hydrology Date
Apr 26, 2024

Code Enforcement Date
Apr 26, 2024

Planning Department Date
11/7/2023

M.R.G.C.D. Date
Jul 25, 2024

City Engineer 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, P.S. No. 7719 06-27-2023
Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPCH. 10/40/23 11/3/40/23
PROPERTY OWNER OF RECORD:
LAS VENTANAS NM, Inc.
BERNALILLO COUNTY TREASURER'S OFFICE:
DO

JAMESHA KATRINA CHAVEZ
Notary Public - State of New Mexico
Commission # 1139005
My Comm. Expires Oct 20, 2026



04-18-2024 REV

Drawn By:	TA	Date:	06-27-2023
Checked By:	TA	Drawing Name:	22105PLT.DWG
Job No.:	22-105	Sheet:	1 of 3

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

EXISTING CONDITIONS

DOCH 2024054587

08/08/2024 08:56 AM Page: 2 of 3
PLAT R-525, 00 S. 2024C P. 0071 Linda Stover, Bernalillo County

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(BEING A REPLAT OF TRACT A-1, SPANISH WALK)
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BERNALILLO COUNTY, NEW MEXICO
JUNE, 2023

AGRS MONUMENT
"15-E14 1991"
N=1513657.845 (US SURVEY FOOT)
E=1519373.424 (US SURVEY FOOT)
G-G=0.999682332
Δα=-00°13'59.56"
ELEV=4982.814 (US SURVEY FOOT)
CENTRAL ZONE
(NAD83/NAVD88)

PORTION OF EXISTING 7' PUBLIC
UTILITY EASEMENT
(03-30-1976, D07-019)
(VACATED BY THIS PLAT)

TRACT 65A7A1A3
LAND OF HEIRS OF GILBERTO B. CHAVEZ
M.R.G.C.D. MAP NO. 29
(05-13-1974, B09-121)

LANDS OF ROSS & JOYCE COX
(08-11-2009, 2009C-125)

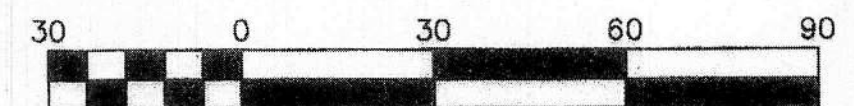
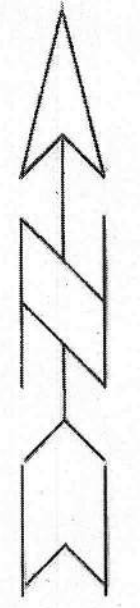
CAMINO ESPANOL NW (R/W VARIES)
(PRIVATE ROAD & UTILITY EASEMENT)
(S 78°33'57" E 367.90')
(S 78°08'52" E 368.11')

ASPHALT ROADWAY

SEE DETAIL

DETAIL

FOUND CROSS SCRIBED IN GUTTER
ON EAST PROPERTY LINE 0.58 FEET
SOUTH OF NORTHEAST CORNER



Scale 1" = 30'

ALDRICH LAND SURVEYING

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

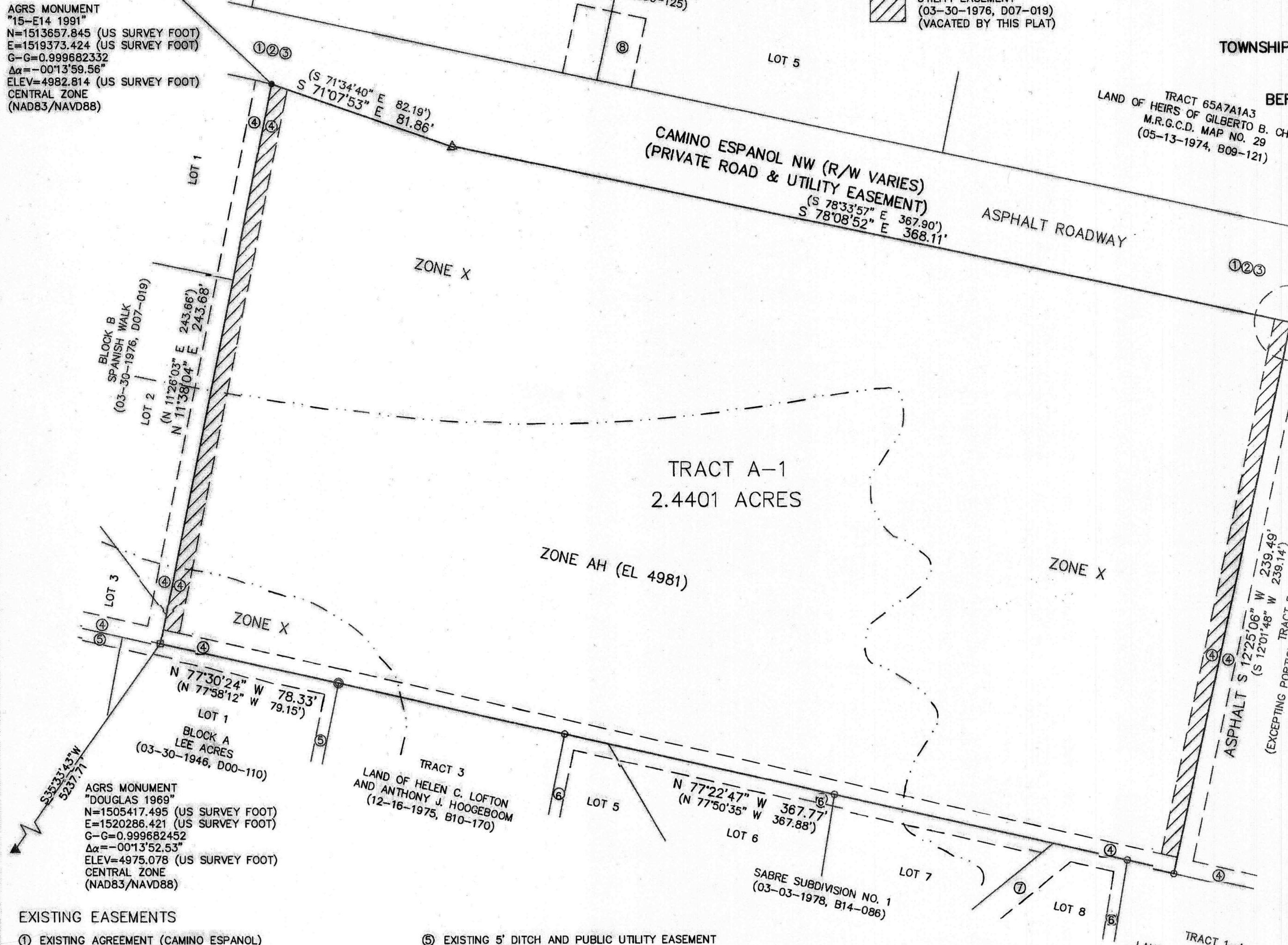
EXISTING EASEMENTS

- ① EXISTING AGREEMENT (CAMINO ESPANOL)
(04-09-2009, 2009038208)
- ② EXISTING AGREEMENT FOR RIGHT OF WAY (CAMINO ESPANOL)
(03-15-1972, BOOK MISC. 252, PAGES 265-266)
- ③ EXISTING 30' TO 40' PRIVATE ROAD AND PUBLIC UTILITY EASEMENT
(03-30-1976, D07-019)
- ④ EXISTING 7' PUBLIC UTILITY EASEMENT
(03-30-1976, D07-019)
- ⑤ EXISTING 5' DITCH AND PUBLIC UTILITY EASEMENT
(03-30-1946, D00-110)
- ⑥ EXISTING 5' UNDERGROUND PUBLIC UTILITY EASEMENT
(03-03-1978, B14-086)
- ⑦ EXISTING 10' UNDERGROUND PUBLIC UTILITY EASEMENT
(03-03-1978, B14-086)
- ⑧ EXISTING 30' X 30' SHARED ACCESS EASEMENT
(08-11-2009, 2009C-125)

PROPERTY CORNERS

- SET 1/2" REBAR WITH CAP "LS 7719"
- FOUND 1/2" OR 5/8" REBAR
- FOUND 1" PIPE
- ⊙ FOUND 2" PIPE
- △ FOUND 1/2" REBAR WITH CAP "LS 12447"

06-30-2023 REV	
Drawn By: TA	Date: 06-27-2023
Checked By: TA	Drawing Name: 22105PLT.DWG
Job No.: 22-105	Sheet: 2 of 3

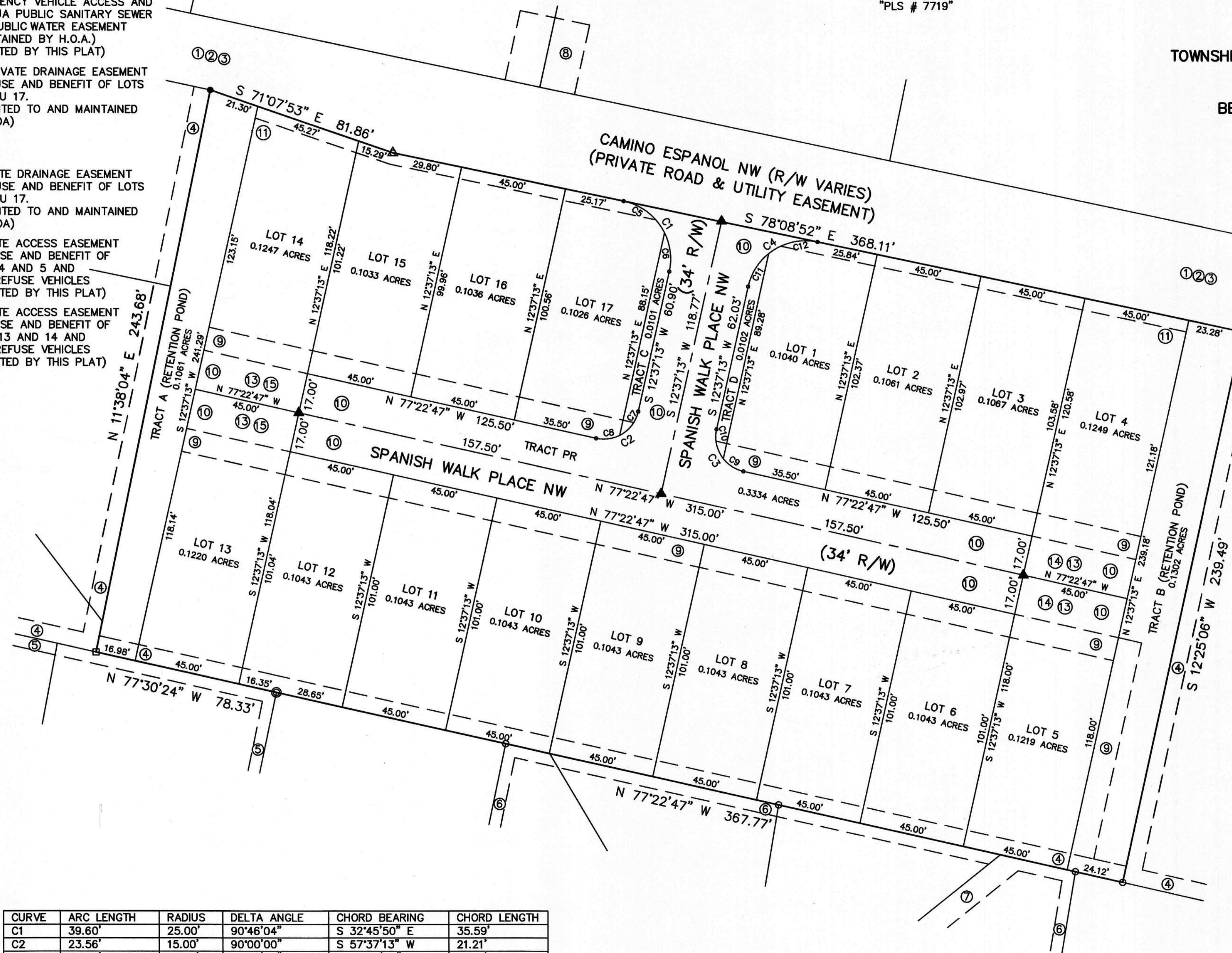


NEW EASEMENTS

- ⑨ 10' PUBLIC UTILITY EASEMENT (PUE)
(GRANTED BY THIS PLAT)
- ⑩ EMERGENCY VEHICLE ACCESS AND
ABCWJA PUBLIC SANITARY SEWER
AND PUBLIC WATER EASEMENT
(MAINTAINED BY H.O.A.)
(GRANTED BY THIS PLAT)
- ⑪ 5' PRIVATE DRAINAGE EASEMENT
FOR USE AND BENEFIT OF LOTS
1 THRU 17.
(GRANTED TO AND MAINTAINED
BY HOA)
- ⑬ PRIVATE DRAINAGE EASEMENT
FOR USE AND BENEFIT OF LOTS
1 THRU 17.
(GRANTED TO AND MAINTAINED
BY HOA)
- ⑭ PRIVATE ACCESS EASEMENT
FOR USE AND BENEFIT OF
LOTS 4 AND 5 AND
AND REFUSE VEHICLES
(GRANTED BY THIS PLAT)
- ⑮ PRIVATE ACCESS EASEMENT
FOR USE AND BENEFIT OF
LOTS 13 AND 14 AND
AND REFUSE VEHICLES
(GRANTED BY THIS PLAT)

All street centerlines shall be monumented at all PC's, PT's, Angle
Points and Intersections designated thus "▲". Monuments shall be
marked as follows:
"CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION"
"DO NOT DISTURB"
"PLS # 7719"

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M.R.G.C.D. MAP NO. 29
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2023



NOTES

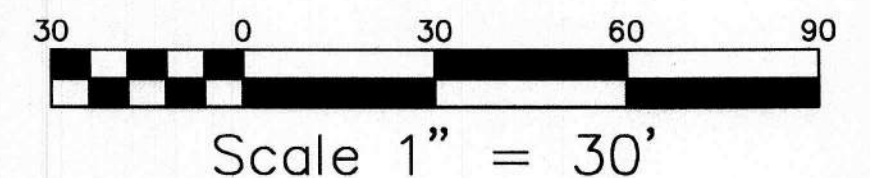
TRACTS A & B
TRACTS TO BE USED FOR PRIVATE STORM
DRAINAGE AND RETENTION. FOR USE AND
BENEFIT OF LOTS 1 THRU 17.
(DEDICATED TO AND MAINTAINED BY HOA)

TRACTS C & D
TRACTS TO BE USED FOR LANDSCAPING
FOR USE AND BENEFIT OF LOTS 1 THRU
17.
(DEDICATED TO AND MAINTAINED BY HOA)

TRACT PR
TRACT TO BE USED FOR PRIVATE ACCESS
AND PRIVATE DRAINAGE. FOR USE AND
BENEFIT OF LOTS 1 THRU 17.
(DEDICATED TO AND MAINTAINED BY HOA)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.60'	25.00'	90°46'04"	S 32°45'50" E	35.59'
C2	23.56'	15.00'	90°00'00"	S 57°37'13" W	21.21'
C3	23.56'	15.00'	90°00'00"	N 32°22'47" W	21.21'
C4	38.93'	25.00'	89°13'56"	N 57°14'10" E	35.12'

C5	22.70'	25.00'	52°01'42"	S 52°08'01" E	21.93'
C6	16.90'	25.00'	38°44'22"	S 06°44'58" E	16.58'
C7	13.27'	15.00'	50°42'13"	S 37°58'19" W	12.85'
C8	10.29'	15.00'	39°17'47"	S 82°58'19" W	10.09'
C9	10.29'	15.00'	39°17'47"	N 57°43'54" W	10.09'
C10	13.27'	15.00'	50°42'13"	N 12°43'54" W	12.85'
C11	16.90'	25.00'	38°44'22"	N 31°59'24" E	16.58'
C12	22.03'	25.00'	50°29'34"	N 76°36'21" E	21.33'



09-23-2023 REV
06-30-2023 REV
06-28-2023 REV

Drawn By:	TA	Date:	06-27-2023
Checked By:	TA	Drawing Name:	22105PLT.DWG
Job No.:	22-105	Sheet:	3 of 3

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