

VICINITY MAP

DOC# 2023039072 06/23/2023 02:32 PM Page: 1.05 Linds Stover. Bernatillo County PLAT R:525 00 8: 2022C P: 0049 Linds Stover. Bernatillo County HISTORY O'CHECK WIND CALD FOR LUNG WELL BITTER

#### GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless atherwise indicated hereon.
- A private blanket drainage easement (excluding any existing or future buildings) is hereby granted by this plat across Tract 2 for the benefit of Tract 1. Soil easement is to be maintained by the owners of soild Tracts 1 and 2.

#### SUBDIVISION DATA

- Total number of existing parcels: 3
  Total number of Tracts created: 3
  Public Street right of way dedicated None.
  Gross Subdivision acreage: 16.0609 acres.

### SHEET INDEX

--ROVALS, GENERAL NOTES AND CERTIFICATION

SHEET 2 OVERALL BOUNDARY
SHEET 3 OVERALL BOUNDARY OF EXISTING PARCELS

SHEET 4 NEW TRACTS CREATED



## TREASURERS CERTIFICATION

This is to certify that taxes are current and poid on the following 101405902708231101 - 101405905207931102.

US INDIAN SURVICE: BUREAU OF INCHAINA Fairs

Jennie Vialpando 6/23/23

## PUBLIC UTILITY EASEMENTS

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

- 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.
- 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.
- Quest 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.

index copies and a construct, reconstruct, r

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.

DISCAMER in approving this plat, Public Service Company of New Mexico (PMM) and New Mexico Gas Company (NMGC) did not conduct or Title Servich of the properties shown hereon, Consequently, PMM rights which may have been grounded by principal, replot or other document and which are not shown on this plat.

# PURPOSE OF PLAT

- Reconfigure three (3) existing parcels into three (3) new tracts as shown hereon.
- b. Show the portion of Vacated Bezemek Avenue, vacated by V-507, Commission Ordinance 2670, dated May 11, 1965 as shown berean.
- c. Grant the new private easement as shown hereon.

### SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that II meets the Standards for Land Surveys in New Mexico as dapted by the New Mexico State Board of Registration.

PLAT OF

TRACTS 1 THRU 3 LANDS OF US INDIAN SERVICE AND BUREAU OF INDIAN AFFAIRS

(BEING A REPLAT OF THE REMAINING PORTIONS OF TRACTS 7BC AND 7BB3, MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NUMBER 36, TOETHER WITH A VACALED PORTION OF BEZEMEK AVENUE) SITUATE WITHIN

THE TOWN OF ALBUQUEROUE GRANT PROJECTED SECTIONS 7 AND 8 TOWNSHIP 10 NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

PROJECT NUMBER: PR-2021-006223 APPLICATION NUMBER: PS-2021-00136

PLAT APPROVAL

UTILITY APPROVALS

Public Service, Compar 5/18/2023 5/18/2023 Natula Antonia owest corporation of by a Century Link ox 5-18-2023 5/18/23

Soren 17. Rinhoon 19 5/18/2023

NÓT REOUIRED- GOVERNMENT DOES NOT NEED CITY APPROVAL
Real Property Division Date

NOT REQUIRED— GOVERNMENT DOES NOT NEED CITY APPROVAL Environmental Health Department Date

NOT REQUIRED— GOVERNMENT DOES NOT NEED CITY APPROVAL Traffic Engineering, Transportation Division Date

NOT REQUIRED— GOVERNMENT DOES NOT NEED CITY APPROVAL
ABCWLIA
Date

NOT REQUIRED - GOVERNMENT DOES NOT NEED CITY APPROVAL
Parks and Recreation Department Date

NOT REQUIRED— GOVERNMENT DOES NOT NEED CITY APPROVAL
AMAFCA
Date

NOT REQUIRED— GOVERNMENT DOES NOT NEED CITY APPROVAL
City Engineer Date

NOT REQUIRED— GOVERNMENT DOES NOT NEED CITY APPROVAL
Code Enforcement Data

NOT REQUIRED— GOVERNMENT DOES NOT NEED CITY APPROVAL.

DRB Chairperson, Planning Department Date

ADDROVED on the condition that all rights of the Middle Ris Corner Conservancy District in assembler, orgita of way, casessments and lions, are fully reserved to and District, and that if provision for rightim above, and assembler are not provided for by the obsolved of all obligations to furnish irrigation waters and services to any perform thereof, other than from existing turnauts.

NOT REQUIRED— GOVERNMENT DOES NOT NEED CITY APPROVAL
APPROVED \_\_\_\_\_\_\_\_ DATE \_\_\_\_\_\_

SURV TEK, INC.

210035\_PLAT. DWG

SHEET 1 OF 4

#### LEGAL DESCRIPTION

LEGAL DESCRIPTION

The certain prize of land situate within the Town of Abuquerque Grant in Principal Control of the Control o

BEGINNING at the Northwest corner of the parcel herein described, the Southwest corner of The North portion of soid Tract D, soid point also being a point on curve on the Southwasterly right of way line of 12th Street N.W. and I-O Prontings Road wheree the Albuqueque Control Survey Manument "8-H13" bears in 73-51-3" W, 428-11" (Red tallator). Thence,

pears in 7-4-51.5 M, #24-1/ feet olarge his Northerly line of sold South portion of Tract D to the Northeast corner of sold South portion of Tract D to the Northeast corner of sold South portion of Tract D (a  $2^2$  point olds being a point on the Westerly line of 8 in Street NW.) Thereos Southwesterly old the East line of sold South portion of Tract D and the Westerly line of 8 in Street NW.

S 16" 35" 43"W , 4.60 feet to a point; Thence,

S 18' 10' 45" W , 639.90 feet to the Southeast corner of sold South portion of Tract D (a 1-1/2" Aluminum cap found in place, stamped "Tract D AP, BLM 2011"). Thence

2017); Thence,

S. 18' 10' 45' W. 28.61 feet along sold Westerly line of 8th Street N.W. to a point on the Northerly line of Londs of Santa Fe Land Improvement Company and A.T. & S.F. Rallway Company sold point being the Southeast corner of the parcel herein described; Thence,

Inverse described. Thereo.

N. 79: 68.14\*\*, 88.3.77 feet long sold Northerly like of Lands of Sonto Fa Land improvement Company and A.T. & S.F. Rolliely Company to a non-tangent point on ourse on the Easterly right of way like of 12th Street Nil, add point oling sold Easterly right of way like of 12th Street Nil, add point oling sold Easterly right of way like of 12th Street Nil. for the following five (3) courses:

Northeasterly , 172.63 feet on the arc of a curve to the left said curve having a radius of 518.50, a central angle of 1974/34" and a chord which bears N 0379/34" [7,17.83 feet to a non tangent point on curve; Phence,

Northwesterly , 268.64 feet on the arc of a curve to the left said curve having a radius of 1003.93, a central angle of 1513/04° and a chord which bears N 06'4149°W, 265.86 feet to a non tangent point on curve; Thence,

N 09' 58' 23'E , 22.80 feet to a point; Thence, N 15' 15' 03"W , 246.73 feet to a point of curvature; Thence

Northeasterly, 84.30 feet on the arc of a curve to the right said curve having a radius of 102.00 feet, a central ongle of 72°17" and a chard which bears N 072535"E, 81,92 feet to the Northwest corner and point of beginning of the parcel hardin described.

aid parcel contains 16 0609 Acres more or less

#### FREE CONSENT AND DEDICATION

## OWNER(S)

Tract 78B3, MRGCD Map 36

OWNER: U.S. Indian Service and of Indian Affairs

By: Santee Lewis, Superintendent-SPA

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#### FLOOD ZONE DETERMINATION

The Major Northwest portion of subject property lies within "ZOME X" (Area with reduced Flood Risk due to levee) and a Minor Southeasterly portion lies within a Zone "X" (Area of minimal flood hazard) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 300010031 N, effective date 146–2012.

# SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

No property within the area of this plat shall at any time be subject to a dead restriction, covenant, or binding agreement prohibiting solar callectors from being installed on buildings or exacted on the lots or parcels within the area of proposed plot. The foregoing requirement shall be a condition to approve of this plot.

#### ACKNOWLEDGMENT

STATE OF NEW MEXICO COUNTY OF .... The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_\_\_ 2023, by \_\_ Notary Public My commission expires

### ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF....

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_

Notary Public My commission expires \_\_\_\_\_\_

STATE OF NEW MEXICO NOTARY PUBLIC TAMARA ROYBAL-GONZALES COMMISSION #1723502 COMMISSION EXPIRES 10/19/2026

ACKNOWLEDGMENT STATE OF NEW MEXICO COUNTY OF SONTO FE

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of **June** 2023, by **Trent Doolittle** 

00 Deputy Secretary

Notice Public My commission expires 10-19-2036

# PLAT OF TRACTS 1 THRU 3 LANDS OF US INDIAN SERVICE AND BUREAU OF INDIAN AFFAIRS

(BEING A REPLAT OF THE REMAINING PORTIONS OF TRACTS 78C AND 7883, MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NUMBER 36; TOGETHER WITH A VACATED PORTION OF BEZEMEK AVENUE) SITUATE WITHIN

THE TOWN OF ALBUOUEROUE GRANT PROJECTED SECTIONS 7 AND 8 TOWNSHIP 10 NORTH , RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY , 2023

## PLATS AND SURVEYS USED IN THE PREPARATION OF THIS SURVEY:

- a. Meles and Bounds Survey performed by United States Department of the Interior Bureau of Land Management, Chief Codastral Surveyor of New Mexico, Robert Caelas delar August 12, 2011 survey et Intelled "THE TOWN OF ALSOUGHEROUS CHAIR, BERNALLY COUNTY", MITTER TOWNSHIP OF MORTH, RANGE 2 ACA, OF THE NEW MEDICAL PRINCIPAL METIDAN, NEW MEDICO, METES AND BOUNDS SURVEYS.
- Boundary Survey performed by Cartesian Surveys, Inc., Will Piotner, NMPS 14271 entitled "BOUNDARY SURVEY FOR A PORTION OF TRACT 78A, MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP 38, CITY OF ALBOUREROUS EREMALLIC COUNTY, NEW MEXICO," filed in the office of the County Otex of Bernellillo County, New Mexico on May 15, 2008 in PLAT Book 20085, page 79.
- Boundary Survey performed by Cartesian Surveys, Inc., Will Plotner, NMPS 14271 entitled "BOUNDARY SURVEY FOR LOTS 2, 3, 4—A, 5—A, AND THE SOUTH 1/2 OF LOT X, BLOOK 10, BEENEW ADDITION, CITY OF ALBOUGHOUE, BERNAULLO COUNTY, NEW MESICO," Ried in the office of the County Clerk of Bernallillo County, New Mesico on August 22, 2017 in PLctl Book 2017S, page 7
- d. Topographic Survey performed by Tony Harris, NMPS 11463 entitled "PLAT OF TOPOGRAPHY FOR IPCC SELF STORAGE, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", dated December, 2015.
- Plot entitled "PROPOSED EXTENSION OF BEZEMEK AVENUE N.W., ALBUQUERQUE, NEW MEXICO", performed by E.O. Battis, NMFS 15, filed in the office of the document no. 34710. "He was not not september 27, 1924 as document no. 34710."
- Plot entitled "PROPOSED EXTENSION OF 12TH STREET N.W., ALBUQUERQUE, NEW MEXICO", performed by E.O. Bettls, NIMPS 19, filed in the office of the County Clerk of Bernallilo County. New Mexico dated February 12, 1953.
- New Mexico State Highway Commission Right of Way Map New Mexico Project No. I-040-3/27)155.
- h. Middle Rio Grande Conservancy District Property Map 36, dated 2014.
- Plot entitled "SANTA FE LAND IMPROVEMENT COMPANY HOLDINGS AT ALBUQUERQUE, BERNAULLO COUNTY, NEW MEXICO", No recording information slebble.

### DOCUMENTS PROVIDED BY GSA FOR THIS SURVEY:

- Vacation of Bezernek Avenue N.W. Per Vacation Ordinance No. V-507, Passed by Commission Ordinance No. 2670, approved May 11, 1965.
- Unrecorded Survey entitled "GENERAL SERVICE ADMINISTRATION PROPOSED TRACT, SECTION 7 & 8, TON, R3E, NMPM" comprising 6.05 acres, prepared by Herman E. Carter, NMPE No. 980. (This survey is referred to as "The Original Property Line" as shown hereon).
- c. GSA Letter of Memorandum "Determination of ownership rights and site acquisition history to the government-fee property" dated June 14, 2013. This letter contains legal descriptions for GSA created Parcels 1 thru 3 and Lots 1 thru 8.
- d. Various letters, memorandum of agreements, legal descriptions and hand written exhibits for "Transfer of excess properties" from BIA to GSA
- e. AUTO CAD and Shope files of the subject properties prepared by GSA Intergarted Facilities Manager and Global Project Management Division.

SHEET 2 OF 4

SURV TEK, INC.



