

Vicinity Map - Zone Atlas K-09-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN MARCH AND APRIL 2023.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. THE RECORD BEARINGS AND DISTANCES EXACTLY MATCH MEASURED BEARINGS AND DISTANCES, AS SHOWN ON THE PLAT OF RECORD (5/6/2022, 2022C-39).
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD December 6, 2023.
6. EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

DOCH 2023080258

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PLAT R: \$25.00 B: 2023C P: 0107 Linda Stover, Bernalillo County

Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000143495 AND AN EFFECTIVE DATE OF OCTOBER 27, 2022.
2. PLAT OF RECORD FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 6, 2022, IN BOOK 2022C, PAGE 39.
3. WARRANTY DEED FOR TRACT 12, AVALON SUBDIVISION, NOW KNOWN AS TRACTS A-F, RS BLUEWATER ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 29, 2021, AS DOCUMENT NO. 2021128580.

Indexing Information

Section 21, Township 10 North, Range 2 East, N.M.P.M.
as Projected into the Town of Atrisco Grant
Subdivision: RS Bluewater Addition
Owner: RS Bluewater LLC
UPC #: 100905710919530705

Purpose of Plat

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

Subdivision Data

GROSS ACREAGE, 4.8195 ACRES
ZONE ATLAS PAGE NO. K-9-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. APRIL 2023

Legal Description

TRACT LETTERED "F" OF THE PLAT FOR TRACTS A THRU F, BLUEWATER ADDITION, BEING COMPRISED OF TRACT 12, AVALON SUBDIVISION, UNIT 5, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 6, 2022, IN PLAT BOOK 2022C, PAGE 39.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0328J, DATED NOVEMBER 4, 2016.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 100905710919530705

PROPERTY OWNER OF RECORD
RS Bluewater LLC

BERNALILLO COUNTY TREASURER'S OFFICE
Dana Pelt 12/20/23

Plat for Tracts F-1 and F-2 RS Bluewater Addition Being Comprised of Tract F, RS Bluewater Addition City of Albuquerque Bernalillo County, New Mexico June 2023

Project Number: PR-2021-005864

Application Number: SD-2023-00219

Plat Approvals:

	Jul 10, 2023
PNM Electric Services	
	Jun 23, 2023
Qwest Corp. d/b/a CenturyLink QC	
	Jun 26, 2023
New Mexico Gas Company	
	Jun 23, 2023
Comcast	

City Approvals:

	6/16/2023
City Surveyor	
	Dec 13, 2023
Traffic, Engineering, Transportation Division	
	Dec 14, 2023
ABCWUA	
	Dec 13, 2023
Parks and Recreation Department	
	6/12/2023
AMAPCA	
	Dec 13, 2023
Hydrology	
	Dec 13, 2023
Code Enforcement	
	Dec 14, 2023
Planning Department	
	Dec 15, 2023
City Engineer	

Surveyor's Certificate

I, BRIAN J. MARTINEZ, 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.

BRIAN J. MARTINEZ
N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

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



Sheet 1 of 3
230405

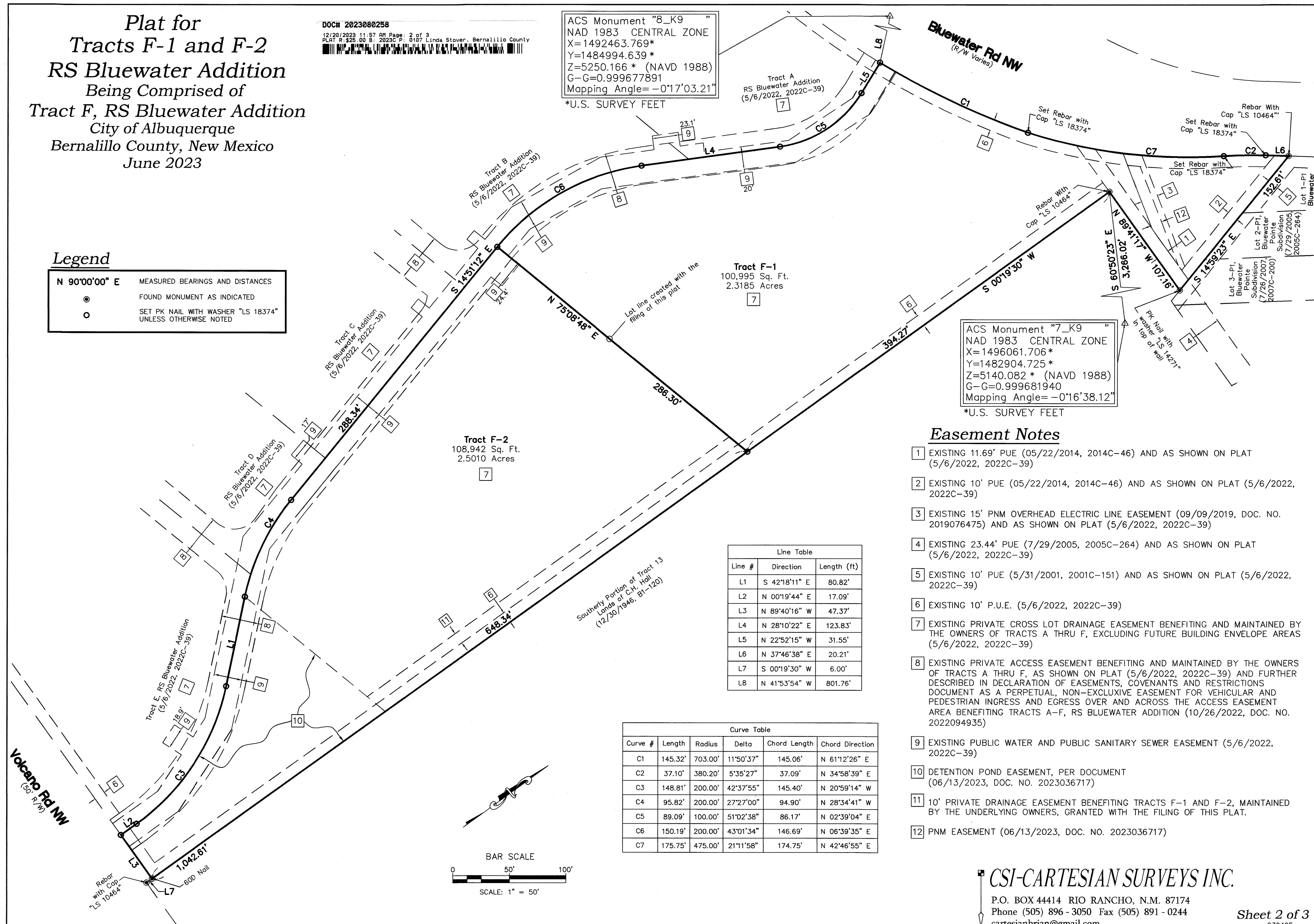
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ACS Monument "8_K9"
NAD 1983 CENTRAL ZONE
X=1492463.769*
Y=1484994.639*
Z=5250.166* (NAVD 1988)
G-G=0.999677891
Mapping Angle=-0°17'03.21"
*U.S. SURVEY FEET

Legend

N 90°00'00" E MEASURED BEARINGS AND DISTANCES
● FOUND MONUMENT AS INDICATED
○ SET PK NAIL WITH WASHER "LS 18374" UNLESS OTHERWISE NOTED



Easement Notes

- EXISTING 11.69' PUE (05/22/2014, 2014C-46) AND AS SHOWN ON PLAT (5/6/2022, 2022C-39)
- EXISTING 10' PUE (05/22/2014, 2014C-46) AND AS SHOWN ON PLAT (5/6/2022, 2022C-39)
- EXISTING 15' PNM OVERHEAD ELECTRIC LINE EASEMENT (09/09/2019, DOC. NO. 2019076475) AND AS SHOWN ON PLAT (5/6/2022, 2022C-39)
- EXISTING 23.44' PUE (7/29/2005, 2005C-264) AND AS SHOWN ON PLAT (5/6/2022, 2022C-39)
- EXISTING 10' PUE (5/31/2001, 2001C-151) AND AS SHOWN ON PLAT (5/6/2022, 2022C-39)
- EXISTING 10' P.U.E. (5/6/2022, 2022C-39)
- EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A THRU F, EXCLUDING FUTURE BUILDING ENVELOPE AREAS (5/6/2022, 2022C-39)
- EXISTING PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A THRU F, AS SHOWN ON PLAT (5/6/2022, 2022C-39) AND FURTHER DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DOCUMENT AS A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER AND ACROSS THE ACCESS EASEMENT AREA BENEFITING TRACTS A-F, RS BLUEWATER ADDITION (10/26/2022, DOC. NO. 2022094935)
- EXISTING PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT (5/6/2022, 2022C-39)
- DETENTION POND EASEMENT, PER DOCUMENT (06/13/2023, DOC. NO. 2023036717)
- 10' PRIVATE DRAINAGE EASEMENT BENEFITING TRACTS F-1 AND F-2, MAINTAINED BY THE UNDERLYING OWNERS, GRANTED WITH THE FILING OF THIS PLAT.
- PNM EASEMENT (06/13/2023, DOC. NO. 2023036717)

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Drainage Easement Language for Subdivision Plat

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT WITH ENGINEER'S STAMP DATE 11/06/2023 AND THE GRADING AND DRAINAGE PLAN WITH ENGINEER'S STAMP DATE 11/06/2023 WHICH REPORT AND PLANS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER FILE # K0900438. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION. THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

Free Consent

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.

KEVIN MATTSO, MANAGER
RS BLUEWATER LLC, A TEXAS LIMITED LIABILITY COMPANY
9-14-2023
DATE

STATE OF TEXAS }
COUNTY OF DALLAS } SS
ASHLEY ELIZABETH KLEIN
Notary Public, State of Texas
Comm. Expires 12-14-2024
Notary ID 132824773

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 14, 2023
KEVIN MATTSO, MANAGER, RS BLUEWATER LLC, A TEXAS LIMITED LIABILITY COMPANY

By: [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 12-14-2024

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City of Albuquerque
Bernalillo County, New Mexico
June 2023

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.

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