

Vicinity Map - Zone Atlas L-15-Z

N.T.S.

## Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2105302 AND AN EFFECTIVE DATE OF JUNE 4, 2021.
2. PLAT OF CLAYTON HEIGHTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 26, 1946, IN BOOK C1, PAGE 170.
3. PLAT OF CLAYTON HEIGHTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 22, 2003, IN BOOK 2003C, PAGE 287.
4. WARRANTY DEED FOR LOTS 9 AND 10, BLOCK 5 OF CLAYTON HEIGHTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 26, 2021, AS DOCUMENT NO. 2021100997.
5. WARRANTY DEED FOR LOTS 3 THRU 8 AND LOTS 11 THRU 12, BLOCK 5 OF CLAYTON HEIGHTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 15, 2002, AS DOCUMENT NO. 2002035058.

## Legal Description

LOTS NUMBERED FIVE (5), SIX (6), SEVEN (7) EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12) IN BLOCK NUMBERED FIVE (5) OF CLAYTON HEIGHTS, A SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 26, 1946, IN MAP BOOK C1, FOLIO 170.

AND

LOT NUMBERED FOUR-A (4-A) IN BLOCK NUMBERED FIVE (5) OF CLAYTON HEIGHTS, OF THE PLAT OF LOTS 3-A AND 4-A, CLAYTON HEIGHTS, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 22, 2003 IN PLAT BOOK 2003C, PAGE 287.

## Indexing Information

Section 28, Township 10 North, Range 3 East, N.M.P.M.  
Subdivision: Clayton Heights  
Owner: Guardian Airport Parking LLC C/O Larry Rieder  
UPC #: 101505654019541010 (Lot 4-A)  
UPC #: 101505654019241009 (Lot 5)  
UPC #: 101505654018741008 (Lot 6)  
UPC #: 101505654018441007 (Lot 7)  
UPC #: 101505654017641006 (Lot 8)  
UPC #: 101505654017341005 (Lot 9)  
UPC #: 101505654016741004 (Lot 10)  
UPC #: 101505654016341003 (Lot 11)  
UPC #: 101505654015841002 (Lot 12)

## Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.
4. VACATE EASEMENTS AS SHOWN HEREON.

## Subdivision Data

GROSS ACREAGE..... 1.7576 ACRES  
ZONE ATLAS PAGE NO..... L-15-Z  
NUMBER OF EXISTING LOTS..... 9  
NUMBER OF LOTS CREATED..... 1  
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..... DECEMBER 2021

## Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2021
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.

## Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: \_\_\_\_\_

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for  
Lot 4-A-1, Block 5  
Clayton Heights  
Being Comprised of  
Lot 4-A and 5 thru 12, Block 5  
Clayton Heights  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2021

Project Number: PR-2021-006259

Application Number: SD-2022-00002

## Plat Approvals:

	Jan 26, 2022
PNM Electric Services	
	Jan 6, 2022
Abdul Bhuyan	
Qwest Corp. d/b/a CenturyLink QC	
	Feb 1, 2022
Pamela C. Stone	
New Mexico Gas Company	
	Jan 6, 2022
Mike Mortua	
Comcast	

## City Approvals:

	12/29/2021
Loren N. Risenhoover P.S.	
City Surveyor	
Traffic Engineer	
ABCWUA	
Parks and Recreation Department	
Code Enforcement	
	2/7/2022
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.

1/6/2022  
Will Plotner Jr. Date  
N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

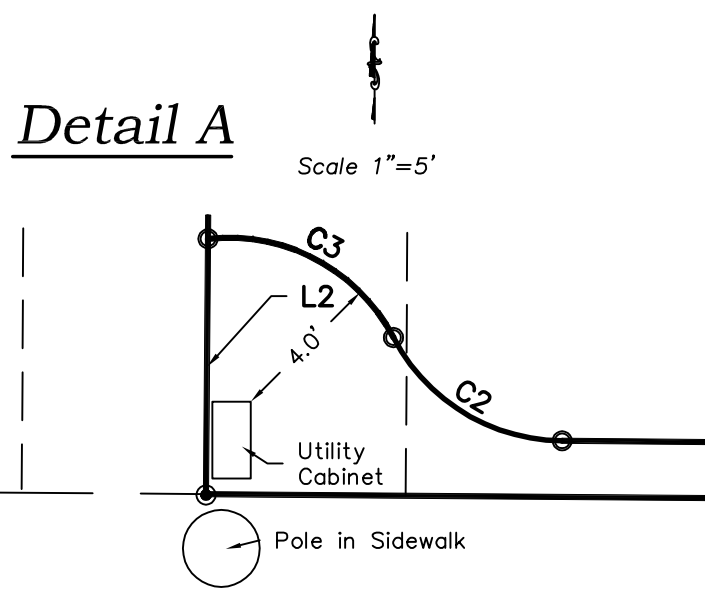
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
wplotnerjr@gmail.com

Sheet 1 of 3  
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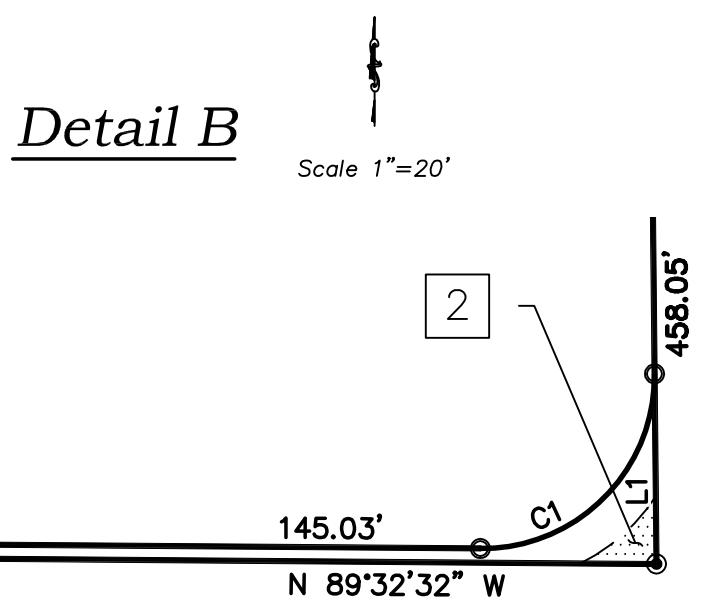
Easement Notes

- 1
- EXISTING 5' P.U.E. EASEMENT (06/26/46, C1-170)
- 2
- EXISTING EASEMENT FOR ROADWAY PURPOSES (BK. MISC. 161A, PG. 764) AND SHOWN HEREON AS
- 3
- 20' ACCESS EASEMENT (07/03/1950, D146, PG. 516) AND (09/22/2003, BK. 2003C, PG. 287) PORTION VACATED WITH THIS PLAT, SHOWN HEREON AS

Detail A



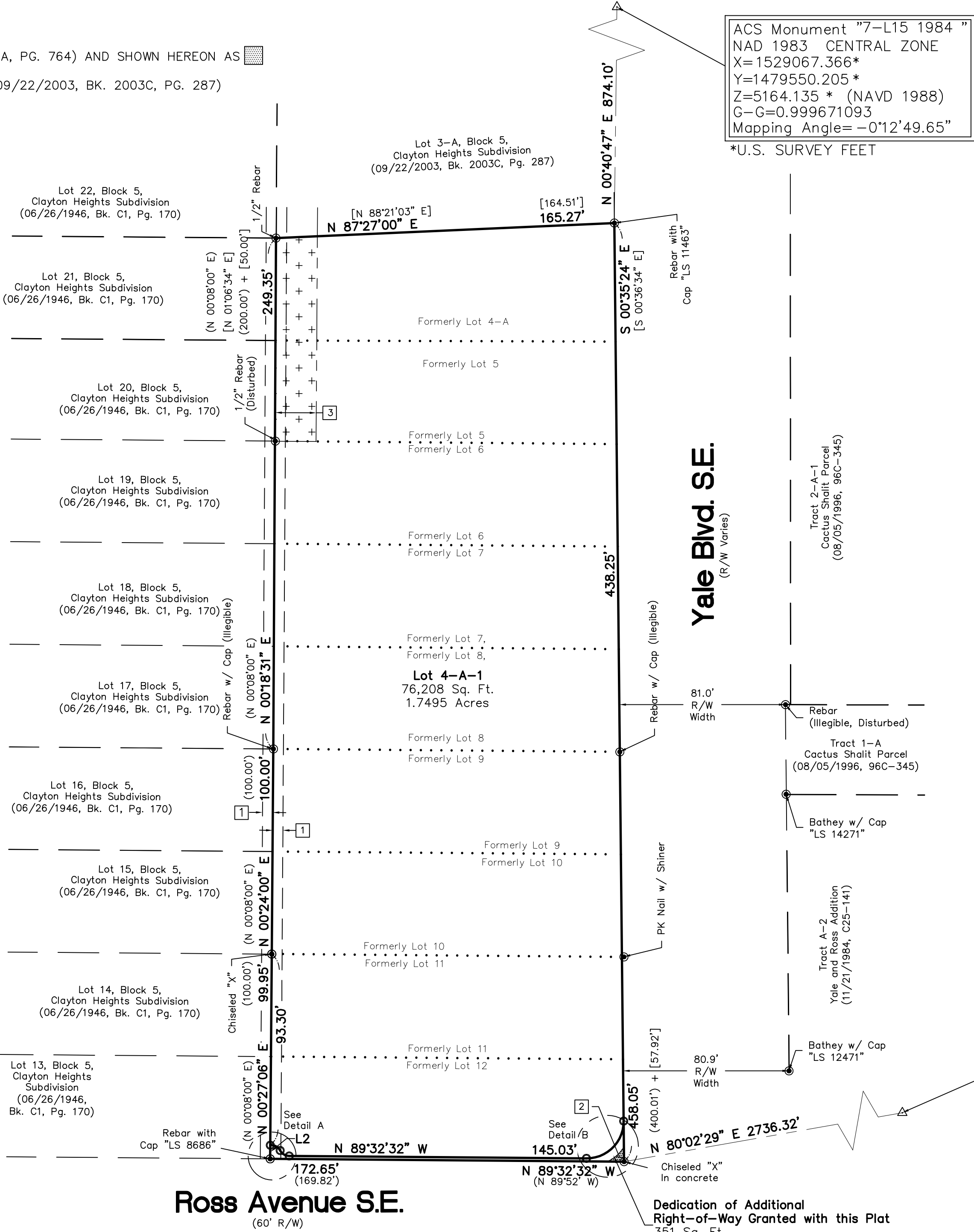
Detail B



Line Table		
Line #	Direction	Length (ft)
L1	S 00°35'24" E	19.80'
L2	S 00°27'06" W	6.67'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	28.60'	18.00'	91°02'52"	25.69'	N 44°56'02" E
C2	5.41'	5.00'	61°59'23"	5.15'	N 58°32'50" W
C3	5.81'	4.84'	68°51'03"	5.47'	N 61°58'40" W

Wilmoore Drive S.E.  
(50' R/W)



ACS Monument "7-L15 1984"  
NAD 1983 CENTRAL ZONE  
X=1529067.366\*  
Y=1479550.205\*  
Z=5164.135\* (NAVD 1988)  
G-G=0.999671093  
Mapping Angle=-0°12'49.65"  
\*U.S. SURVEY FEET

Plat for  
Lot 4-A-1, Block 5  
Clayton Heights  
Being Comprised of  
Lot 4-A and 5 thru 12, Block 5  
Clayton Heights  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2021

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (09/22/2003, 2003C-287)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (09/22/2003, 2003C-287)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



DRB Determination Notes

A DRB DETERMINATION ALLOWING FOR THE EXISTING EIGHTY-ONE (81) FOOT WIDE RIGHT-OF-WAY FOR YALE ROAD N.W. IN PLACE OF THE REQUIRED DPM STANDARD EIGHT-TWO (82) FEET RIGHT-OF-WAY WIDTH WAS APPROVED FOR THE PLATTED PROPERTY BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON JANUARY 19, 2022.

ACS Monument "19-L16 1984"  
NAD 1983 CENTRAL ZONE  
X=1531755.929\*  
Y=1478691.641\*  
Z=5297.506\* (NAVD 1988)  
G-G= 0.999664048  
Mapping Angle=-0°12'31.00"  
\*U.S. SURVEY FEET

CSI-CARTESIAN SURVEYS INC.

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wplotnerjr@gmail.com



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**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.

**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.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN ROSS AVENUE S.E. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

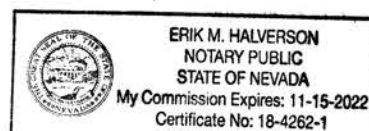
Larry Rieder      1/10/22  
LARRY RIEDER, OWNER      DATE  
GUARDIAN AIRPORT PARKING

STATE OF NEW MEXICO }  
COUNTY OF CHANDLER } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 10, 2022  
LARRY RIEDER, OWNER, GUARDIAN AIRPORT PARKING

By: [Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-15-2022



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