

Vicinity Map - Zone Atlas L-18-Z

Notes

- 1. FIELD SURVEY PERFORMED IN APRIL 2022.
- 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

Subdivision Data

GROSS ACREAGE. 1.1881 ACRES
ZONE ATLAS PAGE NO. L-18-Z
NUMBER OF EXISTING LOTS. 10
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. 0.0102 ACRES
DATE OF SURVEY. APRIL 2022

Purpose of Plat

- 1. SUBDIVIDE TO CREATE ONE NEW LOT FROM 9 EXISTING LOTS AND A PORTION OF SAN MATEO BOULEVARD SE RIGHT OF WAY AS SHOWN HEREON.
- 2. GRANT EASEMENTS AS SHOWN HEREON.
- 3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

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. 35001C0354H, DATED AUGUST 16, 2012.

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.

Indexing Information

Section 25, Township 10 North, Range 3 East, N.M.P.M.
Subdivision: Esperanza Addition
Owner: Abe and Sally Galanter
UPC #: 101805601132720114 (Remaining Portion of Lot 1)
101805601132320115 (Remaining Portion of Lot 2)
101805601131720116 (Remaining Portion of Lot 3)
101805601131320117 (Remaining Portion of Lot 4)
101805601030720118 (Remaining Portion of Lot 5)
101805601130320119 (Remaining Portion of Lot 6)
101805601229720120 (Remaining Portion of Lot 7)
101805601229320121 (Remaining Portion of Lot 8)
101805601228820122 (Remaining Portion of Lot 9)

Plat Approvals:

PNM Electric Services
Natalia Antonio
Feb 16, 2023
Qwest Corp. d/b/a CenturyLink QC
Pamela C. Stone
Mar 6, 2023
New Mexico Gas Company
Mike Mortus
Feb 16, 2023
Comcast

Legal Description

PORTIONS OF LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), EIGHT (8), AND NINE (9), IN BLOCK NUMBERED FOUR (4) OF ESPERANZA ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT; FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 31, 1931, IN BOOK B, PAGE 50.

AND

A PORTION OF SAN MATEO BOULEVARD SE RIGHT OF WAY.

BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHEAST CORNER OF SAID LOT 1, LYING ON THE SOUTHERLY RIGHT OF WAY OF SOUTHERN AVENUE SE, BEING MARKED BY AN ILLEGIBLE ALUMINUM CAP, WHENCE A TIE TO ACS MONUMENT "6-K18A", BEARS N 16°09'51" W, A DISTANCE OF 4,154.57 FEET;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT OF WAY, S 00°57'58" W, A DISTANCE OF 450.15 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 9, BEING MARKED BY A REBAR WITH CAP "LS 5814";

THENCE, N 89°11'42" W, A DISTANCE OF 91.31 FEET TO AN ANGLE POINT, BEING MARKED BY A BRASS CAP ROW MONUMENT "29+05.38" "LS 8911";

THENCE, N 89°10'55" W, A DISTANCE OF 18.51 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE EASTERLY RIGHT OF WAY OF SAN MATEO BOULEVARD SE, BEING MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH THE SAID EASTERLY RIGHT OF WAY, THE FOLLOWING FOUR COURSES:

N 00°27'15" E, A DISTANCE OF 144.46 FEET TO A POINT OF CURVATURE, BEING MARKED BY A CHISELED "X";

6.21 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 4,656.00 FEET, A DELTA OF 00°04'35", AND A CHORD BEARING N 00°24'58" E, A DISTANCE OF 6.21 FEET TO AN ANGLE POINT, BEING MARKED BY A CHISELED "X";

N 89°33'05" W, A DISTANCE OF 1.49 FEET TO AN ANGLE POINT, BEING MARKED BY A CHISELED "X";

279.20 FEET ALONG A CURVE TO THE LEFT, BEING NON-TANGENT FROM THE PREVIOUS COURSE, HAVING A RADIUS OF 4,557.90 FEET, A DELTA OF 03°30'35", AND A CHORD BEARING N 01°23'11" W, A DISTANCE OF 279.16 FEET TO AN ANGLE POINT, BEING MARKED BY A CHISELED "X";

N 24°20'44" E, A DISTANCE OF 22.79 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF SOUTHERN AVENUE SE, BEING MARKED BY A BRASS CAP BASE;

THENCE, LEAVING SAID EASTERLY RIGHT OF WAY OF SAN MATEO BOULEVARD SE AND COINCIDING WITH SAID SOUTHERLY RIGHT OF WAY OF SOUTHERN AVENUE SE, S 89°01'03" E, A DISTANCE OF 115.07 FEET TO THE POINT OF BEGINNING, CONTAINING 1.1881 ACRES (51,752 SQ. FT.), MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 101805601132720114
101805601132320115
101805601131720116
101805601131320117
101805601030720118
101805601130320119
101805601229720120
101805601229320121
101805601228820122

PROPERTY OWNER OF RECORD
BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lot 1-A, Block 4
Esperanza Addition
Being Comprised of
Portions of Lots 1 thru 9, Block 4
Esperanza Addition and A Portion
of San Mateo Blvd SE Right of Way
City of Albuquerque
Bernalillo County, New Mexico
February 2023

Project Number: PR-2022-006657
Application Number:

City Approvals:

Loren N. Risenhoover P.S.
City Surveyor
3/9/2023
Traffic Engineering, Transportation Division
ABCWUA
Parks and Recreation Department
Code Enforcement
2/15/2023
Hydrology
City Engineer
Planning Department
Real Property Division

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
3/10/23
Date

CSI-CARTESIAN SURVEYS INC.

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



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 FOR SAN MATEO BOULEVARD S.E. TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE.

ABE GALANTER
OWNER

03/15/2023
DATE

SALLY GALANTER
OWNER

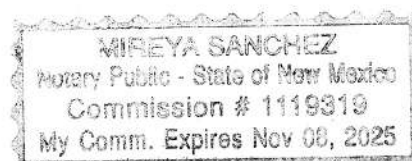
03/15/2023
DATE

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 15, 2023
BY: ABE AND SALLY GALANTER, HUSBAND AND WIFE, OWNERS

BY: Mireya Sanchez
NOTARY PUBLIC

MY COMMISSION EXPIRES 11/08/2025



Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000124496 AND AN EFFECTIVE DATE OF FEBRUARY 4, 2022.
2. PLAT OF ESPERANZA ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 25, 1931, IN BOOK B, PAGE 50.
3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY(IES) FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 11, 2017, AS DOCUMENT NO. 2017117631.
4. WARRANTY FOR PARCEL 6-11, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 11, 1986, IN BOOK D 281-A, PG. 181-182, DOC. NO. 86 86763.
5. WARRANTY DEED FOR PARCEL 6-11-NRW (AKA REMAINING PORTION OF LOT 9), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 11, 1986, IN BOOK D 281A, PG. 183-184, DOC. NO. 86 86764.
6. WARRANTY DEED FOR PARCEL 6-12, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 21, 1986, IN BOOK D 279A, PG. 223-224, DOC. NO. 86 78165.
7. WARRANTY DEED FOR PARCEL 6-12-NRW (AKA REMAINING PORTION OF LOT 8), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 21, 1986, IN BOOK D 279A, PG. 225-226, DOC. NO. 86 78166.
8. WARRANTY DEED FOR PARCEL 6-13, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 21, 1986, IN BOOK D 279A, PG. 227-228, DOC. NO. 86 78167.
9. WARRANTY DEED FOR PARCEL 6-13-NRW (AKA REMAINING PORTION OF LOT 7), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 21, 1986, IN BOOK D 279A, PG. 229-230, DOC. NO. 86 78168.
10. WARRANTY DEED FOR PARCEL 6-14, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 21, 1986, IN BOOK D 276A, PG. 241-242, DOC. NO. 86 66034.
11. WARRANTY DEED FOR PARCEL 6-14-NRW (AKA REMAINING PORTION OF LOT 6), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 21, 1986, IN BOOK D 276A, PG. 243-244, DOC. NO. 86 66035.
12. WARRANTY DEED FOR PARCEL 6-15, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 21, 1986, IN BOOK D 276A, PG. 245-246, DOC. NO. 86 66036.
13. WARRANTY DEED FOR PARCEL 6-15-NRW (AKA REMAINING PORTION OF LOT 5), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 21, 1986, IN BOOK D 276A, PG. 247-248, DOC. NO. 86 66037.
14. WARRANTY DEED FOR PARCEL 6-16, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 7, 1986, IN BOOK D 283A, PG. 827-828, DOC. NO. 86 96871.
15. WARRANTY DEED FOR PARCEL 6-16-NRW (AKA REMAINING PORTION OF LOT 4), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 7, 1986, IN BOOK D 283A, PG. 829-830, DOC. NO. 86 96872.
16. WARRANTY DEED FOR PARCEL 6-17, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 21, 1986, IN BOOK D 279A, PG. 231-232, DOC. NO. 86 78169.
17. WARRANTY DEED FOR PARCEL 6-17-NRW (AKA REMAINING PORTION OF LOT 3), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 21, 1986, IN BOOK D 279A, PG. 233-234, DOC. NO. 86 78170.
18. WARRANTY DEED FOR PARCEL 6-18, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 11, 1986, IN BOOK D 281A, PG. 185-186, DOC. NO. 86 86765.
19. WARRANTY DEED FOR PARCEL 6-18-NRW (AKA REMAINING PORTION OF LOT 2), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 11, 1986, IN BOOK D 281A, PG. 187-188, DOC. NO. 86 86766.
20. WARRANTY DEED FOR PARCEL 6-19, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 1987, IN BOOK D 298A, PG. 261-262, DOC. NO. 08727204.
21. WARRANTY DEED FOR PARCEL 6-19-NRW (AKA REMAINING PORTION OF LOT 1), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 1987, IN BOOK D 298A, PG. 263-264, DOC. NO. 08727205.
22. NEW MEXICO STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. F-034-1(4), DATED OCTOBER 15, 1985.

Plat for Lot 1-A, Block 4 Esperanza Addition Being Comprised of Portions of Lots 1 thru 9, Block 4 Esperanza Addition and A Portion of San Mateo Blvd SE Right of Way City of Albuquerque Bernalillo County, New Mexico February 2023

ABCWUA Public Water & Sanitary Sewer Easements

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND/OR PUBLIC RIGHT-OF-WAY AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE OPERATION OF PUBLIC WATER AND/OR PUBLIC SANITARY SEWER INFRASTRUCTURE.

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Sheet 2 of 3
220541A

Legend

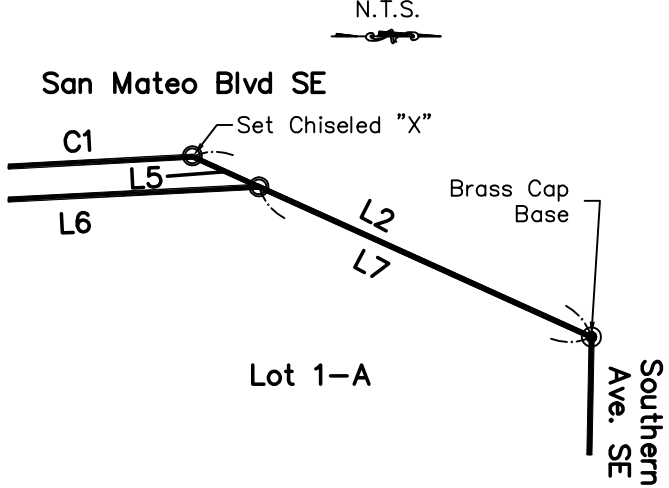
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (7/25/1931, B-50)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER NM STATE HIGHWAY DEPT. RIGHT OF WAY MAP NM PROJ. NO. F-034-I(4) (10/15/1985)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (9/11/1986, BK. D 281A, PG. 183-184, DOC. NO. 86 867964)

Line Table		
Line #	Direction	Length (ft)
L2	N 24°20'44" E {N 24°23'37" E}	22.79' {22.80'}
L3	N 89°10'55" W	18.51'
L4	N 89°33'05" W	1.49'
L5	N 24°20'44" E {N 24°23'37" E}	3.80'
L6	N 02°53'27" W	17.05'
L7	N 24°20'44" E {N 24°23'37" E}	19.00'

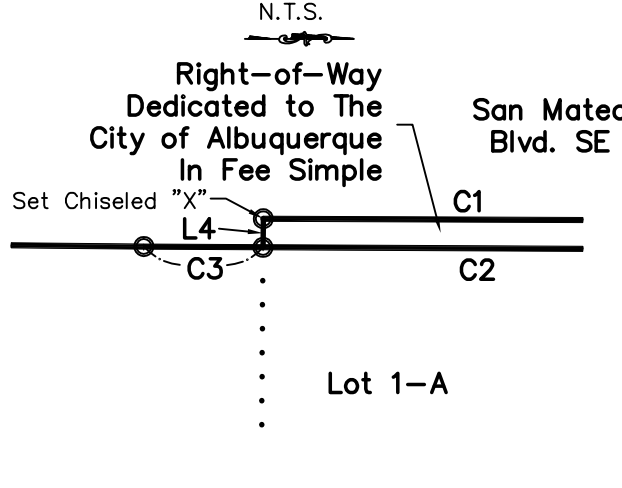
* L1 INTENTIONALLY OMITTED

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	279.20' {279.28'}	4557.90' {4557.90'}	3°30'35"	279.16'	N 01°23'11" W
C2	265.62'	4656.00'	3°16'07"	265.58'	N 01°15'24" W
C3	6.21'	4656.00'	0°04'35"	6.21'	N 00°24'58" E

Detail A



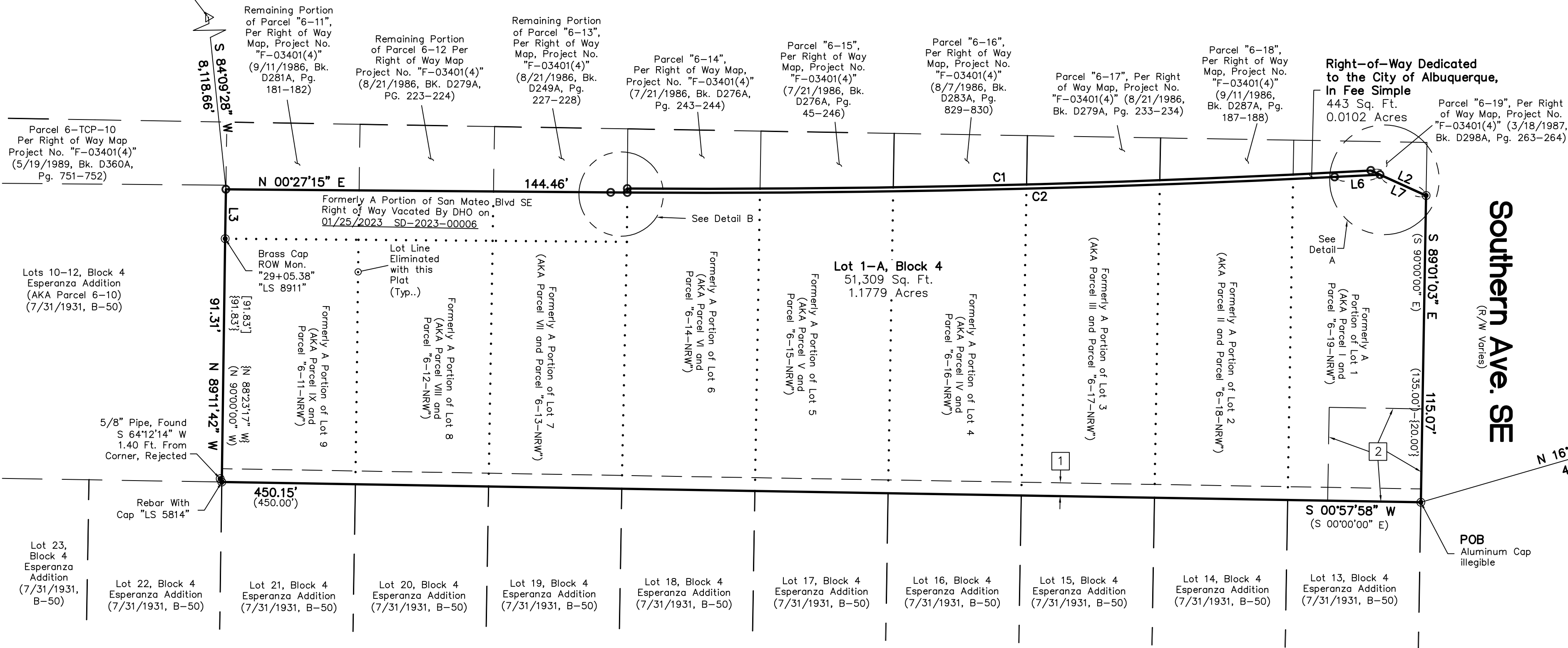
Detail B



Plat for
Lot 1-A, Block 4
Esperanza Addition
Being Comprised of
Portions of Lots 1 thru 9, Block 4
Esperanza Addition and A Portion
of San Mateo Blvd SE Right of Way
City of Albuquerque
Bernalillo County, New Mexico
February 2023

ACS Monument " 19-L16 "
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 FOOT

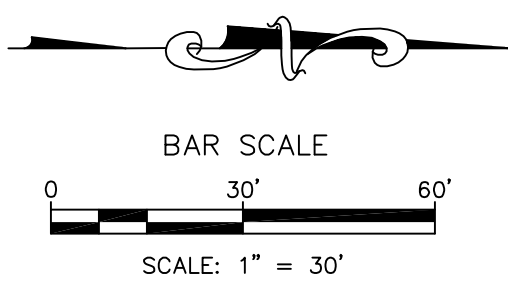


ACS Monument " 6-K18A "
NAD 1983 CENTRAL ZONE
X=1538790.908 *
Y=1483955.175 *
Z=5249.996 * (NAVD 1988)
G-G=0.999664599
Mapping Angle=-0°11'42.76"

* U.S. SURVEY FOOT

Easement Notes

- EXISTING 5' P.U.E. (12/31/1946, BK. D-35, PG. 309, DOC. NO. 1946007151)
- 35'X35' PUBLIC WATER VAULT EASEMENT GRANTED WITH THE FILING OF THIS PLAT



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