



Vicinity Map - Zone Atlas E-15-Z

Notes

- 1. FIELD SURVEY PERFORMED IN APRIL 2018.
- 2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING GROUND TO GRID FACTOR OF 0.999681488.
- 4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS.

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 DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

NATHAN TROYER, PRESIDENT
SANDIA VIEW HOMES, LLC

DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2018
BY: NATHAN TROYER AS PRESIDENT FOR SANDIA VIEW HOMES, LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Section 28, Township 11 North, Range 3 East, N.M.P.M.
as Projected into the Elena Gallegos Grant
Subdivision: Sandia View Addition (Lots 4 and 9)
Lands of Crawford & Robertson (C & R) (Tracts 1-4)
Owner: Sandia View Homes, LLC
UPC #: 101506216923831114 (Lot 4, Sandia View Add.)
101506216322231110 (Tract 1, C & R)
101506214522531135 (Tract 2, C & R)
101506212822731136 (Tract 3, C & R)
101506211023031137 (Tract 4, C & R)
101506211924431119 (Lot 9, Sandia View Add.)

Purpose of Plat

- 1. ELIMINATE INTERIOR LOT LINES AS SHOWN HEREON.
- 2. VACATE EASEMENTS AS SHOWN HEREON.
- 3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 3.1551 ACRES
ZONE ATLAS PAGE NO. E-15-Z
NUMBER OF EXISTING LOTS. 5
NUMBER OF LOTS CREATED. 11
MILES OF FULL-WIDTH STREETS. 0.000 MILES
MILES OF HALF-WIDTH STREETS. 0.000 MILES
RIGHT-OF-WAY DEDICATION TO BERNALILLO COUNTY. 0.0000 ACRES
DATE OF SURVEY. APRIL 2018

Legal Description

TRACTS NUMBERED ONE (1), TWO (2), THREE (3) AND FOUR (4) OF LANDS OF CRAWFORD AND ROBERTSON, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "SUMMARY PLAT OF SANDIA VIEW SUBDIVISION, LANDS OF CRAWFORD AND ROBERTSON, BEING TRACT 57-A-1, MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 29, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 27, 1979, IN PLAT BOOK B16, FOLIO 91.

AND

LOTS NUMBERED FOUR (4) AND NINE (9), OF SANDIA VIEW ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "SANDIA VIEW ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 17, 1946 IN PLAT VOL. C1, FOLIO 132.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

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.

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.

DATE

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
Lots 1-11
Sandia View Estates
Being Comprised of
Lots 4 and 9, Sandia View
and Tracts 1-4, Lands of
Crawford and Robertson
Bernalillo County, New Mexico
May 2018

Case Number: _____

Plat Approvals:

PNM Electric Services _____ Date

Qwest Corp. d/b/a CenturyLink QC _____ Date

New Mexico Gas Company _____ Date

Comcast Cable _____ Date

County Approvals:

Bernalillo County Development Review Authority, Chair _____ Date

Bernalillo County Zoning _____ Date

Bernalillo County Fire Marshal's Office _____ Date

Bernalillo County Natural Resources _____ Date

Bernalillo County Public Works _____ Date

Bernalillo County Parks and Recreation _____ Date

City Surveyor _____ Date

A.M.A.F.C.A. _____ Date

A.B.C.W.U.A. _____ Date

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 OF THE BERNALILLO COUNTY 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."

Will Plotner Jr. 5/11/18
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



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (5/17/1946, C1-132)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (4/27/1979, B16-91)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER WARRANTY DEED (9/23/1993, BK. 9326, PG. 3901-3902)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (5/2/1994, 94S-29)
●	FOUND MONUMENT AS INDICATED
● ^R	FOUND 1/2" REBAR WITH CAP ILLEGIBLE
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
● ^{RWC}	FOUND 1/2" REBAR WITH CAP "LS 10202"
○ ^N	SET NAIL WITH FLAGGING

ACS Monument "9_D15"
NAD 1983 CENTRAL ZONE
X=1524960.621*
Y=1515572.09*
Z=4988.802* (NAVD 1988)
G-G=0.999680524
Mapping Angle=-0°13'20.97"

* U.S. SURVEY FOOT

ACS Monument "DOUGLAS"
NAD 1983 CENTRAL ZONE
X=1520286.421*
Y=1505417.495*
Z=4975.078* (NAVD 1988)
G-G=0.999682452
Mapping Angle=-0°13'52.53"

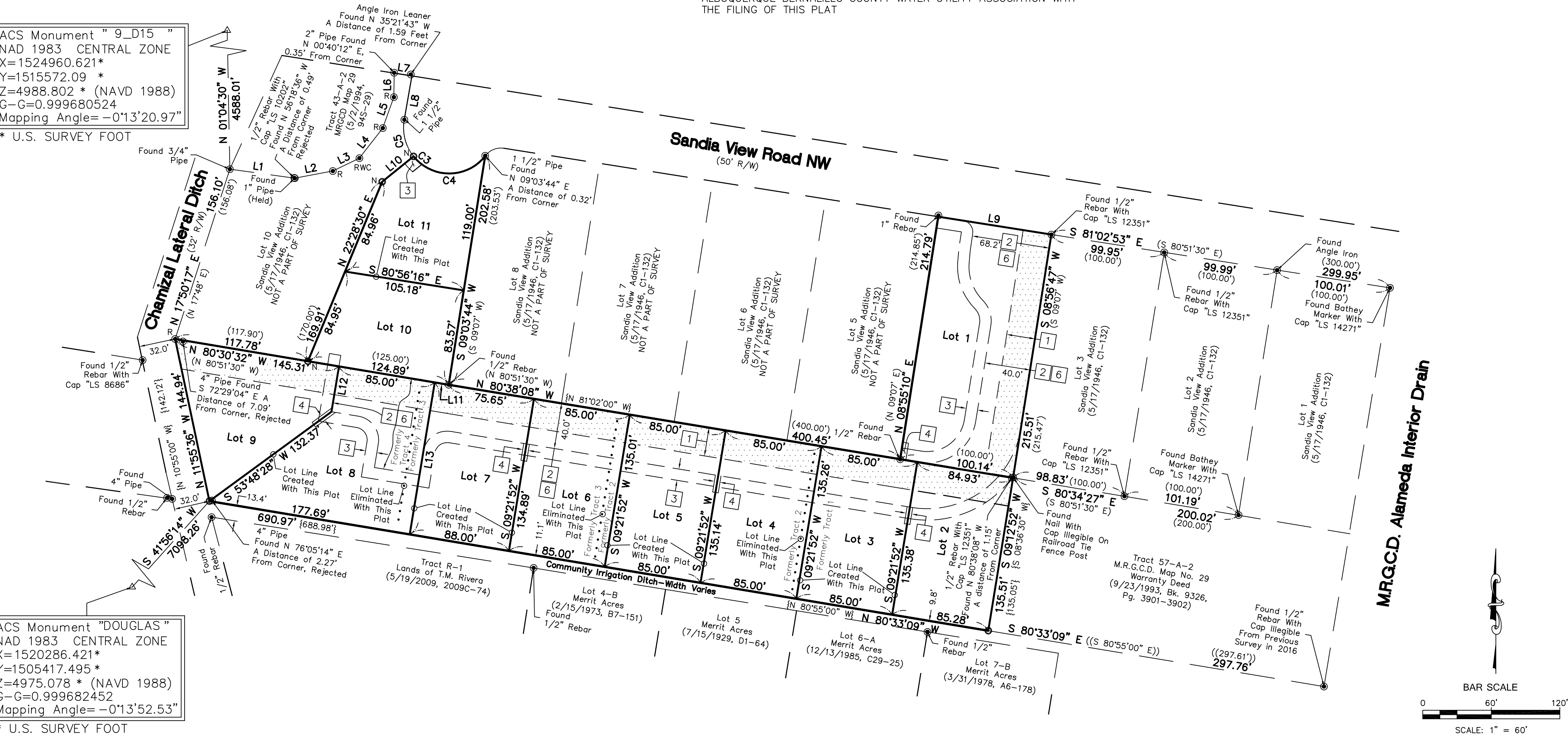
* U.S. SURVEY FOOT

NOTE: FOR PARCEL INFORMATION, SEE SHEET 3

Easement Notes

- EXISTING 25' PRIVATE ROADWAY AND UTILITY EASEMENT (4/27/1979, B16-91) TO BE VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS
- PRIVATE ACCESS EASEMENT AND PUBLIC EMERGENCY ACCESS EASEMENT FOR THE BENEFIT OF LOTS 1-10. MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 5' x 15' WATER METER EASEMENT GRANTED TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY ASSOCIATION WITH THE FILING OF THIS PLAT
- INTENTIONALLY OMITTED
- PUBLIC WATERLINE AND SANITARY SEWER LINE EASEMENT GRANTED TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY ASSOCIATION WITH THE FILING OF THIS PLAT

Plat for
Lots 1-11
Sandia View Estates
Being Comprised of
Lots 4 and 9, Sandia View
and Tracts 1-4, Lands of
Crawford and Robertson
Bernalillo County, New Mexico
May 2018



CSI-CARTESIAN SURVEYS INC.

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

Parcel Table		
Parcel Name	Area (Sq. Ft.)	Area (Acres)
Lot 1 Gross	21,554	0.4948
Lot 2 Gross	11,527	0.2646
Lot 3 Gross	11,502	0.2641
Lot 4 Gross	11,492	0.2638
Lot 5 Gross	11,481	0.2636
Lot 6 Gross	11,471	0.2633
Lot 7 Gross	11,865	0.2724
Lot 8 Gross	15,846	0.3638
Lot 9 Gross	11,667	0.2678
Lot 10 Gross	9,564	0.2196
Lot 11 Gross	9,465	0.2173

Parcel Table		
Parcel Name	Area (Sq. Ft.)	Area (Acres)
Lot 1 Net	10,962	0.2517
Lot 2 Net	9,454	0.2170
Lot 3 Net	8,102	0.1860
Lot 4 Net	8,092	0.1858
Lot 5 Net	8,081	0.1855
Lot 6 Net	8,071	0.1853
Lot 7 Net	8,250	0.1894
Lot 8 Net	10,661	0.2447
Lot 9 Net	11,667	0.2678
Lot 10 Net	9,564	0.2196
Lot 11 Net	9,465	0.2173

* NET AREA IS DETERMINED BY TAKING THE GROSS AREA AND SUBTRACTING THE ROADWAY EASEMENT AREA ACROSS EACH LOT.

Line Table		
Line #	Direction	Length (ft)
L1	S 82°07'24" E (N 82°40' E)	57.39' (57.20')
L2	N 79°20'00" E [N 79°34'45" E]	33.87' [34.41']
L3	N 64°14'03" E [N 63°53'19" E]	25.69' [25.64']
L4	N 37°54'09" E [N 37°33'25" E]	33.31' [33.43']
L5	N 19°52'44" E [N 18°47'07" E]	28.89' [28.68']
L6	N 00°40'12" E (N 00°15' E)	21.01' [22.00']
L7	S 81°02'53" E (S 81°13' E)	15.68' (15.72')
L8	S 09°50'22" W	38.88' (40.00')
L9	S 81°02'53" E (S 81°13' E)	100.24' (100.00')
L10	N 51°02'44" E	35.36' (35.57')
L11	N 80°30'32" W (N 80°51'30" W)	12.35'
L12	S 09°21'52" W	40.22'
L13	S 09°21'52" W	134.79'
L14	S 81°02'53" E (S 81°13' E)	22.09'
L15	N 08°52'17" E	3.60'

Line Table		
Line #	Direction	Length (ft)
L16	N 80°38'07" W (N 80°51'30" W)	16.82'
L17	S 81°02'53" E (S 81°13' E)	78.15'
L18	S 08°56'47" W (S 09°07' W)	43.61'
L19	S 09°21'52" W	21.00'
L20	N 09°21'52" E	61.03'
L21	N 80°38'08" W	40.00'
L22	N 09°21'52" E	21.00'
L23	N 80°38'08" W	24.00'
L24	N 09°21'52" E	40.22'
L25	N 80°38'08" W	10.00'
L26	S 09°21'52" W	9.76'
L27	N 80°30'32" W (N 80°51'30" W)	17.54'
L28	S 09°21'52" W	52.76'
L30	N 09°21'52" E	9.78'
L31	S 80°30'32" E (S 80°51'30" E)	97.35'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C3	106.06' (105.98')	40.00' (40.00')	151°55'09"	77.61'	S 65°46'08" E
C4	71.95' (72.50')	40.00' (40.00')	103°03'27"	62.63'	N 89°48'01" E
C5	34.11' (33.48')	40.00' (40.00')	48°51'43"	33.09'	S 14°14'25" E
C6	15.92'	10.00'	91°13'37"	14.29'	N 35°26'05" W
C7	22.47'	207.38'	6°12'29"	22.46'	S 06°39'11" W
C8	35.62'	42.00'	48°35'13"	34.56'	S 20°33'12" E
C9	23.47'	25.00'	53°47'35"	22.62'	N 17°57'01" W
C10	67.86'	43.00'	90°25'06"	61.03'	N 54°09'20" E
C11	130.98'	83.00'	90°25'06"	117.81'	N 54°09'20" E
C12	32.99'	21.00'	90°00'00"	29.70'	S 54°21'52" W
C13	32.99'	21.00'	90°00'00"	29.70'	N 35°38'08" W

Public Utility Easements

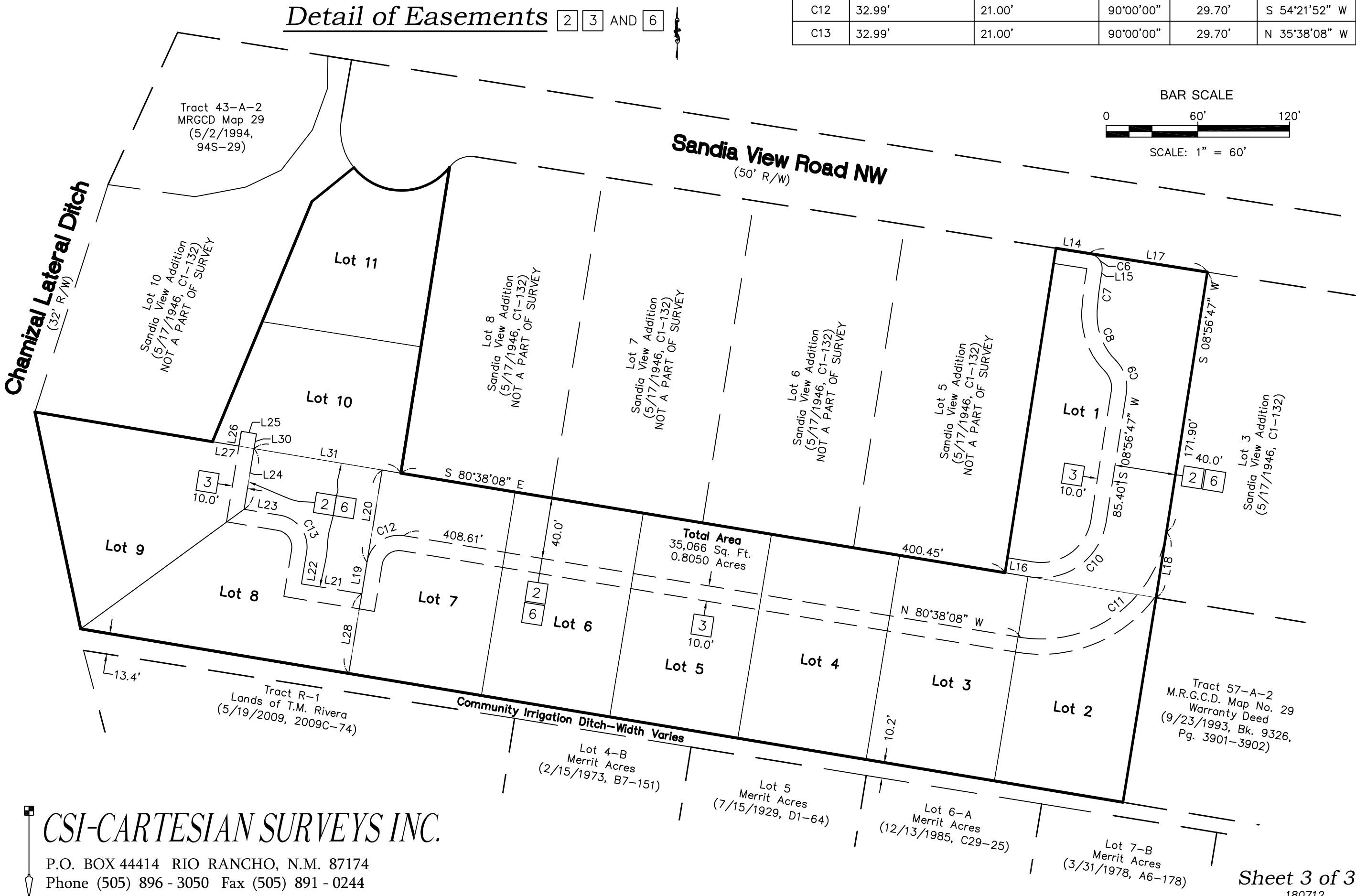
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.



CSI-CARTESIAN SURVEYS INC.
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