

~~Chapter 21~~ **Chapter 5** Recordable and Development Documents

1. ~~Section 1.~~—INTRODUCTION

This chapter presents detailed specifications for the preparation of significant development related documents, which ultimately are filed or "recorded" with the County Clerk or filed in the records of the City. Detailed requirements for drafting, drawing material, and the organization of recordable documents are covered as follows: [\[Inset Table of Contents in final Layout\]](#)

The major and most significant document discussed is the Final Plat as required by the [Integrated Development Ordinance \(IDO\)](#)~~current Subdivision Ordinance~~ of the City of Albuquerque. The preparation of a preliminary plat is also discussed in detail since the preliminary plat, when approved by the Development Review Board (DRB), becomes the basis for preparation of the Final Plat.

Examples of appropriate dedication statements on plats and formats for grants of easement by separate instrument for certain purposes, are also included.

~~The other major types of documents discussed are Site Development Plans and Landscaping Plans. Detailed criteria for these two types of plans have been developed to assure that information may be consistently found on the plans and that no information is lost due to illegibility when the documents are put on microfiche.~~

~~Section 2.~~ FINAL PLAT REQUIREMENTS

2. ~~A.~~—Governing Regulations

~~Subdivision Ordinance (Article 7-11 R.O.A. 1994)~~

~~This~~ The Integrated Development Ordinance (IDO) is the primary regulation governing plat preparation for subdivided land within the jurisdiction of the City of Albuquerque planning and platting authority. Additional requirements related to processing and recording are promulgated by the Bernalillo County Clerk.

3. ~~B.~~—General Requirements for all Plats

"Plat" means, for the purposes of this section, a formal graphic presentation of subdivided land prepared in the manner specified herein and containing required descriptions of subdivided land, acknowledgment by owners of consent to subdivision, dedications, and certification by the plat preparer. This section covers requirements for (1) Preliminary Plats, which are often required as a step toward Final Plat preparation and approval; (2) plats intended for abbreviated procedure, which are generally Final Plats involving minor subdivisions or minor boundary changes or are for a limited special purpose and which by their nature are appropriate for abbreviated processing; and (3) Final Plats of proposed subdivisions of land submitted for approval to the Development Review Board.

The following are requirements for all plats (detailed requirements for specific types of plats are given in subsequent subsections):

1. *Nature and Purpose of Plat*

This should be in the form of a brief statement placed in the upper right hand corner on each plat

sheet. Examples of appropriate statements are:

- Subdivision plat for-...
- Replat of-... (lands being replatted)-... to-... (new name)
- Amended plat of-...
- Plat for abbreviated procedure of-...
- Annexation plat of-...

2. *Title of Plat*

The name of the subdivision or parcel(s) created by the plat should be placed near the upper right hand corner of each plat sheet immediately below the nature and purpose statement and should be the boldest lettering on the sheet.

3. *Date of Plat*

The month and year in which the plat is prepared should be placed immediately below the title of the plat on each sheet.

4. *Location Map / Zone Atlas Map Number*

~~The identification of the Albuquerque Zone Atlas map within which the plat lies must be shown, preferably immediately below or above the location map.~~

1.

—A reduced scale map showing the relationship of the lands of the plat to ~~well known~~well-known principal landmarks and municipal boundaries should be placed in the upper left hand corner of the plat sheet or "first sheet" if a multiple sheet plat. The identification of the Albuquerque Zone Atlas map within which the plat lies must be shown, preferably immediately below or above the location map.

5. *Scale and North Arrow*

Drawing scale must be shown as both equivalent scale and graphic scale, preferably immediately below the north arrow which must be shown in proper orientation with respect to the plat lines on each plat sheet. A north arrow must also be provided to orient the location map.

Zone Atlas Map Number

~~The identification of the Albuquerque Zone Atlas map within which the plat lies must be shown, preferably immediately below or above the location map.~~

6. *Plat Boundary Lines*

Plat boundary lines must be shown as the boldest lines on the plat sheet and must be properly oriented and annotated giving the bearings of all lines in degrees, minutes, and seconds and the basis for such bearings. The distances of all lines must be drawn to correct scale and dimensioned in feet correct to hundredths or other functional reference system.

7. *Tie to Permanent Survey Monuments*

Tie to Permanent Survey Monuments from the plat boundary lines must be shown giving monument identification, New Mexico State Plane Coordinates, if applicable, and bearings and distances of courses establishing ties; bearings in degrees, minutes and seconds, and distances in feet and hundredths. (See Chapter [2610](#), Surveys and Monumentation, for detailed information.)

8. *Existing Easements*

Existing easements within, along, or intersecting the plat boundaries must be shown giving correct location, dimensions, and purpose or nature of right of easement. Existing easements, which are to remain in the Final Plat, should be drawn in light lines or dashed lines and clearly labeled. Easements intended to be abandoned or vacated by Final Plat approval should be shown as ghost lines, easily distinguished from lines for easements to remain, and must be clearly labeled including the intent to

abandon or vacate. Vacation of easements will require additional documentation; see subsection Dsection 5.5 Final Plat Requirements of this chapter.

9. **Existing Public Right-of-Way**

Existing public right-of-way along or intersecting the plat boundary or boundary streets of the plat must be shown giving correct locations and dimensions, purpose or nature, and name, if applicable.

10. **Total Area of Plat**

Total area of plat within the plat boundaries must be shown in acres, rounded as specified for the type of plat being prepared.

11. **Monument Description and Location**

Monument description and location must be shown for all found monuments and for all monuments set or, if a Preliminary Plat, intended to be set within or related to the plat boundary and ties thereto. Monument description must include the registration number of the surveyor who set the monument or the number which appears on found monuments.

12. **Special Flood Hazard Areas**

Flood Hazard Areas shall be shown on the plat and a note shall be added to the plan indicating the Flood Insurance Rate Map number and effective date.

4.

5. **€—Preliminary Plat Requirements**

The following requirements for Preliminary Plats are in addition to the general requirements for all plats:

1) **Scale**

2)

- a) -Must be 1" to ~~200'100'~~, or larger (1" to 100' 50' preferable if appropriate as determined by the DRB)

1. ~~Additional Data Required~~

3) **Proposed Monumentation**

- a) ~~—(1)—~~Proposed bench mark locations
b) ~~—(2)—~~Proposed Permanent Survey Monument(s) location and method of tie to plat boundary
c) ~~—(3)—~~Proposed subdivision control monuments location and type

4) ~~—b.—~~**Existing Conditions**

- a) ~~(1)—~~Type and width of paving on existing streets intersecting, along, or within 150' of the plat boundary including curb, gutter and sidewalk locations.
b) ~~—(2)—~~Existing utilities within and adjacent to plat, including: -
c)

i) ~~—(a)—~~ Location and size of:

- (1) water wells
(2) water reservoirs
(3) water lines
(4) sanitary sewers
(5) storm drains, channels and other facilities

ii) ~~—(b)—~~ Location of:

- (1) gas lines
(2) fire hydrants
(3) power lines and poles
(4) telephone lines and poles

- (5) street lights
- (6) ~~any other facilities in the right-of-way: -~~

- (7) ~~(e)~~—If not on or immediately adjacent to site, direction to, distance to, and size of:
 - (a) nearest water lines
 - (b) nearest sanitary sewers with invert elevation

d) ~~(3)~~—Ground elevation and site based on mean sea level as established within Chapter 10, Surveys and Monumentation, by the National Geodetic Survey (North American Datum, 1929)

~~(a)~~—For land having slopes less than 1%

- (1) by contour lines at intervals of not more than 1' and spot elevations not more than 100' apart at selected locations sufficient to define all breaks in grade and drainage features

ii) ~~(b)~~—For lands sloping between 1% and 5%

- (1) contour lines at intervals not to exceed 2'

iii) ~~(e)~~—For lands sloping more than 5%

- (1) by contour lines at intervals not to exceed 5'

e) ~~(4)~~—Existing property lines to be eliminated

i) ~~(4)~~—by light dashed lines clearly annotated to indicate elimination intent

5) ~~3.~~ **Proposal Elements**

a Plat boundary gross area in acres to the nearest tenth of an acre.

- a) Proposed public right-of-way locations and widths, street widths, ~~and~~ street names, and sidewalk locations and widths.
- b) Proposed private way; locations and widths, street names and ~~street~~ widths, and sidewalk locations and widths.
- c) Proposed easements of any nature, locations, dimensions, nature or purpose, ownership and any limitations thereto.
- d) Proposed block and lot lines with number or letter identification of each block and lot to be created. Lot fronts must be designated on any double fronting residential lots.
- e) Locations, dimensions, and approximate area of reserved or dedicated public lands.
- f) Proposed ground elevations presented as specified in section C.2.b.35.4.3.c. of this section.
- g) ~~Locations, dimensions, and approximate areas of proposed multi-family or non-residential areas.~~
- h) Proposed locations of any planned water wells, reservoirs.
- i) Any significant topographic features or conditions on-site.
- j) Zoning of and adjacent to the site.

6. ~~D.~~ **Final Plat Detailed Requirements**

The following detailed requirements for Final Plats are in addition to the general requirements for all plats given in subsection Bsection 5.3 General Requirements for All Plats.

1 ~~1.~~ **Scale**

- a — Must be either 1"=100' or 1"=50' (1"=50' preferable, when practical)

2 ~~2.~~ **Additional Data Required**

3 ~~a.~~ **Monuments**

b ~~(1)~~—Permanent Survey Monuments

The location, description, and the registration number of the surveyor setting permanent survey monuments must be shown. Ties from Permanent Survey Monuments to the Albuquerque control survey network must be shown, giving grid bearing in the New Mexico State Plane Coordinate System (Central Zone) and ground distance, the New Mexico State Plane Coordinate, the delta alpha, and the combined sea level and scale factor (grid factor) must be shown at least one (1) of the Permanent Survey Monuments set or tied to, or, the same data must be shown for the centroid of the area within the plat boundary. The point referenced must be clearly labeled.

c ~~—(2)—~~ Subdivision Control Monuments

All subdivision control monuments set must be accurately and completely described and shown on the plat giving the nature of the monument and the registration number of the surveyor who set it. If monumentation is to be deferred, proposed monument locations, descriptions and surveyors' registration numbers must be shown on the plat as prescribed above for set monuments, except that symbols for deferred monuments shall be different than those used for set or found monuments.

Additionally, a legend identifying the deferred monuments symbol must be provided labeled with the following statement:

~~"Deferred monumentation; to be set no later than (two) (2) years after the date of filing of this plat with the Bernalillo County Clerk."~~

d ~~—(3)—~~ Bench Marks

The location, description, elevation based on mean sea level datum ~~as established by the National Geodetic Survey (formerly U.S. Coast and Geodetic Survey)~~ ~~as per Chapter 10X, Surveys and Monumentation~~ and the registration number of the surveyor who set it must be shown on the plat for each bench mark required to be set or used for vertical control in the subdivision. The elevations to be shown for bench marks on the plat must be as approved by the Chief City Surveyor, according to the procedures given in ~~Chapter 2610, Surveys and Monumentation in this DPM.~~

e ~~—(4)—~~ Existing Monumentation

All existing monumentation, including found property corners, must be shown on the plat, giving accurate description, location and registration number of surveyor who set the monument, if available.

4 ~~—b.—~~ Plat Boundary

In addition to the boundary items required by ~~Subsection Bsection 5.3.6~~, both record and measured distances and bearings must be shown and identified for all courses in the plat boundary on Final Plats.

5 ~~—c.—~~ Plat Area

The total gross area ~~in acreage or square feet~~ expressed to four decimal places within the plat boundary must be shown on the Final Plat located on the plat as specified in the ~~sSubsection 5.5.B3, Plat Boundary.~~

6 ~~—d.—~~ Reference to Federal Rectangular System

Final Plats must be referenced to the Federal Rectangular System, often referred to as the "sectionalized system", by giving the location of the platted area within the appropriate section, township, range and, if applicable, fraction or aliquot part of a section. If the plat does not lie within an officially sectionalized area, the reference may be given to a projection of the official system and identified as projected. The description of location should also include the New Mexico Principal Meridian. When projected location descriptions are used and when projection is impractical, the name of the land grant or other body of unsectionalized land in which the plat lies must be identified. The reference to the Federal Rectangular System and, if applicable, the name of the unsectionalized land is to be located on the plat immediately under the title of the plat.

7 ~~—e.—~~ ~~Planning and Platting Jurisdiction~~

8 ~~Final Plats must contain a statement indicating that the plat either does or does not lie with the municipal boundaries at the time of submission for final City approval. If the plat does not lie within the municipal boundaries, the plat must contain a statement that the plat either does or does not lie within the planning and platting jurisdiction of the City of Albuquerque.~~

9 ~~—f.—~~ Interior Data

~~—The following additional data must be shown within the plat boundary of all Final Plats.~~

f ~~(1)—~~ All existing public rights-of-ways which will remain and those to be created by the plat.

Required information includes the following:

- i Names of streets;
- ii Right-of-way widths and locations;
- iii Right-of-way data including the length, central angle, and radius of all curves in right-of-way lines; and
- iv Centerline data including the length, central angle, and radius of all curves.

g ~~(2)—~~ All easements, both existing and those to be created by the plat giving the following information:

- i ~~(a)—~~ Location and dimensions by bearing and distance;

- ii ~~——(b)——~~ Purpose; and
 - iii ~~——(c)——~~ Limitations, if any
- h ~~——(3)——~~ Any easements intended to be abandoned, identified as "to be abandoned or vacated by this plat"¹
- i ~~Note: Easements may only be vacated by this means if legal consent of all those holding legal interest in the easement is provided on the Final Plat. If vacated by separate procedure or instrument, the approved document must be identified by title and county clerk recordation identification.~~
- j ~~——(4)——~~ All block and lot lines giving the following information:
 - i Location and dimensions of all lot lines by bearing and distance;
 - ii Areas of all lots/~~tracts (gross and net)~~ in acreage or square feet;
 - iii Number or letter identification, in progression, for each lot and each block. No lot identification may be duplicated within a single block and no block identification may be duplicated within a plat boundary; and
 - iv Lot fronts must be designated for all single-family residential lots abutting more than one street.
- k ~~(5)——~~ Any lots dedicated or reserved for public use must be identified giving location and dimensions by bearing and distance, area in acres or square feet, and the intended purposes. If dedicated by a separate instrument, the document identification and County Clerk recordation information is to be included.

10 ~~——g.——~~ ***Exterior Data***

The following information concerning elements exterior to the plat boundary must be shown on the Final Plat:

- l ~~——(1)——~~ Identification of lands adjoining the platted land, giving the identity of recorded subdivision plats, including the County Clerk recordation information, and for other parcels of land, the most appropriate and accurate identification available;
- m ~~——(2)——~~ All streets on adjacent lands which intersect the boundary or boundary streets of the plat must be shown giving the location, dimensions of right-of-way and name. Private ways which intersect the plat boundary or boundary streets must be shown similarly.

11 ~~——h.——~~ ***Subdivision Data***

~~——~~ The following additional general information must be shown on the Final Plat:

- n The total miles of full-width streets and the total miles of half-width streets, as well as the total miles of all streets created by the plat;
 - o ~~The total area of right-or-way dedicated;~~
 - p The total number of lots and or tracts created by the plat;
 - q The case number of the plat as assigned by the City/County Planning Authority; and
 - r The date, including at least the month and year, of the survey.
- a.

a ~~——3.——~~ ***Metes and bounds description / legal description***

A metes and bounds description, of the exterior boundary of the platted land must be given on the Final Plat, ~~or —~~ The caption portion of the description ~~must~~ may include reference to the most recent recorded identification of the lands being subdivided or platted and the county recordation information therein. The description is to be located within the central one third of the area of the first sheet of the Final Plat, beginning near the upper margin.

s ~~——4.——~~ ***Consent and dedication statements***

- i A statement or statements must be on the Final Plat clearly stating that the proposed plat represents

¹ Easements may only be vacated by this means if legal consent of all those holding legal interest in the easement is provided on the Final Plat. If vacated by separate procedure or instrument, the approved document must be identified by title and county clerk recordation identification.

the desires of the owners and that all dedications, grants of easements and other public features of the plat are given for public use in perpetuity with the knowledge and free consent of the owners. Separate clauses of such statements may be necessary for specific special purpose features such as drainage easements. Unless otherwise approved by the planning authority, all grants of easements to the City must generally allow use for other purposes (e.g., drainage easements must also allow for installation of underground sanitary sewer and water lines).

- ii All lands dedicated for public rights-of-way are to be dedicated in fee simple and the dedication statement must so state.
- iii If lands are to be dedicated as parks within or associated with the plat, a separate deed for the dedicated land is required. The dedicated park land must be clearly indicated on the plat, as described herein for public areas, and the county recordation information of the deed for the land must be shown on the plat.
- iv If the plat includes any private ways, there must be a statement on the plat establishing the permanent legal character of such private ways, and the statement must be acknowledged by the owners. The statement must indicate the permanent owners of the rights granted in the private ways. A typical form of such statement might read:

"Private ways (streets) shown hereon are hereby granted as permanent access easements to be indivisibly and privately and collectively owned by the owners of the individual properties which the easements serve."

Similar statements must be provided if other ownerships are intended; however, the permanence of access rights to individual properties must be indicated.

If any private way on the plat serves more than one (1) lot and is not to be paved prior to request for plat approval, a bond assuring required paving must be posted with the City. A statement must be placed on the plat indicating the private ways which are covered by such bond, the date by which such paving is required to be installed, and the county recordation information for the documentation of the agreement under which the bond is established.

- v
- vi All easements must include beneficiary and maintenance responsibility.
- vii All owners' signatures on the plat must be acknowledged in the manner required for acknowledgment of deeds.

t ~~5.~~ **Certifications**

The following certifications are required to be on the Final Plat:

- i Certification by the registered land surveyor who performed the surveys for the plat and who prepared the plat certifying the accuracy of the surveys and the plat and that the surveys were either performed by the surveyor or under his supervision and that the plat was prepared by the surveyor or under his supervision. If the plat is prepared from record documents only, the certification should so state.²
- ii
- iii ~~Note: Plats which do not contain clearly identified ties to permanent survey monuments either by record or existing found monuments will not be accepted.~~
- iv Certification by franchised utilities that respective needs, if reasonable, are met by the plat. ~~U.S. West Communications, PNM Electric Services and PNM Gas Services are the firms currently providing local service which should make such certification by authorized representatives.~~
- v
- vi ~~Note: For plats of minor subdivisions or which are submitted for abbreviated procedure processing, utility certification will not necessarily be required. In lieu of such certification, the person submitting the plat must notify the New Mexico One Call of the proposed plat by calling 260-1990 and giving full identification information for the plat. This information is then circulated simultaneously by electronic means to the respective utilities. The person submitting the plat information to the utility council will be given the log number of the circulation action by which utilities are notified. This number must appear on the plat identified as: New Mexico One Call location system log number _____. It must be placed in the upper right hand corner of the~~

2 Plats which do not contain clearly identified ties to permanent survey monuments either by record or existing found monuments will not be accepted.

~~plat adjacent to and inside the border line. If there are no comments received from utilities within 48 hours after notice by the location system, utility signatures will not be required.~~

- vii Certification by the ~~Water Utility Authority Development Department~~ that its requirements have been met.

Certification by the Albuquerque Metropolitan Arroyo Flood Control Authority (AMAFCA) that its needs have been met. For lands lying within the City limits of Albuquerque, this certification ~~will may~~ be made by the AMAFCA designee on the City Engineer's staff. ~~For lands outside of the City limits but within the planning and platting jurisdiction of the City, this certification will normally be made by the AMAFCA executive engineer.~~

viii

- ix ~~Note:—The requirement for AMAFCA approval generally applies only to plats lying east of the north and south diversion channels constructed under AMAFCA auspices and west of the Middle Rio Grande Conservancy District channels on the west side of the Rio Grande.~~

- x Either the AMAFCA Executive Engineer or the City Engineer can provide more detailed limits for questionable cases.

- xi Certification by the Park Planner that park ~~dedication~~ requirements have been met.

- xii Certification by the ~~Chief~~ City ~~Land~~ Surveyor that required monumentation is in place or that satisfactory arrangements for deferred monumentation have been made, including financial security and that surveys have been found in compliance with design standards.

- xiii Certification by the City Engineer that water courses, storm drainage provisions, and street names are approved.⁴

xiv

- xv ~~Note:—Street names must not contain more than 17 letters and spaces. In order to assure that street names will receive approval, the City Engineer's Surveyor's office should be contacted to review proposed names for possible conflicts with existing street names.~~

- xvi Certification by the Property Manager that requirements have been met for change in City of Albuquerque ownership or rights, involving any rights-of-way, grants of easement, or public lands to be altered by the plat

- xvii Certification of approval by the Traffic Engineer of street, ~~and~~ alley, ~~and~~ sidewalk configuration, right-of-way width, street width, and any private ways.

- xviii Certification by the Planning Director of plat approval and of conditional acceptance of all dedications and grants of easement for public use. This certification must be accompanied by a statement on the plat indicating such approval and acceptance. An acceptable form of such statement is shown in subsection 7 of this chapter.

- xix Related certifications may be required in special circumstances as determined by the Development Review Board (DRB) or Environmental Planning Commission (EPC).

- xx If lot lines are changed from existing locations and public infrastructure such as water systems, and sanitary sewer systems are in place prior to the proposed platting, the owners of the lands being replatted or seeking such lot line change must certify acceptance of responsibility for any necessary relocation of water or sanitary sewer services to the lots affected by the lot line change.

- xxi Certification by Albuquerque Geographic Information System of approval of .dxf file.

~~6. Graphic standards~~

~~1 a. Materials~~

- a ~~Preliminary Plats must be drawn on stable reproducible transparent material.~~
- b ~~Final Plats must be drawn in permanent black ink on stable reproducible, polyester, transparent material or produced by other means resulting in a permanent, stable, and reproducible transparency. All signatures must be original; not reproduced. Plat sheet size for single sheet plats may be any of the following shall be sizes currently accepted by the County Clerk: a (8 ½" x 14"), b (12" x 18") c (18" x 24"). the maximum acceptable sheet size for any plat is 18" x 24". The sheet size chosen must~~

3 The requirement for AMAFCA approval generally applies only to plats lying east of the north and south diversion channels constructed under AMAFCA auspices and west of the Middle Rio Grande Conservancy District channels on the west side of the Rio Grande.

4 Note: Street names must not contain more than 17 letters and spaces. In order to assure that street names will receive approval, the City Surveyor's office should be contacted to review proposed names for possible conflicts with existing street names.

accommodate adequately all required data at the required scale. Multiple sheets may be required for large or complex plats. Sheet size for multiple sheet plats must be 18" x 24".

- c Spliced plat sheets are not acceptable.
- d Adhesive materials may not be used for line work or dimensions and bearings of lines on Final Plats. Stable adhesive materials containing typed data, legends, location maps, north arrows, logos and standard signature/certifications may be used provided that the adhesive material is permanent and fully reproducible. Signatures must be original. Plats assembled with adhesive materials that are not firmly adhered to the plat base sheet will not be considered acceptable. Permanent, stable, polyester, reproducible copies of plats assembled with adhesive materials may be accepted provided all signatures on the copy are original.

2 — ~~b. — Drafting Standards~~

~~— The following standards provide minimums required to achieve satisfactory microfilm reduction and reproduction with current methods. Use of larger sizes of lines and letters is encouraged, providing relative size relationships are maintained.~~

~~(1) lines~~

- ~~plat boundary lines must be the most outstanding lines on the plat and must be solid lines a minimum of 0.45mm wide (equivalent to drawing pen size #1).~~
- ~~interior property lines must be solid lines if created by the plat or distinctively dashed lines if existing and to remain or existing and to be changed by the plat. The lines must be less bold than the plat boundary lines but no finer than 0.30mm in width (equivalent to a #00 drawing pen size). Dashed lines used for existing property must be distinguished by either pattern or notation to clearly identify whether they are to remain or be changed by the plat.~~
- ~~easement lines must be dashed lines of a pattern distinctively different from that used for existing property lines. Easement lines to be created by the plat must be clearly distinguished from existing easement lines by either pattern of dashing or notation. Existing easement lines to remain must be similarly and further distinguished from existing easement lines which are to be altered by the plat. Line width for easement lines must be a minimum of 0.25mm wide with 0.30mm width preferred (equivalent to drawing pen sizes #00 and #3x0 respectively).~~
- ~~public right-of-way lines, other than coincident with plat boundaries must be solid lines if created by the plat or if existing and to remain. Existing public right-of-way lines must be dashed if they are to be altered by the plat. Notation must be provided to clearly distinguish existing lines of public right-of-way which are to remain from lines of public right-of-way to be created by the plat. Line width for public right-of-way lines must be a minimum of 0.30mm (equivalent to a #00 drawing pen).~~
- ~~border lines must be provided on plat sheets, drawn as a solid line of at least 0.45mm width (equivalent to 01 drawing pen) at least 1/2" in from the edge of the plat sheet.~~

~~*Note: Adhesive or pressure applied line tapes for line work will not be acceptable.*~~

~~(2) lettering standards~~

- ~~plat title or subdivision name lettering must be at least 3/8" high and must be the boldest lettering on the sheet.~~
- ~~plat nature or purpose lettering must be at least 1/4" high.~~
- ~~plat boundary dimensions and bearings of lines must be of lettering at least 1/10" high.~~
- ~~the minimum height of freehand lettering for any information on the plat must be no smaller than 2.4mm high for upper case or 2.0mm high for lower case.~~
- ~~the minimum height of mechanical lettering must be no smaller than 2.0mm high (equivalent to scribe guide #80 for most mechanical sets).~~
- ~~typed lettering must be of pica size 2.0mm high or larger and must be of a clear, vertical type style. Gothic or elite is preferred. Italic type styles are not acceptable. Typed material must be smear-proofed by a suitable fixative spray. Typed material which does not provide for satisfactory reduction and reproduction by current methods employed by the City and the county will not be acceptable.~~

~~*Note: Adhesive or pressure applied lettering will not generally be acceptable. Typed material on adhesive appliqué medium will be acceptable, subject to the requirements for permanency and smear proofing. Signatures must be original.*~~

~~**7. Acceptable forms of language**~~

~~—The following are examples of acceptable forms of language for generally required plat elements. The persons preparing the plat and those who are signatory to any aspect of the plat are cautioned that it is their responsibility to assure that the statements they make or certify to on the plat express clearly their desired intent, and that they have the legal right and authority to certify, consent, or dedicate as their signature indicates.~~

~~**1 a. 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 and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-way shown hereon to the City of Albuquerque (or county of Bernalillo) in fee simple with warranty covenants and do hereby grant all utility easements shown hereon to the public use forever including the rights of ingress and egress (both surface and subsurface). The undersigned owner(s) and/or proprietor(s) also grant to the City of Albuquerque in perpetuity all sanitary sewer, water line, and drainage easements shown hereon including the right to construct, operate, inspect, and maintain sanitary sewers, water lines, and drainage facilities therein. Unless specifically limited elsewhere on this plat, all easements granted to the City of Albuquerque may be used for any or all of the purposes of sanitary sewer, water line, or drainage facility even though only one of these purposes is stated on the easement as drawn on the plat."~~

~~*Note: Any special easements, private ways, reverter clauses, or other qualifying statements should be inserted in the body of this declaration prior to the concluding statement and signatures. if park land is dedicated, a separate deed is also needed and the county recordation information of such deed should be referenced. If cash in lieu of dedication is provided, the fact must be noted on the plat.*~~

~~—"The undersigned owner(s) and/or proprietor(s) do hereby freely consent to all the foregoing and do hereby represent that I/we am/are authorized to so act.~~

~~—Owner/Proprietor name typed or printed~~

~~_____~~
~~_____~~
~~—Owner/Proprietor's Signature _____ Date~~

~~—If there are other holders of equitable interest in the property being platted or subdivided, the following statement should be added to the consent and dedication material:~~

~~—"The undersigned holder of an equitable interest (either by reason of a mortgage, deed of trust, purchase contract, or option contract) in some or all of the real property included in the (plat or subdivision) herein described, hereby ratifies that (plat or subdivision) and subordinates (his, her, etc.) interest in the property to that (plat or subdivision).~~

~~—Equitable Interest Holder's Name Typed or Printed~~

~~_____~~
~~_____~~
~~—Holder of Equitable Interest Signature _____ Date~~

~~*Note: Each owner/proprietor's or interest holder's signature must be acknowledged as required for a deed (i.e., notarized). If the owner(s)/proprietor(s) is a corporation, the signatory on behalf of such corporation must be empowered to bind the corporation in this manner and the signatory's office in the corporation must be shown.*~~

~~**b. Surveyor's Certification**~~

~~"I, _____, a registered professional land surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, and meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and that it is true and correct to the best of my knowledge and belief.~~

~~_____~~
~~_____~~
~~John Q. Surveyor _____ Date~~

~~PLS No. 0000~~

Note: Title reports, when used, must be current as of the dates of the plat.

~~c. Sample Signature Block for Plats~~

7. ~~Subdivision Case Number~~ _____

8. _____

~~Traffic Engineer~~ _____ ~~Date~~

9. _____

~~Design and Development, CIP~~ _____ ~~Date~~

10. _____

~~PNM Electric Services~~ _____ ~~Date~~

11. _____

~~U.S. West Communications~~ _____ ~~Date~~

12. _____

~~PNM Gas Services~~ _____ ~~Date~~

13. _____

~~Chief City Surveyor~~ _____ ~~Date~~

14. _____

~~Utility Development Division~~ _____ ~~Date~~

15. _____

~~Property Management~~ _____ ~~Date~~

16. _____

~~Albuquerque Metropolitan Arroyo Flood Control Authority~~ ~~Date~~

17. _____

~~City Engineer~~ _____ ~~Date~~

18. ~~APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, N.M.~~

19. _____

~~*City Planner, Albuquerque/Bernalillo County Planning Division~~ _____ ~~Date~~

20. ~~*Planning Division is the last signature, City Engineer is next to last, preceded by AMAFCA. Other signatures may be obtained in any order most convenient to the applicant/agent.~~

21. ~~Click to view:~~

~~Figure 1. Plat Format~~

~~Figure 2. Plat Format~~

~~Figure 3. Sample Plat~~

~~Figure 4. Sample Plat~~

~~(Adobe Reader required to view this image)~~

22.

23. ~~CHECKLIST FOR CONTENTS OF FINAL PLAT REQUIREMENTS~~

24. ~~This checklist must be filled out and completed by the surveyor preparing the plat and submitted with a copy of the plat to the City Surveyor for final review and approval.~~

25. ~~SUBDIVISION~~

26. ~~SUBDIVIDER~~ _____

27. ~~SURVEYOR~~ _____ ~~AGENT~~ _____ ~~PHONE~~ _____

28. ~~RESERVED FOR CITY STAFF USE:~~

29. ~~CHECKED BY~~ _____ ~~DATE~~ _____

30. _____ ~~ACCEPTABLE~~

31. _____ ~~UNACCEPTABLE~~

32. _____ ~~ADDITIONAL INFORMATION REQUESTED~~

33. ~~A. IDENTIFICATION~~

34. ~~1. Name of~~

~~Subdivision~~ _____

35. ~~2. Date of~~

~~Plat~~ _____

36. ~~3. Scale, Equivalent and Graphic~~

37. ~~4. North Arrow~~

38. ~~5. Zone Atlas Index~~

~~#~~ _____

39. ~~6. Location Map, Scale and North Arrow~~

40. ~~7. Reference To:~~ _____

41. ~~(A) Federal Section~~

42. ~~(B) Projected Section~~ _____

43. ~~(C) Land Grant~~ _____

44. ~~(D) City Control System~~ _____

45. ~~8. Disclosure Statement~~ _____

46. ~~9. Talos Log Number~~ _____

47. ~~B. MONUMENTS~~

48. ~~1. Subdivision Control Monuments~~

49. ~~(A) Centerline Monumentation~~ _____

50. ~~(B) Block Control with Surveyor's Registration Number~~ _____

51. ~~(C) Type of Corners Found or Set~~ _____

52. ~~(D) Bond~~ _____

53. ~~2. Permanent Survey Monuments~~

54. ~~(A) Type of Monuments~~ _____

55. ~~(B) Monuments, Existing or Set~~ _____

56. ~~(C) X and Y Coordinates (N.M.S.P.)~~ _____

57. ~~(D) Reference Zone~~ _____

58. ~~(E) Delta Alpha~~ _____

59. ~~(F) Combined Ground to Grid Factor~~ _____

60. ~~(G) Bond~~ _____

61. ~~3. Bench Marks~~
62. ~~(A) Location Found or Set~~ _____
63. ~~(B) Bond~~ _____
64. ~~C. PERIMETER~~
65. ~~1. Written Description, Metes & Bounds~~ _____
66. ~~2. Bearing in Degrees, Minutes & Seconds~~ _____
67. ~~3. Distances in Feet & Hundredths~~ _____
68. ~~4. Record Distances & Bearings~~ _____
69. ~~5. Measured Distances & Bearings~~ _____
70. ~~6. Total Gross Acreage of Subdivision~~ _____
71. ~~7. Basis for Bearings Shall Be Grid or Rotation Factor to Grid~~ _____
72. ~~8. Property Corners Found or Set~~ _____
73. ~~9. Property Lines Eliminated Shown as Dashed Line~~ _____
74. ~~D. BLOCK AND LOT~~
75. ~~1. Block Identification~~ _____
76. ~~2. Lot Identification~~ _____
77. ~~3. Bearing on Non-Radial Lines~~ _____
78. ~~4. Bearing on Non-Perpendicular Lines~~ _____
79. ~~5. Distances Lot Perimeter~~ _____
80. ~~E. ADJACENT LAND~~
81. ~~1. The Location and Dimension of Streets that Intersect the Boundary or Boundary Streets of the Subject Subdivision~~ _____
82. ~~2. Reference to Recorded Subdivision Plats or Adjoining Lands by Recorded Name, File, Date or Book and Page Number~~ _____
83. ~~3. Graphic Presentation, by Dashes, Lines or Lots Contiguous to Boundary of Subdivision~~ _____
84. ~~F. STREET RIGHT-OF-WAY~~
85. ~~1. Name of Streets (Ensure No Duplication)~~ _____
86. ~~2. Right-of-Way Width Noted~~ _____
87. ~~3. Centerline Data, Tangent Distances & Bearings~~ _____
88. ~~4. Centerline Data, Curves, Radius, Central Angles, Arc~~ _____
89. ~~5. Mileage of Streets Created: Total, Full-Width, Half-Width~~ _____
90. ~~6. Street Vacation Application Number~~ _____
91. ~~7. Private Streets or Access Easements so Designated~~ _____
92. ~~8. Identify Private Way or Street Documentation Addressing Lots Serviced and Maintenance Responsibility~~ _____
93. ~~G. EASEMENTS~~
94. ~~1. All Easements of Record or Apparent are Shown~~ _____
95. ~~2. Location by Distance & Bearing~~ _____
96. ~~3. Dimension~~ _____
97. ~~4. Purpose~~ _____
98. ~~5. Proposed Shown in Dashed Lines and Labeled~~ _____
99. ~~6. Existing Shown in Dashed Lines and Labeled with Recordation Data~~ _____
100. ~~7. Vacated Shown in Ghost Lines and Labeled~~ _____
101. ~~8. Apparent Shown and Labeled~~ _____

102. ~~9. Limitations~~
103. ~~H. DRAINAGE RIGHT-OF-WAY~~
104. ~~1. Location~~
105. ~~2. Dimension~~
106. ~~I. PUBLIC AREAS~~
107. ~~1. Location~~
108. ~~2. Dimension~~
109. ~~3. Purpose~~
110. ~~J. FREE CONSENT~~
111. ~~1. Statement that the subdivision is with free consent and in accordance with the desires of the subdivider~~
112. ~~K. DEDICATION~~
113. ~~1. Signed statement by the subdivider dedicating street and drainage right-of-way and other appropriate lands for public use in fee simple and granting all required easement for public use~~
114. ~~2. Statement Granting Private Ways (Streets) as Permanent Access Easement:~~
115. ~~L. Acknowledgment~~
116. ~~1. Acknowledged in the manner required for the acknowledgment of deeds~~
117. ~~M. Survey~~
118. ~~1. Certification by land surveyor meeting the minimum requirements for monuments and surveys of the Albuquerque Subdivision Ordinance~~
119. ~~N. Digital submittals are required and must contain a minimum of the following:~~
120. ~~1. Coordinate system:~~
- ~~(A) Data shall be:~~
- ~~(1) NAD83 NMSP Grid Coordinates or~~
- ~~(2) NAD27 NMSP Grid Coordinates or~~
- ~~(3) Ground coordinates tied to ACS Monumentation.~~
- ~~(B) The submittal shall disclose the coordinate system.~~
121. ~~2. Content:~~
- ~~(A) A single drawing in model space showing only parcel lines and easement lines.~~
- ~~(B) Only Final Plat data will be provided.~~
- ~~(C) Parcel lines shall be in one separate layer.~~
- ~~(D) Access easement lines and all other easements that are 20' wide or greater shall be in a second separate layer.~~
- ~~(E) All other easement lines shall be in a third separate layer.~~
122. ~~3. File format:~~
123. ~~(A) DXF files in ASCH format. Other formats directly compatible with Arc/Info GIS may be accepted (i.e. shapefiles, coverage export files).~~
124. ~~(B) Files may be transmitted as attachments to e-mail, floppy disks, zip disks or CD-ROM.~~

- 125. ~~———— (C) One hard copy of the final plat shall accompany the electronic submittal.~~
- 126. ~~4. File names.—~~
 - (A) <DRB Project#>.dxf used as a standard naming convention.
- 127. ~~5. Quality assurance.—~~
 - (A) DXF file submitted shall be validated by AGIS as a condition to final sign-off.
 - (B) Validation review will be performed in a timely manner.

128. ~~Section 3.—~~ GRANT OF DRAINAGE EASEMENT

Applicability

Whenever storm water runoff is directed from a public Right of Way or Easement into private property the drainage improvements or natural drainage conveyance system must be contained in a Public Drainage easement whether it is maintained by the private property owner or by the public.

Procedure

The easement must conform to the requirements of section **22.12 Drainage Right-of-Way and Easements**, and the language in the granting document must conform to standards established by the City Engineer and City Legal Staff. Following are three links to standard language for drainage easements:

- *Drainage Facilities and/or Detention Areas Maintained by Lot Owner on a Plat*
- *Dedication of Drainage Easements: City Constructs and Maintains on a Plat*
- *Dedication of Drainage Easements: City Constructs and Maintains as a separate instrument*

This easement grant is made and executed this _____ day of _____ 19___, by and between _____, hereinafter called the "Grantor" and the City of Albuquerque, New Mexico, a municipal corporation, hereinafter called the "City".

1. The Grantor is the owner of the following described real property within the City of Albuquerque:-
2. *—For good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant and deliver to the City of Albuquerque a perpetual easement over and across a portion of Grantor's property for the purpose of permitting the flow, conveyance, and discharge of storm water runoff. [For the purpose of constructing and maintaining a storm water detention facility].
3. The land affected by the grant of this easement and right-of-way is more particularly described as follows:-
4. **—Grantor shall construct drainage [detention] facilities in the easement in accordance with standards prescribed by the City and plans and specifications approved by the City Engineer.
5. The easement and any drainage facilities constructed thereon shall be maintained by the Grantor, at his cost., in accordance with standards prescribed by the City. The City shall have the right to enter periodically upon the premises to inspect the drainage facilities.—

 *— [Alternative purpose:] Storm water detention

 **— [Possible alternative:] Grantor shall construct drainage [detention] 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 entitled _____ submitted by _____ on _____, and approved by the Albuquerque City Engineer on _____, together with the amendments approved on _____, which report and amendments are on file in the office of the City Engineer.—

6. In the event that the Grantor should fail to construct the drainage facilities contemplated herein or fail to adequately and properly maintain the easement and any facilities constructed thereon, the City of Albuquerque or its agents, at any time following fifteen (15) days written notice to the owner of

record of said property, may enter upon said property to perform necessary construction or maintenance. The cost of performing such construction or maintenance shall be paid by the property owner. In the event the property owner fails to pay the costs of such construction or maintenance within thirty (30) days after being notified in writing of the cost of same, the City may file a lien therefor against the real property described in paragraph 1.

7. No fence, wall, planting, building or other obstruction may be placed or maintained in the easement without the written approval of the City Engineer of the City of Albuquerque, and there shall be no alteration of the grades or contours in said easement after the drainage facilities are constructed without the written approval of the City Engineer. Any violation of this provision will be promptly corrected upon receipt of notice from the City, or the City shall have the right to remove or otherwise eliminate such violation and assess the cost to the property owner as provided in paragraph 6 above.
8. Said easement is intended to be permanent in nature for the uses and purposes recited above to the City, its successors and assigns, until such time as the City releases said easement in writing.
9. The obligation of the Grantor set forth herein shall be binding upon the Grantor, his heirs, and assigns, and the property of the Grantor as described herein and will run with said property until released by the City.
10. The City shall not be liable for any damages to the Grantor resulting from its construction, modification, or maintenance of said facilities.

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 the drainage facility under this covenant.

11. The written notice provided for herein shall be accomplished by mailing same to:

The Grantor may change said address by written notice, certified mail, return receipt requested to the City Engineer, 600 Second NW, Plaza Del Sol Building 2nd Floor, Albuquerque, New Mexico 87102.

IN WITNESS WHEREOF, the parties have set their hands and seals this _____ day of

_____, 19_____,

GRANTOR

By: _____

Title: _____

REVIEWED BY THE _____ CITY OF ALBUQUERQUE
LEGAL DEPARTMENT

Chief Administrative Officer

ACKNOWLEDGMENTS

STATE OF NEW MEXICO _____)

_____) SS.

COUNTY OF BERNALILLO _____)

The foregoing instrument was acknowledged before me this _____ day of

_____, 19_____, by _____

(Name of Grantor)

Notary Public

My Commission Expires: _____

129. Section 4. EASEMENT LANGUAGE FOR SUBDIVISION PLAT

130. A. Drainage Facilities and/or Detention Areas Maintained by Lot Owner

131. Areas designated on the accompanying plat as "drainage easements"

~~["detention areas"] 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 [storm water detention facilities] in accordance with standards prescribed by the City of Albuquerque.** no fence, wall, planting, building or other obstruction may be placed or maintained in said easement area without approval of the City Engineer of the City of Albuquerque, and there shall be no alteration of the grades or contours in said easement area without the approval of said City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement [detention area] 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 should fail to adequately and properly maintain said drainage easement [detention area] 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 said lot owners proportionately on the basis of lot ownership. In the event said lot owners fail to pay the cost of said maintenance or any part thereof within thirty (30) days after demand for payment made by the City, the City may file a lien therefor 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.~~

132.

133. 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.

134.

~~135. —*This assumes owner's promise to construct will be imposed by separate Subdivision Improvements Agreement.~~

~~136. —**[Possible alternative:] Grantor shall construct drainage [detention] 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 entitled _____, submitted by _____ on _____ and approved by the Albuquerque City Engineer on _____, together with the amendments approved on _____, which report and amendments are on file in the office of the City Engineer.~~

137.

~~138. B. Dedication of Drainage Easements: City Constructs and Maintains~~

~~139. A perpetual easement on the areas designated on this plat as "drainage easement" ["detention area"] is hereby dedicated to the City of Albuquerque for the purpose of permitting the conveyance of storm water runoff and for the purpose of constructing, maintaining, operating, removing, and replacing storm water drainage facilities [detention facilities]. No fence, wall, planting, building, or other obstruction may be placed or maintained in said easement area and there shall be no alteration of the grades or contours in said dedicated area without the approval of said City Engineer of the City of Albuquerque. No obstructions may be placed in said easement area which would prevent ingress and egress to same by maintenance vehicles or which would prevent said vehicles traveling on said drainage way for maintenance purposes.~~

140.

~~141. *The City could require dedication of this property in fee simple since the City here will be responsible for construction and maintenance. The beginning of the first sentence could read: "the areas designated on this plat as 'drainage facilities' are hereby dedicated to the City of Albuquerque in fee simple for the purpose of _____." We might then add: "the City may use the property hereby dedicated for other public purposes."~~

142.

143. Drainage Covenants

Nearly all new developments include drainage improvements that are required by The Code of Ordinances, Chapter 14 - Zoning, planning and Building, Article 5-Flood Hazard and Drainage Control In those instances where such drainage features must be perpetually maintained to minimize possible damage to other properties or to public properties, the City may require the developer enter into a covenant assuring maintenance of such facilities. There are three (3) types of covenants which are discussed below.

Covenants run with the land. They generally require the owner of the land to maintain features to City standards and allow the City's entrance upon the property to inspect drainage features for such maintenance as needed. The following is a brief description of the three types of drainage covenants the City may require the developer to enter into:

1. **Private Facility Drainage Covenant** - for a privately owned, privately maintained facility, places maintenance and inspection responsibility on the property owner(s). For example, a cutoff wall to protect property adjacent to an unlined arroyo or a first flush pond.
2. **Drainage Covenant (no public easement)** - for a privately owned, privately maintained facility whose non-function or failure to perform, will cause damage to others. For example, a large detention pond in a shopping center. The maintenance responsibilities lie with the owner. The City, however, has the right to inspect periodically and to enforce proper maintenance.
3. **Agreement and Covenant** - for a privately maintained facility which is within the City's property (City right-of-way or City easement). The City has the right to inspect and to enforce proper maintenance. If the City right-of-way or City Easement does not already exist before the development then one must be dedicated and/or granted in accordance with the "Final Plat" or "Grant of Drainage Easement" Procedures above. For example, an agreement and Covenant may be required for phased developments that require temporary retention ponds and/or sediment ponds.

6. Graphic standards

3 Materials

- a Preliminary Plats must be drawn on stable reproducible material.
- b Final Plats must be drawn in permanent black ink on stable reproducible, material or produced by other means resulting in a permanent, stable, and reproducible. All signatures must be original; not reproduced. Plat sheet size for single sheet plats shall be 18" x 24".
- c Spliced plat sheets are not acceptable.
- d Adhesive materials may not be used for line work or dimensions and bearings of lines on Final Plats. Stable adhesive materials containing typed data, legends, location maps, north arrows, logos and standard signature/certifications may be used provided that the adhesive material is permanent and fully reproducible. Signatures must be original. Plats assembled with adhesive materials that are not firmly adhered to the plat base sheet will not be considered acceptable. Permanent, stable, reproducible copies of plats assembled with adhesive materials may be accepted provided all signatures on the copy are original.

4 Drafting Standards

Chapter 4, Drafting Standards provides the minimum standards required to achieve satisfactory plat submittals. All plats shall comply with the standards outlined in Chapter 4.

7. Acceptable forms of language

The following are examples of acceptable forms of language for generally required plat elements. The persons preparing the plat and those who are signatory to any aspect of the plat are cautioned that it is their responsibility to assure that the statements they make or certify to on the plat express clearly their desired intent, and that they have the legal right and authority to certify, consent, or dedicate as their signature indicates.

2 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 and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-way shown hereon to the City of Albuquerque (or county of Bernalillo) in fee simple with warranty covenants and do hereby grant all utility easements shown hereon to the public use forever including the rights of ingress and egress (both surface and subsurface). The undersigned owner(s) and/or proprietor(s) also grant to the City of Albuquerque in perpetuity all sanitary sewer, water line, and drainage easements shown hereon including the right to construct, operate, inspect, and maintain sanitary sewers, water lines, and drainage facilities therein. Unless specifically limited elsewhere on this plat, all easements granted to the City of Albuquerque may be used for any or all of the purposes of sanitary sewer, water line, or drainage facility even though only one of these purposes is stated on the easement as drawn on the plat."⁵

5 Any special easements, private ways, reverter clauses, or other qualifying statements should be inserted in the body of this declaration prior to the concluding statement and signatures. if park land is dedicated, a separate deed is also needed and the county recordation information

"The undersigned owner(s) and/or proprietor(s) do hereby freely consent to all the foregoing and do hereby represent that I/we am/are authorized to so act.

Owner/Proprietor name typed or printed

Owner/Proprietor's Signature _____ Date

If there are other holders of equitable interest in the property being platted or subdivided, the following statement should be added to the consent and dedication material:⁶ _

"The undersigned holder of an equitable interest (either by reason of a mortgage, deed of trust, purchase contract, or option contract) in some or all of the real property included in the (plat or subdivision) herein described, hereby ratifies that (plat or subdivision) and subordinates (his, her, etc.) interest in the property to that (plat or subdivision).

Equitable Interest Holder's Name Typed or Printed

Holder of Equitable Interest Signature _____ Date

b. Surveyor's Certification⁷ _

I, _____, a registered professional land surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, and meets the minimum requirements of monumentation and surveys of the Development Process Manual, and that it is true and correct to the best of my knowledge and belief.

John Q. Surveyor _____ Date
PLS No. 0000
New Mexico

c. Sample Signature Block for Plats

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date

Mew Mexico Gas Company _____ Date

Century Link _____ Date

of such deed should be referenced. If cash in lieu of dedication is provided, the fact must be noted on the plat.

6 Each owner/proprietor's or interest holder's signature must be acknowledged as required for a deed (i.e., notarized). If the owner(s)/proprietor(s) is a corporation, the signatory on behalf of such corporation must be empowered to bind the corporation in this manner and the signatory's office in the corporation must be shown.

7 Title reports, when used, must be current as of the dates of the plat.

Comcast _____ Date

City Approvals:

City Surveyor _____ Date

* Real Property Division (conditional) _____ Date

** Environmental Health Department (conditional) _____ Date

Traffic Engineering, Transportation Division _____ Date

ABCWUA _____ Date

Parks and Recreation Department _____ Date

AMAFCA _____ Date

City Engineer _____ Date

DRB Chairperson, Planning Department _____ Date

City Zoning, Planning Department _____ Date

conditional (include signature line when applicable)

* - if there is a vacation involved with the plat

** - if the plat involves any known or existing landfill issues