

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE TRACT A, MCMAHON COMMONS INTO 4 SEPARATE TRACTS AND VACATE THE EXISTING 50 FOOT FLOATING ACCESS EASEMENT AS SHOWN HEREON.

**SUBDIVISION DATA:**

CITY CASE NO. \_\_\_\_\_ GROSS SUBDIVISION ACREAGE 5.9222 ACRES  
ZONE ATLAS INDEX NO. A-10-Z CURRENT ZONING MX-L & R-1B  
DATE OF SURVEY JANUARY 2023  
TOTAL NO. OF LOTS EXISTING 1  
TOTAL NO. OF LOTS CREATED 4

TOTAL MILEAGE OF STREETS CREATED: 0 MILES  
TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: 0 MILES

**NOTES:**

1. FIELD SURVEY PERFORMED IN JANUARY 2023.

2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

3. ALBUQUERQUE CONTROL STATIONS USED:

A. ALBUQUERQUE CONTROL STATION "9-A11, 2006" DATA:  
STANDARD CITY OF ALBUQUERQUE 3 1/4 INCH ALUMINUM DISC (FOUND IN PLACE)  
NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
X=1,506,571.019 US SURVEY FEET Y=1,533,206.142 US SURVEY FEET  
ELEV.=5,301.647 US SURVEY FEET (NAVD 1988)  
GROUND TO GRID FACTOR = 0.999670857 DELTA ALPHA = (-)00°15'30.20"

B. ALBUQUERQUE CONTROL STATION "8-A11, 2006" DATA:  
STANDARD CITY OF ALBUQUERQUE 3 1/4 INCH ALUMINUM DISC (FOUND IN PLACE)  
NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
X=1,507,071.174 US SURVEY FEET Y=1,534,934.957 US SURVEY FEET  
ELEV.=5,283.03 US SURVEY FEET (NAVD 1988)  
GROUND TO GRID FACTOR = 0.999671590 DELTA ALPHA = (-)00°15'26.89"

4. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 3. (N.16°08'08"E.).

5. CORNERS IDENTIFIED AS "SET", ARE 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702", AND DEPICTED AS, —●—, UNLESS OTHERWISE INDICATED.

6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ( ) ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

**SOLAR COLLECTOR NOTE:**

NO PROPERTY WITHIN THE AREA OF THIS PLATTING SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT.

**SURVEYOR'S CERTIFICATE:**

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MARCH 12, 2022; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

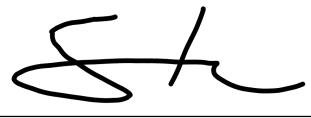
CHRISTOPHER A. MEDINA, NMPLS NO. 15702  
FEB. 26, 2024  
DATE

**LEGAL DESCRIPTION:**

TRACT A OF MCMAHON COMMONS AS THE SAME IS SHOWN AND DESIGNATED ON THAT CERTAIN PLAT ENTITLED, "BULK LAND PLAT FOR MCMAHON COMMONS," RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 17, 2020, IN BOOK 2020C, PAGE 76 AS DOCUMENT NUMBER 2020077979, SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, STATE OF NEW MEXICO. SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 5.9222 ACRES (257,973.00 SQUARE FEET) MORE OR LESS;

**FREE CONSENT:**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACT A, MCMAHON COMMONS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AS SHOWN HEREON, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY:   
SIMON T. HAYNES, MANAGER  
ACES AND EIGHTS DEVELOPMENT, LLC

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )  
\_\_\_\_\_ ) SS.  
COUNTY OF \_\_\_\_\_ )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BY SIMON T. HAYNES, MANAGER, ACES AND EIGHTS DEVELOPMENT, LLC

NOTARY PUBLIC: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**DOCUMENTS USED:**

1. PLAT ENTITLED, "BULK LAND PLAT FOR MCMAHON COMMONS," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 17, 2020 IN BOOK 2020C, PAGE 76 AS DOCUMENT NUMBER 2020077979.

2. PLAT ENTITLED, "PLAT FOR SEVILLE UNIT 7A," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 20, 2006 IN BOOK 2006C, PAGE 315.

2. PLAT ENTITLED, "SEVILLE SUBDIVISION UNIT 7," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 26, 2004 IN BOOK 2004C, PAGE 63.

4. PLAT ENTITLED, "BULK LAND PLAT OF TRACTS 1-A-1, 1-A-2, 1-B-1-A THRU 1-B-1-H, 1-B-2A, B-2-A AND B-2-B," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 19, 2002, IN BOOK 2002C, PAGE 312.

5. PLAT ENTITLED, "PLAT FOR TRACTS B-1 AND B-2, PARADISE HEIGHTS, UNIT FIVE" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 19, 1995, IN VOLUME 95C, FOLIO 348.

**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 ANY 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 CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. COMCAST 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION D/B/A CENTURY LINK DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, AND QWEST CORPORATION D/B/A CENTURY LINK DO NOT WAIVE OR RELEASE ANY EASEMENTS OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

**INDEXING INFORMATION FOR THE COUNTY CLERK:**

OWNER: ACES AND EIGHTS DEVELOPMENT, LLC

LEGAL: TRACTS A-1, A-2, A-3, AND A-4, MCMAHON COMMONS

LOCATION: PROJECTED SECTION 3, T.11N., R.2E., N.M.P.M., TOWN OF ALAMEDA GRANT

**PLAT OF  
TRACTS A-1, A-2, A-3 & A-4  
MCMAHON COMMONS  
SITUATE WITHIN  
PROJECTED SECTION 3, T. 11 N., R. 2 E., N.M.P.M.  
TOWN OF ALAMEDA GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY 2024**

PROJECT NUMBER: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_

**UTILITY APPROVALS:**

PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

QWEST CORPORATION D/B/A CENTURY LINK \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

**CITY APPROVALS:**

 **2/26/2024**  
CITY OF ALBUQUERQUE SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

ENVIRONMENTAL HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

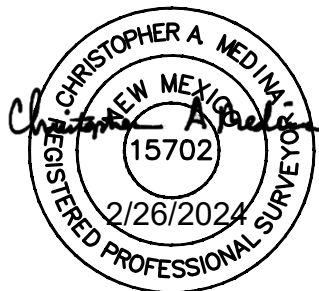
HYDROLOGY \_\_\_\_\_ DATE \_\_\_\_\_

CODE ENFORCEMENT \_\_\_\_\_ DATE \_\_\_\_\_

**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON**

UNIFORM PROPERTY CODE #: 1-010-066-139288-2-09-21  
PROPERTY OWNER OF RECORD: ACES AND EIGHTS DEVELOPMENT, LLC

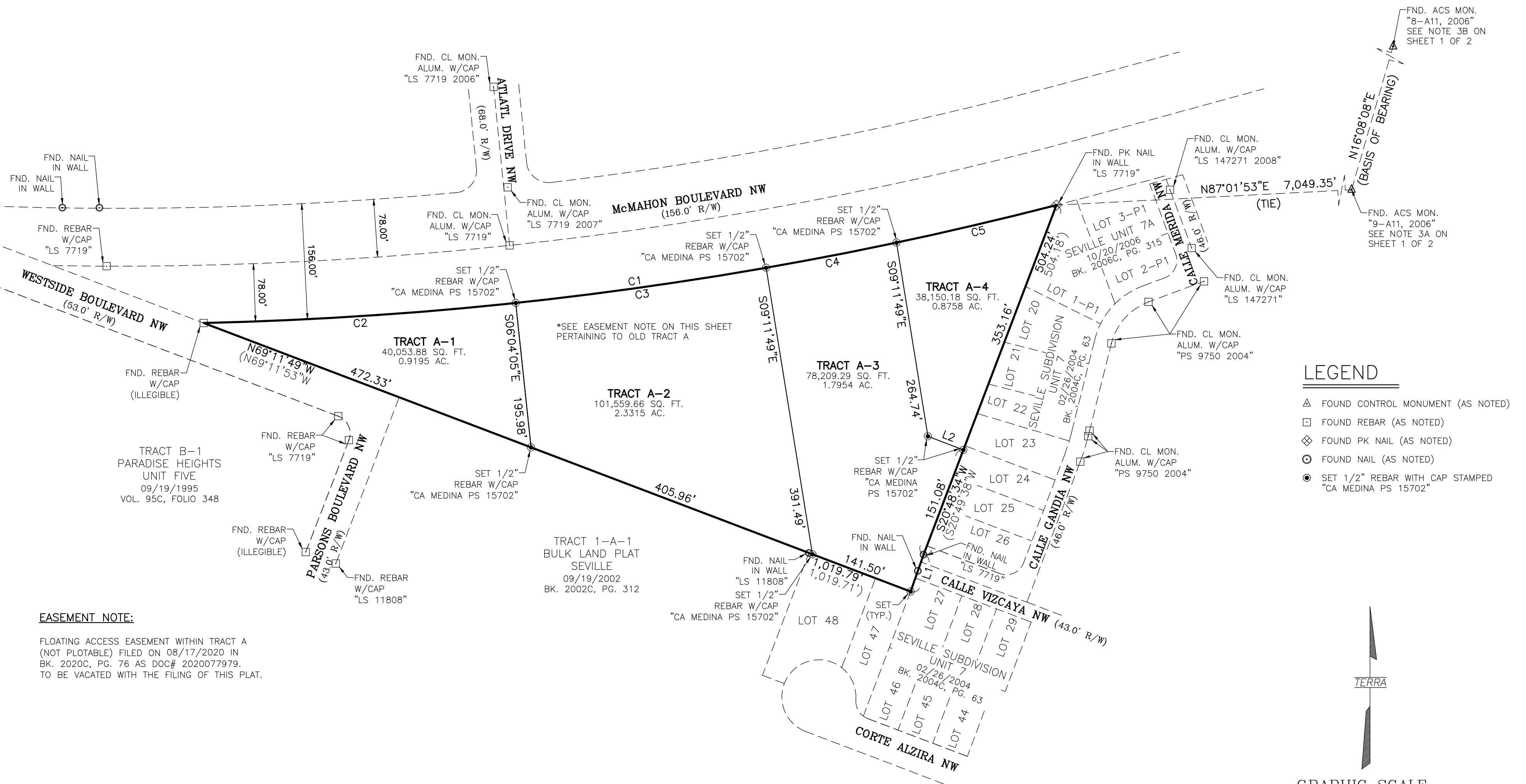
BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_



**TERRA LAND SURVEYS, LLC**  
P.O. BOX 2332 • CORRALES, NM 87048 • (505) 792-0513

**SHEET 1 OF 2**  
TERRA PROJECT NO. 2022-202

PLAT OF  
TRACTS A-1, A-2, A-3 & A-4  
MCMAHON COMMONS  
SITUATE WITHIN  
PROJECTED SECTION 3, T. 11 N., R. 2 E., N.M.P.M.  
TOWN OF ALAMEDA GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY 2024



EASEMENT NOTE:

FLOATING ACCESS EASEMENT WITHIN TRACT A  
(NOT PLOTABLE) FILED ON 08/17/2020 IN  
BK. 2020C, PG. 76 AS DOC# 2020077979.  
TO BE VACATED WITH THE FILING OF THIS PLAT.

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | S19°27'50"W   | 52.88'   |
|            | (S19°28'54"W) | (52.88') |
| L2         | S69°11'49"E   | 51.34'   |

| CURVE TABLE |            |            |              |               |             |
|-------------|------------|------------|--------------|---------------|-------------|
| CURVE       | RADIUS     | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C1          | 5078.00'   | 1163.55'   | 1161.01'     | N82°07'38"E   | 13°07'43"   |
|             | (5078.01') | (1163.62') | (1161.07')   | (N82°07'53"E) | (13°07'45") |
| C2          | 5078.00'   | 421.82'    | 421.69'      | N86°18'42"E   | 4°45'34"    |
| C3          | 5078.00'   | 341.02'    | 340.95'      | N82°00'29"E   | 3°50'52"    |
| C4          | 5078.00'   | 179.09'    | 179.08'      | N79°04'26"E   | 2°01'15"    |
| C5          | 5078.00'   | 221.63'    | 221.61'      | N76°48'48"E   | 2°30'02"    |

LEGEND

- △ FOUND CONTROL MONUMENT (AS NOTED)
- FOUND REBAR (AS NOTED)
- ◇ FOUND PK NAIL (AS NOTED)
- FOUND NAIL (AS NOTED)
- SET 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702"

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513