

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following: 2019

100905702.12.130605 Parcel above  
Herrera Family LLC  
Juanne Hallages 5/6/2019  
 Bernalillo County Treasurer Date

**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 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.

**PURPOSE OF PLAT**

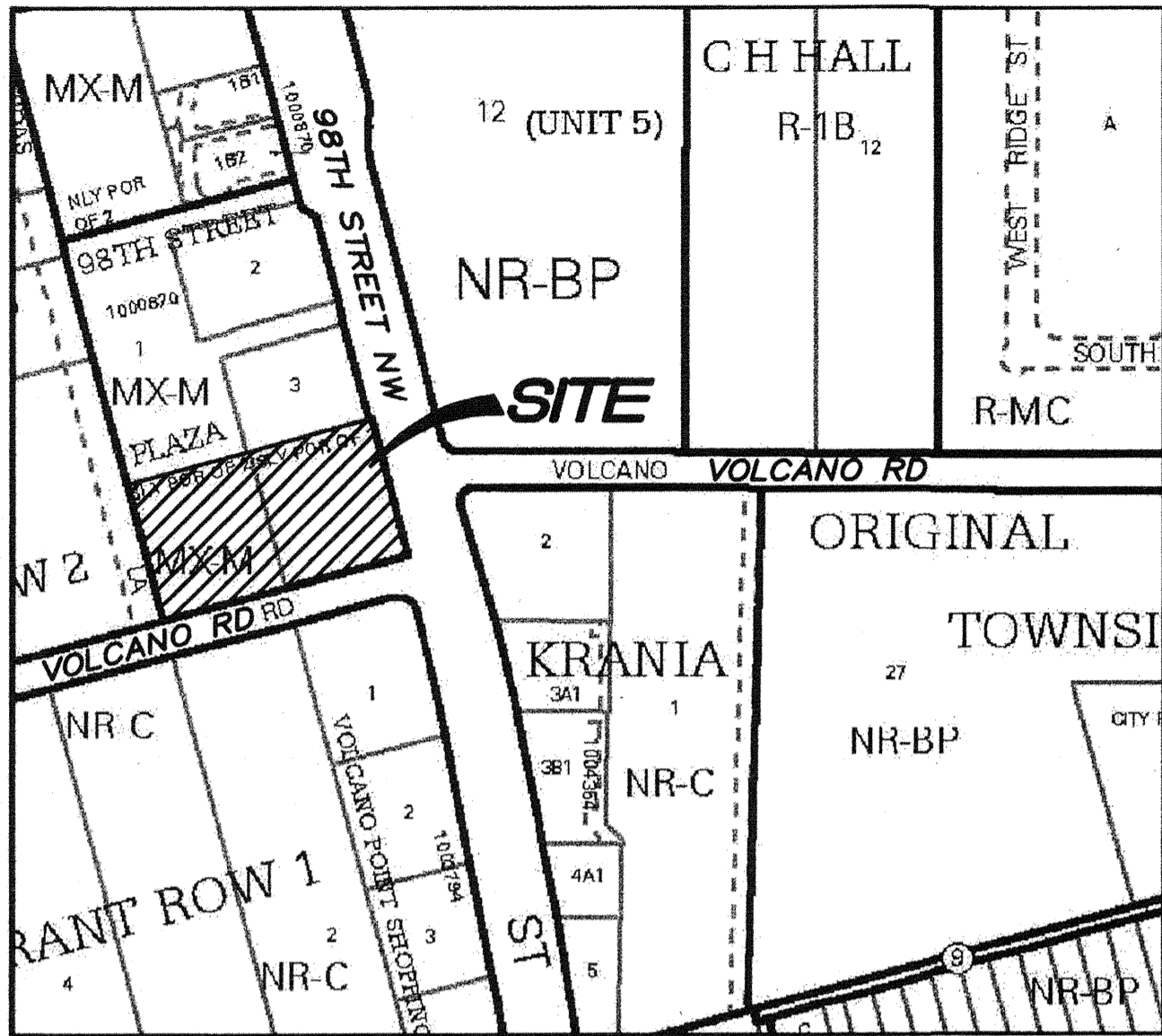
The purpose of this plat is to:

- A. Create two (2) lots, from two (2) existing tracts.
- B. Dedicate a 5' wide strip to the City of Albuquerque for 98th Street N.W. and Volcano Road right of ways as shown hereon.
- C. Grant the Private and Public Easements as shown hereon.

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

*[Signature]*  
 Russ P. Hugg  
 NMPS No. 9750  
 March 26, 2019



VICINITY MAP  
 Not to Scale

**GENERAL NOTES**

1. Bearings are New Mexico State Plane Grid Bearings, Central Zone - NAD83.
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless so indicated hereon.
7. Field surveys were performed during the month of January, 2019.
8. City of Albuquerque Zone Atlas Page K-09-Z.

**SUBDIVISION DATA**

1. Total number of existing Lots: 1
2. Total number of Tracts created: 2
3. Public Street right of way dedicated by this plat (0.0278 Ac.)
4. Gross Subdivision acreage: 2.4226 acres.

PLAT OF  
**TRACTS 1 AND 2**  
**LANDS OF HERRERA FAMILY, LLC**  
 (BEING A REPLAT OF THE SOUTH 233 FEET OF TRACTS 1 AND 2, UNIT "A," ROW 2, WEST OF WESTLAND)  
 SITUATE WITHIN  
**THE TOWN OF ATRISCO GRANT**  
 IN  
**PROJECTED SECTION 21**  
**TOWNSHIP 10 NORTH, RANGE 3 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 MARCH, 2019

PROJECT NUMBER: PR-2019-001964  
 APPLICATION NUMBER: PS-2019-00003

**PLAT APPROVAL**

**UTILITY APPROVALS:**

*[Signature]* 3-29-19  
 Public Service Company of New Mexico Date  
*[Signature]* 3/27/19  
 New Mexico Gas Company Date  
*[Signature]* 03/29/2019  
 QWest Corporation d/b/a CenturyLink QC Date  
*[Signature]* 3/22/19  
 Comcast Date

**CITY APPROVALS:**

*[Signature]* 3/27/19  
 Torrey N. Reinbover P.S. City Surveyor Date  
 Department of Municipal Development  
 N/A Real Property Division Date  
 N/A Environmental Health Department Date  
*[Signature]* 5/1/19  
 Roguel M. Villarreal Traffic Engineering, Transportation Division Date  
*[Signature]* 5/1/19  
 ABCWJA Parks and Recreation Department Date  
*[Signature]* 5/6/19  
 DAFCA  
*[Signature]* 5/1/2019  
 James D. Hughes City Engineer Date  
 Code Enforcement  
*[Signature]* 5/1/19  
 DRB Chairperson, Planning Department Date

DOCH 2019036679  
 05/06/2019 11:08 AM Page: 1 of 3  
 PLAT R:\$25.00 B: 2019C P: 0041 Linda Stover, Bernalillo County

SHEET 1 OF 3  
**SURV TEK, INC.**  
 Consulting Surveyors Phone: 505-897-3366  
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

PLAT OF  
TRACTS 1 AND 2  
LANDS OF HERRERA FAMILY, LLC

(BEING A REPLAT OF THE SOUTH 233 FEET OF  
TRACTS 1 AND 2, UNIT "A," ROW 2, WEST OF WESTLAND)

SITUATE WITHIN  
THE TOWN OF ATRISCO GRANT  
IN  
PROJECTED SECTION 21  
TOWNSHIP 10 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2019

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Atrisco Grant in Projected Section 21, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising the South 233 feet of Tracts 1 and 2, Unit "A", Row 2 of the Atrisco Grant as the same are shown and designated on the plat entitled "WEST OF WESTLAND, ATRISCO GRANT, ROW 2, UNIT A" filed in the office of the County Clerk of Bernalillo County, New Mexico on July 26, 1956 in Book D, Page 62 and further described in that certain Special Warranty Deed filed February 10, 2010 as Document No. 2010012145, more particularly described as follows:

BEGINNING at the Northwest corner of the parcel herein described (a 5/8" Rebar found in place) said point being the Southwest corner of Tract 1, 98th Street Plaza as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on August 18, 2015 in Plat Book 2015C, Page 97 whence the Albuquerque Control Survey Monument "8-K19" bears N 06° 27' 05" E, 1612.36 feet distant; Thence,

N 75° 04' 52" E, 204.24 feet along the south boundary of said 98th Street Plaza to the Southeast corner of Tract 1, 98th Street Plaza (a survey marker stamped "L.S. 14271" found in place); Thence,

N 75° 08' 42" E, 211.58 along said south boundary of 98th Street Plaza to the Southeast corner of Tract 3, 98th Street Plaza (a cross scribed in concrete found in place), said point also being a point on the Westerly right of way line of 98th Street N.W.; Thence,

S 14° 54' 51" E, 232.54 feet along said Westerly right of way line of 98th Street N.W. to a point of intersection with the Northerly right of way line of Volcano Road N.W. (a survey marker stamped "L.S. 14271" found in place) said point also being the Southeast corner of said Tract 1, Unit A, Row 2, West of Westland; Thence,

S 75° 06' 18" W, 419.87 feet along said Northerly right of way line of Volcano Road N.W. to the Southwest corner of said Tract 2, Unit A, Row 2, West of Westland (a 1/2" Rebar found in place); Thence,

N 15° 08' 52" E, 232.58 feet along the Westerly line of said Tract 2 to the point of beginning of the parcel herein described.

Said parcel contains 2.4226 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising TRACTS 1 AND 2, LANDS OF HERRERA FAMILY, LLC (BEING A REPLAT OF THE SOUTH 233 FEET OF TRACTS 1 AND 2, UNIT "A," ROW 2, WEST OF WESTLAND) SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby dedicate the public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

**OWNER(S)**

TRACT 1 AND 2  
Herrera Family, LLC

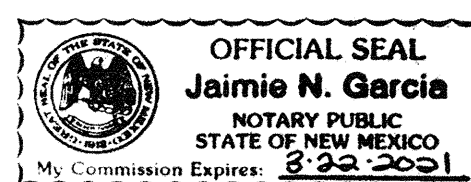
*Eileen M. Dome*  
By: *Managing Member*

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF Bernalillo SS

The foregoing instrument was acknowledged before me this 1st  
day of April, 2019, by *Jaimie N. Garcia*

*Jaimie N. Garcia* My commission expires 3-22-2021  
Notary Public



**DOCUMENTS USED IN THE PREPARATION ON THIS SURVEY:**

- a. Plat entitled "CORRECTION PLAT FOR 98TH STREET PLAZA, BEING COMPRISED OF PORTIONS OF TRACTS 1 AND 2, ROW 2, UNIT A, ORIGINAL TOWNSHIP OF WESTLAND, AS PROJECTED IN SECTION 21, T10N, R2E, NMPM, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 2015", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 18, 2015, in Plat Book 2015C, Page 9, as Doc. No. 2015071872.
- b. Plat entitled "PLAT, TRACTS 3A, 3B, 3C, 3D & 3E, ROW TWO (2), UNIT A, WEST OF WESTLAND, WITHIN THE TOWN OF ATRISCO GRANT, SEC. 20 (AS PROJECTED), T10N, R2E, NMPM, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL 1998", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 1, 1998, in Plat Book 98C, Page 291, as Doc. No. 1998126535.
- c. Special Warranty Deed filed February 10, 2010, as Doc. No. 2010012145.

**PROHIBITION ON PRIVATE RESTRICTIONS  
ON THE INSTALLATION OF SOLAR COLLECTORS**

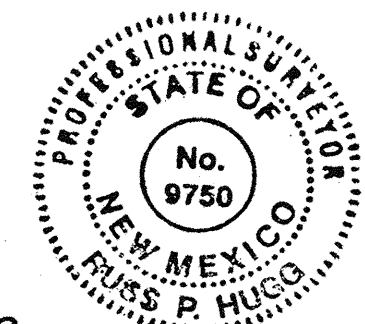
"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

**FLOOD ZONE DETERMINATION**

The majority of the subject property lies within a Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on the National Flood Insurance Program, Flood Insurance Rate Maps Panel 35001C0328J, dated November 4, 2016.

DOCH 2019036679

05/06/2019 11:08 AM Page: 2 of 3  
PLAT R: \$25.00 B: 2019C P: 0041 Linda Stover, Bernalillo County



SHEET 2 OF 3

**SURV TEK, INC.**

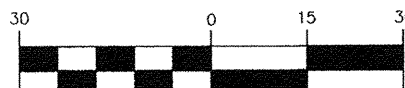
Consulting Surveyors Phone: 505-897-3368  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377



LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00	S74°52'16"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	23.57'	15.00'	15.01'	21.22'	S30°05'44"W	90°01'09"

GRAPHIC SCALE



( IN FEET )  
 1 inch = 30 ft.

PLAT OF  
**TRACTS 1 AND 2**  
**LANDS OF HERRERA FAMILY, LLC**

(BEING A REPLAT OF THE SOUTH 233 FEET OF  
 TRACTS 1 AND 2, UNIT "A," ROW 2, WEST OF WESTLAND)

SITUATE WITHIN  
**THE TOWN OF ATIRSCO GRANT**

IN  
**PROJECTED SECTION 21**  
**TOWNSHIP 10 NORTH, RANGE 3 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

MARCH, 2019

ALBUQUERQUE CONTROL SURVEY  
 MONUMENT "B\_K9"  
 N.M. State Plane Coordinates  
 (Central Zone - NAD83)  
 N=1,484,994.639 U.S. Survey Feet  
 E=1,492,463.709 U.S. Survey Feet  
 Elev.= 5250.186 (NAVD 88) U.S. Survey Feet  
 Delta Alpha = -00°17'03.21"  
 Ground to Grid Factor = 0.999677891

TRACT 1  
 98th STREET PLAZA  
 Filed 8-18-2015, Bk. 2015C, Pg. 97

TRACT 3  
 98th STREET PLAZA  
 Filed 8-18-2015, Bk. 2015C, Pg. 97

TRACT 12  
 UNIT 5  
 AVALON SUBDIVISION  
 Filed 5-22-2014, Bk. 2014C, Pg. 46

NEW EASEMENTS GRANTED

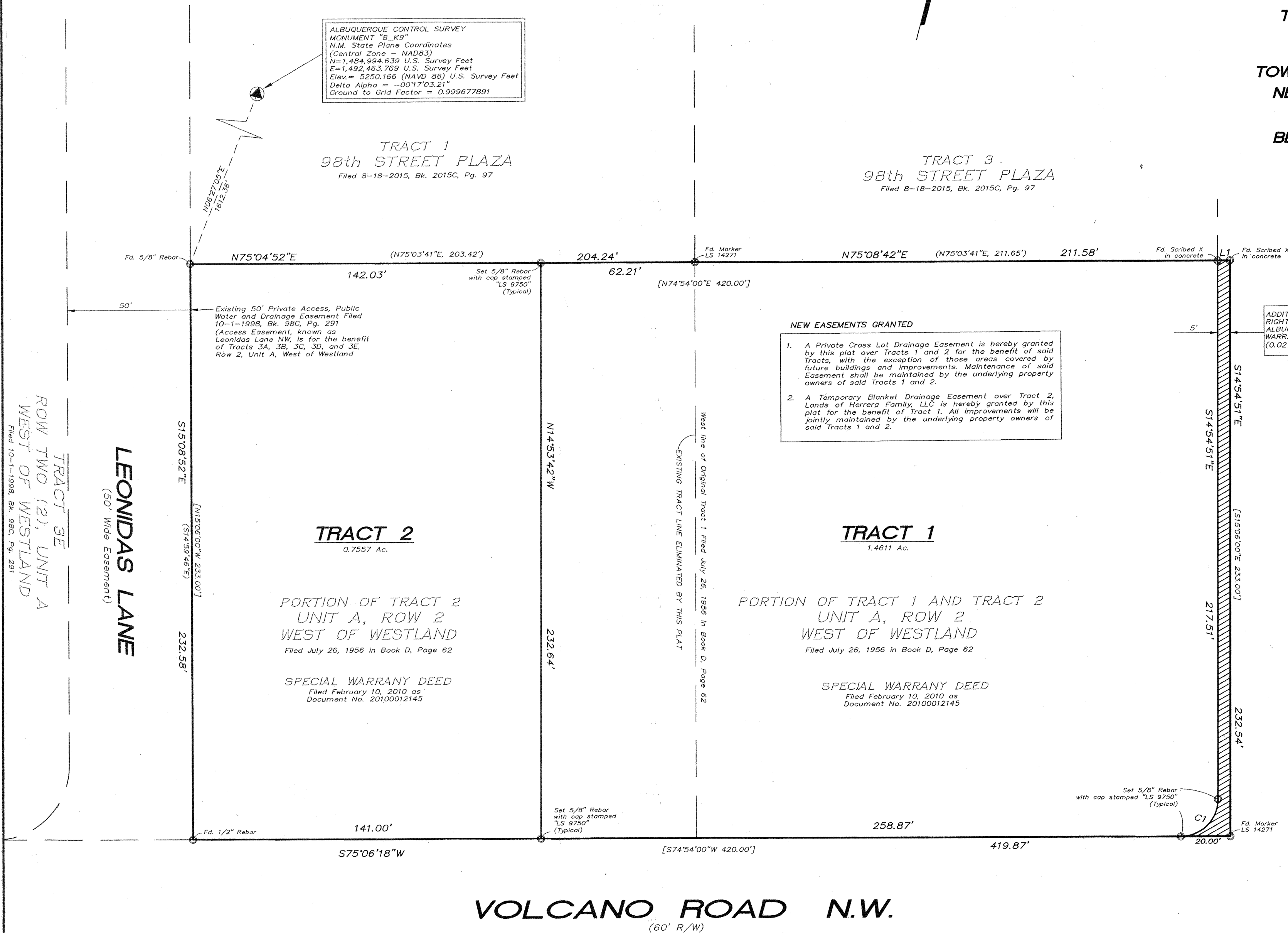
1. A Private Cross Lot Drainage Easement is hereby granted by this plat over Tracts 1 and 2, for the benefit of said Tracts, with the exception of those areas covered by future buildings and improvements. Maintenance of said Easement shall be maintained by the underlying property owners of said Tracts 1 and 2.
2. A Temporary Blanket Drainage Easement over Tract 2, Lands of Herrera Family, LLC is hereby granted by this plat for the benefit of Tract 1. All improvements will be jointly maintained by the underlying property owners of said Tracts 1 and 2.

ADDITIONAL PUBLIC STREET  
 RIGHT-OF-WAY DEDICATED TO CITY OF  
 ALBUQUERQUE IN FEE SIMPLE WITH  
 WARRANTY COVENANTS BY THIS PLAT.  
 (0.0278 Ac. - CROSS HATCHED AREA)

98TH STREET N.W.  
 (VARIABLE WIDTH R/W)

LOT 2  
 KRANIA

Filed 7-18-2007, Bk. 2007C, Pg. 194



TRACT 2  
 0.7557 Ac.

TRACT 1  
 1.4611 Ac.

PORTION OF TRACT 2  
 UNIT A, ROW 2  
 WEST OF WESTLAND  
 Filed July 26, 1956 in Book D, Page 62

PORTION OF TRACT 1 AND TRACT 2  
 UNIT A, ROW 2  
 WEST OF WESTLAND  
 Filed July 26, 1956 in Book D, Page 62

SPECIAL WARRANTY DEED  
 Filed February 10, 2010 as  
 Document No. 20100012145

SPECIAL WARRANTY DEED  
 Filed February 10, 2010 as  
 Document No. 20100012145

VOLCANO ROAD N.W.  
 (60' R/W)

TRACT 2,  
 ROW 1 UNIT A  
 WEST OF WESTLAND

Warranty Deed Filed 12-31-1974, Bk. 975, Pgs. 150-151

LOT 1  
 VOLCANO POINT  
 SHOPPING CENTER

Filed 7-13-2007, Bk. 2007C, Pg. 186

SHEET 3 OF 3

**SURVTEK, INC.**

Consulting Surveyors Phone: 505-897-3366  
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

