

Vicinity Map - Zone Atlas G-19-Z

N.T.S.

Indexing Information

Section 6, Township 10 North, Range 4 East, N.M.P.M.
 Subdivision: Wymont Subdivision
 Owner: Tallgrass Holdings II, LLC
 UPC #: 101906051947310448

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 101906051947310448

PROPERTY OWNER OF RECORD
 Wymont LLC

BERNALILLO COUNTY TREASURER'S OFFICE
Barry Dille 12/16/23

Purpose of Plat

1. VACATE EASEMENTS AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 0.7279 ACRES
 ZONE ATLAS PAGE NO..... G-19-Z
 NUMBER OF EXISTING LOTS..... 1
 NUMBER OF LOTS CREATED..... 1
 MILES OF FULL-WIDTH STREETS..... 0.0000 MILES
 MILES OF HALF-WIDTH STREETS..... 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0000 ACRES
 DATE OF SURVEY..... JULY 2023

Notes

1. FIELD SURVEY PERFORMED IN MARCH 2021 AND SUPPLEMENTAL DATA IN JULY 2023.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. FIELD MEASUREMENTS MATCH RECORD INFORMATION EXACTLY, AS SHOWN ON THE PLAT OF RECORD.
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD NOVEMBER 8, 2023.

Legal Description

TRACT NUMBERED FOUR (4), PLAT FOR WYMONT SUBDIVISION, BEING COMPRISED OF LOT 1-A-1, LA MIRADA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 1, 2022 IN PLAT BOOK 2022C, PAGE 6 AS DOCUMENT NO. 2022010933.

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.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Plat for Tract 4-A
Wymont Subdivision
 Being Comprised of Tract 4
Wymont Subdivision
 City of Albuquerque
 Bernalillo County, New Mexico
 September 2023

Project Number: PR-2019-002309

Application Number: SD-2023-00184

Plat Approvals:

- [Signature]* Sep 12, 2023
PNM Electric Services
- Natalia Antonie* Sep 12, 2023
Natalia Antonie (Sep 12, 2023 10:10 AM)
- Jeff Esquivelo* Sep 12, 2023
Qwest Corp. d/b/a CenturyLink QC
- Mike Marquis* Sep 12, 2023
New Mexico Gas Company
- Comcast

City Approvals:

- Loren N. Risenhoover P.S.* 9/11/2023
City Surveyor
- Ernest Armijo* Nov 13, 2023
Traffic Engineering, Transportation Division
- [Signature]* Dec 13, 2023
ABCWUA
- Whitney Rubin* Nov 13, 2023
Parks and Recreation Department
- [Signature]* 9/5/2023
AMAFCA
- Hequn Chen* Nov 13, 2023
Hydrology
- [Signature]* Nov 13, 2023
Code Enforcement
- Jay Rodenbeck* Nov 12, 2023
Planning Department
- Shahab Biqar* Dec 14, 2023
City Engineer

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON. THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 10/3/23
 BRIAN J. MARTINEZ
 N.M.R.P.S. No. 18374



CSI-CARTESIAN SURVEYS INC.

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

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2300214 AND AN EFFECTIVE DATE OF JANUARY 17, 2023.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 1, 2022, IN PLAT BOOK 2022C, PAGE 6, AS DOCUMENT NO. 2022010933.
3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 28, 2023, AS DOCUMENT NO. 2023018338.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0143G, DATED SEPTEMBER 26, 2008.

Free Consent and Dedication

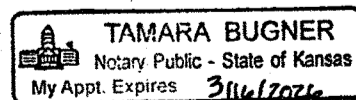
THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Paul Hoover 9/15/23
 PAUL HOOVER, MEMBER DATE
 TALLGRASS HOLDINGS II, LLC, A KANSAS LIMITED LIABILITY COMPANY

STATE OF *Kansas* }
 COUNTY OF *Sedgewick* } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON *September 16*, 2023
 BY: PAUL HOOVER, MEMBER, WYMONT LLC, TALLGRASS HOLDINGS II, LLC

By: *Tamara Bugner*
 NOTARY PUBLIC



MY COMMISSION EXPIRES *3/16/2024*

DOC# 2023079540

12/15/2023 03:33 PM Page: 1 of 2
 PLAT R: \$25.00 B: 2023C P: 0102 Linda Stover, Bernalillo County

Easement Notes

- 51 EXISTING 7' UTILITY EASEMENT (3/19/1974, C9-165), AMENDED BY PLAT, (3/20/1981, C18-32) ACROSS THE EASTERLY 7' OF LOT 1-A-1. *
- 6 EXISTING 7' EASEMENT FOR POWER TRANSMISSION LINES 53' ABOVE GROUND LEVEL, (9/24/1968, BK. 116. PG. 158, DOC. NO. 8889) ACROSS THE EASTERLY 7' OF LOT 1-A-1 AND 5-A-1. *
- 37 EXISTING PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT (2/1/2022, 2022C-6)
- 40 EXISTING PRIVATE ROADWAY EASEMENT BENEFITING TRACTS 1-8, WYMONT SUBDIVISION AND LOT 5-A-1, LA MIRADA SUBDIVISION. TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-8. (2/1/2022, 2022C-6)
- 41 EXISTING 6' PUBLIC SIDEWALK EASEMENT (2/1/2022, 2022C-6) VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [54].
- 42 EXISTING PRIVATE CROSS LOT PARKING EASEMENTS WITHIN THE PARKING AREAS AS REGULATED, STRIPED AND MODIFIED OVER TIME BY THE OWNER OF TRACTS 1-8, WYMONT SUBDIVISION, WITHIN TRACTS 1-8, WYMONT SUBDIVISION, BENEFITING LOT 5-A-1, LA MIRADA SUBDIVISION, AND TRACTS 1-8, WYMONT SUBDIVISION, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, TO BE MAINTAINED BY THE UNDERLYING OWNERS OF SAID TRACTS 1-8, WYMONT SUBDIVISION (2/1/2022, 2022C-6)
- 43 EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT OVER TRACTS 1-8, WYMONT SUBDIVISION BENEFITING LOT 5-A-1, LA MIRADA, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS. TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-8, WYMONT SUBDIVISION. (2/1/2022, 2022C-6)
- 46 EXISTING EASEMENTS AS SPECIFIED IN THAT CERTAIN DECLARATION OF EASEMENTS OF COVENANTS AND RESTRICTIONS FOR THE WYMONT, BENEFITING TRACTS 1-8, AND TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-8. BLANKET IN NATURE. (2/1/2022, AS DOC. NO. 2022010934) AND AS SHOWN ON PLAT (2/1/2022, 2022C-6)
- 47 EXISTING PRIVATE SIGN EASEMENT PURSUANT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE WYMONT, FOR THE BENEFIT OF TRACTS 1-8, TO BE MAINTAINED AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS. (2/1/2022, AS DOC. NO. 2022010934) AND AS SHOWN ON PLAT (2/1/2022, 2022C-6)
- 48 EXISTING PRIVATE DRAINAGE EASEMENT FOR SURFACE STORM WATERS FOR THE BENEFIT OF TRACTS 1-8, TO BE MAINTAINED BY THE WYMONT PLACE HOME OWNERS ASSOCIATION. BLANKET IN NATURE. (2/1/2022, AS DOC. NO. 2022010935) AND AS SHOWN ON PLAT (2/1/2022, 2022C-6)
- 51 EXISTING PRIVATE CROSS LOT ACCESS EASEMENT BENEFITING LOTS 5-A-1, LA MIRADA SUBDIVISION AND TRACTS 1-8, WYMONT SUBDIVISION, OVER THE DRIVE AISLES WITHIN LOTS 5-A-1 AND TRACTS 1-8 AS MAY BE STRIPED AND MODIFIED OVER TIME AND MAINTAINED BY THE RESPECTIVE UNDERLYING OWNERS OF LOT 5-A-1 AND TRACTS 1-8, EXCLUDING BUILDING ENVELOPES FOR BOTH FUTURE AND EXISTING BUILDINGS (2/1/2022, 2022C-6)
- 52 EXISTING PUBLIC ACCESS EASEMENT (2/1/2022, 2022C-6) SHOWN HEREON AS [52].
- 53 EXISTING 15' GAS LINE EASEMENT (2/1/2022, 2022C-6)
- 54 EXISTING TEMPORARY CONSTRUCTION EASEMENT OVER TRACT 7 FOR THE BENEFIT OF THE SUBJECT PROPERTY (4/1/2022, DOC. NO. 2022032211)
- 55 EXISTING TEMPORARY CONSTRUCTION EASEMENT OVER TRACT 3 FOR THE BENEFIT OF THE SUBJECT PROPERTY (4/8/2022, DOC. NO. 2022034941) AND (4/12/2022, DOC. NO. 2022036036)
- 56 EXISTING TEMPORARY CONSTRUCTION EASEMENT OVER TRACTS 6 & 8 FOR THE BENEFIT OF THE SUBJECT PROPERTY (10/31/2022, DOC. 2022095669)
- 57 6' PUBLIC SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT

EASEMENT LABELS [1]-[4], [7]-[36], [38], [39], [44], [45], [49] & [50] INTENTIONALLY OMITTED

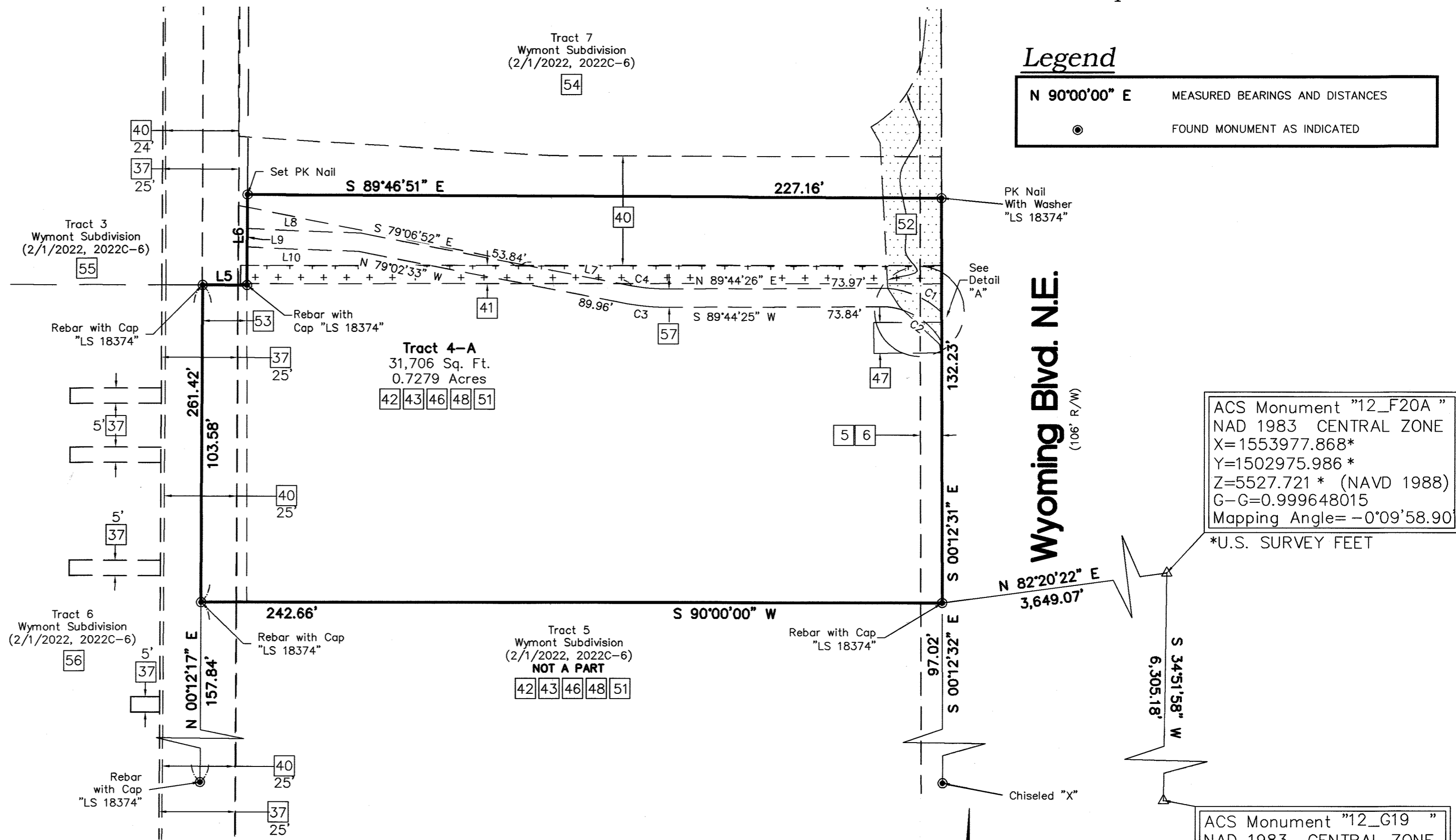
*LOT 1-A-1 NOW REPLACED BY TRACTS 1-8 AS SHOWN ON THE PLAT (2/1/2022, 2022C-6)

ABCWUA Public Water and Sanitary Sewer Easements

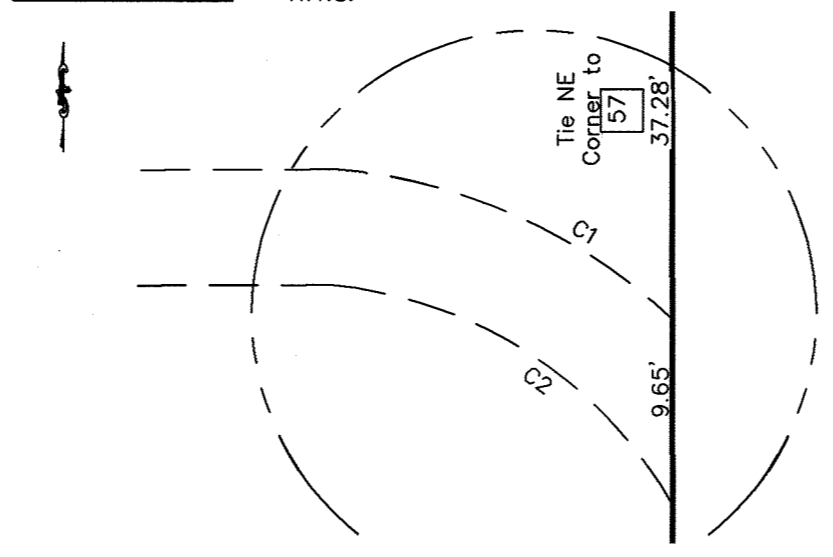
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT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

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	19.60'	28.85'	38°56'21"	19.23'	S 66°05'57" E
C2	22.05'	22.85'	55°17'11"	21.20'	N 57°20'47" W
C3	10.93'	91.61'	6°50'10"	10.92'	N 84°13'34" W
C4	9.98'	85.61'	6°40'46"	9.97'	S 84°12'42" E

Line Table		
Line #	Direction	Length (ft)
L1	S 42°19'12" W	17.80'
L2	S 47°40'48" E	5.07'
L3	N 89°47'29" E	8.30'
L4	S 00°12'31" E	45.12'
L5	S 89°47'49" E	14.53'
L6	N 00°13'30" E	29.58'
L7	S 78°57'12" E	36.52'



Detail A

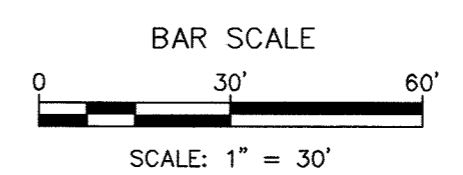


Legend

N 90°00'00" E MEASURED BEARINGS AND DISTANCES
 ● FOUND MONUMENT AS INDICATED

ACS Monument "12_F20A"
 NAD 1983 CENTRAL ZONE
 X=1553977.868*
 Y=1502975.986*
 Z=5527.721* (NAVD 1988)
 G-G=0.999648015
 Mapping Angle=-0°09'58.90"
 *U.S. SURVEY FEET

ACS Monument "12_G19"
 NAD 1983 CENTRAL ZONE
 X=1550374.701*
 Y=1497804.45*
 Z=5406.575* (NAVD 1988)
 G-G=0.999654538
 Mapping Angle=-0°10'23.53"
 *U.S. SURVEY FEET



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