

Not to Scale

#### GENERAL NOTES

- 1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- 2. Distances are ground.
- 3. Distances along curved lines are arc lengths.
- 4. Record Plat bearings and distances, do not differ from those established by Plat filed July 11, 2023 in Plat Book 2023C, Page 55..
- 5. 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 otherwise indicated hereon.
- 6. City of Albuquerque Zone Atlas Page: G-19-Z
- 7. Final Plat approval by the DHO was May 7, 2025.

# PURPOSE OF PLAT

The purpose of this plat is to:

- a. Divide existing Tract 8 into Two (2) Tracts as shown hereon.
- b. Vacate an Existing PNM Easement as shown hereon.
- c. Grant the new Public Utility Easement as shown hereon.

# SUBDIVISION DATA

- 1. Total number of existing Tracts:
- 2. Total number of Tracts created:
- No new Public Street right of way dedicated.
- 4. Gross Subdivision acreage: 1.2385 acres.

# TREASURERS CERTIFICATION

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

101906049943610445

8/27/202

Bernatilio County Treasurer

Date

DOC# 2025069407

08/27/2025 11:43 AM Page: 1 of 3 R:\$25.00 PLAT B: 2025C P: 0059 Michelle S. Kavanaugh, Bernalillo County

#### 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 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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QC 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.

# ABCWUA PUBLIC WATER AND SANITARY SEWER EASEMENTS

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and public sanitary sewer lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications. or structures which interfere with the use of the easement.

# 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 less of my knowledge and belief.

Russ P. Hugg NMPS No. 9750 July 12, 2023



PLAT OF

# TRACTS 8-A AND 8-B WYMONT SUBDIVISION

(BEING A REPLAT OF TRACT 8, WYMONT SUBDIVISION)
WITHIN

SECTION 6, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY , 2024

PROJECT NUMBER: PR-2019-002309

MINOR PLT-2025-00016-PRELIMINARY/FINAL PLAT

PLAT APPROVAL

UTILITY APPROVALS:	
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West Corporation d/b/a CenturyLink QC	Date
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City Surveys	0/2-1/2024
City Surveyor	*
Department of Municipal Development	Date
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	7/21/2021 Date
Real Property Division	Date
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Hydrology	Date
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Traffic Engineering, Transportation Division	Date
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M.R.G.C.D.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

NOT WITHIN M.R	P.G.C.D. JURISDICTION			
APPROVED		DATE	•.	

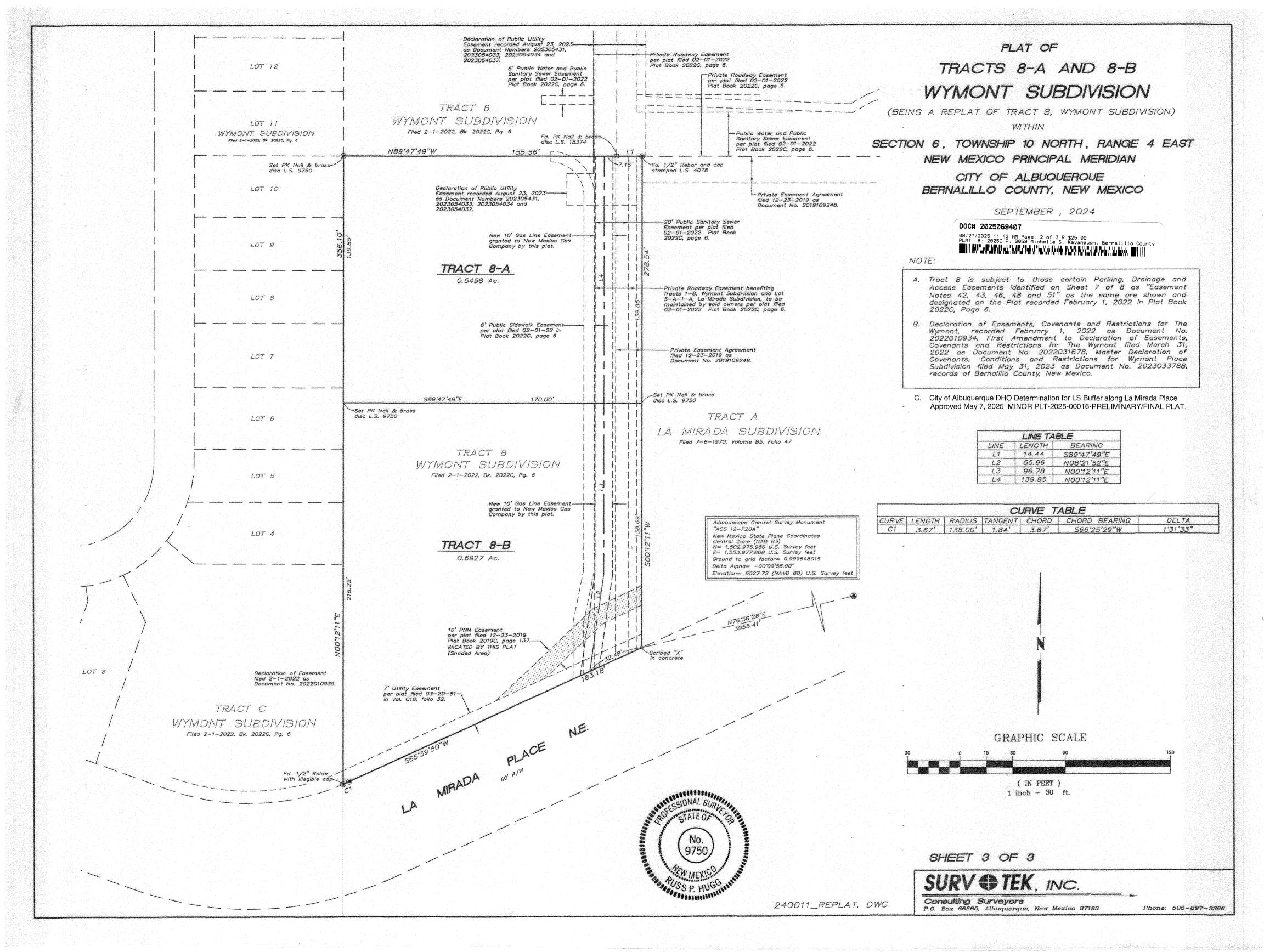
SURV TEK, INC.

P.O. Box 66885, Albuquerque, New Mexico 87193

Consulting Surveyors

240011\_PLAT. DWG

SHEET 1 OF 3



# PLAT OF

# TRACTS 8-A AND 8-B WYMONT SUBDIVISION

(BEING A REPLAT OF TRACT 8, WYMONT SUBDIVISION)

WITHIN

SECTION 6. TOWNSHIP 10 NORTH. RANGE 4 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

JULY, 2024

# DOCUMENTS USED IN PREPARATION OF THIS SURVEY:

- a. Plat for WYMONT SUBDIVISION, Being Comprised of Lot 1-A-1, La Mirada Subdivision, City of Albuquerque, Bernalillo County, New Mexico, 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 February 1, 2022 in Plat Book 2022C, Page 6 as Document No. 2022010933.
- b. Plat of La Mirada Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 20, 1981 in Volume C18,
- c. Plat entitled "PLAT FOR LOTS 1-A-1 AND 5-A-1, LA MIRADA SUBDIVISION", filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 23, 2019 in Plat Book 2019C,
- d. Plat entitled "PLAT FOR TRACT 1-A AND 2-A, WYMONT SUBDIVISION", filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 15, 2022 in Plat Book 2022C, Page 140.
- Title Commitment prepared for this property by Old Republic National Title Insurance Company Commitment Number 2108656-1.

# SECTION 14-14-4-7 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 subject property lies within a Zone X (Area of minimal flood hazard) flood hazard area as shown on the National Flood Insurance Program, Flood Insurance Rate Maps Panel 35001C0143 G. dated September 6, 2008.

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# LEGAL DESCRIPTION

Tract numbered Eight (8), Plat for WYMONT SUBDIVISION, Being Comprised of Lot 1—A—1, La Mirada Subdivision, City of Albuquerque, Bernalillo County, New Mexico, 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 February 1, 2022 in Plat Book 2022C, Page 6 as Document No. 2022010933.

#### FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising "PLAT OF TRACTS 8-A AND 8-B, WYMONT SUBDIVISION (BEING A REPLAT OF TRACT 8, WYMONT SUBDIVISION) WITHIN SECTION 6, TOWNSHIP 10 NORTH, RANGE 4 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 grant the public and private easements (If any) as shown hereon. 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 consent to all of the foregoing and do hereby represent that they are so authorized to act.

#### **OWNER**

a New Mexico limited liability company



Managing Member

# ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_\_as day of \_\_\_\_\_\_as Managing Member of Mira al Sol, LLC., a New Mexico limited liability company.

My commission expires



240011\_PLAT. DWG

SHEET 2 OF 3