

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

SEPTEMBER, 2024

DOCH 2025069407

08/27/2025 11:43 AM Page: 2 of 3 R. \$25.00
PLAT 8 - 20250 P. 0055 Michelle S. Kavanaugh, Bernalillo County

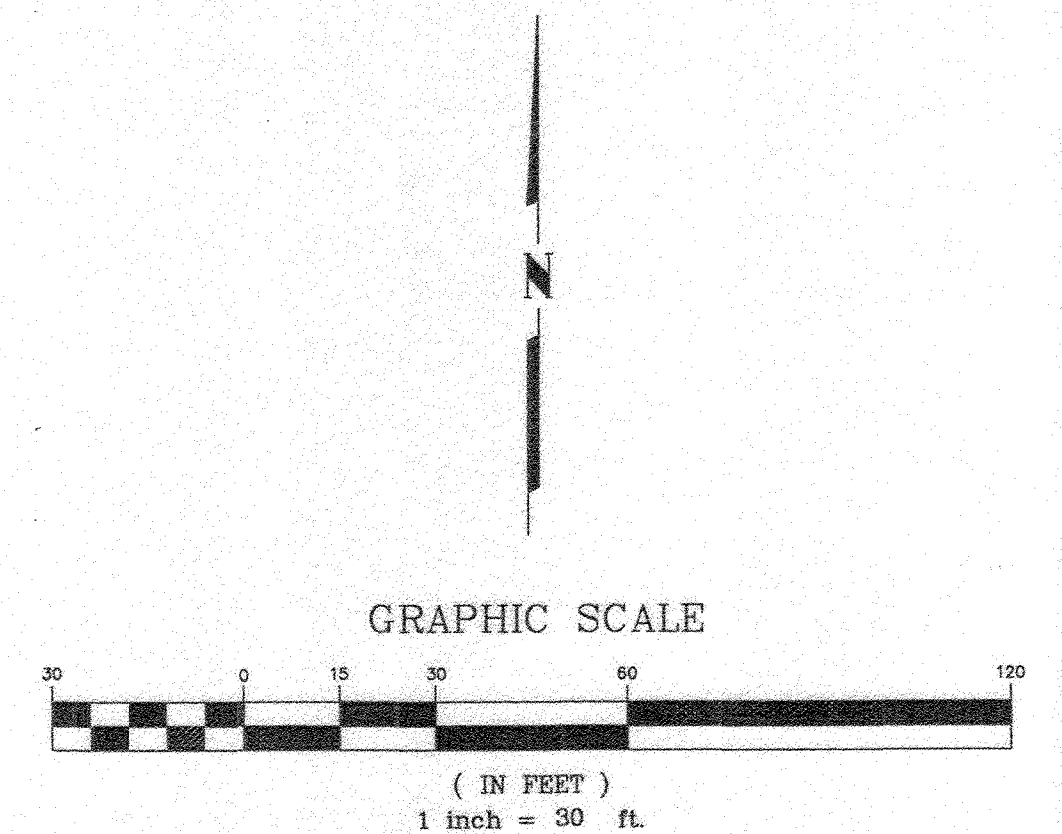
NOTE:

- A. Tract 8 is subject to those certain Parking, Drainage and Access Easements identified on Sheet 7 of 8 as "Easement Notes 42, 43, 46, 48 and 51" as the same are shown and designated on the Plat recorded February 1, 2022 in Plat Book 2022C, Page 6.
- B. Declaration of Easements, Covenants and Restrictions for The Wymont, recorded February 1, 2022 as Document No. 2022010934, First Amendment to Declaration of Easements, Covenants and Restrictions for The Wymont filed March 31, 2022 as Document No. 2022031678, Master Declaration of Covenants, Conditions and Restrictions for Wymont Place Subdivision filed May 31, 2023 as Document No. 2023033788, records of Bernalillo County, New Mexico.
- C. City of Albuquerque DHO Determination for LS Buffer along La Mirada Place Approved May 7, 2025 MINOR PLT-2025-00016-PRELIMINARY/FINAL PLAT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.44	S89°47'49"E
L2	55.96	N08°21'52"E
L3	96.78	N00°12'11"E
L4	139.85	N00°12'11"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	3.67'	138.00'	1.84'	3.67'	S66°25'29"W	1°31'33"

Albuquerque Control Survey Monument
"ACS 12-F20A"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
N= 1,502,975.986 U.S. Survey feet
E= 1,553,977.868 U.S. Survey feet
Ground to grid factor= 0.999648015
Delta Alpha= -00°09'58.90"
Elevation= 5527.72 (NAVD 88) U.S. Survey feet



SHEET 3 OF 3

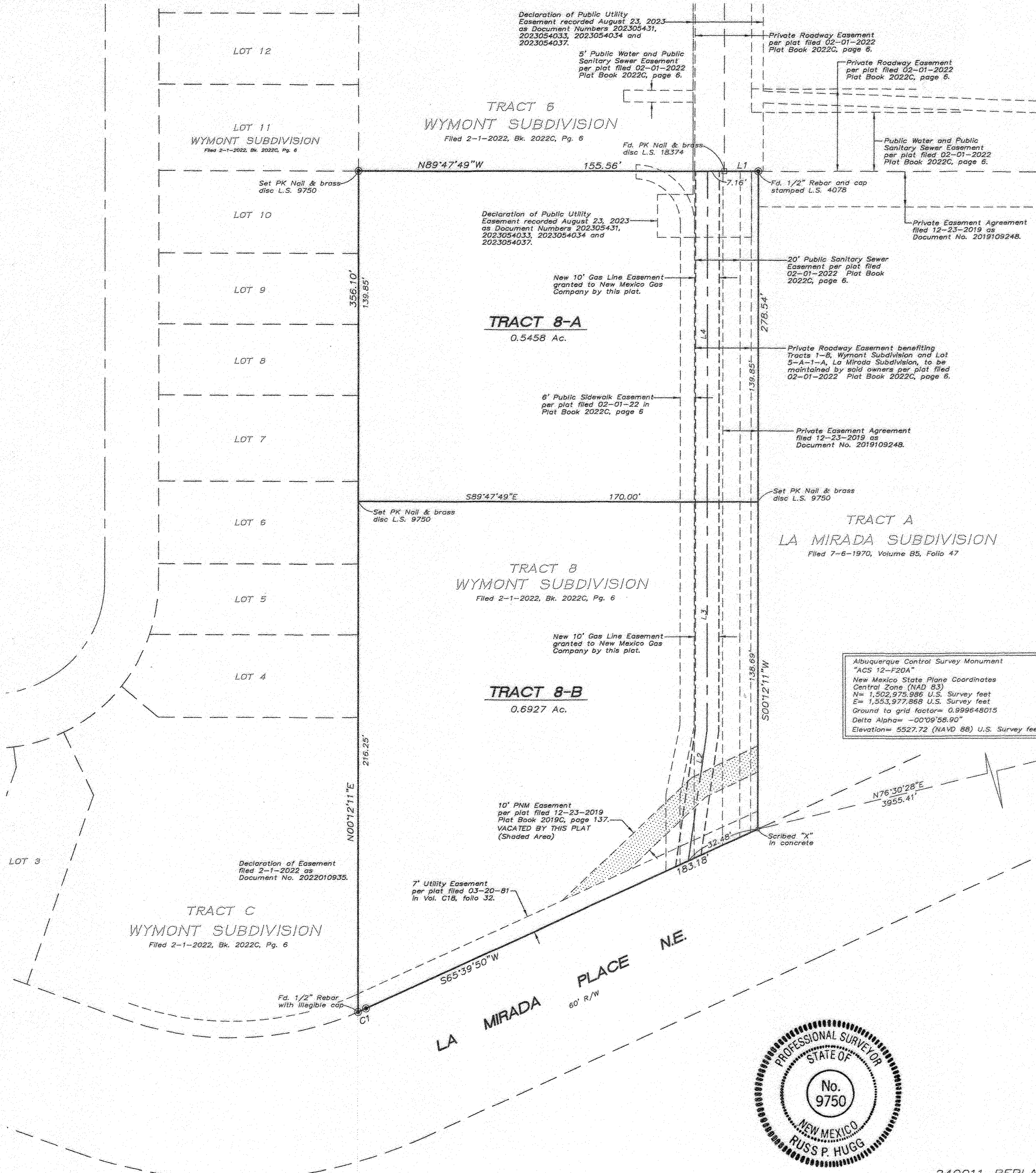
SURV TEK, INC.

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

Phone: 505-897-3366



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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 MERIDIANCITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2024

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

Mira al Sol, LLC, a New Mexico limited liability company

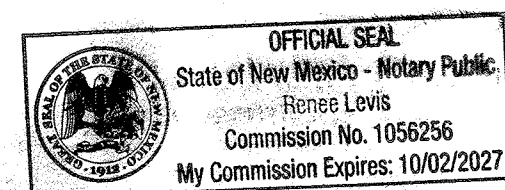
By: Ben Perich, Managing MemberACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 18th day of October, 2024, by Ben Perich as Managing Member of Mira al Sol, LLC., a New Mexico limited liability company.

Notary Public

My commission expires 10/02/27DOCUMENTS USED IN PREPARATION OF THIS SURVEY:

- 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.
- 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, Folio 32.
- 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, Page 137.
- 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.



SHEET 2 OF 3

SURV+TEK, INC.Consulting Surveyors
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