

VICINITY MAP NOT TO SCALE



PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINES OF THE TWO LOTS, VACATE THE PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 1, AND GRANT ANY EASEMENTS AS SHOWN HEREON.

SUBDIVISION DATA:

CITY OF ALBUQUERQUE CASE NO. DRB-ZONE ATLAS INDEX NO. G-13  
 DATE OF SURVEY MAY 2025  
 TOTAL NO. OF TRACTS EXISTING 2  
 TOTAL NO. OF LOTS CREATED 2  
 GROSS SUBDIVISION ACREAGE 1.3921 ACRES  
 IDO ZONE DISTRICT R-A

NOTES:

1. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ( ) ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.
4. DRAINAGE EASEMENT MAINTENANCE EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENT AND DRAINAGE INFRASTRUCTURE THAT IS ON THEIR PROPERTY.
5. EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

DOCUMENTS USED:

1. PLAT OF LOT 8-A-P2, CAMPBELL FARM SUBDIVISION AND LOT A-1, LANDS OF ANDREWS (FILED 09/13/2004 IN BK. 2004C, PG. 288)
2. PLAT OF LOT 1-A Campbell Farm South (FILED 02/23/2021 IN BK. 2021C, PG. 8)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: \_\_\_\_\_

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

LEGAL DESCRIPTION:

LOT 8-A-P2 OF CAMPBELL FARM SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 13, 2004 IN BOOK 2004C, PAGE 288.  
 AND  
 LOT 1-A OF CAMPBELL FARM SOUTH AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 23, 2021 IN BOOK 2021C, PAGE 8.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.  
 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.  
 QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.  
 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 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 EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 PLAT.

DISCLAIMER

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

FREE CONSENT :

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF SHOWN LOTS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND IS THE SAME 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. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.SAID OWNER(S) DO HEREBY GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS, IN FEE SIMPLE WITH WARRANTY COVENANTS.

\_\_\_\_\_  
 OWNER

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, 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 MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082, 06-06-2025, DATE



PLAT OF  
 LOT 8-A-P2-1, CAMPBELL FARM SUBDIVISION  
 &  
 LOT 1-A-1, CAMPBELL FARM SOUTH  
 BEING A REPLAT OF  
 LOT 8-A-P2, CAMPBELL FARM SUBDIVISION  
 &  
 LOT 1-A, CAMPBELL FARM SOUTH  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 6, T10N, R3E, N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JUNE 2025

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

DHO APPROVAL DATE \_\_\_\_\_

CITY APPROVALS:

CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

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

UTILITIES DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

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

M.R.G.C.D. \_\_\_\_\_ DATE \_\_\_\_\_

ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_

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

PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

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

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

UTILITY APPROVALS:

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

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

QWEST CORPORATION D.B.A. CENTURY LINK QC \_\_\_\_\_ DATE \_\_\_\_\_

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

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.

**SAM**™  
 SURVEYING AND MAPPING, LLC  
 277 E AMADOR AVE SUITE 303  
 LAS CRUCES, NM 88001  
 505-917-8921  
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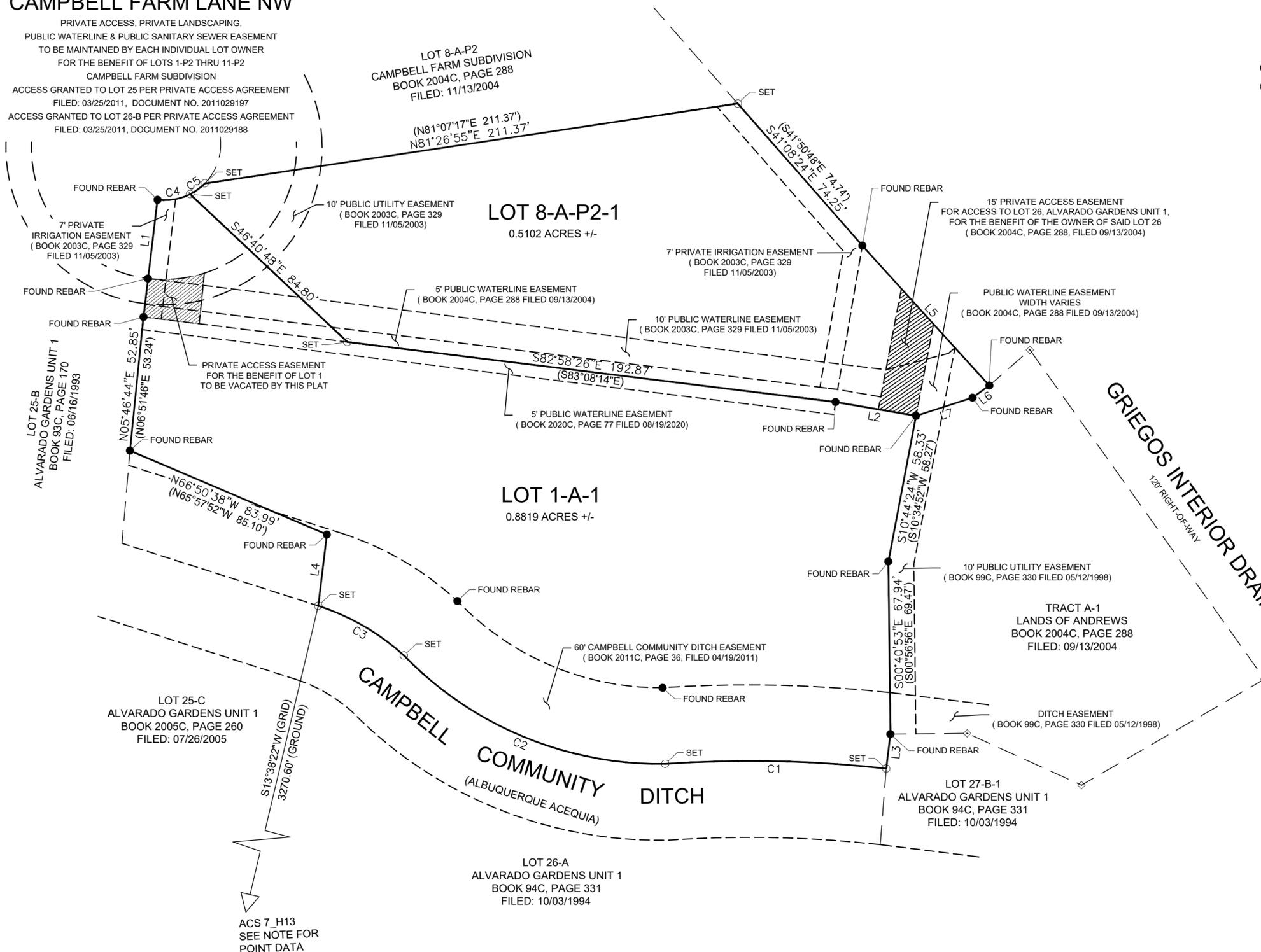
| LINE TABLE |             |        | RECORD |             |        |
|------------|-------------|--------|--------|-------------|--------|
| NUMBER     | DIRECTION   | LENGTH | NUMBER | DIRECTION   | LENGTH |
| L1         | N06°47'52"E | 46.46' | (L1)   | N06°59'49"E | 45.00' |
| L2         | S80°08'54"E | 32.06' | (L2)   | S80°16'54"E | 32.00' |
| L3         | S06°54'26"W | 13.63' | (L3)   | S06°51'46"W | 13.63' |
| L4         | N06°54'26"E | 28.26' | (L4)   | N06°51'46"E | 26.78' |
| L5         | S42°07'21"E | 74.25' | (L5)   | S42°38'56"E | 73.37' |
| L6         | S54°01'35"W | 8.13'  | (L6)   | N48°33'56"E | 8.08'  |
| L7         | S72°04'12"W | 23.28' | (L7)   | N72°47'06"E | 23.69' |

| CURVE TABLE |            |         |         |               |              |
|-------------|------------|---------|---------|---------------|--------------|
| CURVE NO.   | DELTA      | RADIUS  | LENGTH  | CHORD BEARING | CHORD LENGTH |
| C1          | 010°16'31" | 483.76' | 86.76'  | N88°47'26"W   | 86.64'       |
| C2          | 046°54'49" | 139.49' | 114.21' | N67°24'04"W   | 111.05'      |
| C3          | 024°32'29" | 91.48'  | 39.18'  | N59°50'56"W   | 38.88'       |
| C4          | 034°14'18" | 22.00'  | 13.15'  | N80°14'43"E   | 12.95'       |
| C5          | 018°45'14" | 22.00'  | 7.20'   | N53°44'57"E   | 7.17'        |
| (C1)        | 010°23'57" | 483.76' | 87.80'  | N88°38'43"W   | 87.68'       |
| (C2)        | 046°55'02" | 139.49' | 114.22' | S67°24'39"E   | 111.05'      |
| (C3)        | 024°31'58" | 91.48'  | 39.17'  | N59°51'04"W   | 38.87'       |
| (C4+C5)     | 052°59'32" | 22.00'  | 20.33'  | N70°32'28"E   | 19.63'       |

PLAT  
OF  
**LOT 8-A-P2-1, CAMPBELL FARM SUBDIVISION**  
&  
**LOT 1-A-1, CAMPBELL FARM SOUTH**  
BEING A REPLAT OF  
LOT 8-A-P2, CAMPBELL FARM SUBDIVISION  
&  
LOT 1-A, CAMPBELL FARM SOUTH  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 6, T10N, R3E, N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE 2025

**CAMPBELL FARM LANE NW**

PRIVATE ACCESS, PRIVATE LANDSCAPING,  
PUBLIC WATERLINE & PUBLIC SANITARY SEWER EASEMENT  
TO BE MAINTAINED BY EACH INDIVIDUAL LOT OWNER  
FOR THE BENEFIT OF LOTS 1-P2 THRU 11-P2  
CAMPBELL FARM SUBDIVISION  
ACCESS GRANTED TO LOT 25 PER PRIVATE ACCESS AGREEMENT  
FILED: 03/25/2011, DOCUMENT NO. 2011029197  
ACCESS GRANTED TO LOT 26-B PER PRIVATE ACCESS AGREEMENT  
FILED: 03/25/2011, DOCUMENT NO. 2011029188



**LEGEND OF SYMBOLS**

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH 1" PLASTIC CAP "LS 21082" OR PK NAIL WITH SHINER "21082"

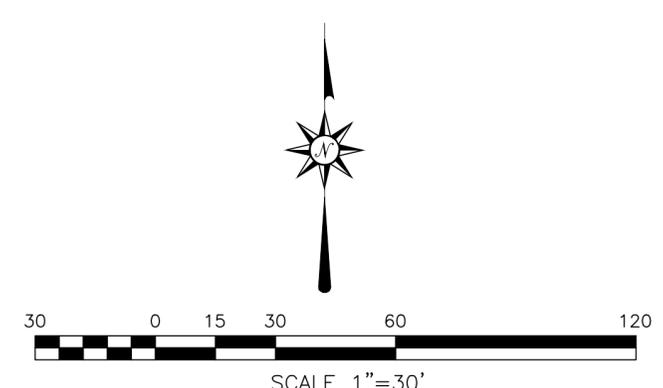
**SOLAR COLLECTION NOTE:**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

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

**FLOOD ZONE INFORMATION:**

THIS PARCEL OF LAND IS IN FLOOD ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS DATED AUGUST 16, 2012. PANEL 331 OF 825, MAP NUMBER: 35001C0331H



**ACS CONTROL STATION 7\_H13 NOTE:**

N: 1,495,777.837 US SURVEY FEET  
E: 1,513,953.442 US SURVEY FEET  
ELEVATION: 4964.364 US SURVEY FEET  
NEW MEXICO STATE PLANE CENTRAL ZONE, NAD83  
G-G = 0.999684760  
DELTA-ALPHA = -00°14'35.56"

**S&M**  
SURVEYING AND MAPPING, LLC  
277 E AMADOR AVE SUITE 303  
LAS CRUCES, NM 88001  
505-917-8921  
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