

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 4.5352 ACRES±
ZONE ATLAS INDEX NO: J-14-Z
NO. OF LOTS CREATED: 2
MILES OF FULL-WIDTH STREETS CREATED: 0

Legal Description

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, COMPRISING OF BLOCK NUMBERED FIVE (5) OF THE FRANCISCO ARMIJO Y OTERO ADDITION, AS THE SAME IS SHOWN AND SO DESIGNATED ON THE MAP OF SAID ADDITION FILED FOR RECORD IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 4, 1892, INCLUDING THAT PORTION OF VACATED FRUIT AVE. N.W LYING BETWEEN 2ND STREET AND 3RD STREET AND THE VACATED ALLEY IN SAID BLOCK.

AND

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, COMPRISING BLOCK NUMBERED FOUR (4) OF THE FRANCISCO ARMIJO Y OTERO ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED FOR RECORD IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 4, 1892, INCLUDING THE VACATED ALLEY IN SAID BLOCK.

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE ("X") OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0334G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 WITHIN THE EASEMENT 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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.

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

REVISIONS			
NO.	DATE	BY	DESCRIPTION

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

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.

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION									
STATE PLANE ZONE: NM-C		GRID /GROUND COORDINATES: GRID		GEOID: 18		LAND GRANT TOWN OF ALBUQUERQUE GRANT				PROPERTY OWNER WELLS FARGO BANK NEW MEXICO & COUGHLIN FINANCIAL SERVICES, INC				CREW/TECH: CR/WB		DATE OF SURVEY 04/01-05/14/2025					
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"		MATCHES DRAWING UNITS YES		SECTION 17		TOWNSHIP 10 NORTH		RANGE 3 EAST		MERIDIAN NMPM		SUBDIVISION NAME FRANCISCO ARMIJO Y OTERO ADDITION		DRAWN BY: JK		CHECKED BY: LM	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				CITY ALBUQUERQUE		COUNTY BERNALILLO		STATE NM		UPC 101405825610332508 101405825007132510		ADDRESS 200 LOMAS BOULEVARD, N.W ROMA AVENUE, N.W.		PSI JOB NO. 259073P		SHEET NUMBER 1 OF 2	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003169493 GROUND TO GRID: 0.9996831355				DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID				ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO											

RECORDING STAMP

Notes:

- 1.. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON ALL OF BLOCK 5, FRANCISCO ARMIJO Y OTERO ADDITION & VACATED PORTION OF FRUIT AVE. N.W. AND VACATED ALLEY AND ALL OF BLOCK 4 FRANCISCO ARMIJO Y OTERO ADDITION AND VACATED ALLEY PARCEL ID: 101405825610332508 AND 101405825007132510

BERNALILLO COUNTY TREASURER'S OFFICE:_____

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE BETWEEN BLOCKS 4 AND 5 AND TO CONSOLIDATE THE EXISTING 48 LOTS, VACATED ALLEYS AND VACATED FRUIT AVENUE, N.W. INTO TWO NEW LOTS.

Solar Note:

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

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

? _____ DATE

?
WELLS FARGO BANK NEW MEXICO

? _____ DATE

?
COUGHLIN FINANCIAL SERVICES, INC.

Acknowledgment

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025 BY
??? WELLS FARGO BANK NEW MEXICO

BY _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

Acknowledgment

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025 BY
??? COUGHLIN FINANCIAL SERVICES, INC.

BY _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

Plat of
Lot 24-A, Block 4 & Lot 24-A, Block 5
Francisco Armijo y Otero Addition
Town of Albuquerque Grant, Projected
Section 17, Township 10 North, Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
August 2025

Project No. PR-2025-

Application No. -2025-

DHO Approval Date -

Utility Approvals

PNM _____ DATE

NEW MEXICO GAS COMPANY _____ DATE

CENTURYLINK _____ DATE

COMCAST _____ DATE

City Approvals

CITY SURVEYOR _____ DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE

A.B.C.W.U.A. _____ DATE

PARKS AND RECREATION DEPARTMENT _____ DATE

AMAFCA _____ DATE

CITY ENGINEER _____ DATE

PLANNING DEPARTMENT _____ DATE

CODE ENFORCEMENT _____ DATE

HYDROLOGY _____ DATE

Surveyor's Certificate

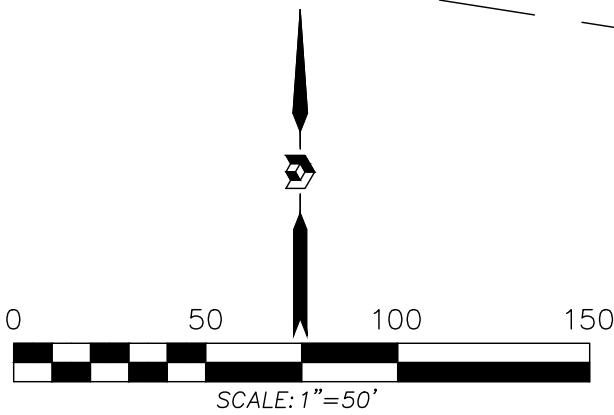
I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS CONSOLIDATION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY, AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO _____ DATE
N.M.P.S. No. 11993



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

Plat of
Lot 24-A, Block 4 & Lot 24-A, Block 5
Francisco Armijo y Otero Addition
Town of Albuquerque Grant, Projected
Section 17, Township 10 North, Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
August 2025

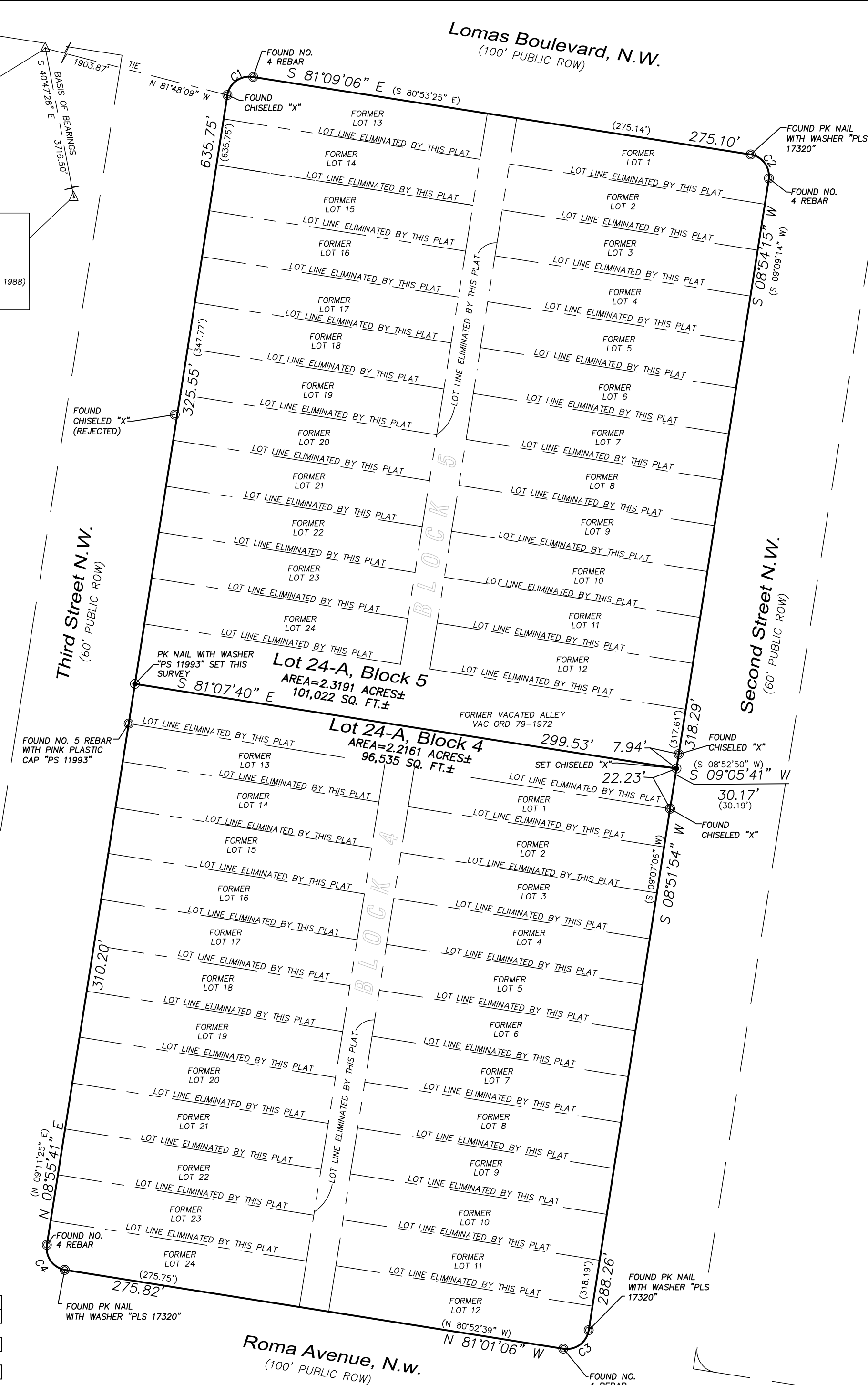


Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	12.00'	19.22'	17.23'	N 55°06'24" E	91°46'57"
	(R=12.00')	(L=18.83')	(16.96')	CH=(N 54°08'37" E)	Δ=89°54'24"
C2	12.00'	18.10'	16.43'	S 37°23'00" E	86°24'50"
	(R=12.00')	(L=18.86')	(16.98')	CH=(S 35°51'55" E)	Δ=90°03'00"
C3	12.00'	19.23'	17.24'	S 53°57'31" W	91°49'10"
	(R=12.00')	(L=18.85')	(16.97')	CH=(S 54°07'10" W)	Δ=90°00'08"
C4	12.00'	18.54'	16.75'	N 35°41'37" W	88°32'06"
	(R=12.00')	(L=18.86')	(16.98')	CH=(N 35°51'09" W)	Δ=90°03'00"



PRECISION
SURVEYS, INC.
A COMPANY

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: CR/WB	DATE OF SURVEY 04/01-05/14/2025
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 259073P	SHEET NUMBER 2 OF 2