

PURPOSE OF PLAT:

THE PURPOSE OF THIS BOUNDARY SURVEY AND PLAT IS TO DIVIDE THE EXISTING CORONADO PARK INTO TWO SEPARATE TRACTS, DEDICATE RIGHT-OF-WAY FOR THE EXISTING THIRD STREET ROADWAY, VACATE THE EXISTING 16 FOOT ALLEY, AND DEDICATE PUBLIC UTILITY EASEMENTS.

SUBDIVISION DATA:

ZONE ATLAS INDEX NO. H-14-Z
DATE OF SURVEY: MAY 2024
TOTAL NO. OF LOTS EXISTING: 1
TOTAL NO. OF LOTS CREATED: 2
TOTAL MILEAGE OF STREETS CREATED: 0.06 MILES
TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: 0 MILES

NOTES:

- ALBUQUERQUE GEODETIC REFERENCE CONTROL STATIONS USED:
A. NGS STATION "A 438 1984" DATA:
FOUND STAINLESS STEEL ROD
NAD 83 NEW MEXICO STATE PLANE GRID COORDINATES
(CENTRAL ZONE) X=1523172.25 U.S. SURVEY FEET
Y=1485747.49 U.S. SURVEY FEET
COMBINED GROUND TO GRID FACTOR = 0.999681662
DELTA ALPHA = -07331.88"
B. ACS STATION "6-015 1979" DATA:
FOUND 3" BRASS DISC
NAD 83 NEW MEXICO STATE PLANE GRID COORDINATES
(CENTRAL ZONE) X=1524070.57 U.S. SURVEY FEET
Y=1486220.04 U.S. SURVEY FEET
COMBINED GROUND TO GRID FACTOR = 0.999681260
DELTA ALPHA = -07125.75"
- FIELD SURVEY PERFORMED MAY 2024.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- DISTANCES SHOWN IN PARENTHESES () ARE PER RECORDED DOCUMENTS FILED WITH THE BERNALILLO COUNTY CLERKS OFFICE AS SHOWN IN DOCUMENTS USED TEN NUMBER 2 ON SHEET 3 OF 3.
- BASES OF BEARINGS IS STATE PLANE NAD 83 NW CENTRAL ZONE BASED ON A LINE BETWEEN THE STATIONS LISTED IN NOTE 1 HAVING A BEARING OF N175017E.
- CORNERS IDENTIFIED AS "SET" ARE 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702" AND DEPICTED AS: —●—, UNLESS OTHERWISE INDICATED.

SOLAR COLLECTOR NOTE:

NO PROPERTY WITHIN THE AREA OF THIS PLATING SHALL AT ANY TIME BE SUBJECT TO 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 THIS PLAT.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, 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 SURVEYING IN NEW MEXICO AND SURVEYORS EFFECTIVE MARCH 12, 2022, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher A. Medina
CHRISTOPHER A. MEDINA, NMLS NO. 15702
DATE: MARCH 26, 2025



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

- PUBLIC SERVICE OF NEW MEXICO ("PSNM"), A NEW MEXICO CORPORATION, (PSNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT AND 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.
- CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- KENNETY 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, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, REPAIR, 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, SOIL, 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

IN APPROVING THIS PLAT, PUBLIC SERVICE OF NEW MEXICO (PSNM), NEW MEXICO GAS COMPANY (NMGCO) AND CENTURY LINK DO NOT WAIVE OR RELEASE ANY EASEMENTS OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

WISCO NOTE:

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LEASES, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED 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.

DHO NOTE:

THE DEVELOPMENT HEARING OFFICER (DHO) APPROVED THIS PLATING ACTION ON JULY 16, 2025.
MINOR_PLT-2025-00033

SEE SHEET 2 OF 3 FOR FREE CONSENT AND DEDICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # 1-014-009-31311-4-16-04
1-014-009-330075-4-12-02

PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE

BERNALILLO COUNTY TREASURER'S OFFICE: 9/3/25

INDEXING INFORMATION FOR THE COUNTY CLERK:

OWNER: CITY OF ALBUQUERQUE
LEGAL: TRACTS A AND B CORONADO PARK
LOCATION: PROJECTED SECTION 8, T.10N., R.3E., N.M.P.M.

PLAT TRACT A & TRACT B CORONADO PARK BEING A REPLAT OF CITY PARK TRACT FRANCISCAN ADDITION WITH A VACATED 16' ALLEY SITUATE WITHIN PROJECTED SECTION 8 T. 10 N., R. 3 E., N.M.P.M. TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO MARCH 2025

PROJECT NUMBER: PR-2019-003030
APPLICATION NUMBER: MINOR_PLT-2025-00033

UTILITY APPROVALS:

Public Service of New Mexico	5-20-2025
NEW MEXICO GAS COMPANY	4-23-2025
David Hall	06/01/2025
CENTURY LINK	03-27-2025
Mike Mortine	
XFINITY	

CITY APPROVALS:

Loana N. Risenkover P.S.	3/27/2025
CITY OF ALBUQUERQUE SURVEYOR	
N/A	
ENVIRONMENTAL HEALTH	
8/21/2025	
CODE ENFORCEMENT	
8/21/2025	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	
8/27/2025	
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	
8/21/2025	
PARKS & RECREATION DEPARTMENT	
3/27/2025	
9/03/2025	
CITY ENGINEER	
8/21/2025	
HYDROLOGY	
8/21/2025	
PLANNING DEPARTMENT	
5/30/2025	
REAL PROPERTY DIVISION	

WISCO APPROVAL:

5/21/2025	

TERRA LAND SURVEYS, LLC

P.O. BOX 2332 • CORRALES, NM 87008 • (505) 793-8513

SHEET 1 OF 3
TERRA PROJECT NO. 2023-150

FLOODPLAIN NOTE:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (OTHER AREAS) AND ZONE AO (DEPTH 1), ACCORDING TO THE FLOOD INSURANCE RATE MAP, BERNALILLO COUNTY, NEW MEXICO, AND INCORPORATED AREAS, MAP NUMBER 35001C0332G, PANEL 332, OF 825, EFFECTIVE MAP DATE: SEPTEMBER 26, 2008. FLOOD ZONE AO APPROXIMATELY LOCATED WITHIN EXISTING STREETS.

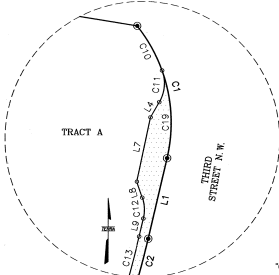
ABQWMA PUBLIC WATER & SANITARY SEWER EASEMENTS NOTE:

THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABQWMA) IS GRANTED A NON EXCLUSIVE EASEMENT(S) 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 THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH USE OF THE EASEMENT.

DHD NOTE:

THE DEVELOPMENT HEARING OFFICER APPROVED THIS PLAT, MINOR PLT-2025-00033, THE DATE OF APPROVAL, ON JULY 16, 2025.

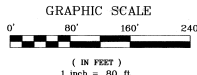
PLAT
TRACT A & TRACT B
CORONADO PARK
BEING A REPLAT OF CITY PARK TRACT
FRANCISCAN ADDITION WITH A VACATED 16' ALLEY
SITUATE WITHIN PROJECTED SECTION 8 T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025



LINE BEARING	DISTANCE
L1 S13°12'28"W	22.00'
L2 S12°54'54"W	(22.00')
(S17°24'28"E)	(54.00')
L3 N72°30'35"E	26.27'
N72°30'35"E	26.27'
L4 S50°00'00"W	4.67'
L5 N69°48'08"E	18.00'
L6 S17°22'31"E	19.76'
L7 S12°00'00"W	17.50'
L8 S19°00'00"E	4.49'
L9 S13°12'22"W	4.90'
L10 S86°32'40"W	38.40'
L11 S17°22'31"E	34.24'
L12 N60°52'10"W	39.86'
L13 N80°52'10"W	40.18'
L14 S29°07'08"W	13.30'
L15 N69°48'08"E	9.10'

CURVE/RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1 41.00'	37.34'	36.06'	S12°53'00"E	52°10'52"
(41.00')	(37.34')	(36.06')	(S2°11'05"W)	(52°11'05"W)
C2 253.48'	261.02'	249.64'	S42°42'27"W	59°00'02"
(253.48')	(261.02')	(249.64')	(S6°40'38"E)	(59°40'38"E)
C3 163.00'	115.50'	113.10'	S87°11'27"E	40°35'57"
(163.00')	(115.50')	(113.10')	(S41°30'7"E)	(41°30'7"E)
C4 43.00'	26.40'	25.99'	S49°18'10"E	35°10'39"
(43.00')	(26.40')	(25.99')	(S2°10'46"E)	(35°10'46"E)
C5 345.00'	189.74'	187.36'	S26°30'54"W	31°30'41"
(345.00')	(189.74')	(187.36')	(S4°56'41"W)	(38°22'18"E)
C6 10.00'	18.07'	14.40'	N34°49'05"W	92°06'10"
(10.00')	(18.07')	(14.40')	(N22°12'08"E)	(21°58'16"E)
C7 285.00'	109.13'	108.46'	N22°12'08"E	21°58'16"
(285.00')	(109.13')	(108.46')	(S4°07'28"W)	(90°00'44"E)
C8 10.00'	15.71'	14.14'	S4°07'28"W	90°00'44"

CURVE/RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C10 41.00'	13.67'	13.61'	S29°25'19"E	19°06'15"
(41.00')	(13.67')	(13.61')	(S29°25'19"E)	(19°06'15"E)
C11 10.00'	8.70'	8.43'	S20°03'54"W	49°52'12"
(10.00')	(8.70')	(8.43')	(S20°25'14"E)	(32°12'22"E)
C12 10.00'	5.62'	5.50'	S20°25'14"E	32°12'22"
(10.00')	(5.62')	(5.50')	(S34°55'35"W)	(43°27'18"E)
C13 250.98'	180.35'	185.82'	S34°55'35"W	43°27'18"
(250.98')	(180.35')	(185.82')	(S1°15'57"W)	(29°53'22"E)
C14 50.00'	26.05'	25.79'	S1°15'57"W	29°53'22"
(50.00')	(26.05')	(25.79')	(S72°54'47"W)	(27°16'06"E)
C15 130.00'	61.87'	61.29'	S72°54'47"W	27°16'06"
(130.00')	(61.87')	(61.29')	(S26°15'06"W)	(06°02'52"E)
C16 372.00'	38.27'	39.22'	S26°15'06"W	06°02'52"
(372.00')	(38.27')	(39.22')	(S27°40'08"W)	(50°47'13"E)
C17 62.00'	54.86'	53.10'	S27°40'08"W	50°47'13"
(62.00')	(54.86')	(53.10')	(S22°21'21"W)	(39°49'45"E)
C18 30.00'	20.86'	20.44'	S22°21'21"W	39°49'45"
(30.00')	(20.86')	(20.44')	(S03°19'53"E)	(33°04'37"E)
C19 41.00'	23.67'	23.34'	S03°19'53"E	33°04'37"
(41.00')	(23.67')	(23.34')	(N51°29'13"E)	(36°37'51"E)
C20 277.00'	177.09'	174.09'	N51°29'13"E	(36°37'51"E)
(277.00')	(177.09')	(174.09')	(N21°03'33"E)	(24°01'28"E)
C21 315.00'	122.08'	131.12'	N21°03'33"E	(24°01'28"E)
(315.00')	(122.08')	(131.12')	(N51°29'13"E)	(36°37'51"E)
C22 242.00'	152.81'	155.24'	N51°29'13"E	(36°37'51"E)
(242.00')	(152.81')	(155.24')	(S89°39'50"E)	(41°04'03"E)
C23 173.00'	124.00'	121.36'	S89°39'50"E	(41°04'03"E)
(173.00')	(124.00')	(121.36')	(S45°01'00"E)	(48°13'38"E)
C24 37.00'	31.14'	30.23'	S45°01'00"E	(48°13'38"E)



TERRA LAND SURVEYS, LLC
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SHEET 3 OF 3
TERRA PROJECT NO. 2023-150

LEGAL DESCRIPTION:

THAT CERTAIN TRACT OF LAND BEING COMPRISED OF THE CITY PARK TRACT AND THE 16 FOOT ALLEY AS SHOWN AND DESIGNATED ON THE REPLAT OF THE FRANCISCAN ADDITION, FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON DECEMBER 17, 1934, IN VOLUME 10, FOLIO 13, LESS AND EXCEPTING THAT PORTION OF RIGHT-OF-WAY AS SHOWN ON THE INDOT I-40 RIGHT-OF-WAY MAP (NM PROJECT NO. 1-40-040-3(77)55) AND BEING MORE PARTICULARLY DESCRIBED BY NAD 83 NEW MEXICO CENTRAL ZONE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS:

COMMENCING FOR A TIE AT A NATIONAL GEODETIC SURVEY MONUMENT "A 438 1984" (HAVING NAD 83 NEW MEXICO CENTRAL ZONE GRID COORDINATE VALUES OF X:1,523,137.25 Y:1,495,747.49); THENCE, S.38°34'25"W. A DISTANCE OF 2,353.35 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING FOR THE TRACT OF LAND HEREIN DESCRIBED, BEING A POINT ON THE WEST LINE OF A 16 FOOT ALLEY AS SHOWN AND DESIGNATED ON THE SAID REPLAT OF FRANCISCAN ADDITION, AND ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE I-40 FRONTAGE ROAD AS SHOWN AND DESIGNATED ON THE SAID I-40 RIGHT-OF-WAY MAP; THENCE,

S.89°50'43"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE SAID I-40 FRONTAGE ROAD A DISTANCE OF 451.27 FEET TO A POINT OF CURVATURE BEING THE NORTHEAST CORNER OF SAID TRACT OF LAND HEREIN DESCRIBED; THENCE, LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF I-40 FRONTAGE ROAD, ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 32.34 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THIRD STREET; SAID CURVE HAVING A RADIUS OF 43.00 FEET, DELTA OF 52°10'37", CHORD BEARING OF 5:17°23'00"E. AND A CHORD DISTANCE OF 36.06 FEET; THENCE, ALONG THE 3RD STREET RIGHT-OF-WAY LINE FOR THE NEXT 6 CALLS:

S.17°12'25"W. A DISTANCE OF 22.00 FEET TO A POINT OF CURVATURE; THENCE,

ALONG THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 261.02 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SECOND STREET; SAID CURVE HAVING A RADIUS OF 253.49 FEET, DELTA OF 59°07'02", CHORD BEARING OF 5:42°42'27"W., AND A CHORD DISTANCE OF 249.64 FEET; THENCE,

S.17°28'31"E. A DISTANCE OF 54.00 FEET TO A POINT; THENCE,

N.72°30'50"E. A DISTANCE OF 26.27 FEET TO A POINT OF CURVATURE; THENCE,

ALONG THE ARC OF A CURVE TO THE RIGHT AN ARC DISTANCE OF 115.50 FEET TO A POINT OF COMPOUND CURVATURE; SAID CURVE HAVING A RADIUS OF 163.00 FEET, DELTA OF 40°35'57", CHORD BEARING OF 5:87°11'27"E., AND A CHORD DISTANCE OF 113.10 FEET; THENCE,

ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT AN ARC DISTANCE OF 26.40 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SECOND STREET; SAID CURVE HAVING A RADIUS OF 43.00 FEET, DELTA OF 30°10'37", CHORD BEARING OF 5:47°18'10"E., AND A CHORD DISTANCE OF 25.99 FEET; THENCE, CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SECOND STREET,

S.09°07'06"W. A DISTANCE OF 254.29 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MCKNIGHT AVENUE AND THE SOUTHEAST CORNER OF SAID TRACT OF LAND HEREIN DESCRIBED; THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF SECOND STREET,

N.87°52'10"W. ALONG THE NORTH RIGHT-OF-WAY LINE OF MCKNIGHT AVENUE A DISTANCE OF 507.43 FEET TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND HEREIN DESCRIBED BEING A POINT ON THE WEST LINE OF A 16 FOOT ALLEY; THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE OF MCKNIGHT AVENUE,

N.09°07'50"E. ALONG THE WEST LINE OF SAID 16 FOOT ALLEY A DISTANCE OF 555.51 FEET TO THE POINT OF BEGINNING OF THE SAID TRACT OF LAND HEREIN DESCRIBED; SAID TRACT OF LAND HAVING AN AREA OF 5.8872 ACRES (256,444.85 SQ. FT.) MORE OR LESS.

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACT A AND B, CORONADO PARK, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND THE SAME IS 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 PARCELS(S) HEREIN DESCRIBED AND DO HEREBY GRANT EASEMENTS AS SHOWN HEREON, AND DEDICATE TO THE CITY OF ALBUQUERQUE ADDITIONAL RIGHT-OF-WAY IN FEE SIMPLE WITH WARRANTY COVENANTS AS SHOWN HEREON, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: *Samantha Senzel* 05/30/2025
SAMANTHA SENZEL, VEO, CHIEF ADMINISTRATIVE OFFICER
THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION

ACKNOWLEDGMENT

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 30th DAY OF May, 2025
BY SAMANTHA SENZEL, CHIEF ADMINISTRATIVE OFFICER, THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION

NOTARY PUBLIC *Delma Bazan*

MY COMMISSION EXPIRES 20 August 2028



STATE OF NEW MEXICO
NOTARY PUBLIC
Delma Bazan
Commission No. 1048904
Expires: August 20, 2028

DOCUMENTS USED:

1. TITLE SEARCH REPORT PREPARED BY STEWART TITLE OF ALBUQUERQUE, LLC DATED: APRIL 26, 2024 FILE NUMBER 2315150.
2. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP N.M. PROJECT NUMBER 1-40-040-3(77)55 CORONADO PARK, BERNALILLO COUNTY.
3. DOCUMENT ENTITLED "WARRANTY DEED", FILED IN BK. 112, PG. 511, WITH THE BERNALILLO COUNTY CLERKS OFFICE.
4. DOCUMENT ENTITLED "WARRANTY DEED", FILED IN BK. 96, PG. 493, WITH THE BERNALILLO COUNTY CLERKS OFFICE.
5. PLAT ENTITLED "REPLAT OF THE FRANCISCAN ADDITION", FILED ON DECEMBER 17, 1934, IN VOL. D, FOLIO 13, DOC# 15040272AA, WITH THE BERNALILLO COUNTY CLERKS OFFICE.
6. PLAT ENTITLED "SUMMARY PLAT OF THE NORTHERLY PORTION OF BLOCK 6 OF THE REPLAT OF THE FRANCISCAN ADDITION", FILED ON MAY 1, 1979, IN VOL. C14, FOLIO 186, WITH THE BERNALILLO COUNTY CLERKS OFFICE.
7. PLAT ENTITLED "PLAT OF TRACT A, LANDS OF CREAMLAND LLC", FILED ON DECEMBER 20, 2006, IN BK. 2006C, PG. 398, WITH THE BERNALILLO COUNTY CLERKS OFFICE.
8. DOCUMENT ENTITLED "TOPOGRAPHIC & RIGHT-OF-WAY SURVEY 2ND & 3RD STREETS SOUTH OF I-40", ON FILE WITH THE CITY OF ALBUQUERQUE CITY PROJECT NO. 772591.



PLAT
TRACT A & TRACT B
CORONADO PARK
BEING A REPLAT OF CITY PARK TRACT
FRANCISCAN ADDITION WITH A VACATED 16' ALLEY
SITUATE WITHIN PROJECTED SECTION 8 T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

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SHEET 2 OF 3
TERRA PROJECT NO. 2023-150