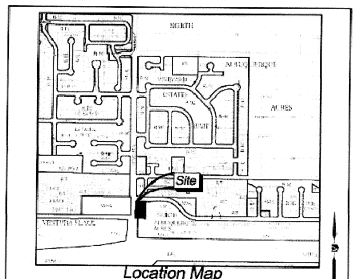


Location Map

Zone Atlas Map No. C-20-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.6137 ACRES±
ZONE ATLAS INDEX NO: C-20-Z
NO. OF TRACTS CREATED: 2
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0

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.
3. VESTING DEED: SPECIAL WARRANTY DEED (12/14/2018, DOC. NO. 2018108101).

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 ERECTED 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

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 MAYE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

DOC# 2024010896
02/16/2024 04:56 PM Page: 1 of 2
PLAT R $25.00 B: 2024C P: 0016 Linda Stover, Bernalillo County

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT B, BLOCK 19, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, 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 APRIL 15, 1999, IN MAP BOOK 99C PAGE 69, NOW COMPRISING OF TRACTS B-1 AND B-2, BLOCK 19, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES.

TREASURER'S CERTIFICATE
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON TRACT B, BLOCK 19, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, PARCEL ID: 102006427306240101
DATE: 2/16/24
BERNALILLO COUNTY TREASURER'S OFFICE

DHO Approval Date: January 10, 2024

Purpose of Plat

THE PURPOSE OF THIS SUBDIVISION IS TO REPLAT THE EXISTING ONE TRACT INTO TWO NEW TRACTS AND TO DEDICATE ADDITIONAL STREET RIGHT OF WAY

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 ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent and Dedication

THE SUBDIVISION 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.

SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

MANAGER 8/25/23
DATE

Acknowledgment

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF August 2023 BY MICHAEL J. ANDERSON, DOC MGR, MANAGER, LIMERICK, LLC

NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/16/24

STATE OF NEW MEXICO
NOTARY PUBLIC
DOMINIC SCOTT
COMMISSION NUMBER 1132019
EXPIRATION DATE 11.16.2024

Plat of
Tracts B-1 and B-2, Block 19, Tract 3, Unit 3

North Albuquerque Acres

Elena Gallegos Grant
Projected Section 17, Township 11 North, Range 4 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
August 2023

Project No. PR-2019-003158
Application No. SD-2024-00003

Utility Approvals

PNM	11/22/2023
QWEST	12/4/2023
NEW MEXICO GAS COMPANY	12/5/2023
COMCAST	11.22.2023

City Approvals

Loren N. Riesenhoover P.S.	9-8-2023
Ernest Armijo	01/30/24
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	02/14/24
A.B.C.W.U.A.	01/30/24
PARKS AND RECREATION DEPARTMENT	11/20/2023
Shahab Biazar	02/15/24
CITY ENGINEER	01/30/24
Jay Rodenbeck	01/30/24
PLANNING DEPARTMENT	01/30/24
CODE ENFORCEMENT	01/30/24
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 SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

08/18/2023
DATE

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

COORDINATE AND DIMENSION INFORMATION					
COORDINATE ZONE: NM-C	GRID DISTANCE COORDINATES: GRID	GEOID: ABQ GEIOD			
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	GRID ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING ROTATION: YES		
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASIS POINT FOR DISTANCE ANGLE ROTATION: N = 0 E = 0			
COMBINED FACTOR: GRID TO GROUND: 1.000346647 GROUND-TO GRID: 0.999653474	ELEVATION ANCHOR: GROUND	ELEVATION ANCHOR: GRID	ELEVATION TRANSLATION: ±0.00'	ELEVATION USED: NO	

PLSS INFORMATION					
LAND GRANT: ELENA GALLEGOS GRANT					
SECTION: 17	TOWNSHIP: 11 NORTH	RANGE: 4 EAST	MERIDIAN: NMPM	SUBDIVISION NAME: TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES	
CITY: ALBUQUERQUE	COUNTY: BERNALILLO	STATE: NM	UPC: 102006427306240101	ADDRESS: 8130 VENTURA STREET, N E	

INDEXING INFORMATION FOR COUNTY CLERK
PROPERTY OWNER: LIMERICK LLC

PRECISION SURVEYS, INC.
OFFICE LOCATION: 7650 San Mateo Boulevard, NE Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION	
CREW TECH: MC	DATE OF SURVEY: 09/20/2022
DRAWN BY: KH	CHECKED BY: LM
PSI JOB NO.: 228072P	SHEET NUMBER: 1 OF 2

Plat of

Tracts B-1 and B-2, Block 19, Tract 3, Unit 3

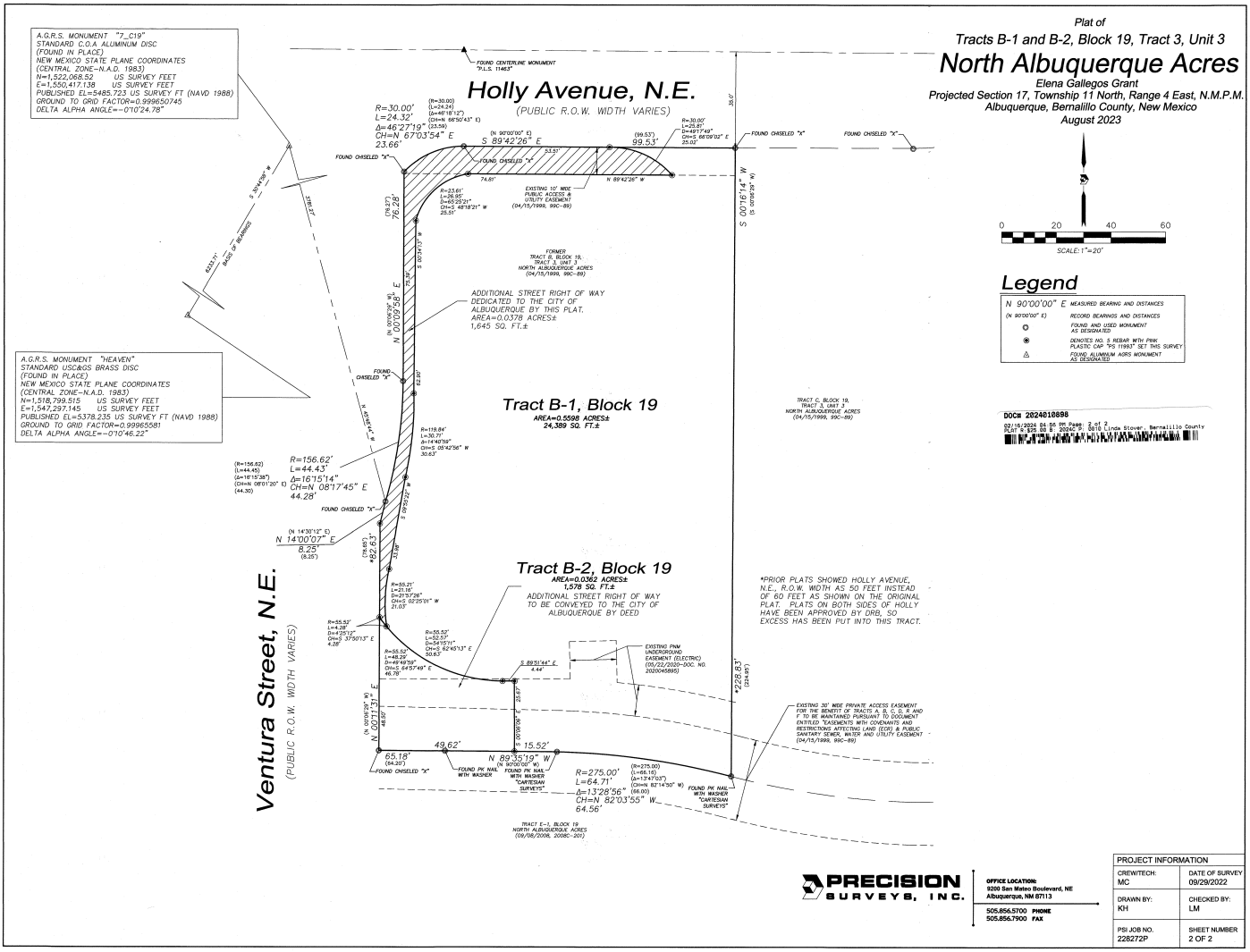
North Albuquerque Acres

Elena Gallegos Grant

Projected Section 17, Township 11 North, Range 4 East, N.M.P.M.

Albuquerque, Bernalillo County, New Mexico

August 2023



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
◉	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11983" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

DOC# 2024010898
02/16/2024 04:06 PM Page 2 of 2
PLAT R $25.00 B: 2024C P: 0016 M: Bill Linda Stover, Bernalillo County

PRECISION SURVEYS, INC.

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: MC	DATE OF SURVEY 09/29/2022
DRAWN BY: KH	CHECKED BY: LM
PSI JOB NO. 228272P	SHEET NUMBER 2 OF 2