

LOCATION MAP
ZONE ATLAS MAP NO. J-14-Z

SUBDIVISION DATA

1. PROJECT PR-2020-03485
2. ZONING ATLAS INDEX NO.: J-14
3. GROSS SUBDIVISION ACREAGE: 3.9064 ACRES
4. NUMBER OF LOTS: 10
5. NUMBER OF TRACTS: 2
6. TOTAL NUMBER OF PROPOSED TRACTS: 2 TRACTS
7. VACATION OF PUBLIC R.O.W.: 10,712 SQ. FT. .2,0459 ACRE
8. DATE OF SURVEY: DECEMBER 2024
9. CITY ZONING: MX-M, MX-H, MX-FB-MD

DISCLAIMER
In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC), and Quest Corporation (CenturyLink (CL)) did not consent to the use of the public rights-of-way contained herein. Consequently, PNM, NMGC, and CL do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PUBLIC UTILITY EASEMENTS
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and 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, transmission lines, other equipment and related facilities reasonably necessary to provide electric service.

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.

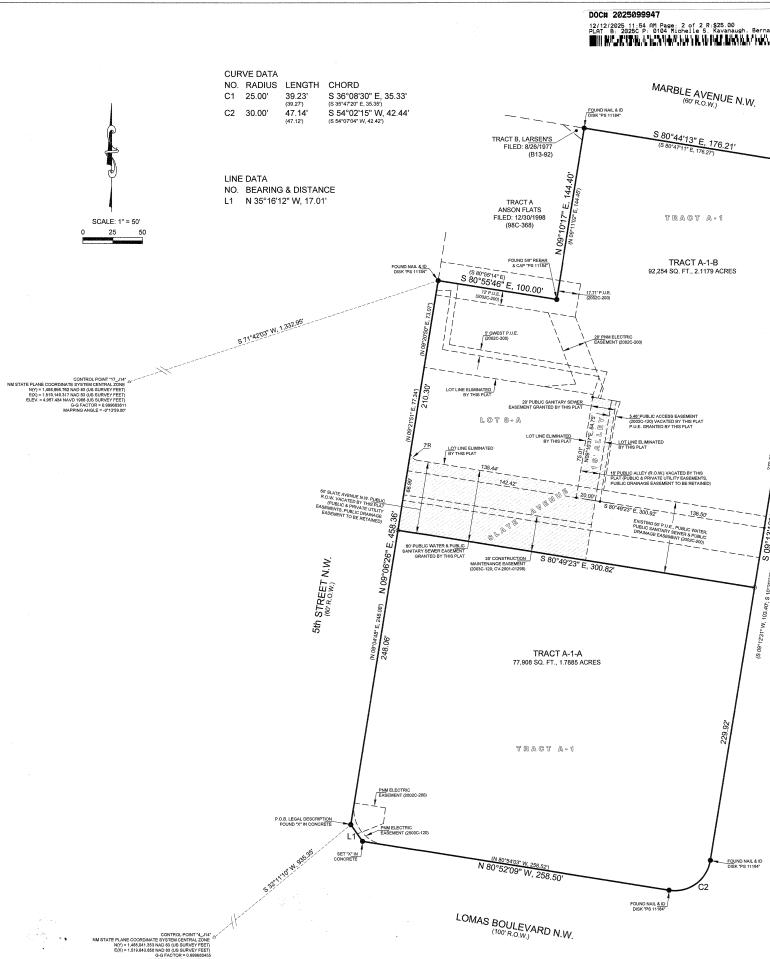
C. Century Link for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Compad 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, descriptions and locations as may be necessary for the use of the easement, and the right and privilege of going upon, over and across adjoining lands of Grantee for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers located on lands of Grantee. The right to use the easement is granted to Grantee with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pole, (aboveground or subsurface), hot tub, concrete or wood post or any other structure or object shall be placed or located on the easement, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of New Mexico Electric Safety Code by construction of pools, decking, or any structure adjacent to or in proximity thereto.

Easements for electric transformer/wall/gates, as installed, shall extend ten (10) feet in front of transformer/wall/gates doors and five (5) feet on each side.

TREASURER'S CERTIFICATION
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
TRACT A-1, LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 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**PLAT OF
TRACTS A-1-A & A-1-B
BERNALILLO COUNTY METROPOLITAN COURT
REPLAT OF TRACT A-1, BERNALILLO COUNTY METROPOLITAN COURT
& LOT 8-A, BLOCK N, MANDELL BUSINESS & RESIDENCE ADDITION
& VACATED SLOANE AVENUE N.W. AND 16' PUBLIC ALLEY
WITHIN THE TOWN OF ALBUQUERQUE GRANT
IN PROJECTED SECTION 17, T10N, R3E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2025**

VACATION REFERENCE

- a. Vacation of Public R.O.W. - VAC-2025-00028/ EC-25-494 (Approved by City Council on 8/27/2025) Vacation of State Ave. NW
- b. Vacation of Public R.O.W. - VAC-2025-00030/ EC-25-494 (Approved by City Council on 8/27/2025) Vacation of 16' Wide Public Alley
- c. Vacation of Public Access Easement - VAC-2025-00043 (Approved by Development Hearing Officer on November 12, 2025) An approximate area of 400.55 adjacent to vacated 16' Public Alley

20' PUBLIC SANITARY SEWER OR 60' PUBLIC WATERLINE AND
PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT



NOTES
1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS AND TIES TO THE CITY OF ALBUQUERQUE CONTROL POINTS

AS SHOWN DISTANCES ARE GROUND. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD WHERE THEY DIFFER FROM FIELD MEASUREMENTS.

- PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH "X" IN CONCRETE.
- THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
- EASEMENTS SHOWN ARE AS SHOWN ON THE RECORDED SUBDIVISION PLATS REFERENCED HEREON.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.02 PER ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 3901030349 DATED 06/08/2006.
- DOCUMENTS USED TO PERFORM THIS SURVEY ARE RECORDED PLATS REFERENCED HEREON.
- TO REMEDY A FLOATING ZONE LINE OF TRACT A-1, B, A ZONE MAP AMENDMENT WAS GRANTED BY THE ENVIRONMENTAL PLANNING COMMISSION ON OCTOBER 18, 2023 FROM MX-1 TO MX-1 (2MA-2023-00015).
- THE PROPERTY OWNER'S REQUEST FOR A WALTER FORD THE DEVELOPMENT HIRING OFFICER (HDO) TO ALLOW 7.5' WIDE SIDEWALKS ALONG LOMAS BLVD AND AT LEAST 6' WIDE SIDEWALKS ALONG 4TH STREET NW AND 10TH STREET NW, RECOMMENDED IN LIEU OF THE MINIMUM 10' WIDE SIDEWALK ADJACENT TO TRACTS A-1 AND A-2, BERNALILLO COUNTY METROPOLITAN COURT HAS BEEN GRANTED WITH THE APPROVAL OF THIS PLAT. (PHOTW-2023-00028)

SHEET 2 OF 3