

VICINITY MAP NOT TO SCALE

ZONE ATLAS MAP L-09-Z

PUBLIC UTILTIES

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 installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service
- b. New Mexico Gas Company (NMGCo) 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 dba Lumen Technologies 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 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 Grantes, including sufficient working area space for electic transformers, with the right and privilege to trim and remove trees, shubb 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 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 easeme

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.

Disclaim

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a title search of the properties shown hereon.

Consequently, PNM and NMGC 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.

SOLAR NOTE:

No property within the area of this plat 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 or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, New Mexico Professional Surveyor No. 12651, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and to the Albuquerque and Bernalillo County Subdivision Ordinance Bernalillo County Subdivision Ordinance.

12651

PROFESSIONAL Thomas W. Patrick New Mexico Professional Surveyor No. 12651

LEGAL DESCRIPTION:

PURPOSE OF PLAT:

The purpose of this plat is to subdivide existing Tract A-1 into (38) new Lots and (3) new Tracts, to vacate a 10' P.U.E. as shown hereon, to grant a private road essement with maintenance responsibilities noted, to grant public water and sewer easements, to grant easements as shown hereon, and to dedicate public right of way in fee simple to the City of Albuquerque.

FREE CONSENT AND DEDICATION:

The undersigned owners and proprietors of the properties represented hereon do hereby certify and affirm that this replat is created with our free will and consent in accordance with our expressed wishes and desires, do grant a private road easement, do grant public water and sewer easement. do grant easements and do dedicate private right of way in fee simple to the City of Albuquerque.

by_ Landmark Land Ltd. Co.

04-24-25

ACKNOWLEDGEMENT

State of New Moude County of Maricapa) SS

The foregoing instrument was acknowledged before me this 24th day of , 2025 by: Aaron Wallace

ssion expires: November 16,2027

EMILY A JEHA

- 1. The basis of bearings is the line between AGRS Control Station 14-K9 and the Northeast comer of Elevate on Bridge Subdivision, as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Moxico State Plane Bearings, Central Zone 3002, NAD83. Distances are ground distances. Elevation Datum is NAVD88.
- Bearings and distances shown in () are per record Correction Plat for Bridgepoint Subdivision recorded October 4, 1996 in Volume 96C, Folio 418.
- 3. Documents used (on file at Bernalillo County Clerk unless otherwise noted):
 - a. Correction Plat of Bridgepoint Subdivision filed October 4, 1996 in Volume 96C,
- b. Title Commitment No SP000164183 from Fidelity National Title dated April 11,
- c. Unrecorded Alta Survey by High Mesa, signed by Joseph M. Solomon, Jr, NMPS 15075 on June 7, 2024
- d. Easement Document recorded February 7th, 1996 in Book 96-4, Page 1985
- This Property lies within Zone X. Area of Minimal Flood Hazard as per FEMA Flood Insurance Rate Map (FIRM) 35001C0328J. Effective date 11/04/2016.
- 5. Drainage Berms along western and northern boundaries may be released according to that Drainage Covenant recorded as Document No 1996113565 on October 15, 1996.
- 6. All street centerline monumentation shall be installed at all centerline pc's, pt's, angle points and street intersections as shown in the monument legend. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "Village of Los Lunas centerline monument- do not disturb, PS Number 12651" and will be set flush with the final asphalt lift.
- 7. In lieu of front property corners, offset reference points will be scribed in the flow line of the new curb and gutter, the centerline monumentation, as described above, will control the subdivision.
- 8. Tracts A, B, and C, will be conveyed by separate document to the Elevate on Bridge Homeowners' Association, Inc., (a nonprofit corporation, hereinafter known as "The Association"). The Association shall be responsible for maintenance and operation of the common area tracts and the private access, water and sewer easements. The rights and obligations of the lot owners with respect to the common area tracts shall be further established in the declaration of covenants, conditions and restrictions for Elevate on Bridge HOA.

All easements of record are shown hereon.

TREASURER'S CERTIFICATION:

This is to certify that all taxes due and payable have been paid in full for year 2025 pursuant to New

Tract A-1, Bridgepoint Subdivision

UPC #100905645249810404 - Tract A-1, Bridgepoint Subdivision

Bernalillo County Treasurer's Office: By:_

PRFI IMINARY PLAT

ELEVATE ON BRIDGE

BEING A REPLAT OF TRACT A-1, BRIDGEPOINT SUBDIVISION

SITUATE WITHIN

PROJECTED SECTIONS 21 & 28. T.10N, R.2E, N.M.P.M. TOWN OF ATRISCO GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO **APRIL. 2025**

SITE DATA: FEMA Map Number 35001C0328J Zoning Miles of Full Width Streets Cree 0 Miles No. of Existing Tracks No. of Existing Lots No. of Tracts Created No. of Lots Created 4.5307 acres Total Area Acreage of Dedicated Right-of-Way

Project Number Application Number:

Plat Approval

Utility Approvals

PNM Electric Services	Date	
New Mexico Gas Company	Date	
Century Link dba Lumen Technologies	Date	
Comcast	Date	
AMAFCA	Date	

CH

Approvals:	
Loren N. Risenhoover P.S.	4/23/2025
City Surveyor	Date
Traffic Engineering, Transportation Division	Date
City Parks & Recreation Department	Date
City Engineer	Date
Code Enforcement	Date
Hydrology	Date
ABCWUA	Date
Planning Department	D-4-

COVER SHEET

INFO FOR COUNTY CLERK:

Landmark Land LTD CO

UPC# 100905645249810404

Property: Tract A-1. Bridgegoint Subdivision

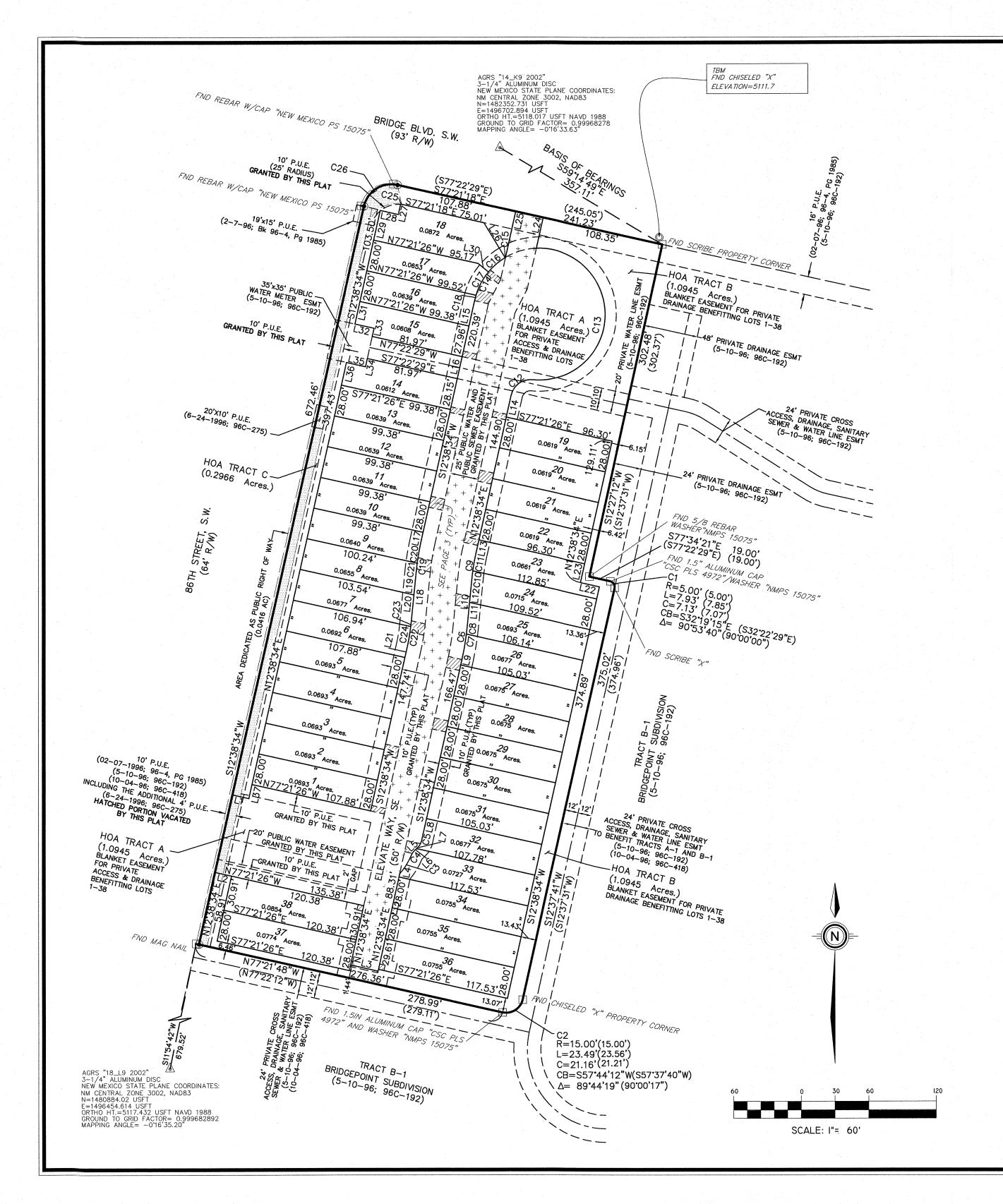
> Sections 21 & 28 Township 10 North, Range 2 East, NMPM City of Albuquerque nalillo Count

PRELIMINARY PLAT **ELEVATE ON BRIDGE**

4/23/2025 F: VI1462 - Galo Perteers/Survey/Elevate on Bridge Prelamary Subdivision Plataing PRIMO AND NINO LRC/DCA/JAK/NS

1"=30" 03/11/2025 AHM Ch 11462-01

Community Sciences Corporation



PRELIMINARY PLAT

ELEVATE ON BRIDGE

BEING A REPLAT OF TRACT A-1, BRIDGEPOINT SUBDIVISION

SITUATE WITHIN

PROJECTED SECTIONS 21 & 28, T.10N, R.2E, N.M.P.M. TOWN OF ATRISCO GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

APRIL. 2025

LEGAL DESCRIPTION:

Tract A-1 of the Correction Plat of Bridgepoint 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 October 4, 1996 in Volume 96C, Folio 418.

NOTES:

1. PLEASE SEE SHEET 3 FOR:

PUBLIC WATER EASEMENTS GRANTED BY THIS PLAT PUBLIC WATER & PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT VACATED PORTION OF 10' P.U.E.

LINE TABLE					
NUM	BEARING	DISTANCE			
L1	S77°21'26"E	15.00			
L2	S77°21'26"E	15.00'			
L3	S77°21'26"E	25.00'			
L4	N12°38'34"E	2.71'			
L5	N46'07'45"E	4.86'			
L6	N46°07'45"E	2.88			
L7	N46°07'45"E	1.98'			
L8	N12'38'34"E	20.83			
L9	N12'38'34"E	5.64			
L10	N 5°38'42"E	45.29'			
L11	N 5'38'42"E	23.12'			
L12	N 5°38'42"E	22.17			
L13	N12°38'34"E	12.67			
L14	N12°38'34"E	20.23			
L15	S12°38'34"W	23.90'			
L16	S12°38'34"W	20.00'			
L17	N12°38'34"E	8.39'			
L18	N 5°38'42"E	45.29'			
L19	S 5'38'42"W	20.35			
L20	S 5'38'42"W	24.94			
L21	S12°38'34"W	9.92'			
L22	N77°21'26"W	17.23			
L23	N12°38'34"E	17.11			
L24	S12'38'34"W	27.99'			
L25	N12°38'34"E	41.89'			
L26	S31°03'01"E	36.30'			
L27	S12°38'19"W	9.50'			
L28	S77°21'41"E	16.51			
L29	S12'38'34"W	27.02'			
L30	S50°17'51"E	11.94			
L31	S12°38'34"W	20.48'			
L32	S77°21'13"E	17.42'			
L33	N12°38'47"E	7.50'			
L34	N12°38'47"E	7.50'			
L35	S77°21'13"E	17.41'			
L36	S12*38'34"W	20.62			

EASEMENT TABLE

. C1	90*53′40″	7.93	5.00	N321915"W	/.13
C2	89*44'19"	23.49'	15.00'	N57'44'12"E	21.16'
C3	19*09'00"	20.26'	60.63	N31°51'29"E	20.17
C4	23'50'46"	4.16'	10.00'	S3412'22"W	4.13
C5	33°29'11"	5.84'	10.00'	N29'23'10"E	5.76'
C6	6'59'52"	27.48'	225.00	N 9°08'38"E	27.46'
. C7	5*42'12"	22.40'	225.00'	N 9°47'28"E	22.39'
C8	1°17'40"	5.08'	225.00'	N 617'32"E	5.08'
C9	6'59'52"	21.37	175.00'	S 9'08'38"W	21.36'
C10	1°58'21"	6.03'	175.00'	S 6'37'53"W	6.02'
C11	5°01'30"	15.35'	175.00	S10°07'49"W	15.34'
C12	83°23'20"	25.29'	17.38	S54°20'14"W	23.11'
C13	171'39'36"	175.64	58.63'	N 1°51'42"E	116.94
C14	46'48'32"	47.89'	58.63'	S36°02'50"W	46.57
C15	0'30'07"	0.51'	58.63'	S5912'02"W	0.51'
C16	19°14'50"	19.69	58.63'	S4919'34"W	19.60'
C17	23'02'58"	23.58'	58.63'	S2810'40"W	23.43'
C18	4°00'36"	4.10'	58.63'	S14'38'52"W	4.10'
C19	6*59'52"	27.48'	225.00	S 9'08'38"W	27.46'
C20	5'00'02"	19.64	225.00'	S10°08'33"W	19.63'
C21	1.59,50"	7.84'	225.00'	S 6'38'37"W	7.84
C22	6'59'52"	21.37	175.00'	N 9°08'38"E	21.36'
C23	1°04'08"	3.27'	175.00'	N 610'46"E	3.27
C24	5*55'43"	18.11	175.00	N 9'40'42"E	18.10'
C25	2°05'44"	0.91'	25.00'	N78°24'10"W	0.91
C26	90°00'08"	39.27	25.00'	S57'38'38"W	35.36
C27	87°33'13"	38.20	25.00	S56'03'06"W	34.59

ARC RADIUS BEARING DISTANCE

PLAT GEOMETRY

L37 S12°38'34"W 12.81'

Monument Legend

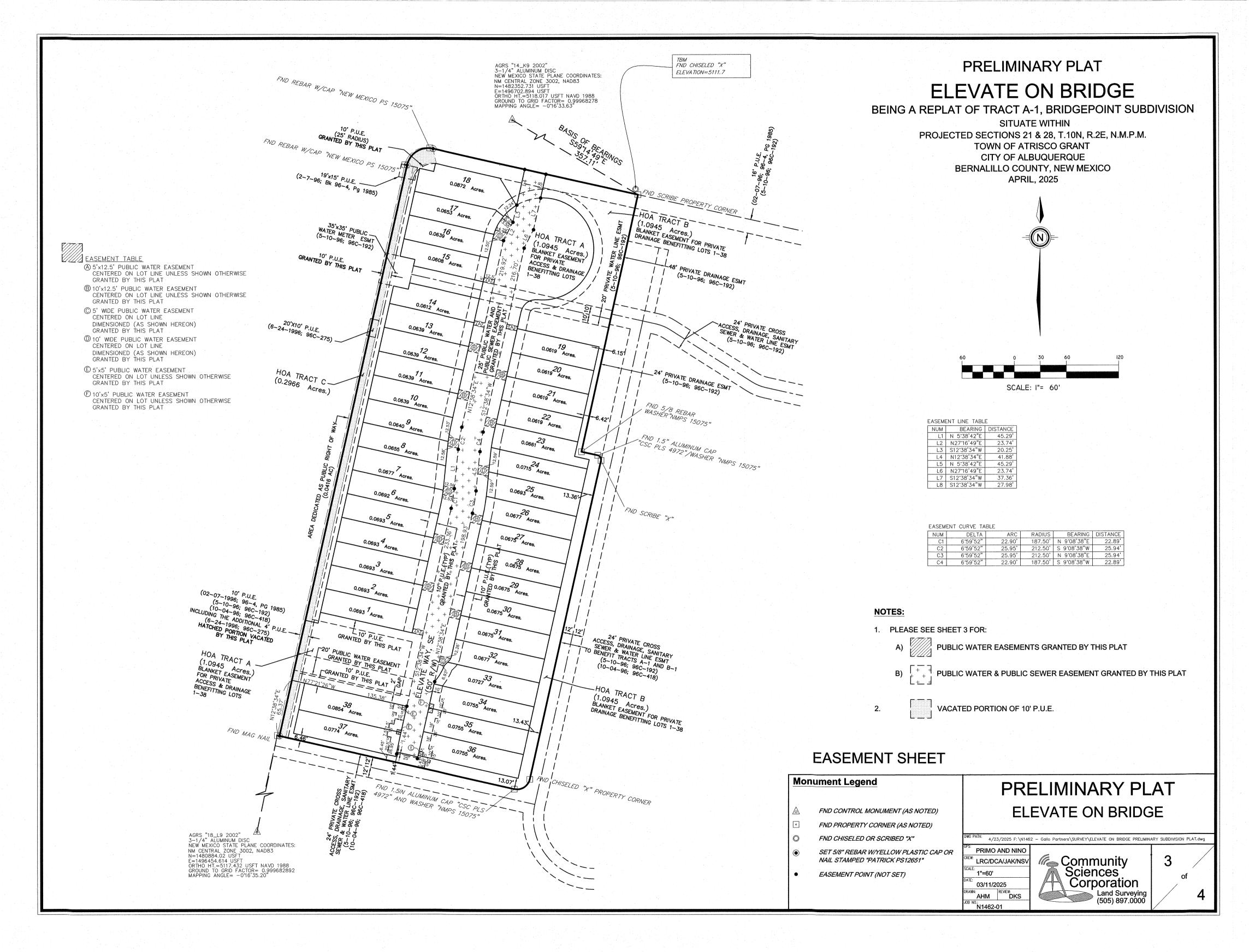
- FND CONTROL MONUMENT (AS NOTED)
- FND PROPERTY CORNER (AS NOTED)
- FND CHISELED OR SCRIBED "X"
- SET 5/8" REBAR W/YELLOW PLASTIC CAP OR NAIL STAMPED "PATRICK PS12651"
- EASEMENT POINT (NOT SET)

PRELIMINARY PLAT **ELEVATE ON BRIDGE**

4/23/2025 F: \N1462 - Gallo Partners\SURVEY\ELEVATE ON BRIDGE PRELIMINARY SUBDIVISION PLAT.dwg

PRIMO AND NINO LRC/DCA/JAK/NS\ 1"=30"

Community Sciences Corporation 03/11/2025 Land Surveying (505) 897.0000 ``AHM N1462-01



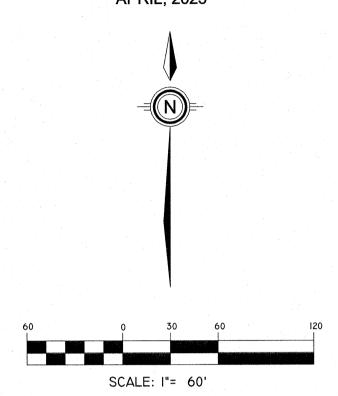
TBM FND CHISELED "X" AGRS "14_K9 2002" 3-1/4" ALUMINUM DISC NEW MEXICO STATE PLANE COORDINATES: NM CENTRAL ZONE 3002, NAD83 N=1482352.731 USFT E=1496702.894 USFT ORTHO HT.=5118.017 USFT NAVD 1988 GROUND TO GRID FACTOR= 0.99968278 MAPPING ANGLE= -0'16'33.63" ELEVATION=5111.7 FND REBAR W/CAP "NEW MEXICO PS 15075" NOTE: 1. PLEASE SEE SHEET 2 FOR C26 AND C27 CURVE DATA FND REBAR W/CAP "NEW MEXICO PS 15075" 0.0872 Acres. FND SCRIBE PROPERTY CORNER 0.0653 Acres. HOA TRACT B HUA IKAUI B (1.0945 Acres.) BLANKET EASEMENT FOR PRIVATE DRAINAGE BENEFITTING LOTS 1-38 0.0639 Acres. 27.63' 33.63' 577'21'26"E -HOA TRACT A (1.0945 ACTES.) BLANKET EASEMENT FOR PRIVATE ACCESS & DRAINAGE BENEFITTING LOTS 0.0612 Acres. 0.0639 13 Acres. 25'. 25' 0.0619 Acres. 0.0639 12 Acres. HOA TRACT C (0.2966 Acres.) 0.0619²⁰Acres. 0.0639 11 Acres. 0.0619²¹ Acres. 0.0639 10 Acres. FND 5/8 REBAR / WASHER"NMPS 15075" 0.0619 Acres. 0.0640 9 Acres. 0.0661²³ Acres. 0.0655 8 Acres. N5:38'42"E⁴ 45.29' 0.0715 Acres 0.0677 Acres. 0.0693²⁵ Acres 0.0692 6 Acres. 0.0677 Acres. FND SCRIBE "X" 0.0693 5 Acres. 0.0675²⁷ Acres. 0.0693 Acres. ELEVATE 0.0693 Acres. 0.0675 0.0₆₇₅29 Acres 0.0693 2 Acres. HOA TRACT A -(1.0945 ACT A — (1.0945 ACT S.) BLANKET EASEMENT FOR PRIVATE ACCESS & DRAINAGE BENEFITTING LOTS 0.0693 1 Acres. 0.0675³⁰ Acres. 0.067531 0.0677 32 Acres. 0.072733 -HOA TRACT B (1.0945 Acres.) BLANKET EASEMENT FOR PRIVATE DRAINAGE BENEFITTING LOTS 1-38 0.0755 34 Acres. 0.0854 Acres 0.0755 35 Acres FND MAG NAIL Acres. 0.0755 36 Acres. `N77°21'48"W 2.62" FND CHISELED "X" PROPERTY CORNER FND 1.5IN ALUMINUM CAP "CSC PLS / 4972" AND WASHER "NMPS 15075" AGRS "18_L9 2002" 3-1/4" ALUMINUM DISC NEW MEXICO STATE PLANE COORDINATES: NM CENTRAL ZONE 3002, NAD83 N=1480884.02 USFT E=1496454.614 USFT ORTHO HT.=5117.432 USFT NAVD 1988 GROUND TO GRID FACTOR= 0.999682892 MAPPING ANGLE= -0°16'35.20"

PRELIMINARY PLAT

ELEVATE ON BRIDGE

BEING A REPLAT OF TRACT A-1, BRIDGEPOINT SUBDIVISION SITUATE WITHIN

> PROJECTED SECTIONS 21 & 28, T.10N, R.2E, N.M.P.M. TOWN OF ATRISCO GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO **APRIL**, 2025



CENTERLINE CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	6*59'52"	24.43'	200.00'	N 9°08'38"E	24.41
C2	6'59'52"	24 43'	200.00'	S 9.08,38,8	24 41'

PRIVATE STREET CENTERLINE SHEET

FND CHISELED OR SCRIBED "X"

EASEMENT POINT (NOT SET)

CENTERLINE MONUMENTS

NAIL STAMPED "PATRICK PS12651"

Monument Legend PRELIMINARY PLAT **ELEVATE ON BRIDGE** FND CONTROL MONUMENT (AS NOTED) FND PROPERTY CORNER (AS NOTED)

PRIMO AND NINC SET 5/8" REBAR W/YELLOW PLASTIC CAP OR 1"=60'

N1462-01

LRC/DCA/JAK/NSV 03/11/2025 N: REVIEW: DKS

Community Sciences Corporation Land Surveying (505) 897.0000

