

**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 3.3077 ACRES±  
 ZONE ATLAS INDEX NO: C-20-Z  
 NO. OF TRACTS CREATED: 0  
 NO. OF LOTS CREATED: 1  
 MILES OF FULL-WIDTH STREETS CREATED: 0  
 AREA OF ROW DEDICATION: 25,557 SQ. FT.±

**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**

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.

RECORDING STAMP

Plat of  
 Lot 19-A, Block 9  
**North Albuquerque Acres  
 Tract 3, Unit 9**  
 Elena Gallegos Grant, Projected  
 Section 17, Township 11 North, Range 4 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 February 2021

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 17, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOTS NUMBERED SEVENTEEN(17), EIGHTEEN(18) AND NINETEEN(19) IN BLOCK NUMBERED NINE(9), TRACT THREE(3), UNIT THREE(3), NORTH ALBUQUERQUE ACRES, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON SEPTEMBER 10, 1931, IN MAP BOOK D, FOLIO 21, TOGETHER WITH PARCEL 4, DESERT RIDGE PLACE, UNIT ONE(1) 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 NOVEMBER 04, 2002 IN MAP BOOK 2002C-PAGE 355, NOW COMPRISING OF LOT 19-A, BLOCK 9, NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3.

**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.

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING FOUR LOTS INTO ONE NEW LOT, TO DEDICATE ADDITIONAL STREET RIGHT OF WAY AND TO VACATE AND EASEMENT

**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 and Dedication**

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.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

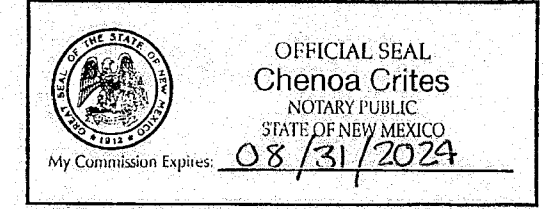
SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Christine R. Brennan 02/03/2021  
 CHRISTINE BRENNAN  
 TRUSTEE  
 TRUST B RVT

**Acknowledgment**

STATE OF NEW MEXICO ) SS  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF FEBRUARY, 2021 BY  
 CHRISTINE BRENNAN, TRUSTEE, TRUST B RVT

BY Chenoa Crites MY COMMISSION EXPIRES: 08/31/2024  
 NOTARY PUBLIC



Project No. PR-2020-004604  
 Application No. SD-2021-00014  
 Utility Approvals

R. J. [Signature] 2/23/2021  
 PNM DATE  
[Signature] 2/22/2021  
 NEW MEXICO GAS COMPANY DATE  
Natalia Antonio 3/31/21  
 QWEST CORPORATION D/B/A CENTURYLINK QC DATE  
[Signature] 3/5/21  
 COMCAST DATE

**City Approvals**

Loren N. Risenhoover 2/12/2021  
 CITY SURVEYOR DATE  
Joanna Wolfenbarger Nov 10, 2021  
 Joana Wolfenbarger (Nov 10, 2021 13:04 MST) DATE  
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT  
Blaine Carter Nov 10, 2021  
 Blaine Carter (Nov 10, 2021 13:32 MST) DATE  
 A.B.C.W.U.A. DATE  
[Signature] Nov 10, 2021  
 PARKS AND RECREATION DEPARTMENT DATE  
[Signature] 2/22/2021  
 AMAFCA DATE  
 Ernest Orange Nov 9, 2021  
 CITY ENGINEER DATE  
Jolene Wolfley Nov 10, 2021  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE  
Robert Webb Nov 10, 2021  
 Robert Webb (Nov 10, 2021 13:34 MST) DATE  
 CODE ENFORCEMENT 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 SURVEY MEETING 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.

[Signature] 02/03/2021  
 LARRY W. MEDRANO  
 N.M.P.S. No. 11993 DATE



WET SIGNATURE IS INVALID IF NOT IN BLUE INK WITH BLUE STAMP OR EMBOSSED STAMP

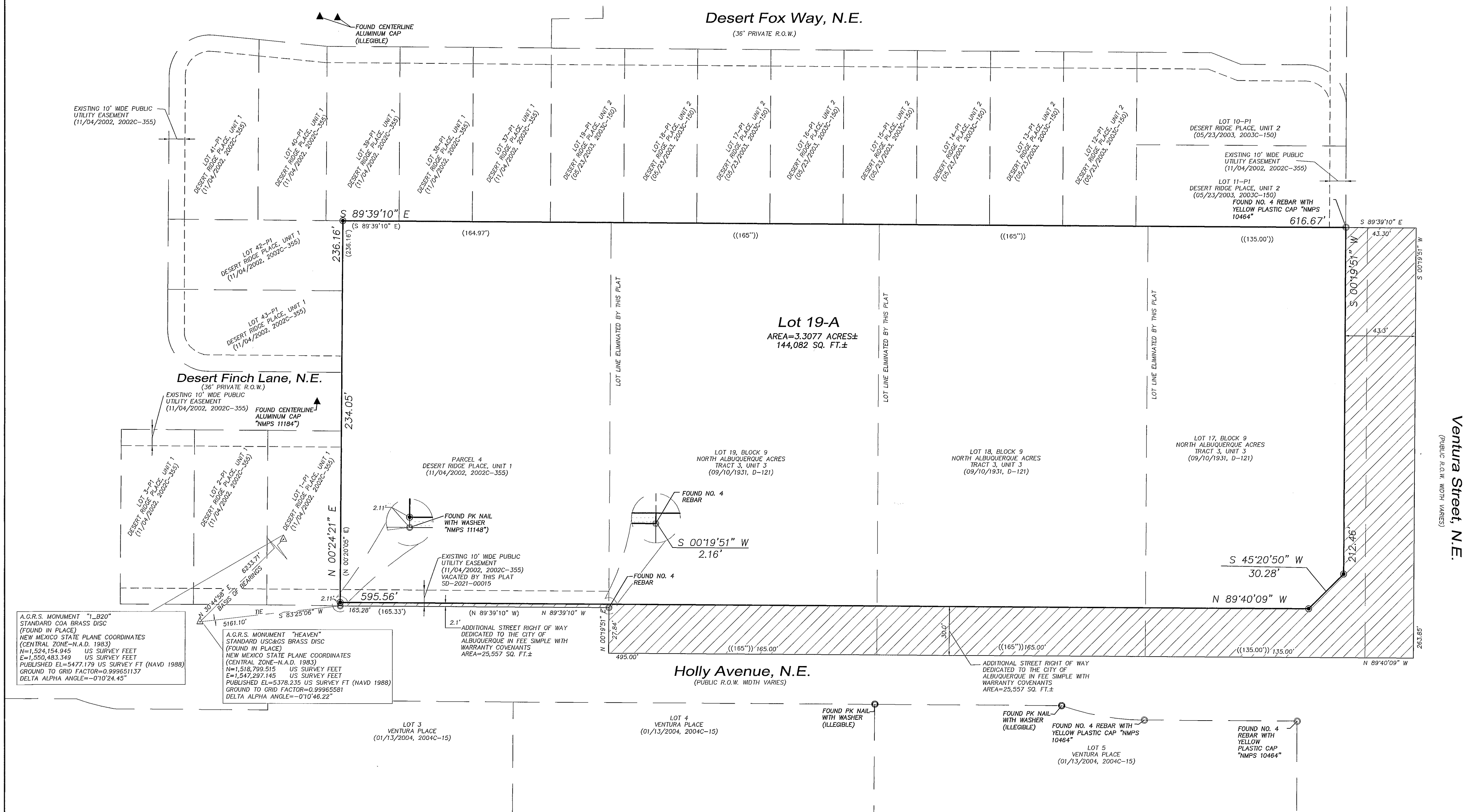
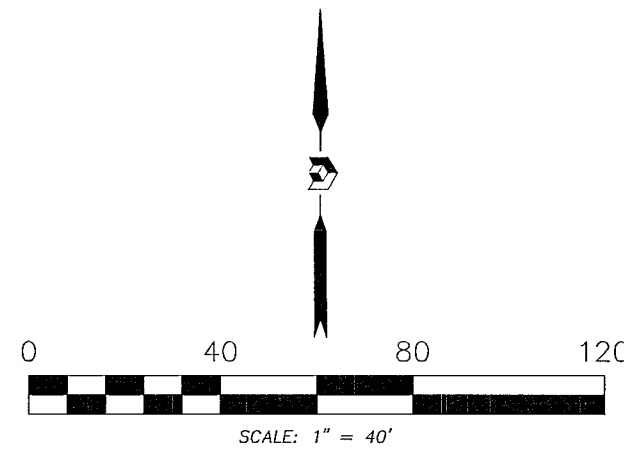
COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION			
STATE PLANE ZONE: <b>NM-C</b>	GRID/GROUND COORDINATES: <b>GRID</b>	TYPE: <b>STANDARD</b>		LAND GRANT <b>ELENA GALLEGOS GRANT</b>				PROPERTY OWNER <b>CATHERINE F. ROWE AND MARY FRANCES BURKE, TRUSTEES OF TRUST B RVT</b>				CREW/TECH: MT/JR	DATE OF SURVEY 10/07/2020		
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION 17	TOWNSHIP 11 NORTH	RANGE 4 EAST	MERIDIAN NMPM	SUBDIVISION NAME <b>DESERT RIDGE PLACE UNIT 1 &amp; NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3</b>				DRAWN BY: JK	CHECKED BY: LM		
CONTROL USED: <b>ALBUQUERQUE GEODETIC REFERENCE SYSTEM</b>				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0	CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC: 102006425306730216	UPC: 102006422206730214	OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX				PSI JOB NO. 204123P	SHEET NUMBER 1 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000346647 GROUND TO GRID: 0.999653474				BEARING ANNOTATION: GROUND ELEVATION TRANSLATION: GRID	ELEVATIONS VALID: YES/NO				PRECISION SURVEYS, INC.						

Plat of  
**Lot 19-A, Block 9**  
**North Albuquerque Acres**  
**Tract 3, Unit 9**  
 Elena Gallegos Grant, Projected  
 Section 17, Township 11 North, Range 4 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 February 2021

**Legend**

- N 90°00'00" E MEASURED BEARING AND DISTANCES  
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES  
(11/04/2002, 2002C-355)
- ((N 90°00'00" E)) RECORD BEARINGS AND DISTANCES  
(09/10/1931, D-121)
- FOUND AND USED MONUMENT  
AS DESIGNATED
- DENOTES NO. 5 REBAR WITH PINK  
PLASTIC CAP "PS 11993" SET THIS SURVEY
- ▲ FOUND ALUMINUM AGRS MONUMENT  
AS DESIGNATED
- ▲ FOUND ALUMINUM CENTERLINE MONUMENT  
AS DESIGNATED

RECORDING STAMP



A.G.R.S. MONUMENT "L\_B20" STANDARD COA BRASS DISC (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)  
 N=1,524,154.945 US SURVEY FEET  
 E=1,550,483.349 US SURVEY FEET  
 PUBLISHED EL=5477.179 US SURVEY FT (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999651137  
 DELTA ALPHA ANGLE=-0°10'24.45"

A.G.R.S. MONUMENT "HEAVEN" STANDARD USC&GS BRASS DISC (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)  
 N=1,518,799.515 US SURVEY FEET  
 E=1,547,297.145 US SURVEY FEET  
 PUBLISHED EL=5378.235 US SURVEY FT (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999655981  
 DELTA ALPHA ANGLE=-0°10'48.22"

COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION				PROPERTY INFORMATION		PROJECT INFORMATION		
STATE PLANE ZONE: <b>NM-C</b>	GRID/GROUND COORDINATES: <b>GRID</b>	TYPE: <b>STANDARD</b>	LAND GRANT <b>ELENA GALLEGOS GRANT</b>				PROPERTY OWNER <b>CATHERINE F. ROWE AND MARY FRANCES BURKE, TRUSTEES OF TRUST B RVT</b>		<p>OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX</p>	CREW/TECH: MT/JR	DATE OF SURVEY: 10/07/2020
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	SECTION 17	TOWNSHIP 11 NORTH	RANGE 4 EAST	MERIDIAN NMMPM	SUBDIVISION NAME <b>DESERT RIDGE PLACE UNIT 1 &amp; NORTH ALBUQUERQUE ACRES, TRACT 3, UNIT 3</b>			DRAWN BY: JK	CHECKED BY: LM
CONTROL USED: <b>ALBUQUERQUE GEODETIC REFERENCE SYSTEM</b>		MATCHES DRAWING UNITS: YES	CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC 102006425306730216	UPC 102006422206730214	PSI JOB NO. 204123P		SHEET NUMBER 2 OF 2	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000346647 GROUND TO GRID: 0.999653474		DISTANCE ANNOTATION: GROUND	BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0		ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: YES/NO				

Signature: 

Email: [jwolfley@cabq.gov](mailto:jwolfley@cabq.gov)