

RECORDING STAMP

Tracts 3 and 5  
UNM Gibson Commercial District

Section 28, Township 10 North, Range 3 East, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
June 2025

Legal Description

TRACTS NUMBERED THREE (3) AND FIVE (5) OF UNM GIBSON COMMERCIAL DISTRICT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 22, 2011 IN PLAT BOOK 2011C, PAGE 138 AS DOCUMENT NO. 201119138, NOW COMPRISING OF TRACTS 3 AND 5, UNM GIBSON COMMERCIAL DISTRICT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON TRACT 3, PARCEL ID: 101505619803730903 AND TRACT 5, PARCEL ID: 101505619806830902.

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 2.8287 ACRE-S  
ZONE ATLAS INDEX NO: L-15-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.

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 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 RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES  
C. WEST CORPORATION D/B/A CENTURYLINK, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT NECESSARY TO PROVIDE CABLE 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, REPAIR, MAINTAIN, AND OPERATE ANY AND ALL UTILITIES AND EQUIPMENT AND TO TAKE ANY AND ALL ACTIONS NECESSARY TO EXERCISE SUCH RIGHTS AND PRIVILEGE OF GOING UPON AND OVER THE EASEMENT FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT AND RIGHT AND PRIVILEGE TO EXTEND SERVICES TO CUSTOMERS OF GOING UPON AND OVER THE EASEMENT FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO REMOVE OR DISABLER, NOT THE CONCRETE OR WOOD POOL, DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY STRUCTURE BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON NATIONAL 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), WEST CORPORATION D/B/A CENTURYLINK, INC. AND NEW MEXICO GAS COMPANY (NMGC), DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, WEST CORPORATION D/B/A CENTURYLINK, INC. 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.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS SHOWN ON THIS PLAT ARE FULLY RESERVED TO SAID DISTRICT AND THAT IF PROVISION FOR REMOVAL OF EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT SHOULD BE INCLUDED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK			
STATE PLANE ZONE: GRID (GROUND COORDINATES):				LAND GRANT				PROPERTY OWNER			
NM-C GRID				INA				413 FAMILY TRUST			
HORIZONTAL DATUM: U.S. SURVEY FEET				ROTATION ANGLE: 0° 00' 00.00"				MATCHES DRAWING UNITS			
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0				YES			
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000322195				DISTANCE ANNOTATION: GROUND				E = 0			
GROUND TO GRID: 0.999677908				BEARING ANNOTATION: GRID				ELEVATION TRANSLATION: ELEVATIONS VALID			
				CITY				CITY			
				ALBUQUERQUE				BERNALILLO			
				STATE				STATE			
				NM				NM			
				UPC				UPC			
				101505619803730903				101505619806830902			
				ADDRESS				ADDRESS			
				NOT ASSIGNED				NOT ASSIGNED			

PRECISION SURVEY S, INC.

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

505.856.5700 PHONE

CREW/TECH: M/LAB	DATE OF SURVEY: 7/7-8/8/2022
DRAWN BY: EMI	CHECKED BY: LM
PSI JOB NO. 228208P	SHEET NUMBER 1 OF 3

Project No. PR-2024-  
Application No. -2024-  
DHO Approval Date.  
Utility Approvals

04/25/2025  
5/5/2025  
4/29/2025  
04/28/2025

Thomas McClaffin  
WEST CORPORATION D/B/A CENTURYLINK, INC.  
Mike Martinez

City Approvals

5/28/2024

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

DATE

ABC WUA

DATE

PARKS AND RECREATION DEPARTMENT

DATE

4/28/2025

AMERICA

DATE

CITY ENGINEER

DATE

PLANNING DEPARTMENT

DATE

CODE ENFORCEMENT

DATE

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.

LARRY W. MEDRANO  
NEW MEXICO  
REGISTERED PROFESSIONAL SURVEYOR  
11993

5/28/24

DATE





Tracts 3 and 5

# UNM Gibson Commercial District

Section 28, Township 10 North, Range 3 East, N.M.P.M.  
Bernalillo County, New Mexico  
June 2025

Acknowledgment

STATE OF CALIFORNIA)  
COUNTY OF LOS ANGELES) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF November, 2025 BY  
ROBERT LEE, TRUSTEE, 413 FAMILY TRUST

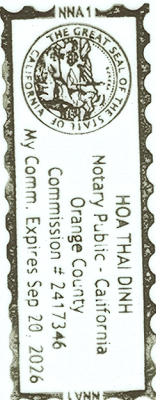
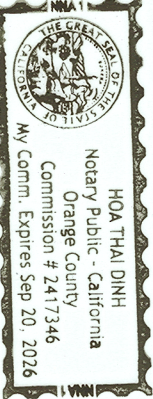
BY Ho Thi Dich MY COMMISSION EXPIRES: SEP 20, 2026  
NOTARY PUBLIC

Acknowledgment

STATE OF CALIFORNIA)  
COUNTY OF LOS ANGELES) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF November, 2025 BY  
KRISTY LEE, TRUSTEE, 413 FAMILY TRUST

BY Ho Thi Dich MY COMMISSION EXPIRES: SEP 20, 2026  
NOTARY PUBLIC



Acknowledgment

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 BY  
TERESA COSTANTINIDIS, EXECUTIVE VICE PRESIDENT, FINANCE AND ADMINISTRATION, THE UNIVERSITY OF NEW MEXICO

BY \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC

Free Consent  
Robert Lee

ROBERT LEE  
TRUSTEE  
413 FAMILY TRUST

DATE  
11-22-2025

Kristy Lee

KRISTY LEE  
TRUSTEE  
413 FAMILY TRUST

DATE  
11-22-2025

TERESA COSTANTINIDIS  
EXECUTIVE VICE PRESIDENT, FINANCE AND ADMINISTRATION  
THE UNIVERSITY OF NEW MEXICO

DATE



OFFICE LOCATION:  
9200 San Mateo Boulevard, NE  
Albuquerque, NM 87113  
505.856.5700 PHONE

PROJECT INFORMATION

CREW/TECH:  
ML/AB

DRAWN BY:  
EM

PS: JOB NO.  
228208P

DATE OF SURVEY:  
7/7-8/18/2022

CHECKED BY:  
LM

SHEET NUMBER  
2 OF 3

COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE: \_\_\_\_\_

GRID (GROUND COORDINATES): \_\_\_\_\_

GEOD: \_\_\_\_\_

ABQ GEOD

GRID \_\_\_\_\_

UNITS: \_\_\_\_\_

U.S. SURVEY FEET

HORIZONTAL DATUM: \_\_\_\_\_

ROTATION ANGLE: \_\_\_\_\_

YES

CONTROL USED: \_\_\_\_\_

BASE POINT FOR SCALING AND/OR ROTATION: \_\_\_\_\_

N = 0

ALBUQUERQUE GEODETIC REFERENCE SYSTEM

DISTANCE ANNOTATION: \_\_\_\_\_

E = 0

COMBINED SCALE FACTOR: \_\_\_\_\_

GROUND

BEARING ANNOTATION: \_\_\_\_\_

GRID TO GROUND: 1.000322195

GRID

ELEVATION TRANSLATION: \_\_\_\_\_

NO

PLSS INFORMATION

LAND GRANT

PROPERTY OWNER  
REGENTS OF UNM REAL ESTATE DEPT. &  
413 FAMILY TRUST

SECTION

28

TOWNSHIP

10 NORTH

RANGE

03 EAST

MERIDIAN

NM/PM

SUBDIVISION NAME

UNM GIBSON COMMERCIAL DISTRICT

UPC

101505619803730903

ADDRESS

NOT ASSIGNED

CITY

ALBUQUERQUE

COUNTY

BERNALILLO

STATE

NM



Tracts 3 and 5

# UNM Gibson Commercial District

Section 28, Township 10 North, Range 3 East, N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
June 2025

### Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	288.00'	63.08'	62.95'	N 72°19'24" W	123°32'54"
(C1)	(288.00')	(63.12')	(62.99')	(N 72°26'36" W)	(123°33'24")
C2	162.00'	37.45'	37.37'	N 72°46'28" W	131°4'43"
(C2)	(162.00')	(37.50')	(37.42')	(N 72°47'47" W)	(131°5'46")
C3	13.00'	19.15'	17.47'	N 37°31'47" W	84°24'42"
(C3)	(13.00')	(19.08')	(17.41')	(N 37°22'54" W)	(84°05'33")
C4	698.00'	7.42'	7.42'	N 04°22'20" E	0°36'33"
(C4)	(698.00')	(7.42')	(7.42')	(N 04°21'40" E)	(0°36'33")
C5	698.00'	42.28'	42.28'	N 02°19'57" E	3°28'16"
(C5)	(698.00')	(42.28')	(42.28')	(N 02°19'16" E)	(3°28'16")
C6	586.00'	238.44'	236.80'	N 11°03'35" W	23°18'48"
(C6)	(586.00')	(238.44')	(236.80')	(N 11°04'16" W)	(23°18'49")

TRACT B-1  
EVER READY SUBDIVISION  
(02/19/1982, C19-93)

### Keyed Easement Notes

- EXISTING 20' WIDE A.B.C. W.I.A. PUBLIC SEWER EASEMENT TO BE MAINTAINED BY THE OWNER OF TRACT 3 (04/02/2024, DOC. NO. 2024021730)
- EXISTING FIRST AMENDMENT TO JOINT PRIVATE ACCESS EASEMENT AGREEMENT TO BE MAINTAINED BY THE OWNER OF (06/21/2024, DOC. NO. 2024042328)
- EXISTING RETAINING WALL EASEMENT OWNER OF TRACT 3 NO. 2023056893 (08/02/2023, DOC. NO. 2023056893) LOCATION AND WIDTH IDENTIFIED AS SHOWN ON THIS PLAT

### Line Table

LINE	BEARING	DISTANCE
L1	N 89°14'03" W	15.81'

### Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES  
(N 90°00'00" E)

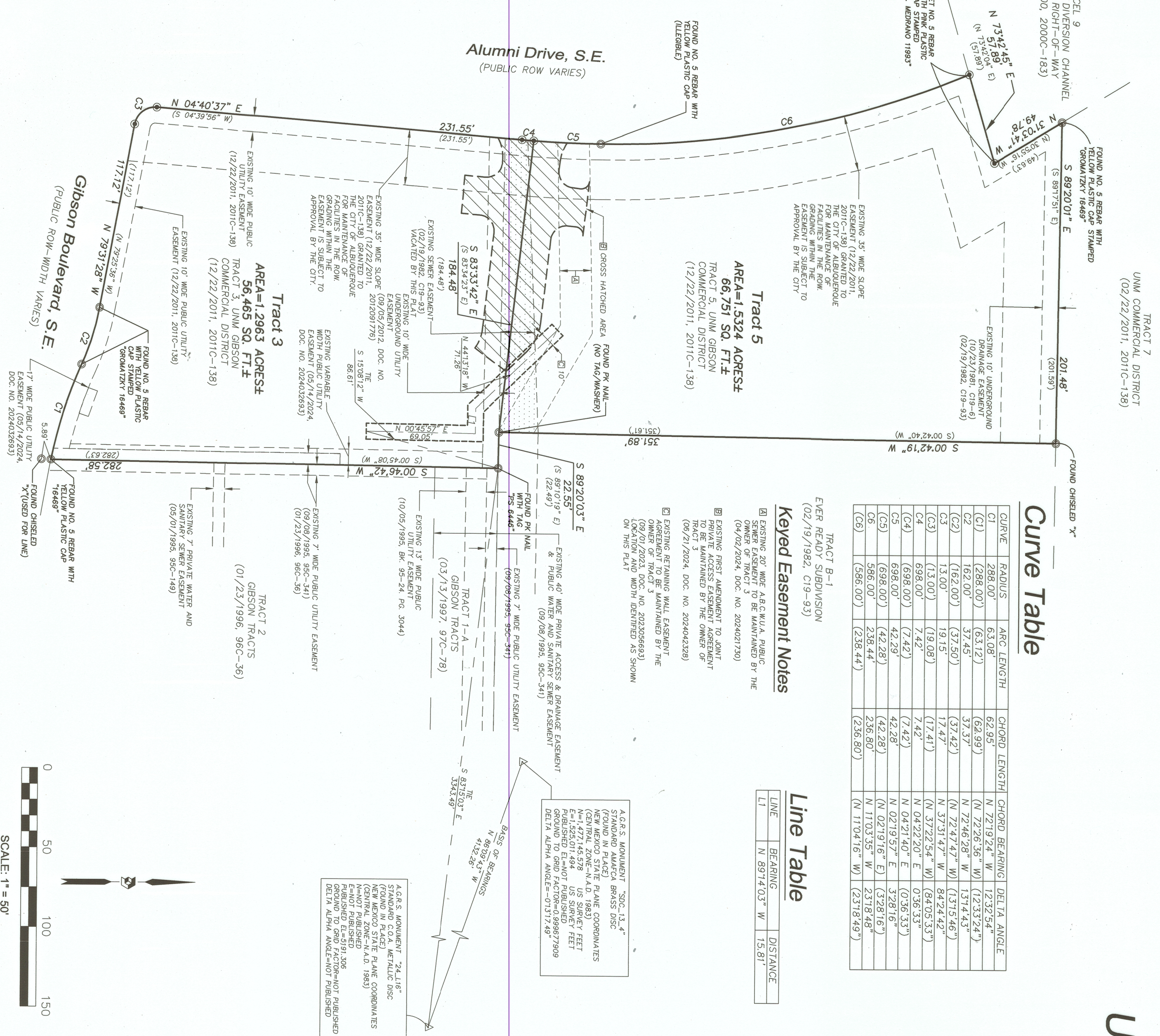
RECORD BEARINGS AND DISTANCES  
FOUND AND USED MONUMENT  
AS DESIGNATED

DENOTES SET CHISELED "X"

CONTROL POINT  
SET THIS SURVEY

FOUND ALUMINUM AGRS MONUMENT  
AS DESIGNATED

EXISTING SEWER EASEMENT  
(02/19/1982, C19-93)  
VACATED BY THIS PLAT



### Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0342G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK			
STATE PLANE ZONE:		GRID (GROUND) COORDINATES:		GEOID:		LAND GRANT:		PROPERTY OWNER:			
NM-C		ABQ GEOID		N/A		N/A		REGENTS OF UNM REAL ESTATE DEPT. & 413 FAMILY TRUST			
HORIZONTAL DATUM:		VERTICAL DATUM:		ROTATION ANGLE:		SECTION:		TOWNSHIP:		RANGE:	
NAD83		NAVD88		U.S. SURVEY FEET		0° 00' 00.00"		28		10 NORTH	
CONTROL USED:		MATCHES DRAWING UNITS		YES		SUBDIVISION NAME:		UNM GIBSON COMMERCIAL DISTRICT		UPC:	
ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION:		N = 0		UNM GIBSON COMMERCIAL DISTRICT		101505619803730903		ADDRESS:	
COMBINED SCALE FACTOR:		DISTANCE ANNOTATION:		E = 0		NOT ASSIGNED		101505619806830902		NOT ASSIGNED	
GRID TO GROUND: 1.000322195		BEARING ANNOTATION:		GRID		CITY:		ALBUQUERQUE		COUNTY:	
GROUND TO GRID: 0.999677909		ELEVATION TRANSLATION:		NO		STATE:		NM		NOT ASSIGNED	
PROJECT INFORMATION				CREW/TECH:				DATE OF SURVEY			
ML/AB				7/7-8/18/2022				CHECKED BY:			
EIM				8/02/2023				LM			
PSI JOB NO. 228208P				SHEET NUMBER 3 OF 3							