

LEGAL DESCRIPTION

A tract of land in Elena Gallegos Grant, projected Section 31, Township 11 North, Range 3 East of the N.M.P.M., in Bernalillo County, New Mexico, being Tracts 107A1A-2A and 107A1A-1, an area on the Middle Rio Grande Conservancy District (MRGCD) Property Map No. 31, and being described as follows: Beginning at the Northeast corner of the hereinafter described parcel, being the northeast corner of said Tract 107A1A1, the southeast corner of Tract 107A1A2, MRGCD Property Map No. 31 and a point on the westerly line of Padronado Road N.W., from which the center point "14.13" bears N 37°45'44" E., a distance of 1,884.59 feet; thence, S 01°10'08" E., 70.55 feet distance to the southeast corner of the parcel of land herein described being the southeast corner of said Tract 107A1A1, and the northeast corner of Tract 107A1B1, MRGCD Property Map No. 31; thence, N 88°22'28" W., 243.27 feet distance to a point; thence, N 87°14'07" W., 154.91 feet distance to a point; thence, N 18°49'23" E., 3.82 feet distance to a point; thence, N 87°34'11" W., 35.14 feet distance to the southwest corner of the parcel of land herein described being the southwest corner of said Tract 107A1A1, the northeast corner of Tract 107A1B1A, and a point on the westerly line of Tract 10044, MRGCD Property Map No. 31; thence, N 23°56'42" E., 142.89 feet distance to the northwest corner of the parcel of land herein described being the northwest corner of said Tract 107A2A, the northeast corner of said Tract 107A2B, MRGCD Property Map No. 31, and a point on the southerly line of Lot 18-P1, Rio Del Norte subdivision (GRI filed 2/25/1994 in Volume 84C, Folio 62); thence, S 07°33'31" E., 312.25 feet distance to a point being the northeast corner of said Tract 107A2A, the northwest corner of Tract 107A2B, MRGCD Property Map No. 31, and a point of the southerly line of Lot 18-P1, Rio Del Norte subdivision; thence, S 07°33'31" W., 77.09 feet distance to a point being the southwest corner of said Tract 107A1A2, MRGCD Property Map No. 31; thence, S 49°29'31" E., 7.87 feet distance to a point; thence, S 87°23'31" E., 62.80 feet distance to a point; thence, S 70°13'33" E., 42.20 feet distance to the northeast corner and point of beginning of the parcel of land herein described. Said parcel contains 0.068 square feet, 1,223 sqm.

PURPOSE OF THE PLAT

THE PURPOSE OF THIS PLAT IS TO REPEAT 2 EXISTING TRACTS INTO 3 NEW LOTS BETTER SUITABLE FOR REDEVELOPMENT, AND TO GRANT PRIVATE ACCESS, PRIVATE AND PUBLIC UTILITY EASEMENTS AS SHOWN.

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO 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 THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

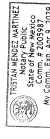
NOTES

- 1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD DATA WHERE THEY DIFFER FROM FIELD MEASUREMENTS.
- 2. PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "NMP5 10464" OR "MAG" NAL & ID DISK MARKED "NMP5 10464".
- 3. THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
- 4. NO EXISTING EASEMENTS WERE LISTED IN THE TITLE COMMITMENT NO. 841185 DATED 9/24/2020 BY STEWART TITLE GUARANTY COMPANY.
- 5. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "C" OTHER FLOOD AREAS, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 360100118G DATED 02/26/2008.
- 6. MAINTENANCE OF THE PRIVATE ACCESS AND DRAINAGE EASEMENT, TURN-AROUND, PUBLIC WATER & SEWER EASEMENT IS THE RESPONSIBILITY OF THE BENEFICIARIES OF THE EASEMENT, OWNERS OF LOTS 2 & 3.
- 7. LOTS 1-3 WILL BE ENCUMBERED WITH A RECORDED PRIVATE FACILITY DRAINAGE COVENANT IN ORDER FOR EACH OF THE LOT OWNERS TO MAINTAIN THE NEW ONSITE RETENTION PONDS WITHIN EACH LOT AS PER THE APPROVED GRADING PLAN FOR THIS SUBDIVISION.
- 8. THE DEVELOPMENT HEARING OFFICER APPROVED THIS PLAT, PR-2021-04987 AND PL-2025-00017, ON 5/7/2025.
- 9. A CONTEXTUAL LOT SIZE VARIANCE (VA-2024-00056) WAS GRANTED BY THE ZONING HEARING EXAMINER ON SEPTEMBER 4, 2024; THEREBY, ALLOWING THIS PLAT TO BE APPROVED.
- 10. THE PROPERTY OWNERS REQUEST FOR A WAIVER (CDHW-RS-2025-00113) FROM THE DEVELOPMENT HEARING OFFICER (DHO) TO ALLOW NO SIDEWALKS, CURBS OR GUTTERS ALONG PERONELLI ROAD NW TO REMAIN IN LIEU OF THE MINIMUM 5' SIDEWALK ADJACENT TO LOT 1, LANDS OF JOE GRADY, HAS BEEN GRANTED WITH THE APPROVAL OF THIS PLAT.
- 11. THE PROPERTY OWNERS REQUEST FOR A DHO DETERMINATION TO ALLOW THE EXISTING RIGHT-OF-WAY WITH ALONG PERONELLI ROAD NW TO REMAIN IN LIEU OF THE MINIMUM 20' WIDE ROADWAY ADJACENT TO LOT 1, LANDS OF JOE GRADY, HAS BEEN GRANTED WITH THE APPROVAL OF THIS PLAT.
- 12. THE PROPERTY OWNERS REQUEST FOR A DHO DETERMINATION TO ALLOW THE PROPOSED 18.5' WIDE PRIVATE ACCESS EASEMENT TO BE APPROVED IN LIEU OF THE MINIMUM 20' WIDE ROADWAY ADJACENT TO LOT 1, LANDS OF JOE GRADY, HAS BEEN GRANTED WITH THE APPROVAL OF THIS PLAT.

FREE CONSENT

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, SAID OWNERS GRANT EASEMENTS SHOWN FOR THE PURPOSES STATED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

ACKNOWLEDGEMENT  
COUNTY OF Bernalillo  
STATE OF New Mexico  
BY Wendy F. Gessner  
Notary Public - State of New Mexico  
Commission # 1112986  
My Comm. Expires May 3, 2028  
DATE: April 14, 2026



PLAT OF LOTS 1, 2 AND 3  
LANDS OF JOE GRADY

(REPLAT OF TRACTS 107A1A1 & 107A2A, MRGCD PROPERTY MAP 31)  
ELENA GALLEGOS GRANT, PROJECTED SECTION 31, T11N, R3E, N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MAY 2025

APPROVED AND ACCEPTED BY:

PR-2021-04987 & PL-2025-00019  
CASE NO.

5/7/2025

DHO APPROVAL  
Jay Robinson

PLANNING DEPARTMENT  
City Engineer  
Wendy Gessner

CITY ENGINEER  
Wendy Gessner

PARKS AND RECREATION DEPARTMENT  
Director  
Drew Smith

ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY  
Mayor  
Norman Chan

HYDROLOGY  
Ernest Dwyer

TRAFFIC ENGINEER, TRANSPORTATION DIVISION  
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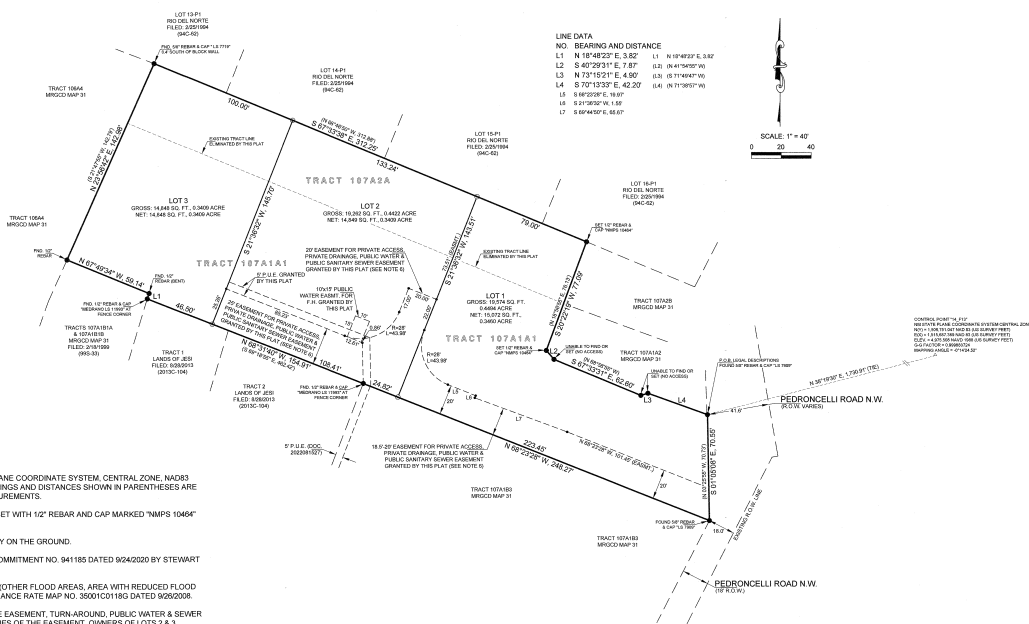
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 BERNALILLO COUNTY

**PLAT OF LOTS 1, 2 AND 3  
 LANDS OF JOE GRADY**  
 (REPLAT OF TRACTS 107A1A1 & 107A2A, MRGCD PROPERTY MAP 31)  
 ELENA GALLEGOS GRANT, PROJECTED SECTION 31, T11N, R3E, N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JUNE 2025



LINE DATA  
 NO. BEARING AND DISTANCE

L1	N 10° 48' 23\"	3.82'	L1	N 10° 48' 23\"	6.347'
L2	S 87° 29' 31\"	7.87'	(L3)	(S 17° 44' 44\"	10'
L3	N 70° 13' 21\"	4.90'	(L4)	(N 17° 05' 21\"	10'
L4	S 70° 13' 21\"	4.20'	(L5)	S 84° 02' 01\"	1.897'
L5	S 84° 02' 01\"	1.897'	L6	S 21° 38' 29\"	1.158'
L6	S 21° 38' 29\"	1.158'	L7	S 24° 44' 21\"	6.847'



- NOTES**
- BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS, BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD DATA WHERE THEY DIFFER FROM FIELD MEASUREMENTS.
  - PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2\"
  - THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
  - NO EXISTING EASEMENTS WERE LISTED IN THE TITLE COMMITMENT NO. 941185 DATED 9/24/2020 BY STEWART TITLE GUARANTY COMPANY.
  - THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE 'X' (OTHER FLOOD AREAS, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0118G DATED 9/29/2008.
  - MAINTENANCE OF THE PRIVATE ACCESS AND DRAINAGE EASEMENT, TURNAROUND, PUBLIC WATER & SEWER EASEMENT IS THE RESPONSIBILITY OF THE BENEFICIARIES OF THE EASEMENT, OWNERS OF LOTS 2 & 3.
  - LOTS 1-3 WILL BE ENCLUMBERED WITH A RECORDED PRIVATE FACILITY DRAINAGE COVENANT IN ORDER FOR EACH OF THE LOT OWNERS TO MAINTAIN THE NEW ON-SITE RETENTION PONDS WITHIN EACH LOT AS PER THE APPROVED GRADING PLAN FOR THIS SUBDIVISION.
  - THE DEVELOPMENT HEARING OFFICER APPROVED THIS PLAT, PR-2021-004967 AND PLT-2025-000117, ON 6/7/2025.
  - A CONTEXTUAL LOT SIZE VARIANCE (VA-2024-000066) WAS GRANTED BY THE ZONING HEARING EXAMINER ON SEPTEMBER 4, 2024, THEREBY, ALLOWING THIS PLAT TO BE APPROVED.
  - THE PROPERTY OWNER'S REQUEST FOR A WAIVER (DHO/AVR-2025-000113) FROM THE DEVELOPMENT HEARING OFFICER (DHO) TO ALLOW NO SIDEWALKS, CURBS OR GUTTERS ALONG PEDRONCELLI ROAD NW TO REMAIN IN LIEU OF THE MINIMUM 5' SIDEWALK ADJACENT TO LOT 1, LANDS OF JOE GRADY, HAS BEEN GRANTED WITH THE APPROVAL OF THIS PLAT.
  - THE PROPERTY OWNER'S REQUEST FOR A DHO DETERMINATION TO ALLOW THE EXISTING RIGHT-OF-WAY WIDTH ALONG PEDRONCELLI ROAD NW TO REMAIN IN LIEU OF THE MINIMUM 44' WIDE ROADWAY ADJACENT TO LOT 1, LANDS OF JOE GRADY, HAS BEEN GRANTED WITH THE APPROVAL OF THIS PLAT.
  - THE PROPERTY OWNER'S REQUEST FOR A DHO DETERMINATION TO ALLOW THE PROPOSED 18.8' WIDE PRIVATE ACCESS EASEMENT TO BE APPROVED IN LIEU OF THE MINIMUM 20' WIDE ROADWAY ADJACENT TO LOT 1, LANDS OF JOE GRADY, HAS BEEN GRANTED WITH THE APPROVAL OF THIS PLAT.