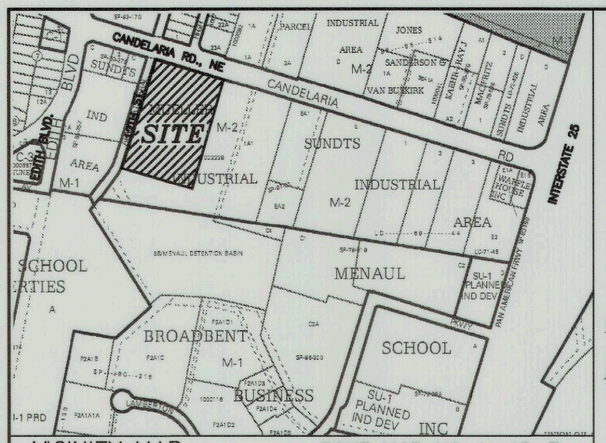


VICINITY MAP ZONE MAP NO. H-15-Z

SCALE: NTS

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO ADJAUST LOT LINE BETWEEN TWO TRACTS OF LAND AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.

2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.

3: BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.

4: BASIS OF BEARING IS THE BEARING BETWEEN CONTROL STATION 9-H-15 AND CANDELARIA.

5: BEARINGS ARE GRID, DISTANCES ARE GROUND.

6: NUMBER OF EXISTING TRACTS/LOTS.....2 LOT

7: NUMBER OF TRACTS/LOTS CREATED.....2 LOTS

8: THE TOTAL GROSS AREA OF THE PROPERTY IS 5.2438 ACRES.

9: THE AREA OF REQUESTED FINAL ACTION SHALL NOT 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 PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

10: THIS PROPERTY IS IN WITHIN ZONE X AS SHOWN ON FLOOD MAP 35001C0332G, DATED 9-26-2008.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP NO. 35001C0332G, DATED SEPTEMBER 26, 2008.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC #_____

PROPERTY OWNER OF RECORD:_____

BERNALILLO CO. TREASURER'S OFFICE:_____

LEGAL DESCRIPTION:

TRACT NUMBERED TWO-A-ONE (2-A-1) AND TWO-A-TWO (2-A-2) OF MUELLER INDUSTRIAL SUBDIVISION, WITHIN PROJECTED SECTION 9, T. 10 N. R. 3 E. N.M.P.M., TOWN OF ALBUQUERQUE GRANT, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 17, 2016, IN PLAT 2016C, PAGE 057. DOC.# 2016044081, CONTAINING 5.2438 ACRES (228,422.06 SF) MORE OR LESS.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: ED DONAHUE DATE: 11-16-2023

OWNER(S) PRINT NAME: ED DONAHUE
TRUSTEE FOR DONAHUE FAMILY TRUST

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16TH DAY OF NOVEMBER,

20 23, BY ED DONAHUE, TRUSTEE FOR DONAHUE FAMILY TRUST

Martha Hinds
NOTARY

MY COMMISSION EXPIRES: Nov. 18, 2023

OFFICIAL SEAL
Martha Hinds
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires Nov. 18, 2023

PLAT OF
TRACT 2-A-1-A AND 2-A-2-A
MUELLER INDUSTRIAL SUBDIVISION

TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 9 , T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2023

PROJECT NO. _____.

APPLICATION NO. _____.

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	11/22/2023 DATE
NEW MEXICO GAS COMPANY	11/17/2023 DATE
QWEST CORPORATION D/B/A CENTURYLINK QC — Natalie Aufdrie	11/21/2023 DATE
COMCAST CABLE COMMUNICATION, INC.	11/17/2023 DATE

APPROVALS:

CITY SURVEYOR — Lorenzo N. Bienhoover P.S.	11/17/2023 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	11/20/2023 DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

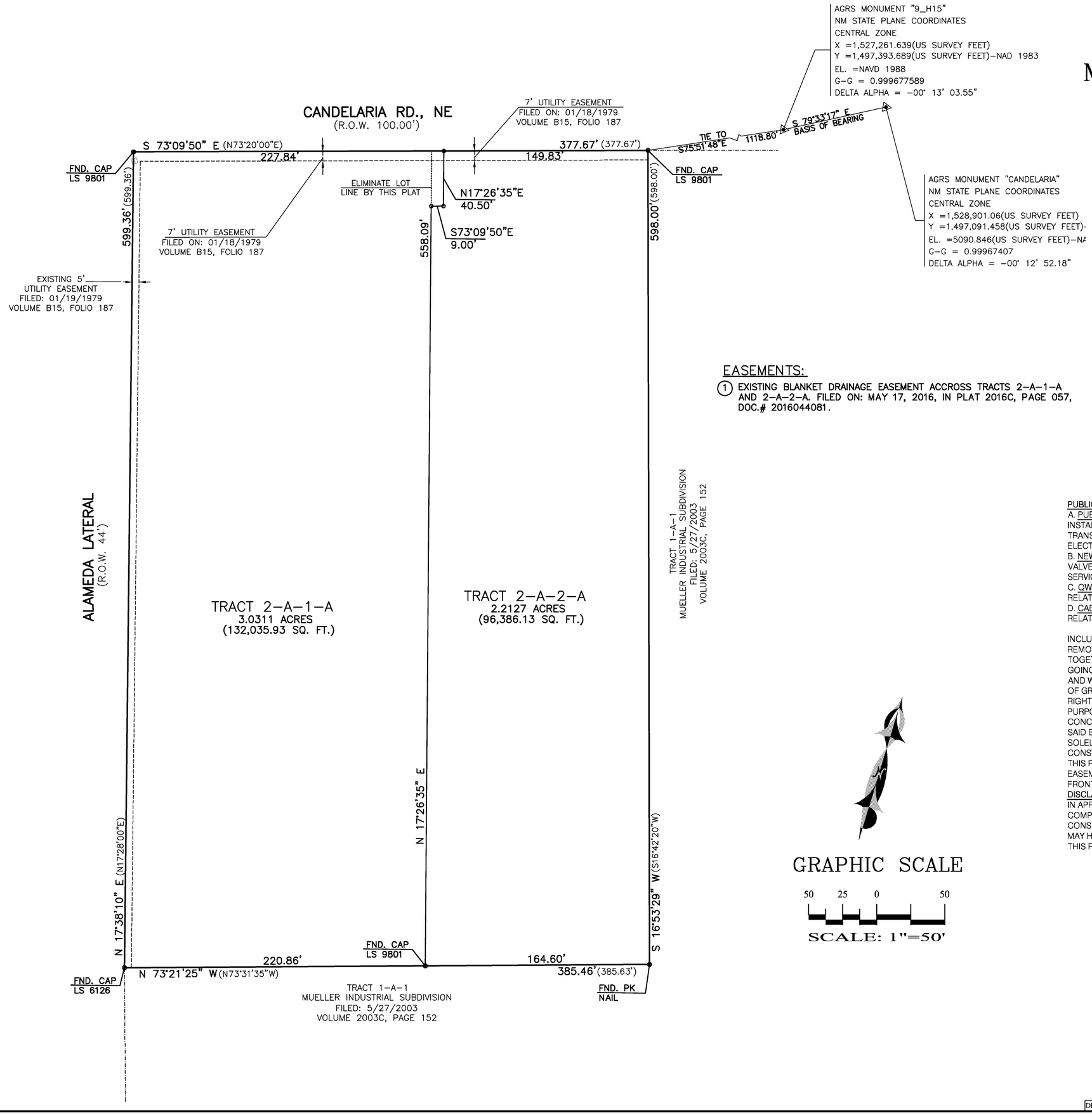
REGISTERED LAND SURVEYOR
STATE OF NEW MEXICO
9801
LEONARD G. MARTINEZ

LEONARD MARTINEZ P.S. # 9801 — 11-15-2023 DATE

SBS CONSTRUCTION AND ENGINEERING, LLC
7632 WILLIAM MOYERS AVE., NE
ALBUQUERQUE, NEW MEXICO 87122
(505)804-5013

PLAT OF
TRACT 2-A-1-A AND 2-A-2-A
MUELLER INDUSTRIAL SUBDIVISION

TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 9 , T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2023



EASEMENTS:

1. EXISTING BLANKET DRAINAGE EASEMENT ACCROSS TRACTS 2–A–1–A AND 2–A–2–A. FILED ON: MAY 17, 2016, IN PLAT 2016C, PAGE 057, DOC.# 2016044081.

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, 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 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, 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 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 EASEMENTS SHOWN ON THIS 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) 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.

GRAPHIC SCALE

50 25 0 50

SCALE: 1"=50'

SBS CONSTRUCTION
AND ENGINEERING, LLC

7632 WILLIAM MOYERS AVE., NE
ALBUQUERQUE, NEW MEXICO 87122
(505)804-5013

DRAWING: 201509-PLAT	DRAWN BY: SHH	DATE: 06-12-2015