

Location Map

Zone Atlas Map No. H-20-Z

**Subdivision Data:**

GROSS SUBDIVISION ACRES: 2.0241 ACRES  
 ZONE ATLAS INDEX NO. H-20-Z  
 NO. OF PARCELS CREATED: 2  
 NO. OF LOTS CREATED: 2  
 BLOCK OF P.L.C. WITH STREETS CREATED: 0

**Notes:**

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN RECORDED TO MATCH BOOKS OF RECORDS AND RECORD 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 (P.S.C.), A NEW MEXICO CORPORATION, (FOR 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. DUNE CONSTRUCTION, L.P.A. AND OTHERS 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, REPAIR, MAINTAIN AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO FROM AND OVER SAID EASEMENTS WITH THE RIGHT AND PRIVILEGE OF EGRESS, ENTRY, DROP AND ADDRESS ADJOINING LOTS OF GRANTED FOR THE PURPOSES SET FORTH HEREON AND WITH THE RIGHT TO UTILIZE THE RIGHT OF ENTRY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTED, 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 HEREON, NO BUILDING, SIGN, POOL (ADJACENT TO 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 CREATED 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/TRANSFORMERS, 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 (P.S.C.), GREAT CORPORATION (G/C), DUNE CONSTRUCTION, L.P.A. AND NEW MEXICO GAS COMPANY (N.M.G.C.) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, P.S.C., GREAT CORPORATION (G/C), DUNE CONSTRUCTION, L.P.A. AND N.M.G.C. MAKE NO WARRANTY OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, MAPS OR OTHER DOCUMENTS AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.



TREASURER'S CERTIFICATE  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON PARCEL 5-A, WYOMING MALL PARCEL ID: 1000690170121301

BERNALILLO COUNTY TREASURER'S OFFICE  
 [Signature] 10/16/24

**Legal Description**

A TRACT OF LAND LING AND SITUATE WITHIN SECTION 8, TOWNSHIP 10 NORTH, RANGE 4 EAST, RANGE 10 NORTH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO COMPOSING OF PARCEL FIVE-A (5-A) OF THE PLAT OF PARCELS 5-A, 1-A, 1-C AND 4-A & 5-A OF WYOMING MALL, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING A REPLAY OF PARCELS ONE (1), FOUR (4) AND FIVE (5) OF THE WYOMING MALL COMPOSING A PORTION OF BLOCK "A" SHOW HEIGHTS ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SAME IS SHOWN AND DESCRIBED ON THE REPLAY AT HERETOBE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 2, 2024, IN PLAT BOOK 2007C, PAGE 80, AS DOCUMENT NO. 20070892.

**Flood Note**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A FLOOD RESTRICTION COVENANT OR EROSION AGREEMENT PREVENTING SOLAR COLLECTION FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO TWO NEW TRACTS, GRANT AN EASEMENT AND RELOCATE AND TOWAL STREET RIGHT OF WAY.

**Solar Note:**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A FLOOD RESTRICTION COVENANT OR EROSION AGREEMENT PREVENTING SOLAR COLLECTION FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Free Consent and Dedication**

THE SUBDIVISION HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DEGREE OF THE UNDERGROUND OWNERS 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, LINE CONDUITS AND PIPES FOR UNDERGROUND UTILITIES SERVICE AND MAINTENANCE, AND INCLUDING THE RIGHT OF ACCESS AND EGRESS FOR DISTRIBUTION AND MAINTENANCE, AND THE RIGHT TO TRIM OR REMOVE 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.

[Signature] 11-6-23  
 BY: DOLO MOREL, DPM DATE  
 TITLE: VICE PRESIDENT, PROPERTY MANAGEMENT  
 METHOD: FACILIA

**Acknowledgment**

STATE OF TEXAS  
 COUNTY OF DALLAS: SS

THIS INSTRUMENT HAS BEEN ACKNOWLEDGED BEFORE ME THIS 6th DAY OF November, 2024

BY: DOLO MOREL, DPM  
 TITLE: VICE PRESIDENT, PROPERTY MANAGEMENT  
 METHOD: FACILIA

[Signature] 9/18/2024  
 BY: [Signature] DPM  
 TITLE: [Signature] DPM  
 METHOD: FACILIA

Plat of  
 Parcels 5-A-1 and 5-A-2  
**Wyoming Mall**  
 Section 8, Township 10 North, Range 4 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 April 2023

Project No. PR-2021-005461  
 Application No. SD-2024-00002, VA-2024-00001  
 DHO Approval Date: January 10, 2024

**Utility Approvals**

[Signature] 10/20/2023  
 DATE  
 [Signature] 10/31/2023  
 DATE  
 [Signature] 10/05/2023  
 DATE

**City Approvals**

[Signature] 10/23/2023  
 Loretta N. Rosenkoover, P.E.  
 [Signature] 01/30/2024  
 Ernest Amigo  
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT  
 [Signature] 02/14/24  
 A.B.C. M.U.A.  
 [Signature] 01/30/2024  
 [Signature] 11/16/2023  
 [Signature] 02/15/24  
 Shahab Biagari  
 CITY ENGINEER  
 [Signature] 01/30/24  
 [Signature] 01/30/24  
 [Signature] 01/30/24  
 [Signature] 01/30/24  
 [Signature] 01/30/24  
 [Signature] 01/30/24

**Surveyor's Certificate**

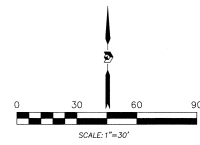
I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL OF THE GROUND SURVEY, AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE COUNTY OF BERNALILLO 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 ENCUMBRANCES EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO THE BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 10/23/2023  
 LARRY W. MEDRANO  
 DATE  
 [Signature] 10/23/2023  
 DATE  
 [Signature] 10/23/2023  
 DATE



COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		PROPERTY INFORMATION		PROJECT INFORMATION	
STATE PLSS CODE: NM-C	GRID STANDARD	LAND GRANT: N/A	SECTION: 8	PROPERTY OWNER: MFC WYOMING MALL LLC	PRECISION SURVEYS, INC.	CREATED BY: MC	DATE OF SURVEY: 10/21/2022
TRANSFORMER: NAVD83	UNIT: 0.00 30.00' 1" FEET	TOWNSHIP: 10 NORTH	RANGE: 4 EAST	ADDRESS: 2024 WYOMING BLVD., N.E	OFFICE LOCATION: 9310 San Mateo Boulevard, NE Albuquerque, NM 87113	DRAWN BY: JK	CHECKED BY: LM
ALBUQUERQUE GEODETIC REFERENCE SYSTEM: NAD 83	UNIT: 0.00 30.00' 1" FEET	COUNTY: BERNALILLO	MERCANTILE: N/M/P	ADDRESS: 1000690170121301	505.865.5700 PHONE 505.865.7000 FAX	JOB NO: 22825SP	SHEET NUMBER: 1 OF 2
GRID TO GROUND: 1.00048710	UNIT: 0.00 30.00' 1" FEET	CITY: ALBUQUERQUE	STATE: NM	UIC: 1000690170121301			
GROUND TO GRID: 0.99951290	UNIT: 0.00 30.00' 1" FEET						

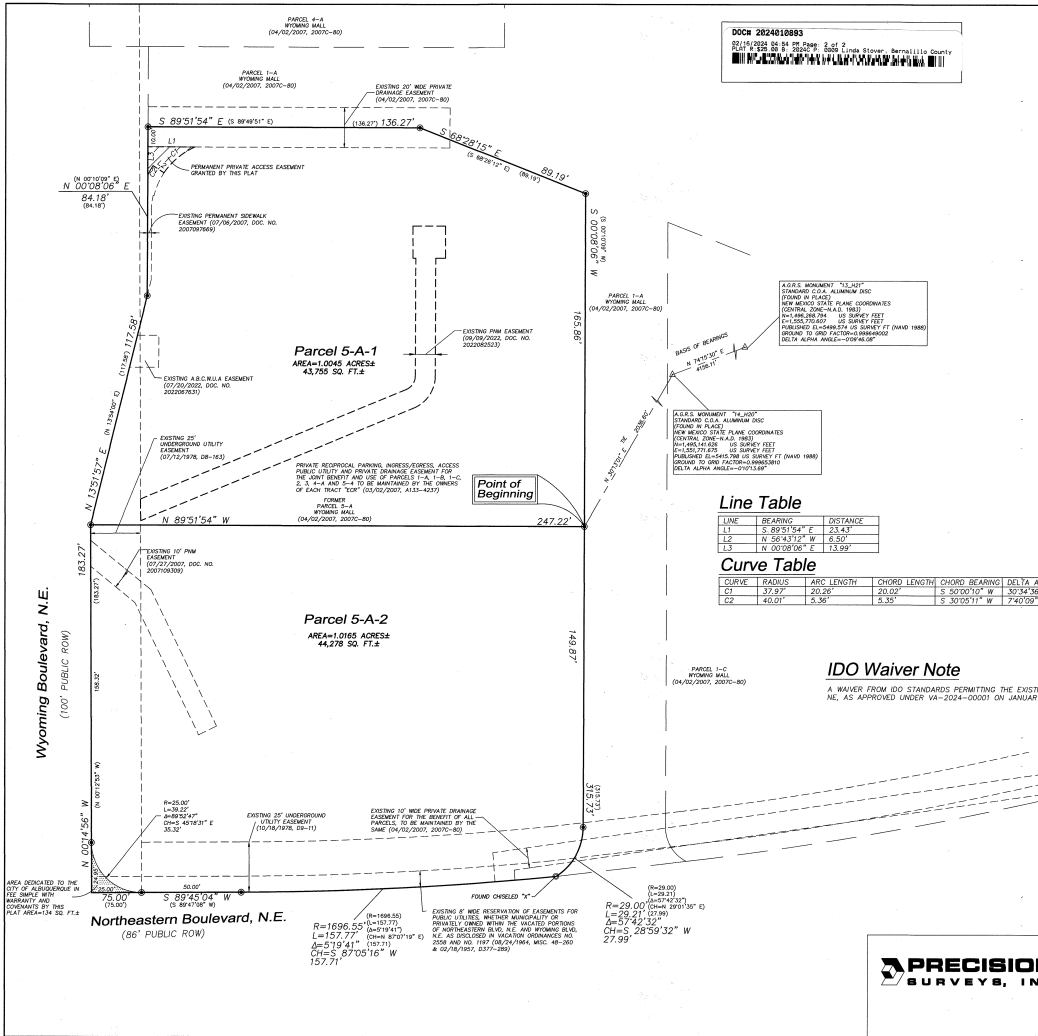
Plat of  
**Parcels 5-A-1 and 5-A-2**  
**Wyoming Mall**  
 Section 8, Township 10 North, Range 4 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 April 2023



**Legend**

- N 90°00'00" E MEASURED BEARING AND DISTANCES  
 (N 90°00'00" E)  
 ○ FOUND AND USED MONUMENT AS RECORDED  
 ⊗ POINTS FOUND NO. 3 REBAR WITH PINK PLASTIC CAP TIES FOUND  
 △ FOUND ALUMINUM ARMS MONUMENT AS RECORDED

DOC# 2024010883  
 PREPARED BY: J. R. GIBSON, S. E.  
 DATE: 04/10/2023  
 5000 San Mateo Boulevard, NE  
 Albuquerque, NM 87113



**Line Table**

LINE	BEARING	DISTANCE
L1	S 89°51'54\"	23.43'
L2	N 90°00'00\"	6.50'
L3	N 00°02'08\"	13.99'

**Curve Table**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	37.97'	20.28'	20.02'	S 50°00'10\"	30°34'56\"
C2	43.01'	3.36'	3.25'	S 30°05'11\"	7°46'00\"

**IDO Waiver Note**

A WAIVER FROM IDO STANDARDS PERMITTING THE EXISTING SIDEWALK ALONG WYOMING BOULEVARD NE, AS APPROVED UNDER VA-2024-00021 ON JANUARY 10TH, 2024.



OFFICE LOCATION:  
 5000 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: MC	DATE OF SURVEY: 10/31/2022
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO: 228305P	SHEET NUMBER: 2 OF 2