

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane
 Coordinate System, Central Zone (NAD83).

- Record Plat bearings and distances, do not differ from those established by Plat filed July 11, 2023 in Plat Book 2023C, Page 55.
- All corners that were set are either a 5/8" rebor with cap stamped "HUGG L.S. 9750" or a concrete nall with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 6. City of Albuquerque Zone Atlas Page: G-11-Z

PURPOSE OF PLAT

Correct the Easement designations for Easements A and L from the previous plot which was recorded July 11, 2023, in Plot Book 2023C, page 55 as follows:

ESSING LASEMENT (*)

INS EASEMENT WAS INCORRECTLY MOTED ON THE PRIOR FLAT AS A SOFT PHILE ACCESS, PUBLIC MATER & SANTARY SEWER EASEMENT FOR THE BENEFIT OF LOTS IT THRU TO TO BE MANUTANDED BY THE OWNERS OF LASEMENT AS A SEMENT FOR THE BENEFIT AND USE OF THE OWNERS OF LOTS THAT THEY AT THE MANUTANDE BY SAND OWNERS OF LOTS THAT THEY AT THE MANUTANDE BY SAND OWNERS OF LOTS

EXISTING EASEMENT (L)

THIS EASEMENT WAS INCOMPECTLY NOTICE ON THE PRIOR PLAT AS A TOP TO THE PRIOR PLAT AS A TOP TO THE EBENTY AND USE OF THE OWNERS OF LOTS I THRU TO I TO THE MANUFACTOR TO SAID OWNERS OF THE PRIVATE OF LOTS IN THE MANUFACTURE OF LOTS A THRU TO A THE MANUFACTOR BY OWNERS OF EACH LOTS.

SUBDIVISION DATA

- Fotal number of existing Lots: 10
 Total number of Lots created: 10
- No new Public Street right of way dedicated.
- 4. Grass Subdivision acreage: 25.8673 acres.

DOLOT/202502301 PLRT B: 2220 P: 0015 Michelle S: Ravanaugh, Bernalillo County

TREASURERS CERTIFICATION

PUBLIC UTILITY EASEMENTS
PUBLIC UTILITY EASEMENTS shown on this plot are granted for the common and plot use of:

nemon and joint use of:

Public Service Company of New Mexico ("PMV"), a New Mexico corporation, ("MM Electric) for identication, monitorance, and service equipment and related facilities reasonably necessary to provide electrical service.

New Mexico (2005).

New Me

Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

no viewe count serves. It rebulat, construct, reconstruct, locate, indicate, is the right to built, rebulat, construct, reconstruct, locate, relocate, change, remois, registee, modify, remes, operate and mointed from and one sold essements, with the right and rivides of global years, were and across adjoining tands of Contar for the jurgaces self-upon the contained of the self-upon tangents, and the self-upon tangents are self-upon to extend services to customers of Containe, including jurificant was contained to extend services to customers of Contained purificant which is not to extend services to customers of Contained purificant which is not to extend services, should be sufficient to the purposes of the right contained to the contained to

Easements for electric transformer/switchgeors, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

in approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMG2) and Owest Corporation of plat CenturyLink (QC) did not convoict or TIG. Search of the properties shown conversely of the plat of the plat of the plat of the plat easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on the plat.

ABCWUA PUBLIC WATER AND SANITARY SEWER EASEMENTS Abbasings Barnatho Cuntry Water Utility Authority (48(2004)) in operated economics(d), in the determining noted in the plot for the construction, installation, menterance, repair, medification, replacement of the construction of the construction of the construction of the occasion and over the economics of the repair to previous eries longiture with free access on and over the economics of the repair to the right to aerove trees, structures which interfere with the use of the economic defendance in structures which interfere with the use of the economic defendance.

I, Rioss P. Hugg, New Mostos Professional Surveyor Number 9750, hereby, centrly that Rivers and surveyor was prepared from field notes of excelled that Rivers and survey performed by me or under my supervision; that it meets the Standards for Land Surveyor in New Mexico as doubted by the New Mostos as doubted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors, that it meets the minimum requirements for

DISCLAIMER

SURVEYORS CERTIFICATION

PLAT OF LOTS 1-A THRU 10-A

This is to certify that tokes are current and poid on the following. Scis parcul list on Cocheciation UNIVERSITY OF ALBUQUEROUE URBAN CENTER

Red Sham tock 12 CLC (BEING A REPLAT OF LOTS I THRU 10, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER)
SITUATE WITHIN 1200- 41-25

THE TOWN OF ALBUQUEROUE GRANT

Bernatic County Pressures

Detr

Millofe/12331/49 - Initio5013411 ztt 0-1-106662-6410214 f

Millofe/12331/49 - Initio5013411 ztt 0-1-106662-6410214 f

Millofe/12331/49 - Initio5013411 ztt 0-1-106692-6410214 f

Millofe/12331/414 - 1-101645-2331/24144 - 1-101645-2331/24144 f

NEW MEXICO PRINCIPAL MERICIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

NOVEMBER . 2024

PROJECT NUMBER: PR-2021-005597 APPLICATION NUMBER: SD-2024-00136

PLAT APPROVAL



| £ | 1U18/202 |
|--|--------------|
| CITY APPROVALS | |
| Sound P. S. Department P. S. Department of Municipal Development | |
| | |
| Tregie Cho | Feb 3, 2025 |
| Hydrology Department | Date |
| Ermad Ormijo | Feb 3, 2025 |
| Traffic Engineering, Transportation Division | Date |
| Qui Gel | Feb 24, 2025 |
| ABCWUA | Date |
| leading, Briden | Feb 3, 2025 |
| Parks and Recreation Department | Date |
| anaport Cu | 1/29/202 |
| Seletat Biogra | Feb 25, 2025 |
| City Engineer | Date |
| ## Par Jet maker et 3, 200 11:04 9517 | Feb 3, 2025 |
| Code Enforcement | Dote |
| grade . | Feb 3, 2025 |
| | |

M.R.G.C.D.

Pignning Deportment

SURV TEK, INC. Consulting Surveyors
P.O. Box 88885, Albuquerque, New Mexico 87183 Phone 505-887

240016_CORRECTED PLAT. DWG

LEGAL DESCRIPTION Lets membered for (1) for, 1 fm (10) of the floid of Late 1 fm, 15, 1m, 15, 1m EE CONSENT AND DEDICATION FIRST CONSENT AND DEDICATION. SINFETD and BERLATED and now comprising "PLAT OF LOTS 1-A THEU, 10-A, THE UNIVERSITY OF ALBUQUEROUS URBAN CENTER (BENG A REPLAT OF LOTS). THEN 10, THE UNIVERSITY OF ALBUQUEROUS URBAN CENTER (BENG A REPLAT OF LOTS). THEN 10, THE UNIVERSITY OF ALBUQUEROUS URBAN CENTER (BENG A REPLAT OF LOTS). THE UNIVERSITY OF ALBUQUEROUS URBAN LOTS OF 1015 2 thru 10 Red Shamrock 12, LLC., a New Mexico limited liability company 85: Joshua Mangard, Managing Member ACKNOWLEDGMENT STATE OF NEW MEXICO COUNTY OF BERNALILLO SS The foregoing instrument was acknowledged before me this day of Jahnson and Ja A notory public or other afficer completing this certificate verifies only the identity of the individual who signed the document to which this certificate attached, and not the truthfulness, occurroy, or validity of that document. State of California Country of Los Angeles) on December 31, 2524 Con Brazzi II, Notary Public (Insert name and title of the officer

of which the person(f) state, executed the instrument, or continued the last and the State of California that the last of the State of California that the threeping proportion is true and correct Numbers.

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Springer Systems of the State of the State of the State of California that the State of the State of

expires 4/10/2025 STATE OF NEW MEXICO NOTARY PUBLIC TRISHA A. KVERN Commission # 1101649 My Comm. Exp. April 10, 2025 DOC# 2025028361 04/07/2025 00 15 PM Page: 2 of 3 R: \$25.00 PLAT B: 2025C P. 0015 Michaile S. Kavanaugh, Bernalillo County

Notes appearing on recorded plat filed July 11, 2023 in Plat Book 2023C, Page 55.

DRAINAGE EASEMENT LANGUAGE FOR SUBDIVISION PLAT

PRIVATE BLANKET DRAINAGE EASEMENT ACROSS LOTS 1 THRU 10 FOR THE BEHEFIT OF LOTS 1-10 TO BE MANITAINED BY THE OWNERS OF SAID LOTS. (GRANTED BY PLAT FILLS JULY 11, 2023 IN PLAT BOOK 2023, PAGE 55.)

SAMEDID PRIS PLAT FILED - NEV 11, 2023, PLAT 9000, 20026, PLACE SI EL AL SOSSIERT OF GOSTAFO PROSPECTOR POR ADMINISTRATION OF THE SAME PARTICIPATION OF THE SAME PARTICIPATION

THE THREE SIGNS DESCRIBED IN CONDITION A OF THE TWO VARIANCES APPROVED BY THE ZONNIN HEARING EXAMINER ON APPEL 5TH, 2023 PER PR-2021-005597/A-2023-00052 AND VA-2023-00053 MLL BE THE ONLY PRESTANDING SIGNS PERMITTED ON THE SUBJECT PROPERTY, EVEN AFTER DEPEL ATTING

ACKNOWLEDGMENT STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

PLAT OF LOTS 1-A THRU 10-A

UNIVERSITY OF ALBUQUERQUE URBAN CENTER

(BEING A REPLAT OF LOTS 1 THRU 10, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER) SITUATE WITHIN

THE TOWN OF ALBUQUEROUE GRANT

PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

NOVEMBER , 2024

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No properly within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or exected on the late or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) lies within Zone "X" (Area of minimal flood hazard) in accordance with the National Flood insurance Program Rate Map No. 35001C0329 H, Effective Date 08-16-2014

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- A. Plot entitled "PLAT OF TRACTS X-1-A1 AND X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 1998", filed March 12, 1998, in Volume 98C, Folio 86, records of Bernalilio County, New Mexico.
- Pilot antillude "AMENDED PILOT DE TIERRORIS COUNTY, New Mexico.

 Pilot antillude "AMENDED PILOT DE TIERRORIS X-2-A AND X-2-B, THE

 UNIVERSITY OF ALBUQUEROUS URBAN CENTER, ALBUQUEROUS

 BERNALLLO COUNTY, NEW MEXICO, AMULARY 1993", falentily 10,

 1995, in Volume 95C, Fallo 25O, records of Bernallilo County,

 New Mexico.
- Plat entitled "AMENDED REPLAT OF VILLA DE PAZ, ALBUQUERQUE, NEW MEXICO, NOVEMBER, 1976", filed December 7, 1976, records of Bernalible County, New Mexico.
- Plot of Lots 1 thru 10, The University of Albuquerque Urban Center, being within the Torm of Africac Grant in Projected Section, Medical Control of Medical Control (Medical Control Office of the County Clerk of Bernallio County, New Mexico, on July 11, 2023, in Plat Book 20226, page 50
- Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment No. SP000130661, Commitment Date: July 26, 2023.



The foregoing instrument was acknowledged before me this acknowledged before me this serious of GBN Holdings, LLO, a New Mexico limited liability company.

SHEET 2 OF 3

SURV TEK, INC.

240016_CORRECTED PLAT. DWG

sion expires 4/10/2025

