NORTH A		
	DESCRIPTION	
	A tract of land situate within the Elena Gallegos Grant, projected Section 17, Township	(A REPLAT OF LOTS 4 & 5.
NI NI	11 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all. of LOTS 4 & 5, BLOCK 16, TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for	BLOCK 16, TRACT 3, UNIT 3,
WILSHIRE MILSHIRE	ALBUQUERQUE ACRES, as the same is shown and designated on sold plat, filed for	NORTH ALBUQUERQUE ACRES)
ALBUO	record in the office of the County Clerk of Bernallie County, New Mexico, on September 10, 1931, in Plat Book DOO, Page 121, and containing 1.9982 acres more or less.	WITHIN THE
		ELENA GALLEGOS GRANT PROJECTED SECTION 17
IC VINEYARD / K X X X X X		TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.F
COMPANA AND BROKED INTS		CITY OF ALBUQUERQUE.
enter estrates No 27 12		BERNALILLO COUNTY, NEW MEXICO
	방송 가슴 걸었는 것 같은 것은 것 같은 것을 알았는 것을 가셨다.	JUNE, 2023
CATION MAP C-20-Z	PUBLIC UTILITY EASEMENTS	
RPOSE OF PLAT	PUBLIC UTILITY EASEMENTS shown on this plat are granted for the	PROJECT NUMBER:
o eliminate lot line as shown hereon.	common and joint use of:	Application Number:SD-2025-00007 THIS PLAT WAS APPROVED BY THE DEVELOPMENT HEARING
fo grant easements as shown hereon.	 Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines. 	PLAT APPROVAL OFFICER ON
fo dedicate and vacate public street right-of-way as shown hereon.	transformers, and other equipment, fixtures, structures and related	Utility Approvals:
To create 8 lots as shown hereon.	facilities reasonably necessary to provide electrical services.	KJA 07/06/2023
BDIVISION DATA	2. New Mexico Gas Company (NMGCO) for installation, maintenance,	Public Service Company of New Mexico Date 7/7/2023
roject No.: PR-2022-006568	and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.	Mexile Gas Company Date
pplication No.: SD-2023-00147	3. Lumen (LUMEN) for installation,	Abdul A Bhuiyan 07/07/2023
one Atlas Index No.: C-20-Z	maintenance and service of all buried and aerial communication lines	Lumen Dote
otal Number of Lots created: 8	and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above	Mike Mortus 07/102023 Comcost Date
Total Number of existing Lots: 2	ground pedestals and enclosures.	Compast Dolle
Pross Subdivision Acreage: 1.9982 Acres	4. Comcast (COMCAST) for the installation, maintenance, and service	
TES	of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.	10/3/2024 City Surveyor Date
learings are New Mexico State Plane Grid Bearings (Central Zone).	reasonably necessary to provide Cable IV services. Included, is the right to build, rebuild, construct, reconstruct,	City Engineer Mar 13, 2025
Distances are ground distances.	locate, relocate, change, remove, modify, renew, operate, and	Englinger Mar 10, 2025
Bearings and distances in parenthesis are record.	maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and	Traffic Engineering, Transportation Division Date
Basis of boundary is the plat of record entitled:	easement, with the right and priveledge of going upon, over and	Albuquerque—Bernolillo County Water Utility Authority Date
TRACT 3, UNIT 3, NORTH ALBUQUERQUE ACRES",	across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right—of—way and easement to	Albuquerque—Bernalillo County Water Utility Authority Date سیریقد
09-10-1931, D00-121)	extend services to customers of Grantee, and to trim and remove	Parks and Recreation, Department Date
Il being records of Bernalillo County, New Mexico.	trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface),	Find Vin 7/17/2023
ield Survey: February, 20223	hot tub, concrete or wood pool decking, or other structure shall	AMARCA Dote
itle Report(s): None provided.	be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be soley responsible	Hydrology Department Date
Address of Property: Wilshire Avenue NE, Albuquerque, NM 87122	for correcting any violations of National Electrical Safety Code by	Mar 10, 2025
City of Albuquerque, New Mexico IDO Zone: R-1C	construction of pools, decking, or any structures adjacent to or near easements shown on this plat.	Code Enforcement Date
00 Year Flood Zone Designation: ZONE X as shown on Panel 141	Easements for electric transformers/switchgears, as installed, shall	Solid Waste Management Date
of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.	extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.	Solid Waste Management پریش Mar 10, 2025
Unless shown otherwise all points are set 1/2" rebar with cap	DISCLAIMER	Development Hearing Officer, Planning Department Date
or PK nall with tag "LS 7719".	In approving this plat, PNM, NMGCO, LUMEN and COMCAST did	
E CONSENT AND DEDICATION	not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST do not waive	SURVEYOR'S CERTIFICATION
subdivision hereon described is with the free consent and in accordance the desires of the undersigned owner(s) and/or proprietor(s) thereof.	or release any easement or easement rights which may have been	"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do
owner(s) and/or proprietor(s) do hereby consent to the creation of lots hown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the	granted by prior plat, replat or other document and which are not shown on this plat.	hereby certify that this plat and description were prepared
ting of easements as shown hereon, Said owner(s) and/or proprietor(s)	BERNALILLO COUNTY TREASURER	by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners
ereby consent to the vacation of public street right—of—way as shown on. Said owner(s) and/or proprietor(s) do hereby consent to the	THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND	PAID ON and/or proprietors of the subdivision shown hereon, utility
ation of public street right-of-way to the City of Albuquerque in	UPC # 10206 4321256429 - 1 62064 3382504052	companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the
	PROPERTY OWNER OF RECORD Clear Borne _ Investments	Albuquerque Subdivision Ordinance, and further meets the
ivision is their free act and deed. Said owner(s) warrant that they	BERNALILLO COUNTY TREASURER'S OFFICE	Minimum Standards for Land Surveying in the State of New
simple with warranty covenants. Said owner(s) and/or proprietor(s) ereby consent to all the foregoing and do horeby certify that this livision is their free act and deed. Said owner(s) warrant that they among them complete and indefeasible title in fee simple to the subdivided.	BERNALILLO COUNTY TREASURER'S OFFICE	Mexico, and is true and correct to the best of my knowledge
er: Clearbrook Investments, Inc., a New Mexico corporation	SOLAR NOTE 🖉	
//16/2025	No property within the area of requested final action shall at any time be subject t deed restriction, covenant or binding agreement prohibiting solar collectors from being	0 0 E Timethy Aldrick BS No 2710
t Henry, President Date	deed restriction, covenant or binding agreement prohibiting solar collectors from beir installed on buildings or erected on the lots or parcels within the area of this plat.	
TE OF NEW MEXICO) IALILLO COUNTY)	영양 승규는 것 같은 것은 것은 것 같은 것 같아. 그는 것이 많은 것이	LDRICH LAND
	CINA MARES Drow	
his <u>Left</u> day <u>of A privary</u> , 2027, this instrument was acknowledged re me by Scott Henry, President of Clearbrock Investments, Inc., a New Mexico oration, on behalf of said corporation.	1 (2 - Carlos) when y recer - see a reven mereo m	ked By: TA Drowing Nome: 22096PLT.DWG
oration, on behalf of said corporation. MMA MAWA	Job	D.O. DOV 70704 MIDO MM 07400



