

LEGAL DESCRIPTION:

A certain tract of land situate in the Southwest Quarter (SW 1/4) of Section 32, Township 10 North, Range 3 East, Bernalillo County, New Mexico, and more particularly described as follows:

BEGINNING at the Southeast corner of the tract herein described, being a point on the Westerly right of way line of Middle Rio Grande Conservancy District San Jose Drain, Whence ACS Monument 5_M14, bears S.76°18'15"E., 652.39 feet distant;

Thence N.85°27'30"W., 109.60 feet to an angle point;

Thence S.04°32'30"W., 100.00 feet to an angle point, being a point on the Northerly right of way line of Woodward Road SE;

Thence N.85°27'30"W., 519.11 feet along said Northerly right of way line of Woodward Road SE to the Southwest corner of the tract herein described;

Thence N.04°32'30"E., 1009.13 feet to the Northwest corner of the tract herein described, being a point on the Southerly right of way line of Descanso Road SE;

Thence S.88°51'30"E., 621.35 feet along said Southerly right of way line of Descanso Road SE to corner of the tract herein described

Thence, leaving said Descanso Road SE right of way line, S.10°01'30"W., 74.70 feet to Corner of the tract herein described;

Thence S.88°51'30"E, 100.00 feet to the Northeast corner of the tract herein described, being a point on the Westerly right of way line of the San Jose Drain;

Thence S.10°01'30"W., 881.59 feet along said Westerly right of way line of said San Jose Drain to Southeast corner and the place of beginning.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST 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 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 EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT :

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF SHOWN LOTS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND IS THE SAME WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.SAID OWNER(S) DO HEREBY GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS, IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20 DAY OF MARCH, 2023, BY MARIO CATERING

NOTARY PUBLIC: Hadley K Wingate

MY COMMISSION EXPIRES: SEPT. 09, 2025

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082

DATE

11-05-2023

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) LOTS FROM SEVEN (7) LOTS AND GRANT ANY EASEMENTS AS SHOWN HEREON.

SUBDIVISION DATA:

CITY OF ALBUQUERQUE CASE NO. DRB-
ZONE ATLAS INDEX NO. M-14
DATE OF SURVEY FEBRUARY 2022
TOTAL NO. OF TRACTS EXISTING 1
TOTAL NO. OF LOTS CREATED 4
GROSS SUBDIVISION ACREAGE 15.4210 ACRES
IDO ZONE DISTRICT NR-LM

NOTES:

1. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

DOCUMENTS USED:

1. ALTA/NSPS LAND TITLE SURVEY LOTS 17, 18, 19, 20 & 21, BLOCK A SOUTH BROADWAY ACRES & TRACTS 64-A-1-B & 64-A-1-A-4 M.R.G.C.D. MAP NO. 44 DONE BY GARY GRITSKO JUNE 8, 2021
2. PLAT OF SOUTH BROADWAY ACRES UNIT 1 (FILED 10/13/1932 IN PLAT BK. C2, PG. 134)
3. M.R.G.C.D. MAP NO. 44

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:

BERNALILLO COUNTY TREASURE'S OFFICE:

PLAT OF LOTS 1 THRU 4 MARIOS CATERING BEING A REPLAT OF PORTION OF LOT 17 & LOTS 18, 19, 20 & 21, BLOCK A SOUTH BROADWAY ACRES UNIT 1, & TRACTS 64-A-1-B & 64-A-1-A-4 M.R.G.C.D. MAP NO. 44, SECTION 32 T10N, R3E, N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO NOVEMBER 2023

PROJECT NUMBER: APPLICATION NUMBER:

DHO APPROVAL DATE:

CITY APPROVALS:

Loren N. Risenhoover P.S.
CITY SURVEYOR

11/16/2023
DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

DATE

UTILITIES DEVELOPMENT

DATE

PARKS AND RECREATION DEPARTMENT

DATE

4/8/2025
A.M.F.C.A.

DATE

4/16/2025
M.R.G.C.D.

DATE

ABCWUA

DATE

CITY ENGINEER

DATE

PLANNING DEPARTMENT

DATE

HYDROLOGY

DATE

CODE ENFORCEMENT

DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES

04/23/2025

NEW MEXICO GAS

DATE

Thomas McClafflin

3/28/25

QWEST CORPORATION D.B.A. CENTURY LINK QC

DATE

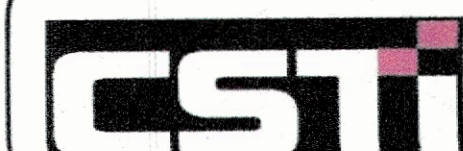
Mike Mortua
COMCAST

03-26-2025

DATE

M.R.G.C.D. NOTE:

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65395
ALBUQUERQUE, NM 87193
575-644-0250

FINAL PLAT
OF
LOTS 1-4 MARIOS CATERING
BEING A REPLAT OF
LOTS 17, 18, 19, 20 & 21, BLOCK A
SOUTH BROADWAY ACRES,
&
TRACTS 64-A-1-B & 64-A-1-A-4
M.R.G.C.D. MAP NO. 44,
SECTION 32 T10N, R3E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY 2024

LEGEND OF SYMBOLS

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH 1" PLASTIC CAP "LS 21082" OR PK NAIL WITH SHINER "21082"

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

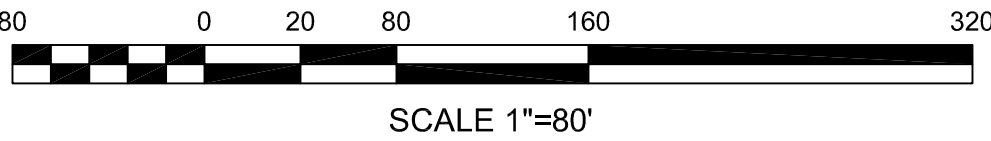
PRIVATE WAY NOTE::

THE PRIVATE WAY SHOWN HEREON SHALL BENEFIT AND BE MAINTAINED BY THE OWNER OR OWNERS OF ANY LAND WITHIN THIS SUBDIVISION

FLOOD ZONE INFORMATION::

THIS PARCEL OF LAND IS IN FLOOD ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS DATED SEPT. 26, 2008. PANEL 342 OF 825, MAP NUMBER: 3500020342G

Parcel Line Table		
Line #	Length	Direction
L1	74.73	S10° 04' 40"W
L2	100.07	S88° 52' 01"E
L3	109.60	N85° 27' 30"W
L4	99.71	S4° 32' 30"W
L5	262.81	N85° 13' 00"W
L6	108.22	S89° 17' 24"W
L7	20.00	S0° 42' 36"E
L8	107.26	N89° 17' 24"E
L9	260.04	S85° 13' 00"E



ACS CONTROL STATION 5_M14 NOTE:

N: 1491770.982
E: 1506437.513
NEW MEXICO STATE PLANE CENTRAL ZONE NAD83
G-G = 0.999680825
DELTA-ALPHA = -00°15'27.22"



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