

RECORDING STAMP

Plat of  
**Tracts MM-1-B-1 and MM-1-B-2**  
**Seven-Bar Ranch**  
 Town of Alameda Grant, Projected Sections 5 & 8,  
 Township 11 North, Range 3 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 August 2022

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 5 AND 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT MM-1-B, SEVEN-BAR RANCH, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 30, 2004, IN BOOK 2004C, PAGE 311, NOW COMPRISING TRACTS MM-1-B-1 AND MM-1-B-2, SEVEN-BAR RANCH.

Project No. PR-2022- 00710  
 Application No. SD-2023-00038

**Utility Approvals**

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE

**City Approvals**

<u>Loran Eisenhower P.S.</u> CITY SURVEYOR	<u>9/20/2022</u> DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
MRGCD	DATE

**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 3.7192 ACRES±  
 ZONE ATLAS INDEX NO: B-14-Z  
 NO. OF TRACTS CREATED: 2  
 NO. OF LOTS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0

**Notes:**

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE ONE EXISTING TRACT INTO TWO NEW TRACTS TO VACATE EASEMENTS, AND TO GRANT EASEMENTS.

**Solar Note:**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Free Consent and Dedication**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. 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 LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING 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.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

RSF LAND & CATTLE COMPANY LLC  
 A NEW MEXICO LIMITED LIABILITY COMPANY

*Greg Foltz* 09/23/2022  
 BY: GREG FOLTZ  
 MEMBER

**Acknowledgment**

STATE OF NEW MEXICO ) SS  
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF September 2022 BY RSF LAND & CATTLE COMPANY LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, BY GREG FOLTZ, MEMBER.

BY *Jaimie N. Garcia* MY COMMISSION EXPIRES: 3-22-2025  
 NOTARY PUBLIC

**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 ON THE GROUND PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Larry W. Medrano* 9/21/2022  
 LARRY W. MEDRANO  
 N.M.S. No. 11993  
 DATE



**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 ("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 CORPORATION D/B/A CENTURYLINK QC 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, 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 GRANTEE 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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.

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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

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.

REVISIONS			
NO.	DATE	BY	DESCRIPTION

<b>COORDINATE AND DIMENSION INFORMATION</b> STATE PLANE ZONE: NM-C GRID / GRID / GRID HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88 CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM COMBINED SCALE FACTOR: GROUND TO GROUND: 1.000320393 GROUND TO GRID: 0.999679709		<b>PLSS INFORMATION</b> LAND GRANT: TOWN OF ALAMEDA SECTION: 05/08 TOWNSHIP: 11 NORTH RANGE: 03 EAST MERIDIAN: NMMP CITY: ALBUQUERQUE COUNTY: BERNALILLO STATE: NM		<b>INDEXING INFORMATION FOR COUNTY CLERK</b> PROPERTY OWNER: RSF LAND & CATTLE COMPANY LLC SUBDIVISION NAME: SEVEN-BAR RANCH UPC: 10140650574802027 ADDRESS: SEVEN BAR LOOP, NW		<b>PROJECT INFORMATION</b> CREW/TECH: OT DATE OF SURVEY: JUNE 2022 DRAWN BY: JK CHECKED BY: LM PSI JOB NO.: 228185P SHEET NUMBER: 1 OF 2	
GEIOD: ABQ GEIOD ROTATION ANGLE: 0° 00' 00.00" MATCHES DRAWING UNITS: YES BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0 DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID ELEVATION TRANSLATION: ±0.00' ELEVATIONS VALID: NO		<b>PRECISION SURVEYS, INC.</b> OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX		PROJECT INFORMATION			

# Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0109H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

RECORDING STAMP

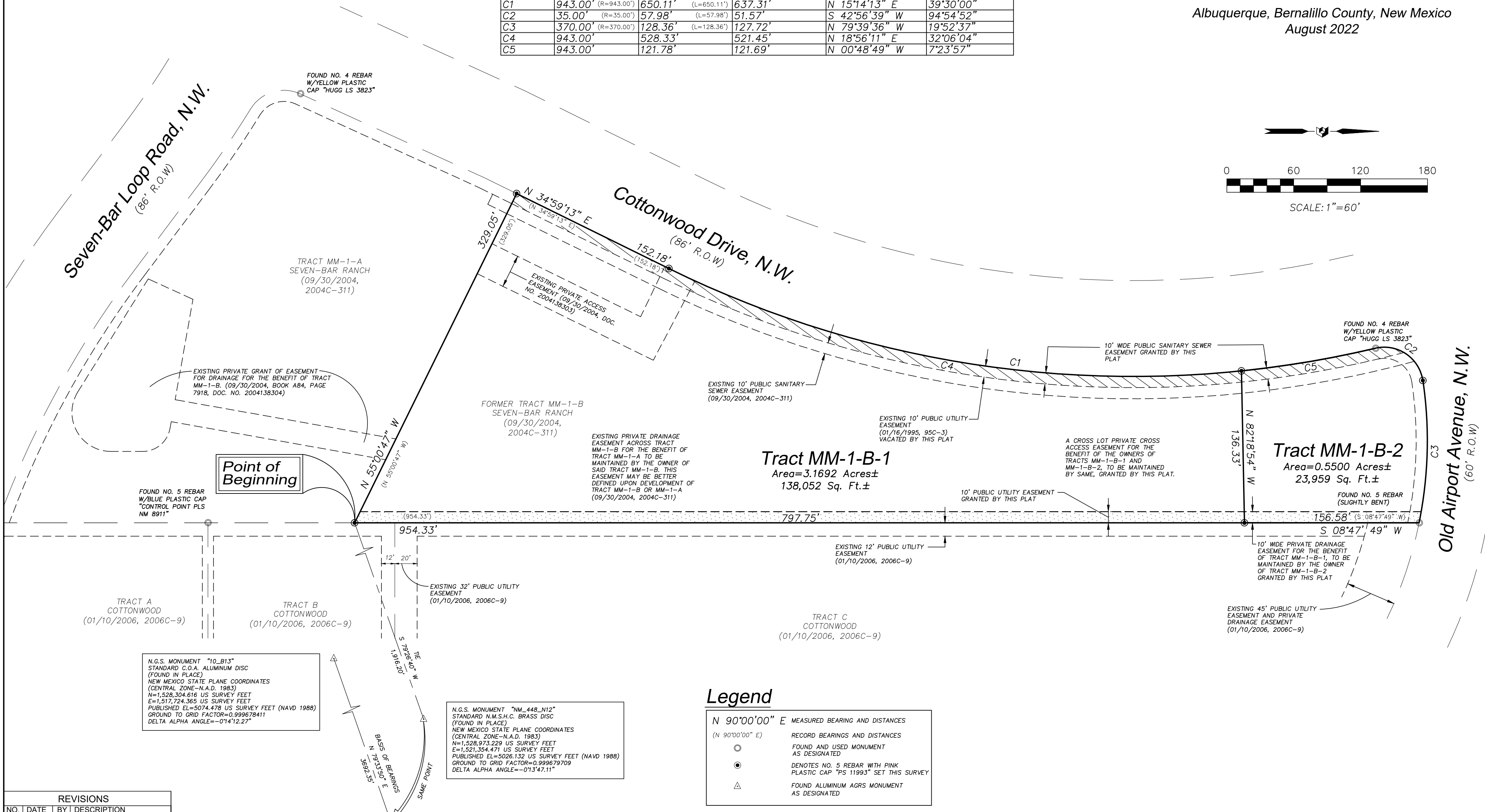
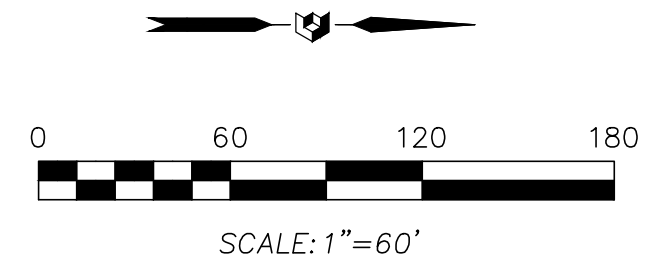
# Plat of Tracts MM-1-B-1 and MM-1-B-2 Seven-Bar Ranch

Town of Alameda Grant, Projected Section 8,  
Township 11 North, Range 3 East, N.M.P.M.

Albuquerque, Bernalillo County, New Mexico  
August 2022

## Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	943.00' (R=943.00')	650.11' (L=650.11')	637.31'	N 15°14'13" E	39°30'00"
C2	35.00' (R=35.00')	57.98' (L=57.98')	51.57'	S 42°56'39" W	94°54'52"
C3	370.00' (R=370.00')	128.36' (L=128.36')	127.72'	N 79°39'36" W	19°52'37"
C4	943.00'	528.33'	521.45'	N 18°56'11" E	32°06'04"
C5	943.00'	121.78'	121.69'	N 00°48'49" W	7°23'57"



## Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

N.G.S. MONUMENT "10\_B13"  
STANDARD C.O.A. ALUMINUM DISC  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,528,304.616 US SURVEY FEET  
E=1,517,724.365 US SURVEY FEET  
PUBLISHED EL=5074.478 US SURVEY FEET (NAVD 1988)  
GROUND TO GRID FACTOR=0.999678411  
DELTA ALPHA ANGLE=-07°4'12.27"

N.G.S. MONUMENT "NM\_448\_N12"  
STANDARD N.M.S.H.C. BRASS DISC  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,528,973.229 US SURVEY FEET  
E=1,521,354.471 US SURVEY FEET  
PUBLISHED EL=5026.132 US SURVEY FEET (NAVD 1988)  
GROUND TO GRID FACTOR=0.999679709  
DELTA ALPHA ANGLE=-01°3'47.11"

REVISIONS			
NO.	DATE	BY	DESCRIPTION

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH USE OF THE EASEMENT.

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION		
STATE PLANE ZONE: NM-C		GRID		GEIOD: ABQ GEIOD		LAND GRANT: TOWN OF ALAMEDA		PROPERTY OWNER: RSF LAND & CATTLE COMPANY LLC				CREW/TECH: OT	DATE OF SURVEY: JUNE 2022	
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION: 05/08	TOWNSHIP: 11 NORTH	RANGE: 03 EAST	MERIDIAN: NMPM	SUBDIVISION NAME: SEVEN-BAR RANCH		DRAWN BY: JK	CHECKED BY: LM	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0				CITY: ALBUQUERQUE	COUNTY: BERNALILLO	STATE: NM	UPC: 101406505748020207	ADDRESS: SEVEN BAR LOOP, NW	PSI JOB NO.: 228185P	SHEET NUMBER: 2 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000320393, GROUND TO GRID: 0.999679709				DISTANCE ANNOTATION: GROUND, BEARING ANNOTATION: GRID, ELEVATION TRANSLATION: ±0.00', ELEVATIONS VALID: NO				<div style="display: flex; align-items: center;"> <div> <p><b>OFFICE LOCATION:</b> 9200 San Mateo Boulevard, NE Albuquerque, NM 87113</p> <p>505.856.5700 PHONE 505.856.7900 FAX</p> </div> </div>						