

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

RECORDING STAMP

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.

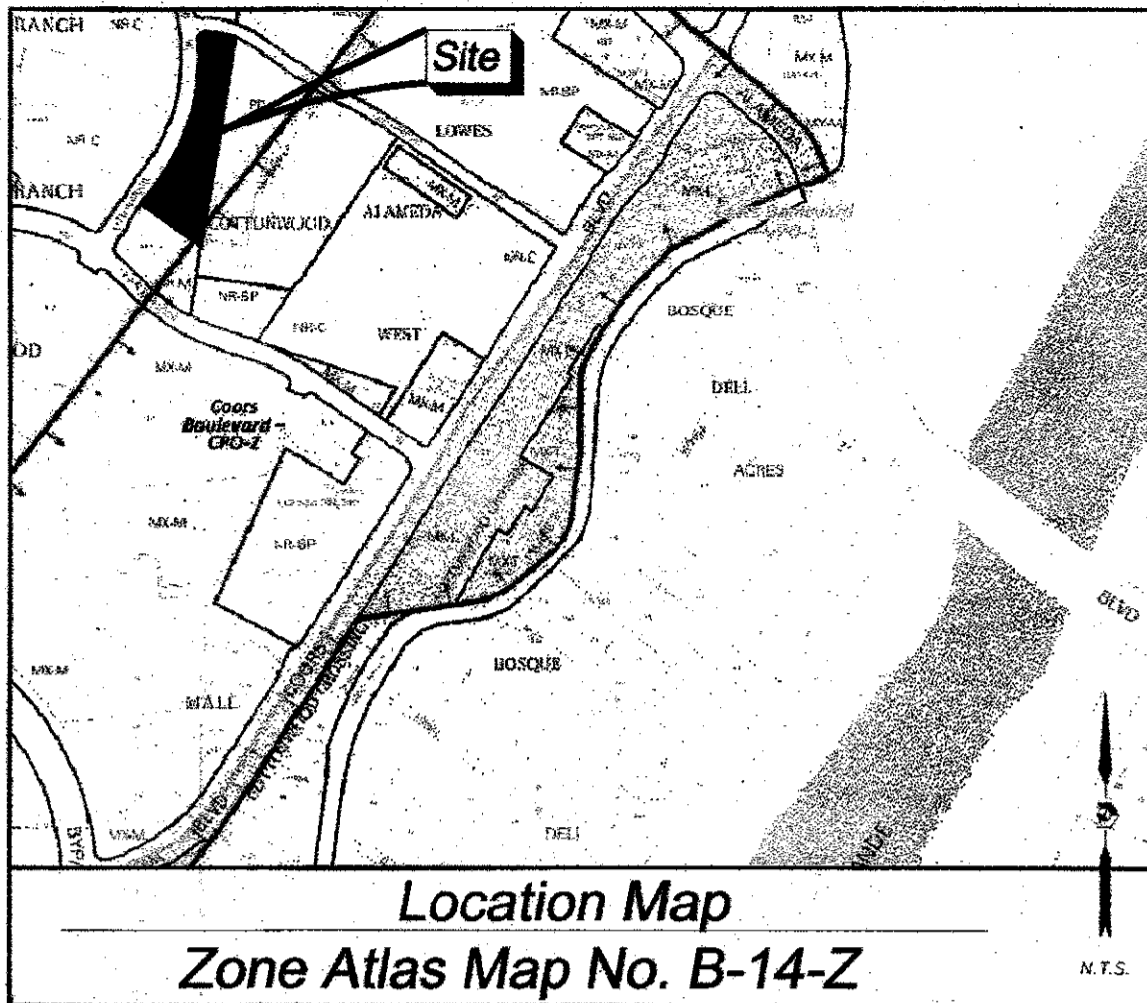
TREASURER'S CERTIFICATE

Project No. **PR-2022-007100**

Application No. **SD-2023-00173**

Utility Approvals

| | |
|--|------------|
| <i>RJA</i> | 04/25/2023 |
| PNM | DATE |
| <i>WJ Eth</i> | 6/6/2023 |
| NEW MEXICO GAS COMPANY | DATE |
| <i>Natalia Antonov</i> | 5/4/2023 |
| QUEST CORPORATION D/B/A CENTURYLINK QC | DATE |
| <i>Mike Martin</i> | 04/25/2023 |
| COMCAST | 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.

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. QUEST 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 ADJACENT 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 ERCTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QUEST 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, QUEST 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.

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 ERECTED 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 SITUATIONS.

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

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

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

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

STATE OF NEW MEXICO
 NOTARY PUBLIC
 Jaimie N. Garcia
 Commission No. 1083368
 March 22, 2025

City Approvals

Loran Risenhoover P.S. 9/20/2022
 CITY SURVEYOR DATE

| | |
|---|----------|
| Real Property Division (conditional) | Date |
| Environmental Health Department (conditional) | Date |
| Traffic Engineering, Transportation Division | Date |
| ABC/WUA | Date |
| Parks and Recreation Department | Date |
| <i>APM</i> | 5/2/2023 |
| Hydrology | Date |
| Code Enforcement | Date |
| Planning Department | Date |
| City Engineer | Date |
| MRGCD (conditional) | Date |

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 DATE
 N.M.P.S. No. 11993



| REVISIONS | | |
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| NO. | DATE | DESCRIPTION |
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| COORDINATE AND DIMENSION INFORMATION STATE PLANE ZONE: NM-C GRID: GRID GRID COORDINATES: GRID GEIOD: ABQ GEIOD HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88 ROTATION ANGLE: 0° 00' 00.00" MATCHES DRAWING UNITS: YES CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0 COMBINED SCALE FACTOR: GRID TO GROUND: 1.000320393 DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID ELEVATION TRANSLATION: ±0.00' ELEVATIONS VALID: NO GROUND TO GRID: 0.999679709 | | | | PLSS INFORMATION LAND GRANT: TOWN OF ALAMEDA SECTION: 05/08 TOWNSHIP: 11 NORTH RANGE: 03 EAST MERIDIAN: NMPM CITY: ALBUQUERQUE COUNTY: BERNALILLO STATE: NM | | | | INDEXING INFORMATION FOR COUNTY CLERK PROPERTY OWNER: RSF LAND & CATTLE COMPANY LLC SUBDIVISION NAME: SEVEN-BAR RANCH UPC: 10140650748020207 ADDRESS: SEVEN BAR LOOP, NW | | | | PROJECT INFORMATION CREW/TECH: OT DATE OF SURVEY: JUNE 2022 DRAWN BY: JK CHECKED BY: LM PSI JOB NO. 228185P SHEET NUMBER 1 OF 2 | |
| PRECISION SURVEYS, INC. OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX | | | | | | | | | | | | | |

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.

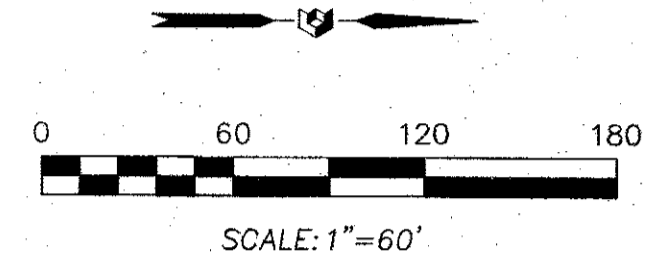
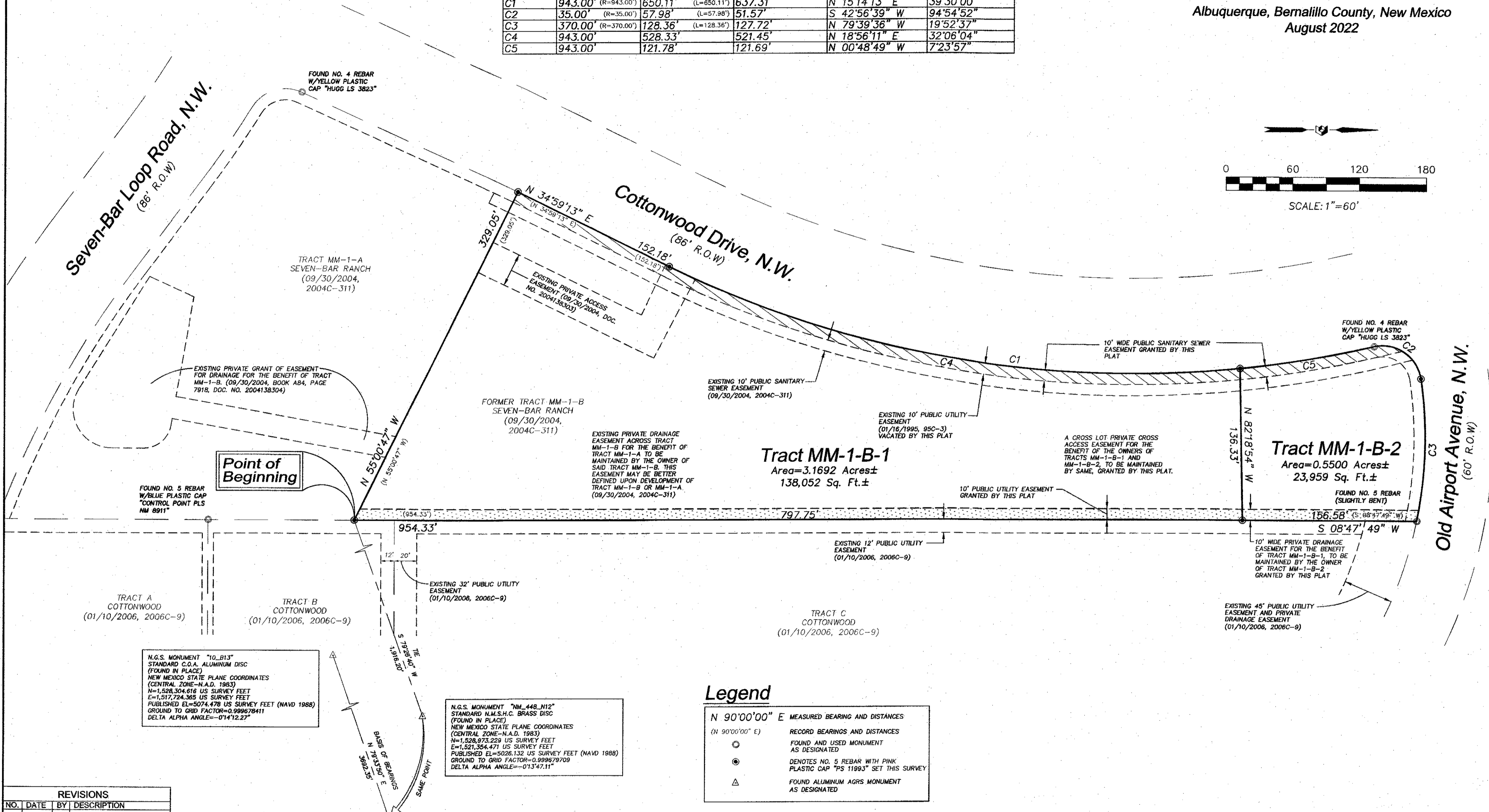
RECORDING STAMP

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" |



Point of Beginning

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=1,528,304.618 US SURVEY FEET
E=1,317,734.365 US SURVEY FEET
PUBLISHED EL=5074.478 US SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR=0.999678411
DELTA ALPHA ANGLE=-0°14'12.27"

N.G.S. MONUMENT "1M_448_112"
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=-0°13'47.11"

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

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.

| REVISIONS | | | |
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| NO. | DATE | BY | DESCRIPTION |
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| COORDINATE AND DIMENSION INFORMATION | | | | PLSS INFORMATION | | | | INDEXING INFORMATION FOR COUNTY CLERK | | | | PROJECT INFORMATION | | | |
|--|---|---|--------------------------------------|--------------------------------------|-----------------------------|-------------------------|-------------------------|--|--|--|--|---|-------------------------------|------------------------------------|--|
| STATE PLANE ZONE: NM-C | GRID / GROUND COORDINATES: 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 | | | | | | | | | | | | | | | |
| COMBINED SCALE FACTOR: GRID TO GROUND: 1.000320393 GROUND TO GRID: 0.999679709 | | | | | | | | | | | | | | | |
| BEARING ANNOTATION: GROUND | | | | | | | | | | | | | | | |
| ELEVATION TRANSLATION: ±0.00' | | | | | | | | | | | | | | | |
| ELEVATIONS VALID: NO | | | | CITY ALBUQUERQUE | COUNTY BERNALILLO | STATE NM | | UPC 101406505748020207 | | | | | PSI JOB NO. 228185P | SHEET NUMBER 2 OF 2 | |
| | | | | | | | | | | | | OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 | | | |
| | | | | | | | | | | | | 505.856.5700 PHONE | | | |
| | | | | | | | | | | | | 505.856.7900 FAX | | | |