

VICINITY MAP (N.T.S.)
H-14-Z

PURPOSE OF PLAT

THE PURPOSED OF THIS PLAT IS TO :

1. CREATE 2 NEW LOTS FROM 1 EXISTING LOT AS SHOWN HEREON.

SUBDIVISION DATA

1. TOTAL NUMBER OF EXISTING LOTS: 1
2. TOTAL NUMBER OF LOTS CREATED: 2
3. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0 MILES
4. GROSS SUBDIVISION ACREAGE: 0.5759 ACRES

GENERAL NOTES

1. SET CORNERS ARE 5/8" REBAR WITH BLUE PLASTIC CAP STAMPED "BAKER NM PS25773" UNLESS OTHERWISE NOTED.
2. BERNALILLO COUNTY ZONE ATLAS INDEX PAGE H-14-Z
3. DISTANCES ARE U.S. SURVEY FEET.
4. THE ROAD WITHIN THE PRIVATE ACCESS EASEMENT CREATED WITH THIS PLAT SHALL BE PRIVATELY MAINTAINED AND SERVE AS ACCESS TO LOTS 8-A1 AND 8-A2
5. LOT 8-A1 AND 8-A2 WILL JOINTLY SHARE MAINTENANCE ON PRIVATE ACCESS EASEMENT
6. REFERENCED PLAT SHOWING LOT 7-A & 8-A (BEING A REPLAT OF LOTS 7 & 8) MCDONALD ACRES SUBDIVISION ALBUQUERQUE, NM JULY 1987 AS FILED IN BERNALILLO COUNTY IN VOLUME C34, FOLIO 150

LEGAL DESCRIPTION

Parcel 1: Lot 8-A1

Beginning at a found 1/2" rebar being the northeast corner of said tract from whence AGRS monument "SMW-8 2005" bears N47°05'51"E 1958.36 feet, thence S07°37'38"W 84.06 feet along the west right-of-way of 11th Street to a set 5/8" rebar with blue plastic cap stamped "Baker NM PS25773"; thence N80°32'07"W 136.00 feet to a set 5/8" rebar with blue plastic cap stamped "Baker NM PS25773"; thence N09°27'53"E 76.80 feet to a set 5/8" rebar with blue plastic cap stamped "Baker NM PS25773"; thence S83°38'01"E passing a found 1/2" rebar with yellow cap stamped "LS 3221" at 7.18 feet and continuing 126.32 feet to the point of beginning for a total distance of 133.50 feet. Said tract containing 0.249 acres, more or less.

Parcel 2: Lot 8-A2

Commencing at a found 1/2" rebar being the northeast corner of Lot 8-A1 from whence AGRS monument "SMW-8 2005" bears N47°05'51"E 1958.36 feet, thence S07°37'38"W 84.06 feet along the west right-of-way of 11th Street to a set 5/8" rebar with blue plastic cap stamped "Baker NM PS25773" for the point of beginning; thence continuing S07°37'38"W along the west right of way of 11th Street 11.51 feet to a found 1/2" rebar; thence N80°32'29"W 201.76 feet to a found 1/2" rebar with yellow cap stamped "LS3221"; thence N08°26'27"E 175.97 feet to a found 1/2" rebar with yellow cap stamped "LS 3221"; thence S81°59'07"E 80.29 feet to a found 1/2" rebar with yellow cap stamped "LS 3221"; thence S12°23'07"W 89.38 feet to a found 1/2" rebar with yellow cap stamped "LS 3221"; thence N83°38'01"W 7.18 feet to a set 5/8" rebar with blue plastic cap stamped "Baker NM PS25773"; thence S09°27'53"W 76.80 feet to a set 5/8" rebar with blue plastic cap stamped "Baker NM PS25773"; thence S80°32'07"E 136.00 feet to the point of beginning. Said Parcel containing 0.327 acres, more or less.

This is to certify that taxes are current and paid on

UPC# _____

Property Owner of Record: _____

Bernalillo Co. Treasurers Office: _____

LANDS OF JEEBS & ZUZU LLC

PLAT OF LOTS 8-A1 AND 8-A2, (BEING A RE-PLAT OF LOT 8-A),

MCDONALD ACRES SUBDIVISION

PROJECTED SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST,

TOWN OF ALBUQUERQUE GRANT, N.M.P.M., CITY OF

ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO

MARCH 2025

PUBLIC UTILITY EASEMENT

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and 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 reasonably necessary to provide natural gas services.
- C. QWEST D/B/A CenturyLink 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, 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 Grantor 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 erected 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 this 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 D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown 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 TURNOUT.

OWNERS STATEMENT AND AFFIDAVIT

The undersigned first duly sworn on oath, state: On behalf of the owners and proprietors we have of our own free will and consent caused this plat with its tracts to be platted. Said owners/proprietors does hereby grant any and all easements as may be created by this plat. Those signing as owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

The property described on this plat lies within the platting jurisdiction of the City of Albuquerque.

By David Hall
Jeebs & Zuzu, LLC

ACKNOWLEDGMENT

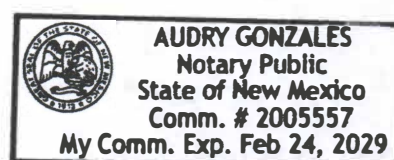
State of New Mexico:
County of Bernalillo

On this 24 day of June, 2025, before me, Audrey Gonzales, to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal the day and year last above written.

My Commission Expires: FEB 24, 2029

Notary Public



Project Number: PR-2022-0073397

Application Number: MINOR PLT-2025-00030

Plat Approvals: Date of DHO Approval: July 16, 2025

PNM Electric Services 05/05/2025

David Hall 05/05/2025
Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company 5/5/2025

Mike Mortius 05/06/2025
Comcast

City Approvals:

Loren N. Rianhaaver P.S. 3/26/2025
City Surveyor

Traffic Engineering

ABCWUA

Parks and Recreation Department

AM/FCA 5/5/2025

Hydrology

Code Enforcement

Planning Department

City Engineering

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 OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

NOTE:
THIS PLAT SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES, OR OTHER INTERESTED PARTIES.

I, Jeremy Baker, New Mexico Professional Surveyor No. 25773, do hereby certify that this Replat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Replat of an existing tract or tracts.

Jeremy Baker
Jeremy Baker, N.M. P.S. 25773

03/25/2025
Date



Engineering | Surveying
Materials Testing

7921 N World Dr.
Hobbs, NM 88242-9032
Squarerootservices.net
575-231-7347

TYPE OF SURVEY:

SUBDIVISION

OF
PROJECT NAME:
**RE-PLAT OF
LOT 8-A
11TH STREET**

FOR
CLIENT:
Jeebs & Zuzu

PROJECT NUMBER
PR-2022-0073397

PROJECT SURVEYOR:
Jeremy Baker, PS
DRAWN BY:
V. Munoz

INDEXING INFORMATION
FOR COUNTY CLERK

OWNER:
Jeebs & Zuzu

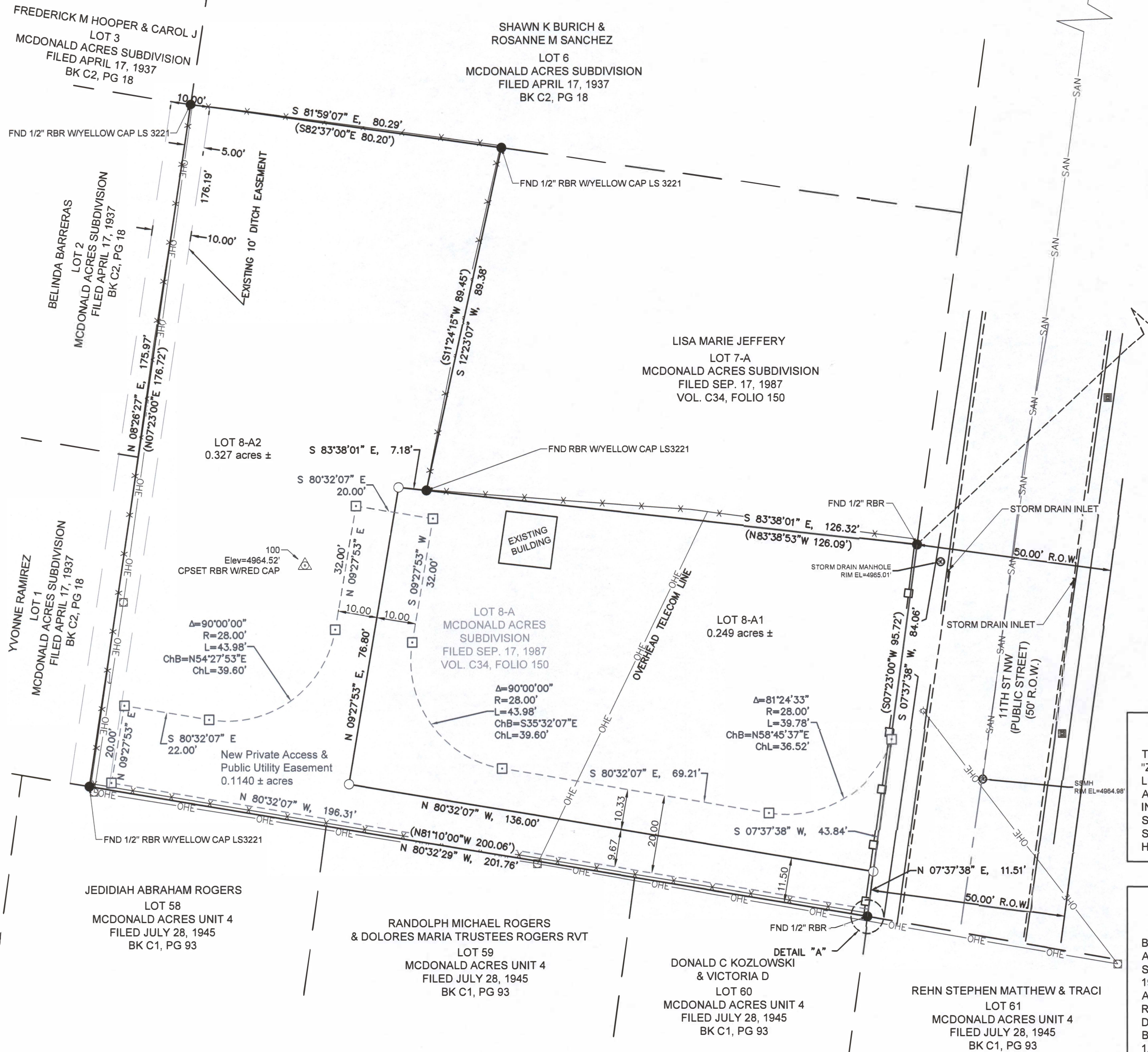
LOCATION:
Projected Section 8,
Township 10 North, Range 3 East,
Town of Albuquerque Grant,
N.M.P.M., Bernalillo County, New Mexico

State of New Mexico, County of Bernalillo, I here
by certify that this instrument was filed for record
on:



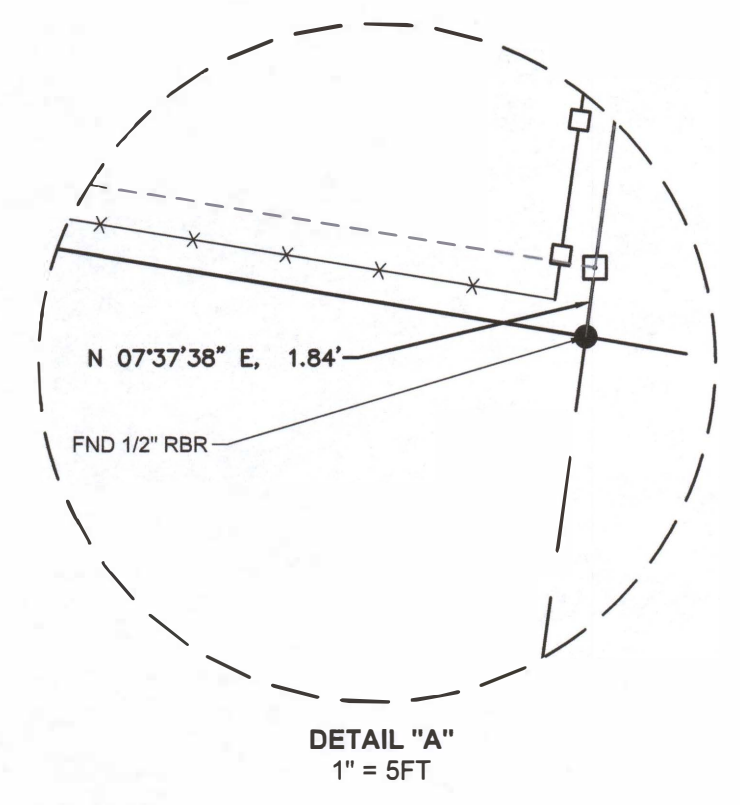
SHEET:
1 of 2
SU - 101

LANDS OF JEEBS & ZUZU LLC
PLAT OF LOTS 8-A1 AND 8-A2, (BEING A RE-PLAT OF LOT 8-A),
MCDONALD ACRES SUBDIVISION
PROJECTED SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST,
TOWN OF ALBUQUERQUE GRANT N.M.P.M., CITY OF
ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO
MARCH 2025



JEREMY E. BAKER
NEW MEXICO
25773
PROFESSIONAL SURVEYOR
03/25/2025

AGRS Monument
"SMW-8 2005"
N.M. State Plane Coordinates
(Central Zone - NAD83)
Northing= 1498475.704 US SURVEY FT
Easting= 1520419.554 US SURVEY FT
Elev.= 4969.728 US FT (NAVD 1988)
Delta Alpha= -0°13'51.02"
Ground to Grid Factor= 0.999682670



FLOOD ZONE INFORMATION
THIS SITE IS LOCATED WITHIN A FLOOD HAZARD AREA KNOWN AS "ZONE X" WHICH IS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE. FEMA FLOOD INSURANCE RATE MAP NO. 35001C0331H, WITH AN EFFECTIVE DATE OF 08/16/2012 IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE AREA IN WHICH THE SITE IS SITUATED. FOR A MORE EXACT DETERMINATION OF THE FLOOD STATUS OF THIS PROPERTY VISIT THE FEMA WEBSITE AT [HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV).

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE FROM GPS/GNSS OBSERVATIONS AND CONFORM TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM "NEW MEXICO CENTRAL ZONE" NORTH AMERICAN DATUM OF 1983. TRUE NORTH CAN BE OBTAINED BY APPLYING A CONVERGENCE ANGLE OF 00°14'01.90" AT POINT NUMBER 100, A SET REBAR WITH RED PLASTIC CAP LOCATED AT N 1497137.869, E 1518828.956. DISTANCES SHOWN HEREON ARE IN GROUND AND WERE OBTAINED BY APPLYING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0003172639 AT THE PREVIOUSLY NOTED POINT.



7921 N World Dr.
Hobbs, NM 88242-9032
Squarerootservices.net
575-231-7347

TYPE OF SURVEY:
SUBDIVISION
OF
PROJECT NAME:
RE-PLAT OF LOT 8-A 11TH STREET
FOR
CLIENT:
Jeebs & Zuzu

PROJECT NUMBER
PR-2022-007397

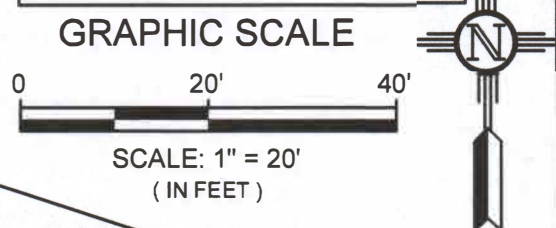
PROJECT SURVEYOR:
Jeremy Baker, PS
DRAWN BY:
V. Munoz

INDEXING INFORMATION
FOR COUNTY CLERK

OWNER:
Jeebs & Zuzu
LOCATION:
Projected Section 8,
Township 10 North, Range 3 East,
Township Of Albuquerque Grant
N.M.P.M., Bernalillo County, New Mexico

State of New Mexico, County of Bernalillo, I here
by certify that this instrument was filed for record
on:

- LEGEND**
- FOUND MONUMENT AS NOTED
 - SET MONUMENT
 - CALCULATED POINT
 - WATER METER
 - POWER POLE
 - ↓ GUY WIRE
 - ⊙ LIGHT POLE
 - ⊙ SEWER MANHOLE
 - OHE— OVERHEAD ELECTRIC
 - X— FENCE LINE
 - WALL
 - — — PROPERTY LINE
 - — — TOP BACK OF CURB
 - — — FLOW LINE
 - XX'XX'XX' XX.XX' MEASURED BEARING AND DISTANCE
 - (XX'XX'XX' XX.XX') RECORD BEARING AND DISTANCE



SHEET:
2 of 2
SU - 102