

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 3.4631 ACRES±
ZONE ATLAS INDEX NO: F-16-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 EXISTING ONE 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.

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 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 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/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.

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0138H, 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

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT "A-1", LLD SUBDIVISION, 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 25, 2014 IN BOOK 2014C, PAGE 109, NOW COMPRISING TRACTS "A-1-A" AND "A-1-B" LLD SUBDIVISION.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON TRACT A-1, LLD SUBDIVISION PARCEL ID: 101606152625010304

BERNALILLO COUNTY TREASURER'S OFFICE: _____

Free Consent

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.

CYNTHIA MECHENBIER _____ DATE _____
TRUSTEE
LARDNER REVOCABLE LIVING TRUST

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2024 BY CYNTHIA MECHENBIER, TRUSTEE, LARDNER REVOCABLE LIVING TRUST

BY _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

Plat of
Tracts A-1-A and A-1-B
LLD Subdivision
Elena Gallegos Grant, Projected
Sections 34 & 35, Township 11 North, Range 03 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
June 2024

Project No. PR-2022-007507
Application No. -2022-
DHO Approval Date. _____

Utility Approvals

| | |
|--|------|
| PNM | DATE |
| NEW MEXICO GAS COMPANY | DATE |
| QWEST CORPORATION D/B/A CENTURYLINK QC | DATE |
| COMCAST | DATE |
| CITY SURVEYOR | DATE |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | DATE |
| A.B.C.W.U.A. | |
| PARKS AND RECREATION DEPARTMENT | DATE |
| AMAFCA | DATE |
| CITY ENGINEER | DATE |
| PLANNING DEPARTMENT | DATE |
| CODE ENFORCEMENT | DATE |
| HYDROLOGY | |

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



| COORDINATE AND DIMENSION INFORMATION | | | | PLSS INFORMATION | | | | INDEXING INFORMATION FOR COUNTY CLERK | | PROJECT INFORMATION | |
|--|---------------------------|---|--|---|--------------------|------------------------------------|----------------------|--|------------------|-------------------------------------|---|
| STATE PLANE ZONE: NM-C | | GRID /GROUND COORDINATES: GRID NAV D88 | | GEOID: ABQ GEOID | | LAND GRANT ELENA GALLEGOS GRANT | | PROPERTY OWNER CYNTHIA MECHENBIER TRUSTEE, LARDNER REVOCABLE TRUST | | CREW/TECH: ML | DATE OF SURVEY 05/08/2024 |
| HORIZONTAL DATUM: NAD83 | VERTICAL DATUM: NAVD88 | ROTATION ANGLE: 0° 00' 00.00" | | MATCHES DRAWING UNITS YES | SECTION 34 & 35 | | TOWNSHIP 11 NORTH | RANGE 3 EAST | MERIDIAN NMPM | SUBDIVISION NAME LLD SUBDIVISION | ADDRESS 4741 PAN AMERICAN FREEWAY, N.E |
| CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM | | BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0 | | CITY ALBUQUERQUE | | COUNTY BERNALILLO | STATE NM | UPC 101606152625010304 | | PSI JOB NO. 228076P | SHEET NUMBER 1 OF 2 |
| COMBINED SCALE FACTOR: GRID TO FACTOR: 1.000327624302 GROUND TO GRID: 0.999672483005 | | DISTANCE ANNOTATION: GROUND GRID | | ELEVATION TRANSLATION: ELEVATIONS VALID: ±0.00' | | | | | | | |



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

505.856.5700 PHONE
505.856.7900 FAX

Plat of
Tracts A-1-A and A-1-B
LLD Subdivision
Elena Gallegos Grant, Projected
Sections 34 & 35, Township 11 North, Range 03 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
June 2024

Legend

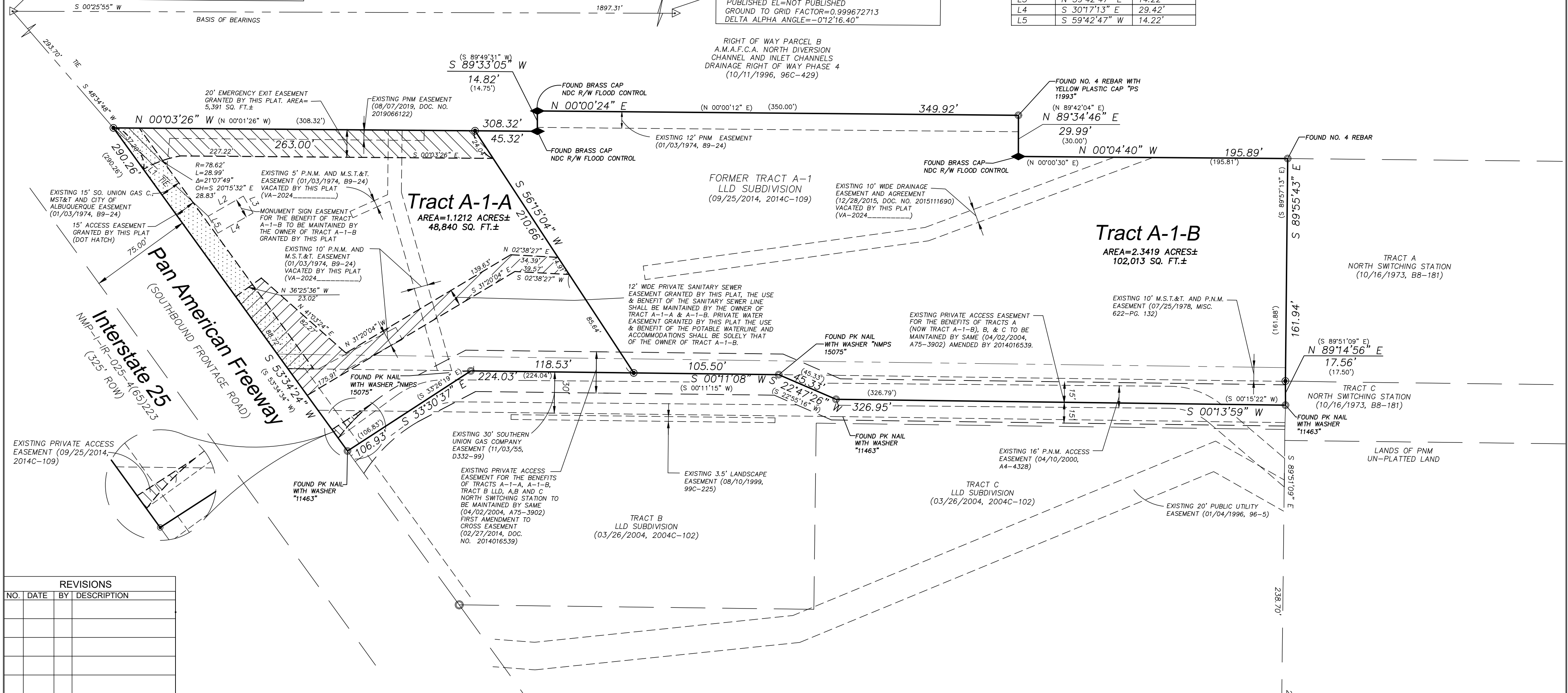
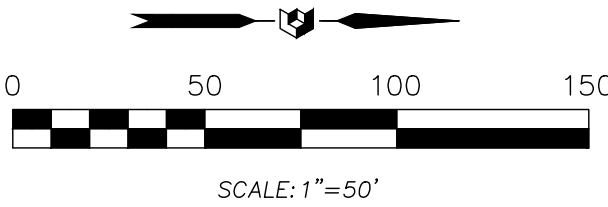
| | |
|-----------------|--|
| N 90°00'00" E | MEASURED BEARING AND DISTANCES |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES |
| ○ | FOUND AND USED MONUMENT AS DESIGNATED |
| ● | DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY |
| △ | FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED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

A.G.R.S. MONUMENT "NDC_14"
STANDARD A.A.F.C.A. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,504,925.386 US SURVEY FEET
E=1,534,158.190 US SURVEY FEET
PUBLISHED EL=5107.996 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999672483
DELTA ALPHA ANGLE=-0°12'16.36"


A.G.R.S. MONUMENT "NDC_13_1A2"
STANDARD A.A.F.C.A. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,506,822.678 US SURVEY FEET
E=1,534,172.595 US SURVEY FEET
PUBLISHED EL=NOT PUBLISHED
GROUND TO GRID FACTOR=0.999672713
DELTA ALPHA ANGLE=-0°12'16.40"

Line Table

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 42°27'51" E | 94.20' |
| L2 | N 30°17'13" W | 29.42' |
| L3 | N 59°42'47" E | 14.22' |
| L4 | S 30°17'13" E | 29.42' |
| L5 | S 59°42'47" W | 14.22' |



| REVISIONS | | | |
|-----------|------|----|-------------|
| NO. | DATE | BY | DESCRIPTION |
| | | | |
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| COORDINATE AND DIMENSION INFORMATION | | | | | PLSS INFORMATION | | | | INDEXING INFORMATION FOR COUNTY CLERK | | <div><div></div><div>OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113</div><div>505.856.5700 PHONE 505.856.7900 FAX</div></div> | | PROJECT INFORMATION | | | | | | | | | | | | | | | | | | | | |
|--|--|--|--|---|------------------|------------------------------------|--|--------------------|---------------------------------------|--|--|--|---------------------|------------------------------|------------------|--|-------------------------------------|--|---|--|-------------------------|--|----------------------|--|-------------|--|---------------------------|--|------------------------|--|------------------------|--|--|
| STATE PLANE ZONE: NM-C | | GRID /GROUND COORDINATES: GRID | | GEOID: ABQ GEOID | | LAND GRANT ELENA GALLEGOS GRANT | | | | PROPERTY OWNER VINCENT JR & CYNTHIA MECHENBIER CO TRUSTEES LARDNER REVOCABLE TRUST | | | CREW/TECH: ML | DATE OF SURVEY 03/15/2022 | | | | | | | | | | | | | | | | | | | |
| HORIZONTAL DATUM: NAD83 | | VERTICAL DATUM: NAVD88 | | ROTATION ANGLE: 0° 00' 00.00" | | MATCHES DRAWING UNITS YES | | SECTION 34 & 35 | | TOWNSHIP 11 NORTH | | | RANGE 3 EAST | | MERIDIAN NMPM | | SUBDIVISION NAME LLD SUBDIVISION | | ADDRESS 4741 PAN AMERICAN FREEWAY, N.E | | DRAWN BY: ME | | 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 101606152625010304 | | PSI JOB NO. 228076P | | SHEET NUMBER 2 OF 2 | | |
| COMBINED SCALE FACTOR: GRID TO GROUND: 1.000327624302 GROUND TO GRID: 0.999672483005 | | DISTANCE ANNOTATION: GROUND | | BEARING ANNOTATION: GRID | | ELEVATION TRANSLATION: ±0.00' | | | | | | | | | | | | | | | ELEVATIONS VALID: NO | | | | | | | | | | | | |



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