

### 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

## Public Utility Easements

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

A. <u>PUBLIC SERVICE COMPANY OF NEW MEXICO</u> ("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. <u>NEW MEXICO GAS COMPANY</u> FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. <u>QWEST CORPORATION D/B/A CENTURYLINK QC</u> FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. <u>CABLE TV</u> 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.

	REVISIONS						
NO.	DATE BY DESCRIPTION						
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# 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 ME TRUSTEE	ECHENBIER		DATE
LARDNER RE	EVOCABLE LIVING	TRUST	

# Acknowledgment

STATE OF NEW MEXICO ) SS COUNTY OF BERNALILLO)

	DGED BEFORE ME THIS [ ARDNER REVOCABLE LIVING TRUST	DAY OF, 2024 B
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 No2022-
DHO Approval Date.

## **Utility Approvals**

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
	0.475
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
City Approvals	DATE
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
	DATE DATE
AMAFCA	

# 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				
STATE PLANE ZONE: GRID /GROUND COORDINATES: GEOID:  NM-C GRID ABQ GEOID			LAND GRANT ELENA GALLEGOS GRANT				PROPERTY OWNER CYNTHIA MECHENBIER TRUSTEE,					
	HORIZONTAL DATUM: VERTICAL DATUM: NAD83 NAVD88			ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS YES					LARDNER REVOCABLE TRUST	T	
ALBUC	CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCAL	ING AND/OR ROTATION:	34 & 35	TOWNSHIP 11 NORTH	RANGE 3 EAST	MERIDIAN NMPM	SUBDIVISION NAME LLD SUBDIVISION	ADDRESS 4741 PAN AMERICAN FREEWAY, N.E		
GRID :		OUND: 1.00	0327624302	DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID	E = 0	ION: ELEVATIONS VALID:	CITY ALBUQUI	ERQUE	COUNTY BERNALILLO	STATE NM	UPC 101606152625010304	



OFFICE LOCATIO	N:
9200 San Mateo	Boulevard, NE
Albuquerque, Ni	#87113
505,856,5700	BLIONE
505.856.7900	FAX

PROJECT INFORMATION						
CREW/TECH: ML	DATE OF SURVEY 05/08/2024					
DRAWN BY: ME	CHECKED BY: LM					
PSI JOB NO. 228076P	SHEET NUMBER 1 OF 2					

Plat of RECORDING STAMP 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. Legend Albuquerque, Bernalillo County, New Mexico June 2024 N 90°00'00" E MEASURED BEARING AND DISTANCES RECORD BEARINGS AND DISTANCES (N 90°00'00" E) 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 150 SCALE: 1"=50" A.G.R.S. MONUMENT "NDC\_14" STANDARD A.A.F.C.A. BRASS DISC (FOUND IN PLACE) Line Table A.G.R.S. MONUMENT "NDC\_13\_1A2" STANDARD A.A.F.C.A. BRASS DISC NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) (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 N=1,504,925.386 US SURVEÝ FEET BEARING DISTANCE E=1,534,158.190 US SURVEY FEET N 42°27'51" E 94.20 PUBLISHED EL=5107.996 US SURVEY FT (NAVD 1988) GROUND TO GRID FACTOR=0.999672483 DELTA ALPHA ANGLE=-012'16.36" N 30°17′13″ W 29.42° N 59°42'47" E 14.22 PUBLISHED EL=NOT PUBLISHED S 30°17′13" E 29.42 S 00°25'55" W GROUND TO GRID FACTOR=0.999672713 DELTA ALPHA ANGLE=-0°12'16.40" BASIS OF BEARINGS S 59°42'47" W 14.22 RIGHT OF WAY PARCEL B A.M.A.F.C.A. NORTH DIVERSION CHANNEL AND INLET CHANNELS DRAINAGE RIGHT OF WAY PHASE 4 (\$ 89°49'31" W) \$ 89°33'05" W (10/11/1996, 96C-429) 14.82' (14.75') —FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS -FOUND BRASS CAP NDC R/W FLOOD CONTROL 20' EMERGENCY EXIT EASEMENT GRANTED BY THIS PLAT. AREA = -5,391 SQ. FT.± EXISTING PNM EASEMENT (08/07/2019, DOC. NO. N 00°00'24" (N 00°00'12" E) (350.00') (N 89°42'04" E) N 89°34'46" E 349.92' *N 00°03'26" W* (N 00°01'26" W) (308.32')308.32 29.99 45.32 EXISTING 12' PNM EASEMENT FOUND NO. 4 REBAR (30.00')(01/03/1974, 89-24) N 00°04'40" W FOUND BRASS CAP 195.89 NDC R/W FLOOD CONTROL FOUND BRASS CAP-NDC R/W FLOOD CONTROL EXISTING 5' P.N.M. AND M.S.T.&T. EASEMENT (01/03/1974, B9-24) VACATED BY THIS PLAT L=28.99' FORMER TRACT A-1 Δ=21°07'49" EXISTING 10' WIDE DRAINAGE LLD SUBDIVISION EXISTING 15' SO. UNION GAS EASEMENT AND AGREEMENT (12/28/2015, DOC. NO. 201511169 VACATED BY THIS PLAT 28.83 (VA-2024\_ MST&T AND CITY OF ALBUQUERQUE EASEMENT (09/25/2014, 2014C-109) Tract A-1-A MONUMENT SIGN EASEMENT FOR THE BENEFIT OF TRACT A-1-B TO BE MAINTAINED BY THE OWNER OF TRACT A-1-B AREA=1.1212 ACRES± 48,840 SQ. FT.± 15' ACCESS EASEMENT Tract A-1-B GRANTED BY THIS PLAT GRANTED BY THIS PLAT EXISTING 10' P.N.M. AND N 02°38'27" AREA=2.3419 ACRES± 102,013 SQ. FT.± M.S.T.&T. EASEMENT TRACT A ay, /34.39 (01/03/1974, B9-24) NORTH SWITCHING STATION VACATÉD BY THIS PLAT E\_\_\_39.57'\_ (SOUTHBOUND FRONTACE ROAD) American Freeway (10/16/1973, B8-181) (VA-2024 12' WIDE PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT, THE USE & BENEFIT OF THE SANITARY SEWER LINE EXISTING 10' M.S.T.&T. AND P.N.M. — MR CAR ROW EASEMENT (07/25/1978, MISC. 622-PG. 132) SHALL BE MAINTAINED BY THE OWNER OF TRACT A-1-A & A-1-B. PRIVATE WATER EXISTING PRIVATE ACCESS EASEMENT EASEMENT GRANTED BY THIS PLAT THE USE & BENEFIT OF THE POTABLE WATERLINE AND FOR THE BENEFITS OF TRACTS A (NOW TRACT A-1-B), B, & C TO BE ACCOMMODATIONS SHALL BE SOLELY THAT OF THE OWNER OF TRACT A-1-B. FOUND PK NAIL MAINTAINED BY SAME (04/02/2004, (S 89°51'09" E) N 89°14'56" -WITH WASHER "NMPS A75-3902) AMENDED BY 2014016539. 17.56 118.53 105.50 (17.50') FOUND PK NAIL-WITH WASHER "NMPS-TRACT C (S 00°11'15" W) (326.79') NORTH SWITCHING STATION (S 00°15'22" W (10/16/1973, B8-181) W 326.95 -S 00°13'59" W **!**====== -FOUND PK NAIL WITH WASHER EXISTING 30' SOUTHERN -FOUND PK NAII EXISTING PRIVATE ACCESS EASEMENT (11/03/55, LANDS OF PNM "11463" EXISTING 16' P.N.M. ACCESS -EASEMENT (09/25/2014,--, EASEMENT (04/10/2000, A4-4328) 2014C-109) UN-PLATTED LAND EXISTING PRIVATE ACCESS — EASEMENT FOR THE BENEFITS OF TRACTS A-1-A, A-1-B, EXISTING 3.5' LANDSCAPE EASEMENT (08/10/1999, 99C-225) FOUND PK NAIL-TRACT C WITH WASHER "11463" TRACT B LLD, A,B AND C NORTH SWITCHING STATION TO LLD SUBDIVISION (03/26/2004, 2004C-102) BE MAINTAINED BY SAME (04/02/2004, A75-3902) TRACT B LLD SUBDIVISION FIRST AMENDMENT TO CROSS EASEMENT (02/27/2014, DOC. NO. 2014016539) (03/26/2004, 2004C-102) **REVISIONS** NO. DATE BY DESCRIPTION PROJECT INFORMATION COORDINATE AND DIMENSION INFORMATION PLSS INFORMATION INDEXING INFORMATION FOR COUNTY CLERK GRID /GROUND COORDINATES: DATE OF SURVEY PRECISION BURVEYS, INC. NM-C **GRID** ABQ GEOID **ELENA GALLEGOS GRANT** VINCENT JR & CYNTHIA MECHENBIER CO TRUSTEES OFFICE LOCATION: 03/15/2022 LARDNER REVOCABLE TRUST 9200 San Mateo Boulevard, NE HORIZONTAL DATUM: VERTICAL DATUM ROTATION ANGLE: MATCHES DRAWING UNIT Albuquerque, NM 87113 NAD83 NAVD88 0° 00' 00.00" | YES DRAWN BY: CHECKED BY: TOWNSHIP **RANGE** MERIDIAN SUBDIVISION NAME SECTION BASE POINT FOR SCALING AND/OR ROTATION: 505.856.5700 PHONE LLD SUBDIVISION 34 & 35 11 NORTH 3 EAST NMPM 4741 PAN AMERICAN FREEWAY, N.E. ALBUQUERQUE GEODETIC REFERENCE SYSTEM 505.856.7900 FAX COMBINED SCALE FACTOR: E = 0GRID TO GROUND: 1.000327624302 COUNTY STATE SHEET NUMBER PSI JOB NO. BEARING ANNOTATION: | ELEVATION TRANSLATION: | ELEVATIONS VALID: BERNALILLO NM 101606152625010304 ALBUQUERQUE 228076P 2 OF 2 GROUND TO GRID: 0.999672483005 | GRID ±0.00'