

THE DEVELOPMENT HEARING OFFICER APPROVED THIS PLAT (PLT-2025-00010) AND VACATION OF PUBLIC EASEMENT (VAC-2025-0014) ON APRIL 9, 2025.

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO VACATE THE EXISTING 34 FOOT RAILROAD EASEMENT AS SHOWN HEREIN.

SUBDIVISION DATA:

ZONE ATLAS INDEX NO. C-17-2  
DATE OF SURVEY: DECEMBER 2023  
GROSS SUBDIVISION ACREAGE 1.6725 ACRES  
CURRENT ZONING NR-LM  
TOTAL NO. OF LOTS CREATING: 1  
TOTAL NO. OF LOTS CREATED: 1

TOTAL MILEAGE OF STREETS CREATED: 0.0000 MILES  
TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: 0.0000 MILES

NOTES:

- FIELD SURVEY PERFORMED IN DECEMBER 2023.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- ALBUQUERQUE CONTROL STATIONS USED:
  - ALBUQUERQUE CONTROL STATION "13-014" DATA:  
STANDARD CITY OF ALBUQUERQUE, 3 1/4 INCH ALUMINUM DISC (FOUND IN PLACE)  
NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
NORTHING=1,518,696.001 US SURVEY FEET EASTING=1,534,181.325 US SURVEY FEET  
ELEV.=5,073.471 US SURVEY FEET (NMWD 1988)  
GROUND TO GRID FACTOR = 0.999673570 DELTA ALPHA = (-.000121728)
  - ALBUQUERQUE CONTROL STATION "NDC 7" DATA:  
A.M.A.F.C.A. BRASS DISC (FOUND IN PLACE)  
NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
NORTHING=1,522,696.249 US SURVEY FEET EASTING=1,534,343.591 US SURVEY FEET  
GROUND TO GRID FACTOR = 0.999674466 DELTA ALPHA = (-.000121643)
- BASIS OF BEARING - HAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 3. (N0227487).
- CORNERS IDENTIFIED AS "SET" ARE 1/2" IRON WITH CAP STAMPED "CA MEDINA PS 15702" AND DEFECTED AS: UNLESS OTHERWISE INDICATED.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ( ) ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED (SEE SHEET 2 OF 2).
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (OTHER AREAS). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS PANEL NO. 136 OF 825, MAP NO. 55001C01366, MAP REVISED DATE OF SEPTEMBER 26, 2008.

SOLAR COLLECTOR NOTE:

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

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST, MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MARCH 12, 2022, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher A. Medina  
CHRISTOPHER A. MEDINA, N.M.P.S. NO. 15702  
JULY 25, 2024  
DATE

LEGAL DESCRIPTION:

LOT A OF RAFAR INVESTMENTS AS THE SAME IS SHOWN AND DESIGNATED ON THAT CERTAIN PLAT ENTITLED, "RAFAR INVESTMENTS", RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 30, 1974, IN PLAT BOOK 89, PAGE 101 AS DOCUMENT NUMBER 197403319, SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, STATE OF NEW MEXICO, SAID LOT CONTAINS 1.6725 ACRES (72,853.53 SQUARE FEET) MORE OR LESS.

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOT A, RAFAR INVESTMENTS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN ITS SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AS SHOWN HEREON, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: JAN-ERIK PALM, MANAGING MEMBER  
SPECTRUM ABQ, LLC

ACKNOWLEDGMENT:

STATE OF (DATE) NEW MEXICO ) ss.  
COUNTY OF BERNALILLO )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20th DAY OF  
MAY 2025 BY JAN-ERIK PALM, MANAGING MEMBER, SPECTRUM ABQ, LLC  
N.M.P.S. NO. 15702  
NOTARY PUBLIC: Nathan Daniel Gonzales  
MY COMMISSION EXPIRES: 2/20/27  
Nathan Daniel Gonzales  
Notary Public  
My Commission Expires: 2/20/27

DOCUMENTS USED:

- PLAT ENTITLED, "RAFAR INVESTMENTS" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 30, 1974 IN PLAT BOOK 89, PAGE 101 AS DOCUMENT NUMBER 197403319.
- PLAT ENTITLED, "AMAF NORTH DIVISION CHANNEL AND INLET CHANNELS DRAINAGE RIGHT-OF-WAY PHASE 4" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 11, 1996 IN PLAT BOOK 96C, PAGE 429 AS DOCUMENT NUMBER 1996112814.
- PLAT ENTITLED, "RAFAR INVESTMENTS & A.M.A.F.C.A. PARCEL A" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 01, 2005 IN PLAT BOOK 200C, PAGE 42 AS DOCUMENT NUMBER 2005014884.
- PLAT ENTITLED, "LOOP INDUSTRIAL PARK" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 01, 1976, IN PLAT BOOK 812, PAGE 31 AS DOCUMENT NUMBER 1976063671.
- WARRANTY DEED FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 13, 2006, IN BOOK A123, PAGE 8972 AS DOCUMENT NUMBER 2006039351.
- WARRANTY DEED FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 03, 2015 AS DOCUMENT NUMBER 2015067072.
- DOCUMENT FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 22, 2013 AS DOCUMENT NUMBER 2013082873.
- QUITCLAIM AND DEED FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 10, 2024 AS DOCUMENT NUMBER 2024046461.

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

- 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 ANY OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
  - 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.
  - QWEST CORPORATION 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.
  - COMCAST 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, REPAIR, 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 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 GRANTOR, 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 TRANSFORMERS/POWERTHOUSAS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/POWERTHOUSAS AND FIVE (5) FEET ON EACH SIDE.

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

INDEXING INFORMATION FOR THE COUNTY CLERK:

OWNER: SPECTRUM ABQ, LLC  
LEGAL: LOT A-1, RAFAR INVESTMENTS  
LOCATION: PROJECTED SECTION 14, T.11N., R.3E., N.M.P.M., ELENA GALLEGOS GRANT

PLAT OF LOT A-1  
RAFAR INVESTMENTS  
(FORMERLY LOT A, RAFAR INVESTMENTS)  
SITUATE WITHIN  
PROJECTED SECTION 14 T. 11 N., R. 3 E., N.M.P.M.  
ELENA GALLEGOS GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY 2024

PROJECT NUMBER: PR-2022-007520

APPLICATION NUMBER: PLT-2025-00010

UTILITY APPROVALS:

STATE OF NEW MEXICO	10/17/2024
DATE	
Scott Kim	9/24/2024
DATE	
NEW MEXICO GAS COMPANY	
Nicholas Arroyo	9/24/2024
DATE	
SPECTRUM ASSOCIATION CITY & COUNTRY CLUB	
Mike Martinez	08/17/2024
DATE	

CITY APPROVALS:

Loren N. Raaschover P.S.	7/31/2024
CITY OF ALBUQUERQUE SURVEYOR	DATE
Byron A. Lumsden	03/28/2025
DATE	
Ent-C	6/17/2025
DATE	
NEW MEXICO TRANSFORMATION DIVISION	
6/19/2025	
DATE	
Whitney Rhule	6/17/2025
DATE	
PARKS & RECREATION DEPARTMENT	
3/21/2025	
DATE	
6/23/25	
DATE	
Regina Cho	6/18/2025
DATE	
6/18/2025	
DATE	
6/17/25	
DATE	

PLANNING DEPARTMENT

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE § 1-017-004-140602-3-01-21

PROPERTY OWNER OF RECORD: SPECTRUM ABQ, LLC

BERNALILLO COUNTY TREASURER'S OFFICE: 6/2/25



TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • (505) 793-0513

SHEET 1 OF 2  
TERRA PROJECT NO. 2023-149

5' S' POWERLINE, PNM & M&T&E EASEMENT  
FILED: 04/10/1974  
VOL. 89, FOLIO 101  
FILED: 06/26/1967  
BK. 0029, PG. 478  
FILED: 12/20/1967  
BK. 89, PG. 310

40' S' RAILROAD EASEMENT  
FILED: 04/10/1974  
VOL. 89, FOLIO 101

34' S' RAILROAD EASEMENT  
FILED: 04/10/1974  
VOL. 89, FOLIO 101  
FILED: 06/26/1967  
BK. 0029, PG. 478  
FILED: 07/29/1970  
BK. M&T&E, PG. 387  
TO BE VACATED BY THIS PLAT

40' S' ACCESS ROAD EASEMENT  
FILED: 04/10/1974  
VOL. 89, FOLIO 101

AMMFA EASEMENT RIGHTS RETAINED  
FILED: 02/01/2005  
BK. 2005C, PG. 42  
DOC. 2005004684

34' RAILROAD EASEMENT  
FILED: 12/01/1976  
VOL.112, FOLIO 31

5.0' (10' MIN) FRONT OVERHEAD EASEMENT  
FILED: 09/01/1987  
BK. MISC. 529A, PG. 685

FND. ACS AMAFCA  
MONUMENT "NDC 7".  
SEE NOTE #2 ON  
SHEET 1 OF 2.

RIGHT-OF-WAY  
PARCEL G  
AMAFCA NORTH  
DIVERSION CHANNEL  
10/11/1996  
VOL. 96C, FOLIO 429

A.M.A.F.C.A. PARCEL A  
02/01/2005, BK.2005C, PG.42  
DOC.# 2005014984  
A.M.A.F.C.A. DRAINAGE  
EASEMENT  
1/27/1967  
BK. 143, PG. 613-615

((S89°43'00"E 176.45'))  
S89°30'14"E 176.24'

QUITCLAIM AND RELEASE DEED  
GRANTED BY BNSF RAILWAY  
COMPANY AS OCC# 2024046461  
FILED 07/10/2024

LOT A-1  
1.6725 ACRES  
(72,853.63 SQ. FT.)

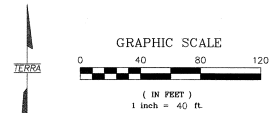
LOOP INDUSTRIAL PARK  
12/1/1976  
VOL. B12, FOLIO 31

TRACT 2  
 LOOP INDUSTRIAL PARK  
 12/1/1976  
 VOL. 812, FOLIO 31

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	N45°13'35"E	31.35
E12	N28°13'35"E	55.01
E3	S88°41'15"E	5.00
E4	S01°17'20"E	239.00
E5	S89°37'20"E	162.42
E6	N01°17'20"W	30.00
E7	S88°41'15"E	30.00
E8	N89°37'20"W	30.00
T1	N01°17'20"W	128.37

EASEMENT CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	603.81'	200.23'	199.31'	N35°43'35"E	18°59'58"

 CITY OF ALBUQUERQUE CONTROL POINT  
 FOUND PROPERTY CORNER AS NOTED  
 SET REBAR WITH CAP STAMPED  
 "CA MEDINA PS 15702"  
 34.0' RAILROAD EASEMENT TO BE VACATED WITH THE  
 FILING OF THIS PLAT



**TERRA LAND SURVEYS, LLC**

P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513