

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- The subject properties are currently Zoned MX-M as shown and designated on the City of Albuquerque GIS Zone Atlas Page F-19, dated May, 2018.

SUBDIVISION DATA

- Total number of existing Tracts 2
- Total number of Tracts created: 2
- Public Street right of way dedicated - None.
- Gross Subdivision acreage: 2.2042 acres.

DOCH 2022102078
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PLAT R-325, 00 B: 2022C P: 0130 Linda Stover, Bernalillo County

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following: 101906151105946505,
101906151067746506
Mauney Investments LLC
V.O.
Bernalillo County Treasurer Date 11/28/22

PUBLIC UTILITY EASEMENTS

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 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 for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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 Grantees, 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM 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.

PURPOSE OF PLAT

- Adjust the existing interior tract line between Tracts A-1-B and A-1-C-1 as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
Russ P. Hugg
NMPS No. 9750
September 15, 2022



PLAT OF
TRACTS A-1-B1 AND A-1-C-1A
LOS PASTORES SHOPPING CENTER

(BEING A REPLAT OF TRACTS A-1-B AND A-1-C-1, LOS PASTORES SHOPPING CENTER)

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN

PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2022

PROJECT NUMBER: PR-2022-007595
SD-2022-00157

PLAT APPROVAL

UTILITY APPROVALS:

<i>[Signature]</i> Public Service Company of New Mexico	<u>9/22/2022</u> Date
<i>[Signature]</i> New Mexico Gas Company	<u>9/22/2022</u> Date
<i>[Signature]</i> QWest Corporation d/b/a CenturyLink QC	<u>9/30/2022</u> Date
<i>[Signature]</i> Comcast	<u>9/22/22</u> Date

CITY APPROVALS:

<i>[Signature]</i> Susan M. Rinharer P.S. City Surveyor Department of Municipal Development	<u>9/30/2022</u> Date
N/A Real Property Division	Date
N/A Environmental Health Department Ernest Armijo	<u>Nov 18, 2022</u> Date
Traffic Engineering, Transportation Division <i>[Signature]</i> ABCWUA	<u>Nov 22, 2022</u> Date
Parks and Recreation Department <i>[Signature]</i> AMAP	<u>Nov 18, 2022</u> Date
City Engineer <i>[Signature]</i> Jeff Palmer (Nov 18, 2022 14:52 MST) Code Enforcement	<u>10/31/2022</u> Date
<i>[Signature]</i> Reggie Chen	<u>Nov 21, 2022</u> Date
<i>[Signature]</i> Jeff Palmer DRB Chairperson, Planning Department	<u>Nov 18, 2022</u> Date
<i>[Signature]</i> Jay Rodenbeck DRB Chairperson, Planning Department	<u>Nov 26, 2022</u> Date
N/A - NOT WITHIN MRGCD JURISDICTION	Date
M.R.G.C.D.	Date

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.

SURVOTEK, INC.

Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87114

Phone: 505-900-4732

**PLAT OF
TRACTS A-1-B1 AND A-1-C-1A
LOS PASTORES SHOPPING CENTER**
(BEING A REPLAT OF TRACTS A-1-B AND
A-1-C-1, LOS PASTORES SHOPPING CENTER)

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2022

LEGAL DESCRIPTION

Tract A-1-B, Los Pastores Shopping Center, City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the plat entitled "SUBDIVISION TRACTS A-1-A, A-1-B, A-1-C, A-1-D, A-1-E & A-1-F, LOS PASTORES SHOPPING CENTER, ELENA GALLEGOS GRANT, PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 14, 2016 in Plat Book 2016C, Page 124.

AND

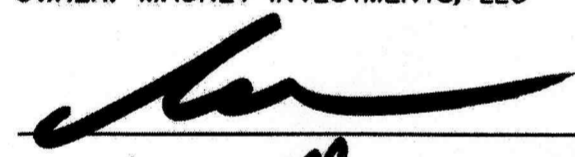
Tract A-1-C-1, Los Pastores Shopping Center, City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the plat entitled "SUBDIVISION TRACTS A-1-C-1, A-1-D-1 & A-1-E-1, LOS PASTORES SHOPPING CENTER, ELENA GALLEGOS GRANT, PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 12, 2017 in Plat Book 2017C, Page 43.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF TRACTS A-1-B1 AND A-1-C1, LOS PASTORES SHOPPING CENTER (BEING A REPLAT OF TRACTS A-1-B AND A-1-C, LOS PASTORES SHOPPING CENTER) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public easements (if any) as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

TRACTS A-1-B AND A-1-C
LOS PASTORES SHOPPING CENTER
OWNER: MAUNEY INVESTMENTS, LLC

By: 
By: **Marc Mauney**

STATE OF NEW MEXICO
NOTARY PUBLIC
DARRICA BECENTI
COMMISSION # 1128011
EXPIRES JANUARY 22, 2024

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this **5TH**
day of **October**, 2022, by **Marc Mauney** as
owner of Mauney Investments, LLC.


Notary Public My commission expires **January 22, 2024**

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat 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."

FLOOD ZONE DETERMINATION

The subject property lies within a Zone X (Area of minimal flood hazard) as shown on the National Flood Insurance Program, Flood Insurance Rate Maps Panel 35001C0143 G, dated September 6, 2008.

DOCUMENTS USED IN PREPARATION OF THIS SURVEY:

- a. Plat entitled "SUBDIVISION TRACTS A-1-A, A-1-B, A-1-C, A-1-D, A-1-E & A-1-F, LOS PASTORES SHOPPING CENTER, ELENA GALLEGOS GRANT, PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 14, 2016 in Plat Book 2016C, Page 124.
- b. Plat entitled "SUBDIVISION TRACTS A-1-C-1, A-1-D-1 & A-1-E-1, LOS PASTORES SHOPPING CENTER, ELENA GALLEGOS GRANT, PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 12, 2017 in Plat Book 2017C, Page 43.
- c. Plat entitled "FIRST ASSEMBLY OF GOD ADDITION, ALBUQUERQUE, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 10, 1977 in Plat Book C12, folio 3.

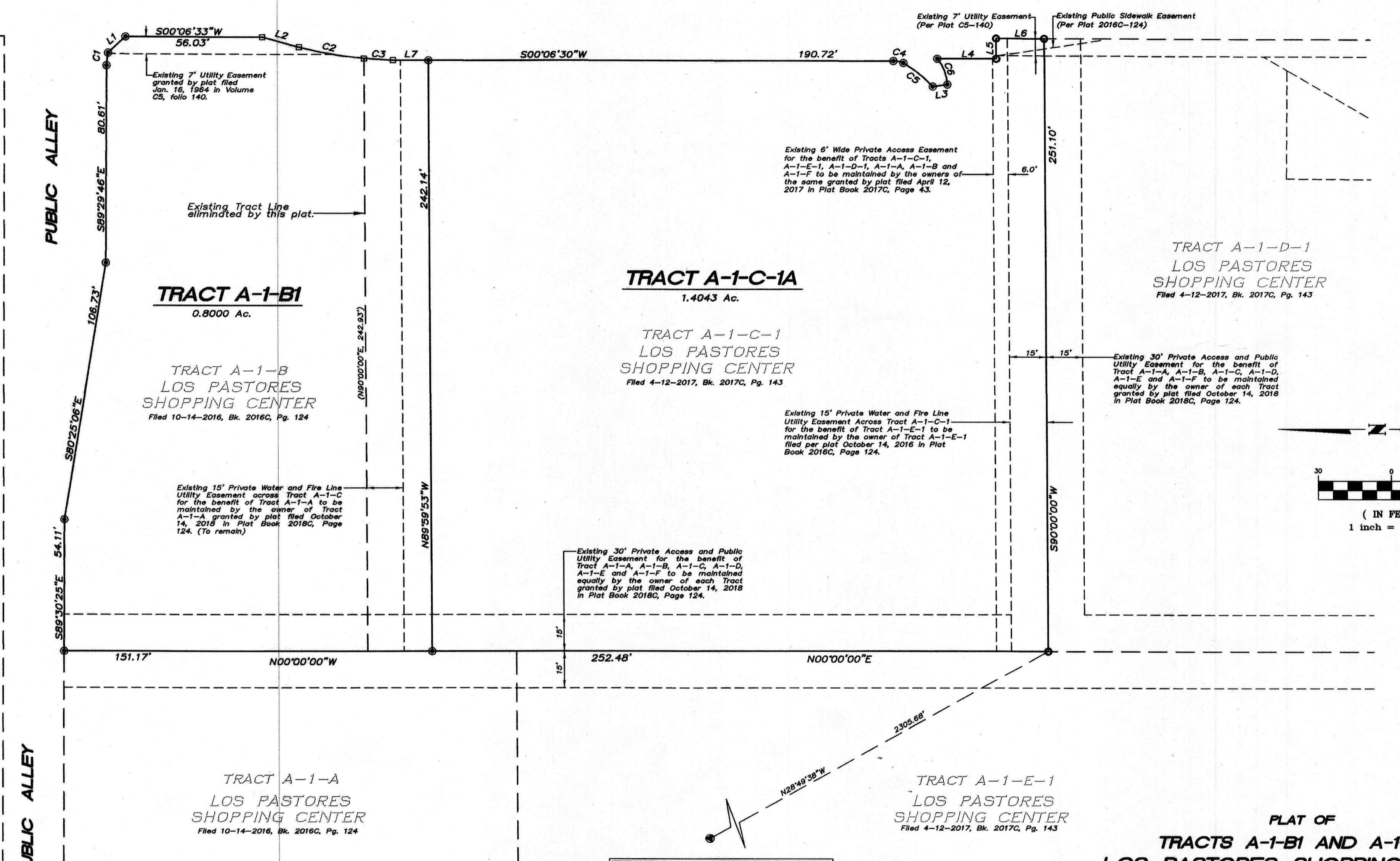


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PLAT R: \$25.00 B: 2022C P: 0130 Linda Stover, Bernalillo County

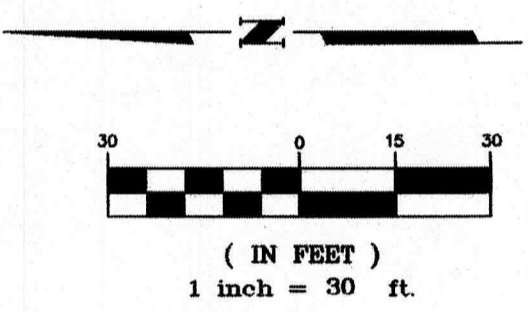
SHEET 2 OF 3
SURV TEK, INC.
Consulting Surveyors
P.O. Box 66886, Albuquerque, New Mexico 87114 Phone: 505-300-4732

WYOMING BOULEVARD NE.

106' Public R/W - Varies



TRACT A
FIRST ASSEMBLY
OF GOD ADDITION
Filed 3-10-1977, Volume C12, Folio 3



Albuquerque Control Survey Monument "4-F19"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
N = 1,505,491.678 U.S. Survey feet
E = 1,549,000.065 U.S. Survey feet
Delta alpha = -00°0'33.55"
Ground to Grid Factor = 0.999654851

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PLAT R 326.00 B 2022C P 0130 Linda Stover, Bernalillo County

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	5.32'	20.00'	2.68'	5.31'	S81°52'13"E	15°15'07"
C2	27.02'	175.00'	13.54'	26.99'	S08°58'15"W	8°50'44"
C3	11.88'	175.00'	5.94'	11.88'	S03°37'00"W	3°53'23"
C4	4.25'	8.73'	2.17'	4.21'	S11°06'34"W	27°54'20"
C5	15.41'	52.30'	7.76'	15.35'	S38°51'58"W	16°52'38"
C6	11.52'	16.94'	5.99'	11.30'	N69°05'42"E	38°58'00"

LINE	LENGTH	BEARING
L1	9.78	S42°26'20"E
L2	15.68	S15°11'53"W
L3	6.06	S08°07'37"E
L4	24.17	S00°06'33"W
L5	8.43	S89°42'54"E
L6	19.49	S00°06'34"W
L7	14.67	S00°07'07"W

Property Corner Legend

- = Found PK Nail
- = Found 1/2" Rebar & Cap LS 11993
- ⊙ = Set 5/8" Rebar & Cap LS 9750

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SHEET 3 OF 3
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