



VICINITY MAP  
SCALE: 1" = 750'  
J-13

PLAT OF  
**LOTS 1-B-1 AND 1-B-2**  
**FREEWAY-OLDTOWN, LIMITED**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2023

EXPLORA EDUCATIONAL DEVELOPMENT, LLC  
OWNER  
PROJ. SEC. 18, T 10 N, R 3 E, N.M.P.M.  
LOCATION  
FREEWAY-OLDTOWN, LIMITED  
SUBDIVISION

DOC# 2024015919  
03/11/2024 04:12 PM Page: 1 of 2  
PLAT R: \$25.00 B: 2024C P: 0023 Linda Stover, Bernalillo County  
COUNTY CLERK FILING DATA

LEGAL DESCRIPTION

Lot 1-B of the plat of lots 1-A and 1-B Freeway-Old Town, Limited, recorded on November 16, 2012, Book 2012C, Page 135 as document #2012121645 in the Office of the Bernalillo County Clerk. said parcel of land is located within the corporate limits of the City of Albuquerque, Bernalillo County, New Mexico, projected Section 18, Township 10 North, Range 3 East, N.M.P.M.

GENERAL NOTES

- A boundary survey was performed in November, 2022 and August, 2023. Property corners were found or set as indicated.
- All distances are ground distances.
- Basis of bearings: bearings shown hereon are NAD83 New Mexico Central State Plane Grid bearings established from the City of Albuquerque geodetic control network.
- Site located within projected Section 18, Township 10 north, Range 3 east, N.M.P.M. (Town of Albuquerque Grant).
- Record bearings and distances are shown in parenthesis.
- The following documents and instruments were used for the performance and preparation of this survey:
  - Unrecorded plat of Freeway-Old Town, Limited, Lot 1-B by NMPS 11184 dated 5/31/2017, HMCG project no. 2017.024.1
  - Special warranty deed filed 05/26/2009, doc. #2009057424, records of Bernalillo County, New Mexico (Lots numbered 1 and 2, Freeway-Oldtown Limited).
  - Plat of freeway-old town, limited, filed 11-16-2012, plat Book 2012C, Page 135, records of Bernalillo County, New Mexico. Record dimensions: ( )
  - Commitment for title insurance for Lot 1-B, prepared by Stewart Title Guaranty Company, dated 11/22/2014 (unrecorded).
  - Plat of Freeway-Old Town, Limited, filed 08/05/2010, plat Book 2010C, Page 93, records of Bernalillo County, New Mexico. Record dimensions: { }
  - Plat of Freeway-Old Town, Limited, filed 06/25/1975, plat Book D6, Page 159, records of Bernalillo County, New Mexico. Record dimensions: [ ]
- A portion of the property surveyed hereon, Freeway-Old Town, Limited, has a Shaded Zone X designation which is further described as "areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"; also, a portion of the property is a Zone AH (EL 4959) designation which is further described as "special flood hazard areas subject to inundation by the 1% annual chance flood; flood depths of 1 to 3 feet (usually areas of ponding); based upon review of the National Flood Insurance Program, Flood Insurance Rate Maps, Panel 331 of 825, dated August 16, 2012.
- The property surveyed hereon, Freeway-Old Town, Limited, is subject to the conditions set forth in the utility use agreement executed on November 16, 2012 (unrecorded).
- The property surveyed hereon, Freeway-Old Town, Limited, is subject to the conditions set forth in the grant of easement for a water line filed December 23, 2009, doc. #2009139053, records of Bernalillo County, New Mexico (Lots 1-B-1, 1-B-2, 1-A and 2-A).
- The property surveyed hereon, Freeway-Old Town, Limited, (previously named Lots 2-A & 2-B) are subject to a private reciprocal cross drainage easement set forth in the Plat of Lots 2-A & 2-B, Freeway-Old Town, Limited, filed August 05, 2010, doc. #2010079016, records of Bernalillo County, New Mexico.
- The property surveyed hereon, Freeway-Old Town, Limited, (previously named Lots 1-A & 1-B) are subject to a private reciprocal cross drainage easement set forth in the Plat of Lot 1-A & 1-B, Freeway-Old Town, Limited, filed November 16, 2012, doc. #2012121645, records of Bernalillo County, New Mexico.
- 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 the proposed plat.
- This Plat shows all easements as shown on the plats 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.

- PROJECT NUMBER PR-2023-008157  
APPLICATION NUMBER SD-2023-00175
- APPROVALS:
- Jay Rodenbeck Jan 8, 2024  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE
- [Signature] Jan 29, 2024  
ABCWUA DATE
- Shahab Biazar Jan 30, 2024  
CITY ENGINEER DATE
- [Signature] 9/11/2023  
A.M.A.F.C.A. DATE
- Ernest Armijo Jan 8, 2024  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
- Whitney Phelan Jan 10, 2024  
PARKS AND RECREATION DEPARTMENT DATE
- Josue M. Rindover P.S. 8/21/2023  
CITY SURVEYOR DATE
- Reggie Chan Jan 8, 2024  
REAL PROPERTY DIVISION  
HYDROLOGY DATE
- [Signature] 9/12/2023  
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE
- Natalya Antina 9/5/2023  
QWEST CORPORATION d/b/a CENTURYLINK QC DATE
- [Signature] 9/1/2023  
NEW MEXICO GAS COMPANY DATE
- [Signature] 9/4/23  
COMCAST CABLE VISION OF NEW MEXICO, INC. DATE
- [Signature] Jan 8, 2024  
CODE ENFORCEMENT DATE

PURPOSE OF PLAT

- THE PURPOSE OF THIS PLAT IS TO:
- SUBDIVIDE LOT 1-B INTO TWO (2) NEW LOTS AS SHOWN HEREON
  - GRANT EASEMENTS AS SHOWN HEREON

SUBDIVISION DATA

- TOTAL NUMBER OF EXISTING LOTS: 1
- TOTAL NUMBER OF LOTS CREATED: 2
- GROSS SUBDIVISION ACREAGE: 4.2862

DEDICATION AND FREE CONSENT

The Subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees. I hereby warrant that I hold complete and indefeasible title in fee simple to the land subdivided, hereon.

[Signature] 8/11/2023  
Explora Educational Development, LLC  
Joe Hastings, Co-Executive Director Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

This instrument was acknowledged before me on this 11 day of August, 2023, by Joe Hastings, Co-Executive Director

[Signature]  
Notary Public  
STATE OF NEW MEXICO  
NOTARY PUBLIC  
Tammy Jo Dequack  
Commission No. 1071078  
August 06, 2025

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:  
1-013-05876744022507  
George Stone 8-11-24  
Bernalillo County Treasurer Date

INDEX OF DRAWINGS

- COVER SHEET, NOTES
- PLAT OF SURVEY, KEYED NOTES, PUBLIC UTILITY EASEMENT NOTES

I, Charles G. Cala, New Mexico Professional Surveyor No. 11184, do hereby certify that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; 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 complies with the Minimum Requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; 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.

[Signature]  
Charles G. Cala, Jr., NMPS 11184



8-9-2023  
Date

File Name: P:\data\2022\2022.066.2\SURV20220662\_Plat.dwg - PLAT Plot Date: 8/9/23 Plot Time: 10:49

**MONUMENTS**

- (A) FOUND #4 REBAR, W/ WASHER STAMPED "NMPS 11184" ATTACHED
- (B) FOUND #4 REBAR W/ CAP, ILLEGIBLE, W/ WASHER STAMPED "NMPS 11184" ATTACHED
- (C) FOUND PUNCH MARK IN CONCRETE RUNDOWN
- (D) FOUND #5 REBAR W/CAP STAMPED "LS 11808", W/ WASHER STAMPED "NMPS 11184" ATTACHED
- (E) FOUND MAG NAIL W/ WASHER STAMPED "LS 11808" IN ASPHALT
- (F) FOUND #5 REBAR W/CAP, CAP DESTROYED
- (G) FOUND #5 REBAR W/CAP STAMPED "LS 16469", W/ WASHER STAMPED "NMPS 11184" ATTACHED
- (H) SET #5 REBAR W/CAP STAMPED "NMPS 11184"

**KEYED EASEMENT NOTES – EXISTING**

- (1) 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT RECORDED IN BK. 2010C, PG. 93
  - (2) 30' SANITARY SEWER AND UTILITY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY JUDGEMENT CAUSE NO. A 19745, DISTRICT COURT OF BERNALILLO COUNTY, NEW MEXICO FILED 04-09-1968, MISC. BOOK 99, PAGES 776-781, DOC. #89117.
- \*SEE GENERAL NOTES 9, THRU 11 FOR INFORMATION ABOUT NON-LOCATABLE EASEMENTS THAT AFFECT THESE LOTS.

**KEYED EASEMENT NOTES – NEW**

- (3) NEW 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- (4) NEW 10' PRIVATE WATER LINE EASEMENT FOR THE BENEFIT OF LOT 1-B-1 GRANTED BY THIS PLAT. MAINTENANCE OF EASEMENT IS THE RESPONSIBILITY OF THE UNDERLYING OWNER OF LOT 1-B-2.
- (5) NON-SPECIFIC PEDESTRIAN AND VEHICLE EASEMENT ON LOTS 1-B-1 AND 1-B-2.

EXPLORA EDUCATIONAL DEVELOPMENT, LLC  
OWNER

PROJ. SEC. 18, T 10 N, R 3 E, N.M.P.M.  
LOCATION

FREWAY-OLDTOWN, LIMITED  
SUBDIVISION

DOCH 2024015919

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PLAT OF  
**LOTS 1-B-1 AND 1-B-2**  
**FREWAY-OLDTOWN, LIMITED**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2023

A.B.C.W.U.A. NOTE

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.

DRAINAGE COVENANT

THE PROPERTY SURVEYED HEREON IS SUBJECT TO THE RESERVATIONS CONTAINED IN THE PRIVATE FACILITY DRAINAGE COVENANT FILED OCTOBER 25, 2023, DOC. #2023068228, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS

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

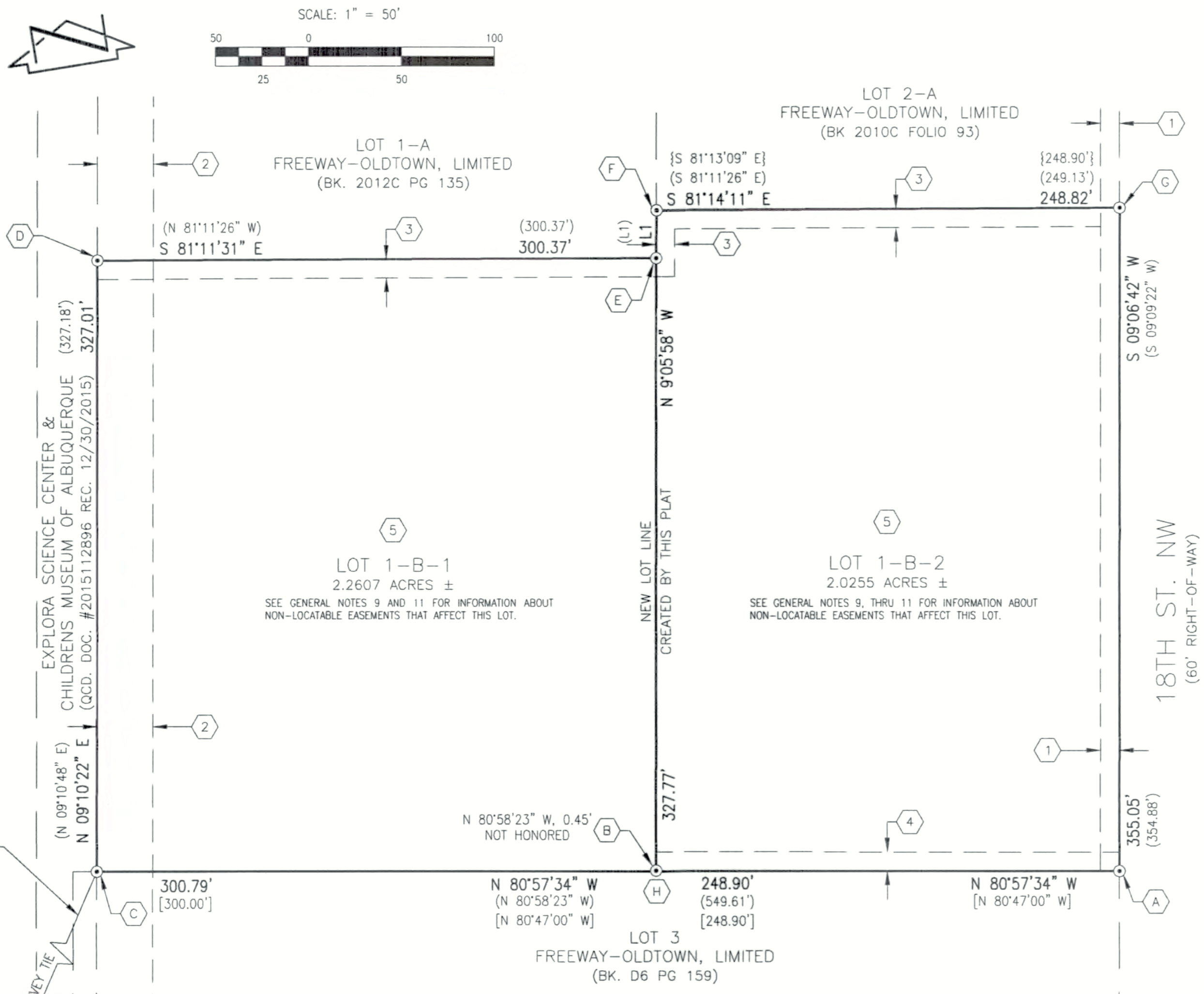
- PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- 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.
- QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE VISION OF NEW MEXICO, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, 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 THE 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 THE 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 THE NATIONAL ELECTRIC SAFETY CODE BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRICAL TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION D/B/A CENTURYLINK (CL) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND CL 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.



AGRS SURVEY MONUMENT "5-J13A"  
GEOGRAPHIC POSITION (NAD 83)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
NORTHING = 1491318.377 U.S. SURVEY FEET  
EASTING = 1515633.327 U.S. SURVEY FEET  
GROUND TO GRID FACTOR = 0.999684462  
DELTA ALPHA = -0'14'23.54"  
NAVD 88 ELEVATION = 4960.499 U.S. SURVEY FEET

**BOUNDARY LINE TABLE**

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| L1   | N 09'27'39" E | 25.62'   |
| (L1) | NOT ON PLAT   |          |

File Name: P:\data\2022\2022.066.2\SUR\20220663\_Plat\_R2.dwg - PLAT SHEET 2 Plot Date: 12/13/23 Plot Time: 14:25



6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109  
Phone: 505.345.4250 • Fax: 505.345.4254 • www.highmesa.com  
JOB #2022.066.3