

VICINITY MAP ZONE ATLAS PAGE L-18

UTILITY APPROVALS:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- APPROVED: [Signature] DATE: 11/09/23
 A. Public Service Company of New Mexico ("PSCN"), a New Mexico corporation, (PSCN Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, other equipment and related facilities reasonably necessary to provide electrical services.
- APPROVED: [Signature] DATE: DEC 6 2023
 B. New Mexico City for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- APPROVED: Natalia Arzoo DATE: 12/7/23
 C. Comcast Corporation d.b.a. Century Link QC for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services.
- APPROVED: [Signature] DATE: 04/6/2024
 D. Comcast Cable for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable tv 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 the purposes described above, together with the 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 deck, 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/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 (PSCN) and New Mexico Gas Company (NMGCO) did not conduct a title search of the properties shown hereon. Consequently, PSCN and NMGCO do not waive or release any easement or easement rights which may have been granted by prior plat, deed or other document and which are not shown on this plat.

PROPERTY ADDRESSES:
 6419 Zuni Road S.E., U.P.C. No. 1-018-056-318-519-125-09
 400 Arizona Street S.E., U.P.C. No. 1-018-059-304-519-125-10
 405 Arizona Street S.E., U.P.C. No. 1-018-056-312-513-125-15

LEGAL DESCRIPTION:
 Tracts "A-1" and "A-2" in Block numbered Two (2), MESA PARK ADDITION, as the same is shown and designated on the plat of said addition filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 20, 2008 in Plat Book 2008C, Page 2243
 AND
 Tract "A-3" in Block numbered Two (2), MESA PARK ADDITION, as the same is shown and designated on the plat of said addition filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 19, 1984 in Plat Book C25, Page 129.

FREE CONSENT: The undersigned owner(s) do hereby consent to the platting of said property as shown hereon and the same is with their free consent and in accordance with their desires. The undersigned individuals hereby represent themselves as authorized to do so. The undersigned hereby grant the easement(s) as shown and noted hereon. The undersigned warrant that they hold among them complete and indefeasible title in fee simple to the subdivided property.

FIRST NATIONS COMMUNITY HEALTH SOURCE, by

ACKNOWLEDGEMENT
 State of New Mexico
 County of Bernalillo
 This instrument was acknowledged before me on August 2023
 BY: Alexa Castillo
 My Commission expires: 07/27/25 Alexa Castillo
 Notary Public



SURVEYOR'S CERTIFICATE
 I, Gary E. Britton, a duly qualified New Mexico Professional Surveyor under the laws of the State of New Mexico, do hereby certify that the plat was prepared by me or under my supervision, that it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for measurement and survey of the Albuquerque Subdivision Ordinance, and further that it meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

[Signature] Gary E. Britton, N.M.P.S. No. 0590
 Date April 3, 2023



COUNTY CLERK RECORDING STAMP

DOC# 2824023060
 04/03/2023 03:16 PM Page 1 of 2
 COUNTY CLERK OFFICE, BERNALILLO COUNTY, NEW MEXICO
 1000 W. LINDEN AVENUE, BERNALILLO, NM 87104
 (505) 833-7000

PLAT OF
 Tract A-3, Block 2,
 MESA PARK ADDITION,
 within Section 24, T.10N., R.3E., N.M.P.M.,
 City of Albuquerque, Bernalillo County, New Mexico
 April 2023

PURPOSE OF PLAT:
 The purpose of this plat is to combine three (3) existing lots into one (1) new lot.

CITY OF ALBUQUERQUE APPROVALS: DMC APPROVAL DATE: DECEMBER 23, 2023

PROJECT NO. PR 2023-00859 APPLICATION NO. 2023-0688

[Signature] Chen 02/20/24

HYDROLOGY DATE

CITY ENGINEER DATE

[Signature] Jay Rodenbeck 02/19/24

PLANNING DEPARTMENT DATE

[Signature] JH Plan 02/20/24

CODE ENFORCEMENT DATE

[Signature] Shahab Biqar 02/21/24

CITY ENGINEER DATE

[Signature] Alexa Castillo 02/20/24

A.E.C.W.U.A. DATE

[Signature] Ernest Armijo 02/20/24

TRAFFIC ENGINEERING DATE

[Signature] Whitney Ober 02/19/24

PARKS & RECREATION DEPARTMENT DATE

[Signature] Loren N. Eisenhower P.S. 7/25/2023

CITY SURVEYOR DATE

[Signature] [Signature] 11/07/23

DATE

BERNALILLO COUNTY TREASURER'S CERTIFICATE:

This is to certify that taxes are current and paid on the following parcels:

U.P.C. No. 101805631851912509

U.P.C. No. 101805630451812510

U.P.C. No. 101805631251312516

OWNER OF RECORD: First Nations Community Healthcare

[Signature] [Signature] 2/20/2024

[Signature] [Signature] 04/15/24

Bernalillo County Treasurer

SHEET 1 OF 2

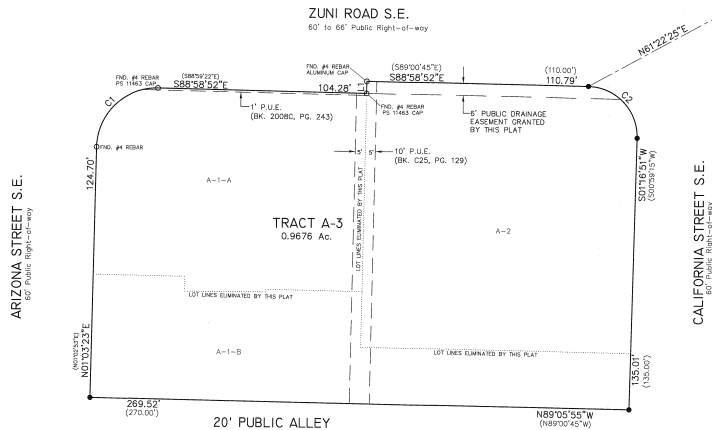
ALPHA PRO SURVEYING LLC
 1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
 PHONE (505) 892-1076 ALPHAPROSURVEYING.COM
 DRAWN BY: GG FILE NO. 22-369

COUNTY CLERK RECORDING STAMP

DOC# 2024023060
 01/19/2024 08:45:00 AM, 2 of 2
 Bernalillo County

PLAT OF
 Tract A-3, Block 2,
 MESA PARK ADDITION,
 within Section 24, T.10N., R.3E., N.M.P.M.,
 City of Albuquerque, Bernalillo County, New Mexico
 April 2023

AGRS STATION "7_K19"
 NM STATE PLANE COORDINATES
 N=148304.202, E=1545165.941
 UNITS: US SURVEY FEET
 CENTRAL ZONE (NAD 83)
 S-Factor: 0.9999553
 MAPPING ANGLE: -01°58'61"
 ELEVATION = 5325.087 FT

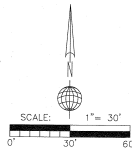


SURVEY AND SUBDIVISION NOTES:

- Bearings are based on NM State Plane grid bearings, Central zone, NAD83, rotated at AGRS Control Station "7_K19".
- Distances are horizontal ground distances in US survey feet.
- Record bearings and distances are shown in parenthesis (), where record dimensions differ from actual measurements.
- This plat shows all easements of record made known to this surveyor. A title search was not provided.
- Gross subdivision area: 0.9676 acres.
- Number of existing lots: 3
- Number of proposed lots: 1
- FLOOD ZONE: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 59001C005H, effective date August 18, 2012.
- SOLAR RESTRICTIONS: 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 proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7)
- Reference documents:
 a. Plat of Mesa Park Addition, filed 11/19/1984, Plat Bk. C25, Page 129.
 b. Plat of Mesa Park Addition, filed 10/30/2008, Plat Bk. 2008C, Pg. 243.

LINE	LENGTH	BEARING
L1	8.00'	S00°33'00"W

CURVE	LENGTH	RADIUS	CURVE TABLE		
			DELTA	CHORD BEARING	CHORD
C1	47.10	30.00	89°57'45"	S48°2'16"W	42.41
C2	35.38	24.00	90°15'43"	N43°31'00"W	35.44



MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "GORT300 F08686" UNLESS OTHERWISE NOTED

SHEET 2 OF 2

ALPHA PRO SURVEYING LLC
 11,356 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
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