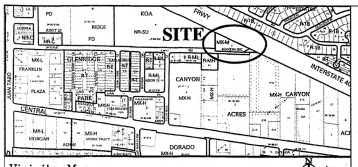
Plat For

Parcels 3-A-1 and 3-A-2, MANKIN, INC.

Within Section 22, R.4E., T.10N., NMPM
City of Albuquerque
Bernalillo County, New Mexico
~~Zone Atlas K-22-Z~~ April, 2025
Zone Atlas L-22-Z

DOCH 2025184859
12/30/2025 03:32 PM Page: 1 of 1 R $25.00
PLAT B: 2025C P: 0117 Michelle R Kavanaugh, Bernalillo County



Vicinity Map (Portion of Zone Atlas Page L-22-Z Shown) n.t.s.

Land Description:
A tract of land situated in the southeast quarter of Section 22, Township 10 North, Range 4 East of the New Mexico Principal Meridian, within the City of Albuquerque, Bernalillo County, New Mexico, said tract being identified as Parcel 3-A-1 as the same is shown and designated on the plat entitled "Plat For PARCEL 3-A, MANKIN, INC." filed for record on September 03, 2024 in Plat Book 2024C, Page 83, as Document #2024081375 in the records of the County Clerk of Bernalillo County, New Mexico.

Owner's Consent, Grant of Easement and Acknowledgement:
The subdivision shown and described hereon is with the free consent and in accordance with the wishes of the undersigned owner and proprietor thereof, and said owner and proprietor does hereby grant easements shown hereon for the purposes stated. The undersigned owner and proprietor does hereby freely consent to all of the foregoing and does hereby represent that he is authorized to so act.

Owner: ABDUL AZEEZ HINDI

Azeez Hindi

County of Bernalillo } ss
State of New Mexico }

On this 14 day of November 2025, Azeez Hindi did apear before me and executed this instrument as his free act and deed.

Notary Public Jeree H Tomasi My Commission Expires 10-12-2028

JEREE H TOMASI
Notary Public
State of New Mexico
Comm. # 1100366
My Comm. Exp. Oct 12, 2028

Purpose Statement:
The purpose of this plat is to subdivide one parcel of land into two parcel, and grant easements.

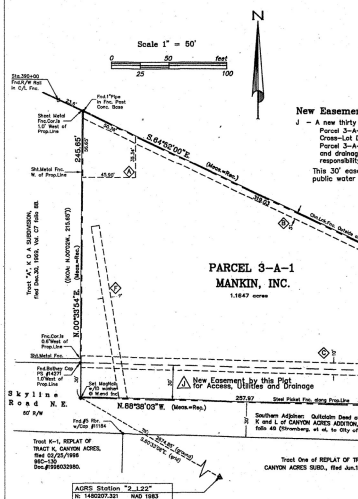
Project Number: PR-2023-008609
Application Number: ~~PA-2025-00020~~ MINOR PLT-2025-00060
Project Name: 12825 Skyline Drive NE
DHO APPROVAL: DEC. 03, 2025

Utility Approvals:

Daniel Aragon PNM Electric Services	11/06/2025 Date
[illegible] New Mexico Gas Company	11/13/25 Date
Thomas McClaflin Century Link	11/12/2025 Date
Todd Schmulle Comcast	11/12/25 Date

City Approvals:

Sean M. Risenhoover P.S. City Surveyor	11/18/2025 Date
Yeojin Cho Hydrology	12/12/2025 Date
Ernest Armijo Traffic Engineering, Transportation Division	12/15/2025 Date
[illegible] DRMCOA	12/8/2025 Date
[illegible] Parks and Recreation Department	12/12/2025 Date
[illegible] AMAFCA	11/14/2025 Date
[illegible] City Engineer	12/29/2025 Date
[illegible] Code Enforcement	12/12/2025 Date
Jay Rodenbeck DRB Chairperson, Planning Department	12/19/2025 Date



New Easements △

J – A new thirty foot (30') easement granted by this plat over and upon Parcel 3-A-1 for Private Access, Public and Private Utilities and Cross-Lot Drainage for the benefit of current and future owners of Parcel 3-A-2. The construction and maintenance of surface access and drainage improvements within said easement shall be the responsibility of the owners of Parcel 3-A-1.

This 30' easement is also granted to ABCWUA as an easement for public water and public sanitary sewer purposes. See note below left.

Keyed Notes – Existing Easements ◇

A – Perpetual Easement, Filed Jun.12, 2002, Vol. A37 Pg.4712 Doc.#2002074925. Sign easement with grant of access and utility installation.

B – 5' Public Utility Easmnt., Plat filed Sep.17, 1964, Vol.A2 folio 109.

C – 10' Utility Easmnt., PNM & MST&T Co., Plat filed Sep.17, 1964, in Vol. A2 folio 109.

D – 20' Waterline Easmnt., filed Dec.18, 1979, Bk.740 Pgs.429-432, Doc.#197994341.

E – 20' Sikeway and Waterline Easmnt., filed Apr.7, 1982, Misc.Bk. 922 Pgs. 31-36, Doc.#198218175.

F – 7' PNM & MST&T Easmnt., filed Aug.21, 1973 in Misc.Bk.328, Pg.347, Doc.#197369063.

G – 20'x30' Sikeway Easmnt, filed Mar.23, 1992 in Bk.Misc. 918 Pages 580-585 and also shown on plat C39-136.

H – 20' Transmission Water Line Easmnt., filed Apr.16, 1973 Misc.Bk.308, Pgs. 255-257, Doc.#197346402.

Solar Access Note:

Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinance, "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 tracts within the the area of this proposed plat".

ABCWUA Public Water and Public Sanitary Sewer Easements:

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary sewer service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with the use of the easement.

Public Utility Easements:

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

A. 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.

B. New Mexico Gas Company (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. QWEST 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.

D. 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 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 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), New Mexico Gas Company (NMGC) and QWEST d/b/a CenturyLink did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and QWEST d/b/a CenturyLink do not waive or release any easement rights which may have been granted by prior plat, replat or other document on which are not specifically described and shown on this plat.

General Plat Notes:

1. Bearings are NM State Plane Coordinate System Grid Bearings, Central Zone. Distances are ground distances – U.S. Survey Feet.
2. Record Documents used to determine boundary are the record plat of PARCEL 3-A, MANKIN, INC. and all adjoiners shown and noted hereon.
3. All easements made known to me by the Owner or other parties expressing an interest are shown hereon.
4. Subject Property is located within FEMA Zone X, as shown on Map No.35001C0335G, revised date September 26, 2008.
5. Total area within this plat: 1.5011 acres.
6. Field Surveys completed April, 2025.

County Treasurer's Certificate:
This is to certify that the taxes are current and paid on
UPC # 102205728501040103
Property Owner of Record Abdul Azeez Hindi
Bernalillo Co. Treasurer's Office Jenna Valpando 12/30/25

Surveyor's Certification:

I, Rex J. Vogler, a duly licensed Professional Surveyor under the laws of the State of New Mexico, certify that this plat and the field survey on which it is based was prepared under my direct supervision and responsibility; that it meets the Minimum Standards for Land Surveying in New Mexico; that it meets the requirements for monumentation and surveys of the Albuquerque Subdivision of Land Regulations, that all easements made known to me by the Owner or others expressing an interest are shown and noted hereon, and that all of the foregoing is true and correct to the best of my knowledge and belief.

Nov. 18, 2025
Date

Rex J. Vogler
NM PS #10466

Rio Grande Surveying Co., Inc.
POB 7155, Abq., NM 87194
505-379-4579 m
rgsc906@gmail.com

REX J. VOGLER
NEW MEXICO
10466
LICENSED PROFESSIONAL SURVEYOR

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