

LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA:

- Zone Atlas Index Nos.: L8 and L9
- Gross Subdivision Acreage: 8.8687 Acres.
- Total Number of Tracts Created: 1 Tract.
- Date of Survey: April, 2024.
- Plat is located within Projected Sections 28 and 29, T 10 N, R 2 E; N.M.P.M.
- No public streets were created.
- Zoning: NR-LM.

PURPOSE OF PLAT:

The purpose of this Plat is to create one (1) Lot, numbered 3-A from two (2) existing lots, numbered Lots 3 and 4, Block 1, in the Lands of the Atrisco Grant, as the same is shown and designated on Plat thereof filed in the office of the County Clerk of Bernalillo County on March 26, 1962, in Book D03, Pg. 026 and to grant easements as shown hereon.

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 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.
- Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Comcast 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 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 (above ground 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 Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

DESCRIPTION:

A certain tract of land located within Town of Atrisco Grant, Projected Sections 28 & 29, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico and being and comprising all of Lots 3 and 4, Block 1, Lands of the Atrisco Grant, as the same is shown and designated on Plat thereof filed in the office of the County Clerk of Bernalillo County on March 26, 1962, in Book D03, Pg. 026.

Tract contains 8.8687 Acres.

FREE CONSENT:

The plat shown hereon is made with free consent and in accordance with the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Bernalillo County, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat.

By:

Name: Richard A. Mendez
Title: Owner

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 22nd day of June, 2024 by

Richard A. Mendez

My Commission Expires: 12/14/2024

Donna F. Gonzales
Notary Public

State of New Mexico - Notary Public
Donna F. Gonzales
Commission Number 1082226
My Commission Expires 12/14/2024

NOTES:

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 83 (2011).
- Basis of Bearing is between City of Albuquerque Control Monuments "7-K9" and "2-L7". Bearing = South 75° 35' 29" West.
- Distances are ground distances "US SURVEY FOOT".
- Project combined factor = 0.999681940 scaled about X=0, Y=0.
- Record bearings and distances are shown in parentheses () and are the same as shown on PLAT LANDS OF THE ATRISCO GRANT, Bernalillo County, Albuquerque, New Mexico, filed for record on March 26, 1962, in Book D03, Page 026.
- SOLAR NOTE - Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "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 of parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat".
- Easements of record are based on Title Commitment Issued by Stewart Title Guaranty Company, Commitment No. 1313952, Commitment Date: February 26, 2024, at 08:00 AM.
- Tract is subject to Flood Zone "X" Area of minimal flood hazard, as designated on FIRM Map No. 35001C0328J Effective November 4, 2016.
- ABCWUA 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.

TAX CERTIFICATION:

This is to certify that taxes are current and paid on UPC#

1009 056 0244 53 20403 & 1009 056 00444 7 20402

Property Owner of Record: Richard A. Mendez

Eugene Doria
Bernalillo County Treasurer's Office

March 17, 2025
Date

SURVEYOR'S CERTIFICATION:

I, Wyatt McMarlin, a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.

Wyatt McMarlin
Wyatt McMarlin, PS, CFedS
New Mexico Professional Surveyor 28508

June 17, 2024

Date:

DOCH 2025019983

03/17/2025 02:14 PM Page: 1 of 2 R: \$25.00
PLAT 3-20250 P. 0011 Michelle S. Kavanaugh, Bernalillo County

PLAT OF LOT 3-A, BLOCK 1, LANDS OF THE ATRISCO GRANT (REPLAT OF LOTS 3 AND 4, BLOCK 1, LANDS OF THE ATRISCO GRANT) TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 28 AND 29, TOWNSHIP 10 NORTH, RANGE 2 EAST N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JUNE, 2024

Project Number: PR-2024-009768

Application Number: SD-2024-00117 DHO Approval Date: July 17, 2024

PLAT APPROVAL

Utility Approvals:

<u>PNM Electric Services</u>	<u>06 / 24 / 2024</u>
<u>New Mexico Gas Company</u>	<u>06 / 25 / 2024</u>
<u>CenturyLink</u>	<u>06 / 24 / 2024</u>
<u>Comcast</u>	<u>06 / 24 / 2024</u>

City Approvals:

<u>Loren N. Risenhoover P.S.</u>	<u>6/24/2024</u>
<u>City Surveyor</u>	<u>Date</u>
<u>N/A</u>	<u>6/25/2024</u>
<u>*Real Property Division (conditional)</u>	<u>Date</u>
<u>N/A</u>	<u>6/25/2024</u>
<u>**Environmental Health Department (conditional)</u>	<u>Date</u>
<u>Ernest Arriaga</u>	<u>Feb 25, 2025</u>
<u>Traffic Engineering, Transportation Division</u>	<u>Date</u>
<u>ABCWUA</u>	<u>Mar 12, 2025</u>
<u>Parks and Recreation Department</u>	<u>Date</u>
<u>AMAFCA</u>	<u>06 / 24 / 2024</u>
<u>Hydrology</u>	<u>Date</u>
<u>Code Enforcement</u>	<u>Feb 25, 2025</u>
<u>Planning Department</u>	<u>Date</u>
<u>City Engineer</u>	<u>Mar 17, 2025</u>
<u>N/A</u>	<u>Date</u>
<u>***MRGCD (conditional)</u>	<u>6/25/2024</u>
	<u>Date</u>



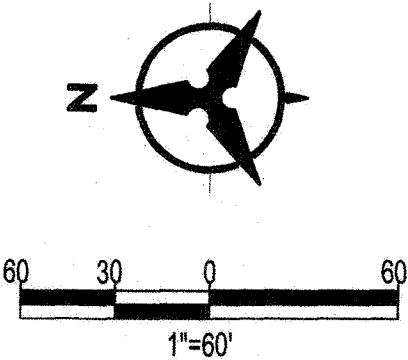
Bohannon & Huston
www.bhinc.com 800.877.5332

PLAT OF
LOT 3-A, BLOCK 1,
LANDS OF THE ATRISCO GRANT
(REPLAT OF LOTS 3 AND 4, BLOCK 1,
LANDS OF THE ATRISCO GRANT)
TOWN OF ATRISCO GRANT,
PROJECTED SECTIONS 28 AND 29,
TOWNSHIP 10 NORTH, RANGE 2 EAST
N.M.P.M.
CITY OF ALBUQUERQUE,
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2024

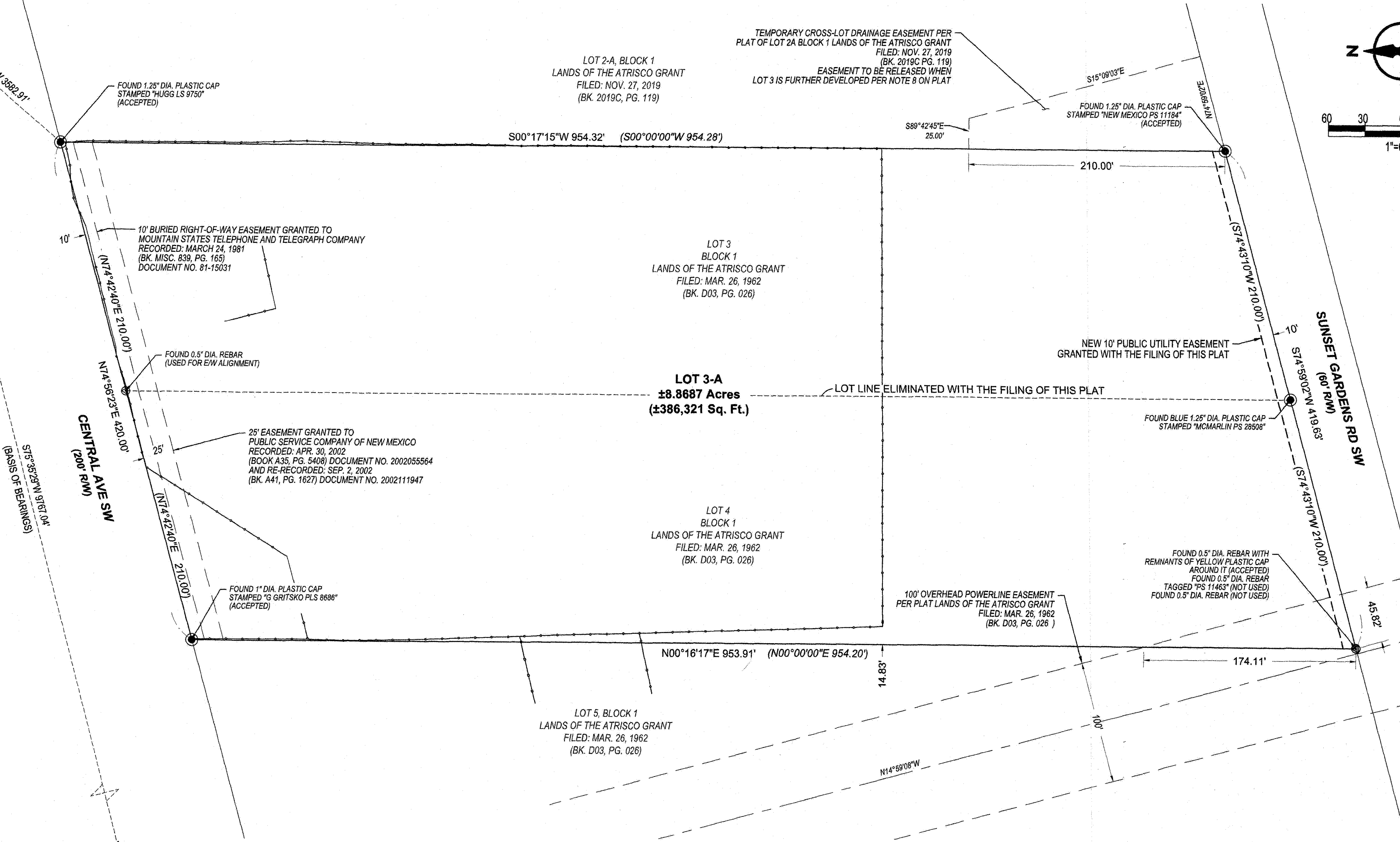
LEGEND

- FOUND PLASTIC CAP STAMPED (AS NOTED)
- △ FOUND CITY OF ALBUQUERQUE GEODETIC REFERENCE STATION (AS NOTED)
- ⊗ FOUND REBAR (AS NOTED)
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- EXISTING FENCE LINE

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03/17/2025 02:14 PM Page: 2 of 2 R:\$25.00
PLAT B: 20250 P: 0011 Michelle S. Kavanaugh, Bernalillo County



ALBUQUERQUE GEODETIC REFERENCE STATION "7-K9"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N=1482904.725 USR E=1496061.706 USR
GROUND TO GRID FACTOR=0.999681940
Δα = -00° 16' 38.12"
NAVD 1988 ELEVATION = 5140.082 USR



ALBUQUERQUE GEODETIC REFERENCE STATION "2-L7"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N=1480475.091 USR E=1496604.908 USR
GROUND TO GRID FACTOR=0.999672027
Δα = -00° 17' 43.24"
NAVD 1988 ELEVATION = 5415.511 USR

Wyatt M. ...
28508
06/17/24
PROFESSIONAL SURVEYOR