

Vicinity Map - Zone Atlas H-16-Z



Documents

- 1. TITLE COMMITMENT FOR LOT 2–A PROVIDED BY STEWART TITLE, HAVING FILE NO. 916238 AND AN EFFECTIVE DATE OF OCTOBER 22, 2020.
- 2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON DECEMBER 10, 2019, IN BOOK 2019C, PAGE 124.
- 3. SPECIAL WARRANTY DEED FOR LOT 2, AMERICAN SQUARE, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON JANUARY 11, 2019, AS DOCUMENT NO. 2019002471.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

JEFFREY JESIONOWSKI, ORGANIZER DATE
VISTA ORIENTE, LTD. CO.

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: JEFFREY JESIONOWSKI, ORGANIZER, VISTA ORIENTE, LTD. CO. (OWNER LOT 2–B)

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Section 10, Township 10 North, Range 3 East, N.M.P.M.
Subdivision: American Square
Owner: 2020 Twil Properties, LLC (Lot 2–A)
Owner: Vista Oriente Ltd. Co. (Lot 2–B)
UPC #: 101605951727710917 (Lot 2–A)
UPC #: 101605949630810915 (Lot 2–B)

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.
- 2. VACATE EASEMENTS AS SHOWN HEREON.
- 3. GRANT EASEMENTS AS SHOWN HEREON.
- 4. DEDICATE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 10.9059 ACRES
ZONE ATLAS PAGE NO. H–16–Z
NUMBER OF EXISTING LOTS. 2
NUMBER OF LOTS CREATED. 7
MILES OF FULL–WIDTH STREETS. 0.0000 MILES
MILES OF HALF–WIDTH STREETS. 0.0000 MILES
RIGHT–OF–WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.1950 ACRES
DATE OF SURVEY. SEPTEMBER 2024

Notes

- 1. FIELD SURVEY PERFORMED IN AUGUST AND SEPTEMBER 2024.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83–CENTRAL ZONE).
- 4. MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION EXACTLY, AS SHOWN ON THE PLAT OF RECORD. (12/10/2019, 2019C–124)
- 5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20____.

Legal Description

LOTS NUMBERED TWO–A (2–A) AND TWO–B (2–B) OF AMERICAN SQUARE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED “PLAT FOR LOTS 2–A AND 2–B, AMERICAN SQUARE, BEING COMPRISED OF LOT 2, AMERICAN SQUARE, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO”, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 10, 2019, IN BOOK 2019C, PAGE 124.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE “X” WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0351H, DATED AUGUST 16, 2012.

Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

NAME, TITLE DATE
2020 TAWIL PROPERTIES, LLC

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: NAME, TITLE, 2020 TAWIL PROPERTIES, LLC (OWNER LOT 2–A)

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # _____
101605951727710917

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER’S OFFICE

Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT 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 AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER 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.

Brian J. Martinez 5/29/25
BRIAN J. MARTINEZ Date
N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com



Note: This sheet shows pre plat conditions, vacated and existing easements

**Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
●PK	FOUND PK NAIL
●PK2	FOUND PK NAIL WITH TAG "LS 11993"
●RWC	FOUND REBAR WITH CAP "LS 11993"
●RWC2	FOUND REBAR WITH CAP "LS 8478"
●X	FOUND CHISELED "X"
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

ACS Monument "I_40_12"
NAD 1983 CENTRAL ZONE
X=1532017.843*
Y=1495236.843*
Z=5117.289* (NAVD 1988)
G-G=0.999672575
Mapping Angle=-0°12'30.45"
*U.S. SURVEY FEET

Lot 2-B
427,987 Sq. Ft.
9.8252 Acres
6 7 8
26 27 30 31

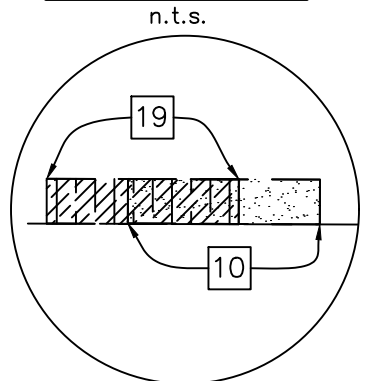
Lot 2-B-5
52,311 Sq. Ft.
1.2009 Acres

Lot 2-A
29,809 Sq. Ft.
0.6843 Acres
6 7 8
26 27 30 31

Carlisle Boulevard NE
(106' R/W)

Menaul Boulevard NE
(100' R/W)

Detail "A"
n.t.s.



ACS Monument "10_H_17"
NAD 1983 CENTRAL ZONE
X=1535835.595*
Y=1495224.388*
Z=5166.734* (NAVD 1988)
G-G=0.999669275
Mapping Angle=-0°12'04.02"
*U.S. SURVEY FEET

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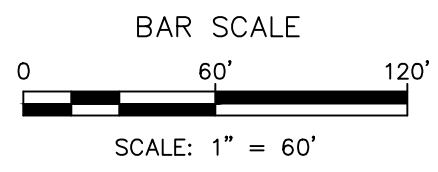
Note: This sheet shows post plat conditions, easements granted by this plat and remaining easements

**Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025**

Legend

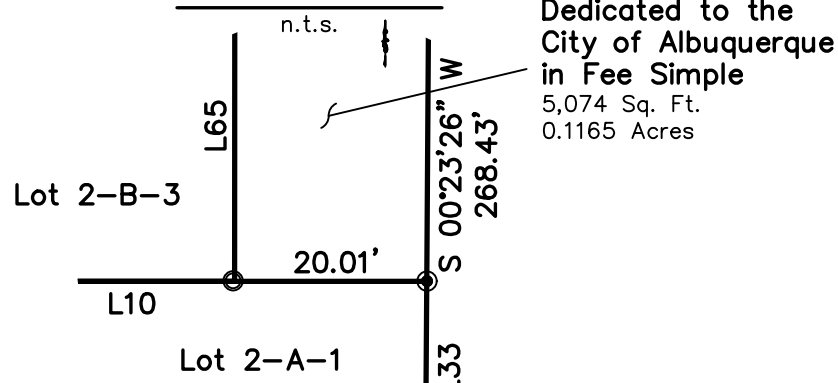
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
●PK	FOUND PK NAIL
●PK2	FOUND PK NAIL WITH TAG "LS 11993"
●RWC	FOUND REBAR WITH CAP "LS 11993"
●RWC2	FOUND REBAR WITH CAP "LS 8478"
●X	FOUND CHISELED "X"
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

ACS Monument "I_40_12"
NAD 1983 CENTRAL ZONE
X=1532017.843*
Y=1495236.843*
Z=5117.289* (NAVD 1988)
G-G=0.999672575
Mapping Angle=-0°12'30.45"
*U.S. SURVEY FEET

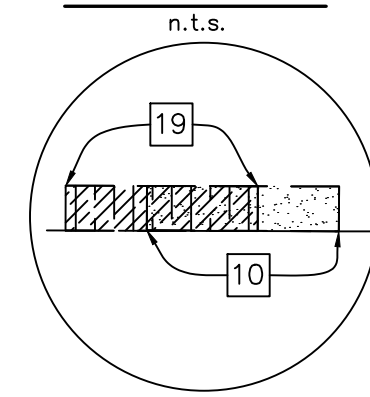


Carlisle Boulevard NE
(106' R/W)

Detail "B"

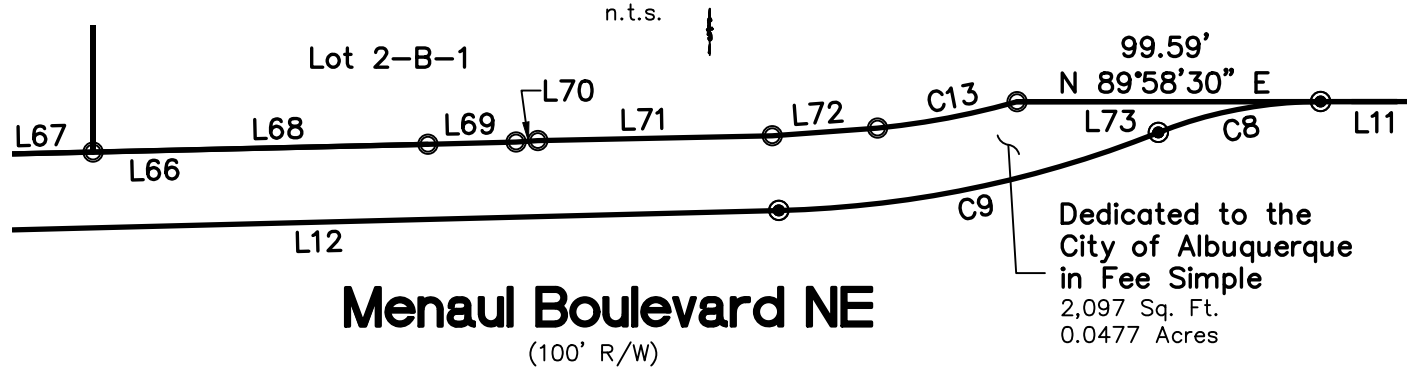


Detail "A"



ACS Monument "10_H_17"
NAD 1983 CENTRAL ZONE
X=1535835.595*
Y=1495224.388*
Z=5166.734* (NAVD 1988)
G-G=0.999669275
Mapping Angle=-0°12'04.02"
*U.S. SURVEY FEET

Detail "C"



Menaul Boulevard NE
(100' R/W)

CSI-CARTESIAN SURVEYS INC.

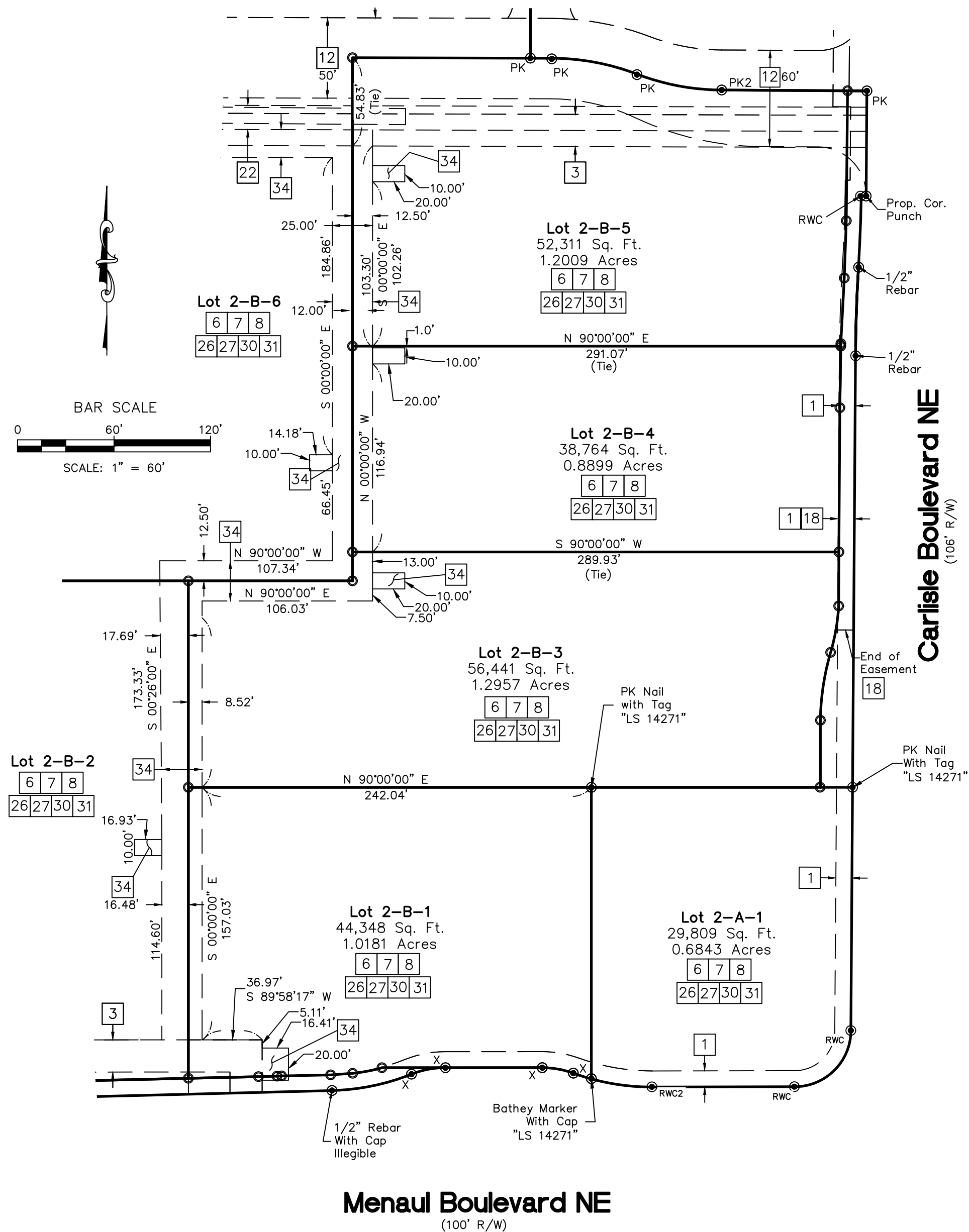
P.O. BOX 44414 RIO RANCHO, N.M. 87174
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cartesianbrian@gmail.com

Legend

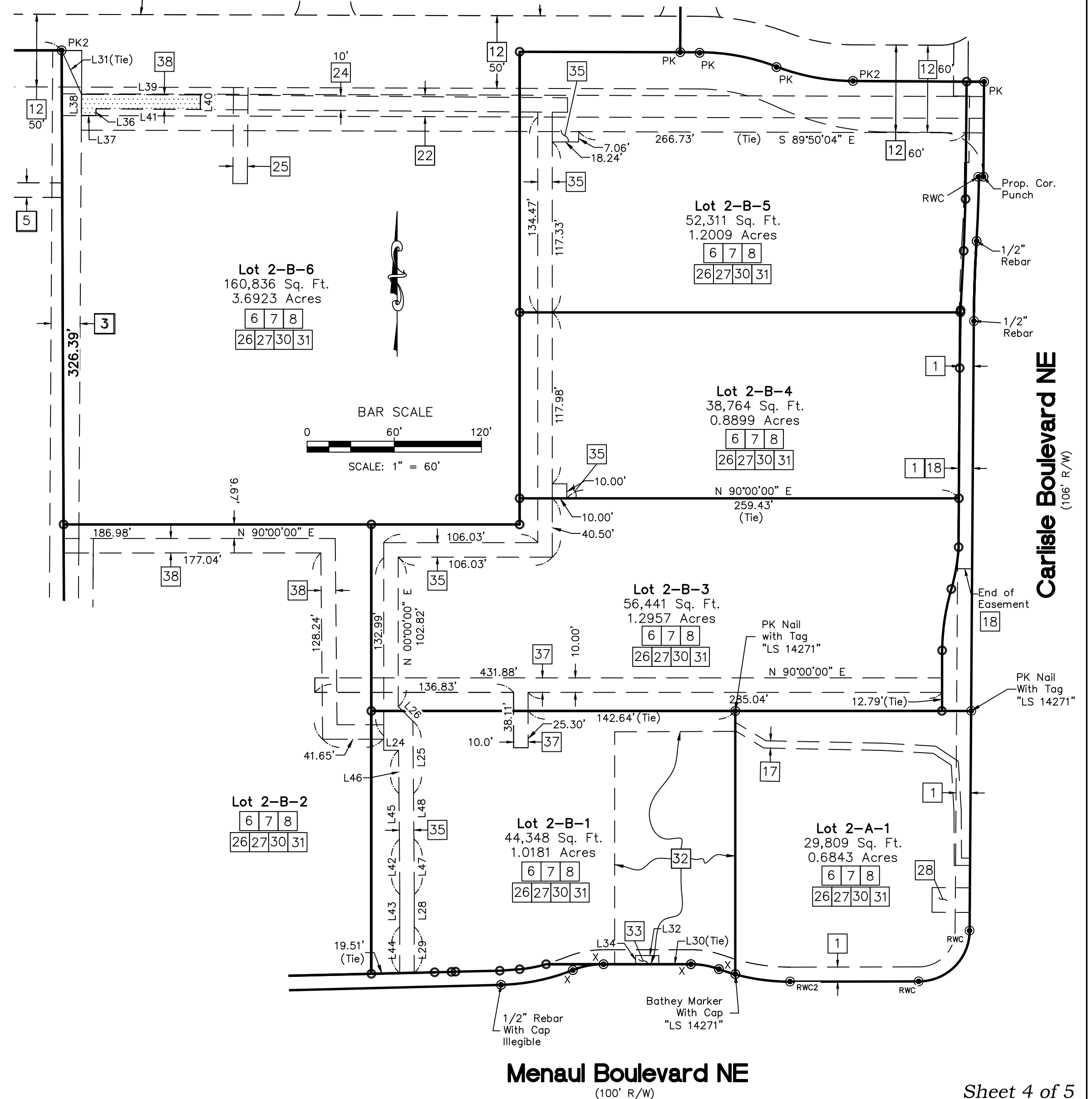
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
●PK	FOUND PK NAIL
●PK2	FOUND PK NAIL WITH TAG "LS 11993"
●RWC	FOUND REBAR WITH CAP "LS 11993"
●RWC2	FOUND REBAR WITH CAP "LS 8478"
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○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Preliminary Plat for Lots 2-A-1, 2-B-1, 2-B-2, 2-B-3, 2-B-4, 2-B-5 & 2-B-6, American Square Being Comprised of Lots 2-A and 2-B, American Square City of Albuquerque Bernalillo County, New Mexico May 2025

Detail for Easement 33 & 34





Detail for Easement 33 35 & 38





Easement Notes

- 1

EXISTING 10’ P.U.E. (3/25/1988, C36–33) 
- 2

EXISTING 20’ P.U.E. (4/12/1968, BK. MISC. 100, PG. 103, DOC. NO. 89532) VACATED WITH THE FOLLOWING OF THIS PLAT, SHOWN HEREON AS 
- 3

EXISTING 20’ WATER LINE EASEMENT (3/25/1988, C36–33) SHOWN HEREON AS 
- 4

EXISTING 10’ POWER AND COMMUNICATIONS EASEMENT (3/25/1988, C36–33) PORTION VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS 
- 5


REMAINING PORTION OF EXISTING 10’ P.U.E. (4/15/1968, D3–196)
- 6


EXISTING NON–EXCLUSIVE EASEMENT FOR THE INSTALLATION, MAINTENANCE, OPERATION AND SERVICING OF ANY COMMON AREA IMPROVEMENTS, BLANKET IN NATURE OVER ALL OF LOTS 2–A AND 2–B (9/30/2020, DOC. NO. 2020095520)
- 7

EXISTING TEMPORARY NON–EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO AND FROM CONSTRUCTION SITE(S) (9/30/2020, DOC. NO. 2020095520)
- 8

EXISTING NON–EXCLUSIVE EASEMENT FOR PLACEMENT, REPAIR, REPLACEMENT, OR EXTENSION OF ELECTRIC, GAS, CABLE, WATER, AND SANITARY SEWER, STORM AND SURFACE WATER DRAINAGE AND DETENTION FACILITIES, BLANKET IN NATURE OVER LOTS 2–A AND 2–B, EXCLUDING NON–BUILDABLE AREAS (9/30/2020, DOC. NO. 2020095520)
- 9


EXISTING 5’ MST&T RIGHT OF WAY EASEMENT (5/4/1987, BK. MISC. 482–A, PG. 589, DOC. NO. 8745989)
- 10


EXISTING 20’ X 4.71’ PUBLIC PERMANENT UNDERGROUND EASEMENT FOR WATER LINE (1/20/1994, BK. 94–2, PG. 9979, DOC. NO. 94008921) SHOWN HEREON AS  SEE DETAIL "A", ON SHEETS 2 & 3 OF 5
- 11a

EXISTING U.S. WEST COMMUNICATIONS AND PNM UNDERGROUND EASEMENT (1/6/1994, BK. 94–1, PG. 4556, DOC. NO. 94002199) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS 
- 11b

EXISTING 10’ U.S. WEST COMMUNICATIONS AND PNM UNDERGROUND EASEMENT (1/6/1994, BK. 94–1, PG. 4556, DOC. NO. 94002199)
- 12

EXISTING PRIVATE DRAINAGE, ACCESS, PUBLIC WATER, POWER COMMUNICATIONS AND GAS LINE EASEMENT, BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A, B, E AND F (3/25/1988, C36–33)
- 13

EXISTING 7’ POWER AND COMMUNICATIONS EASEMENT (3/25/1988, C36–33) SHOWN HEREON AS 
- 14


EXISTING PERMANENT JOINT USE AREA, BENEFITING AND MAINTAINED BY THE OWNERS OF LOT 2–B AND TRACT F–1–A (7/14/1993, BK. 9318, PG. 8728, DOC. NO. 93075439) SHOWN HEREON AS 
- 15

EXISTING 27’ X 278’ SETBACK COVENANT (NO PERMANENT STRUCTURES) (6/15/1990, BK. 90–10, PG. 1901–1904, DOC. NO. 9046436) (6/22/1990, BK. 90–10, PG. 5663–5669, DOC. NO. 9048256)
- 16

EXISTING PERMANENT DRIVE AISLES USED FOR JOINT USE AREAS (6/15/1990, BK. 90–10, PG. 1883, DOC. NO. 9046435)
- 17

EXISTING 5’ SANITARY SEWER EASEMENT (9/2/2020, DOC. NO. 2020084932)
- 18


EXISTING 10’ POWER & COMMUNICATIONS EASEMENT (3/19/1990, 90C–80)
- 19


EXISTING 20’ X 4.71’ PUBLIC WATERLINE EASEMENT (3/19/1990, 90C–80) SHOWN HEREON AS  SEE DETAIL "A", ON SHEETS 2 & 3 OF 5
- 20

EXISTING NON–EXCLUSIVE INGRESS/EGRESS EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER DRIVE AREAS BENEFITING AND MAINTAINED BY THE OWNERS OF LOT 2–B AN TRACT F–1–A (6/15/1990, BK. 90–10, PG. 1883, DOC NO. 9046435) AFFECTS THAT AREA WITHIN LOT 2–B, NORTH OF ROADWAY EASEMENT ¹²
- 21

EXISTING JOINT USE AREA BENEFITING AND MAINTAINED BY THE OWNERS OF LOT 2–B AND TRACT F–1–A (7/14/1993, BK. 93–18, PG. 8728–8738, DOC. NO. 93075439)
- 22

EXISTING 15’ MST&T EASEMENT (3/25/1988, C36–33)
- 23

EXISTING 10’ P.U.E. (12/10/2019, 2019C–124) PORTIONS VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS 
- 24

EXISTING P.U.E. (12/10/2019, 2019C–124) PORTION VACATED WITH THE FILING OF THIS PLAT PORTION TO REMAIN SHOWN HEREON AS 
- 25

EXISTING 10’ TELEPHONE AND COMCAST EASEMENT (12/10/2019, 2019C–124)

Easement Notes, Continued

- 26

EXISTING CROSS PRIVATE CROSS LOT ACCESS AND PARKING EASEMENT OVER THAT PORTION SOUTH OF EASEMENT ¹² FOR LOT 2–A AND ALL OF LOT 2–B WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS, BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 2–A AND 2–B (12/10/2019, 2019C–124)
- 27

EXISTING CROSS DRAINAGE EASEMENT OVER THAT PORTION SOUTH OF EASEMENT ¹² FOR LOT 2–A AND ALL OF LOT 2–B WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS, BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 2–A AND 2–B (12/10/2019, 2019C–124)
- 28

EXISTING PNM EASEMENT (6/25/2020, DOC. NO. 2020057146)
- 29

EXISTING MONUMENT SIGN EASEMENT (9/30/2020, DOC. NO. 2020095520)
- 30

EXISTING PERPETUAL, NON–EXCLUSIVE EASEMENT INGRESS/EGRESS ACCESS FOR ALL ACCESS POINTS, DRIVEWAYS, VEHICULAR TRAFFIC, PARKING AREAS, PEDESTRIAN TRAFFIC EASEMENT, BLANKET IN NATURE OVER ALL OF LOTS 2–A AND 2–B, WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS (9/30/2020, DOC. NO. 2020095520) AND AS SHOWN ON PLAT (12/10/2019, 2019C–124)
- 31

EXISTING CROSS LOT DRAINAGE EASEMENT BLANKET IN NATURE OVER ALL OF LOTS 2–A AND 2–B, WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS (9/30/2020, DOC. NO. 2020095520) AND AS SHOWN ON PLAT (12/10/2019, 2019C–124)
- 32

EXISTING PERPETUAL, NON–EXCLUSIVE EASEMENT FOR PARKING BENEFITING LOT 2–A (9/30/2020, DOC. NO. 2020095520)
- 33

6’ X 16’ EASEMENT FOR BUS SHELTER, GRANTED WITH THE FILING OF THIS PLAT SEE DETAIL ON SHEET 4 OF 5
- 34

25’ PUBLIC WATER AND PUBLIC SEWER EASEMENT GRANTED TO ABCWUA, WITH THE FILING OF THIS PLAT, SEE DETAIL ON SHEET 4 OF 5
- 35

10’ JOINT DRY UTILITY TRENCH EASEMENT, GRANTED WITH THE FILING OF THIS PLAT, SEE DETAIL ON SHEET 4 OF 5
- 37

10’ PUBLIC GAS EASEMENT, GRANTED WITH THE FILING OF THIS PLAT
- 38

10’ PUBLIC ELECTRIC EASEMENT, GRANTED WITH THE FILING OF THIS PLAT
- 36

EASEMENT ³⁶ INTENTIONALLY OMITTED

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 for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C.

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.
- 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, 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) 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.

Preliminary Plat for
Lots 2-A-1, 2-B-1, 2-B-2,
2-B-3, 2-B-4, 2-B-5 & 2-B-6,
American Square
Being Comprised of
Lots 2-A and 2-B, American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2025

Line Table		
Line #	Direction	Length (ft)
L42	N 00°20'55" W	37.98'
L43	N 00°11'07" E	22.46'
L44	S 00°00'00" E	31.79'
L45	N 00°35'37" W	31.38'
L46	N 00°36'05" W	29.78'
L47	S 00°20'55" E	38.05'
L48	N 00°35'37" W	31.40'
L50	S 00°33'15" W	80.81'
L51	S 02°04'56" W	35.63'
L52	S 02°59'54" W	40.91'
L53	S 00°51'32" W	1.56'
L54	S 00°51'32" W	38.29'
L55	S 00°51'32" W	39.85'
L56	S 00°21'47" W	89.70'
L57	S 00°18'12" W	33.60'
L65	S 00°01'41" W	41.71'
L66	N 88°39'23" E	123.48'
L67	N 88°39'23" E	79.87'
L68	N 88°39'23" E	43.61'
L69	N 88°34'43" E	11.50'
L70	N 86°23'49" E	2.83'
L71	N 88°48'53" E	30.51'
L72	N 85°48'15" E	13.75'
L73	N 89°58'30" E	39.42'

*L27 & L49 INTENTIONALLY OMITTED

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	54.35'	150.00'	20°45'37"	54.05'	S 79°27'21" E
C2	53.92'	150.00'	20°35'45"	53.63'	S 79°22'26" E
C3	44.29'	999.63'	2°32'19"	44.29'	S 02°13'43" W
C4	55.07'	1007.00'	3°08'00"	55.06'	S 01°55'52" W
C5	38.36'	143.00'	15°22'13"	38.25'	N 82°25'27" W
C6	11.73'	143.00'	4°42'00"	11.73'	N 72°23'23" W
C7	19.88'	57.00'	19°59'07"	19.78'	N 80°01'56" W
C8	21.60'	57.00'	21°42'42"	21.47'	S 79°07'09" W
C9	50.64'	143.00'	20°17'19"	50.37'	S 78°24'28" W
C10	29.35'	133.30'	12°36'50"	29.29'	N 09°47'50" E
C11	42.84'	159.18'	15°25'17"	42.71'	S 08°33'13" W
C12	54.67'	35.00'	89°30'00"	49.28'	N 45°08'26" E
C13	18.51'	104.40'	10°09'37"	18.49'	N 79°19'11" E