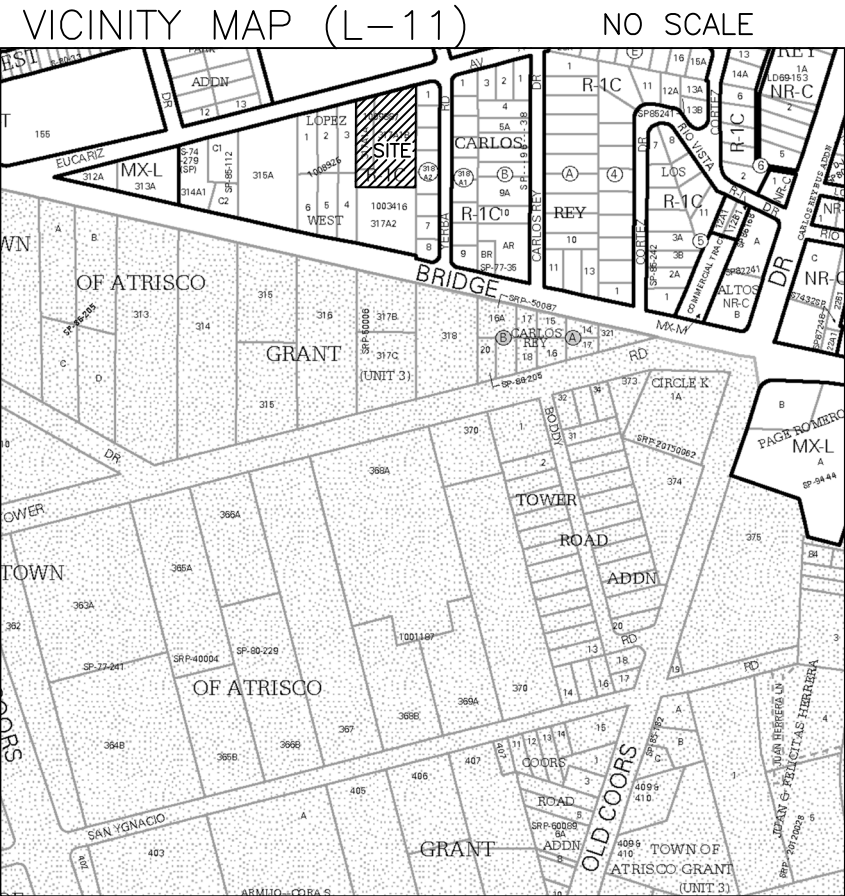




PURPOSE OF PLAT

This plat has been prepared for the purpose of adjusting the lot lines between two existing lots.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested 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 parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
- An existing Ten foot (10') Public Utility Easement as shown on plat of Tracts 317-A-1-A and 317-A-1-B, Town of Atrisco Grant Unit 3, recorded December 12, 2013 in Plat Book 2013C, Page 139.
- The subject properties (as shown hereon) appear to lie within "Zone X" (Area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C0329H Revised August 16, 2012.
- 22' Private Ingress/egress easement for the benefit of Tract 317-A-1-B-2 is granted by this plat. Maintenance of this easement is the responsibility of the owner(s) of Tract 317-A-1-B-2.
- 22' Private waterline and sewerline easement for the benefit of Tract 317-A-1-B-2 is granted by this plat. Maintenance of this easement is the responsibility of the owner(s) of Tract 317-A-1-B-2.

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), 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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 011 056 139 428 20418, 1 011 056 122 429 20420

PROPERTY OWNER OF RECORD:
ARAGON ISMAEL & MARTHA E
BERNALILLO COUNTY TREASURER'S OFFICE

SUBDIVISION DATA

- DRB Project No.
- Zone Atlas Index No. L-11
- Gross acreage 1.4996 Ac.
- Existing number of lots 2
Replatted number of lots 2

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Tracts numbered 317-A-1-A and 317-A-1-B, Town of Atrisco Grant Unit 3, within Projected Section 26, Township 10 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said Plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 12, 2013, in Plat Book 2013C, Page 139.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Martha Aragon Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO

)

) ss

)

COUNTY OF BERNALILLO

On this ____ day of _____, 2025 the foregoing instrument was acknowledged by:

Martha Aragon.

My Commission expires _____

Notary Public

Ismael Aragon Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO

)

) ss

)

COUNTY OF BERNALILLO

On this ____ day of _____, 2025, the foregoing instrument was acknowledged by:

Ismael Aragon.

My Commission expires _____

Notary Public

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective March 12, 2022 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269

PLAT OF
TRACTS 317-A-1-A-1 & 317-A-1-B-1
TOWN OF ATRISCO GRANT UNIT 3

A REPLAT OF TRACTS 317-A-1-A AND 317-A-1-B
TOWN OF ATRISCO GRANT UNIT 3
WITHIN PROJECTED SECTION 26, T. 10 N., R. 2 E., N.M.P.M.
WITHIN THE TOWN OF ATRISCO GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

PROJECT NUMBER: _____

Application Number: _____

Utility Company Approvals:

PNM Electric Services Date

New Mexico Gas Company Date

Qwest Corporation D/B/A Centurylink QC Date

Comcast City Approvals: Date

City Surveyor Date

Hydrology Date

Traffic Engineering, Transportation Division Date

ABCWUA Date

Parks and Recreation Department Date

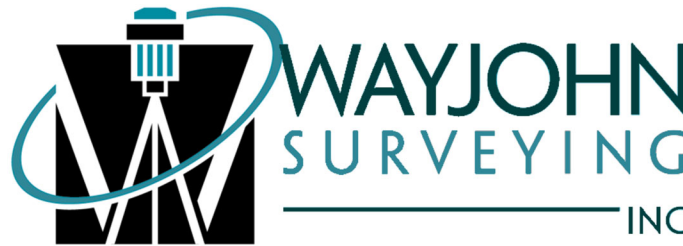
AMAFCA Date

City Engineering Date

Code Enforcement Date

Planning Department Date

Planning Department Date



1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: ARAGON ISMAEL & MARTHA E
UPC: 101105612242920420
UPC: 101105613942820418
LOCATION: SECTION 26, T10N, R2E
TOWN OF ATRISCO GRANT UNIT 3

DRAWN: T R J

CHECKED: T D J

DRAWING NO.
SP7012023.DWG

SCALE:

1" = 30'

3 MAR 2025

FILE NO.

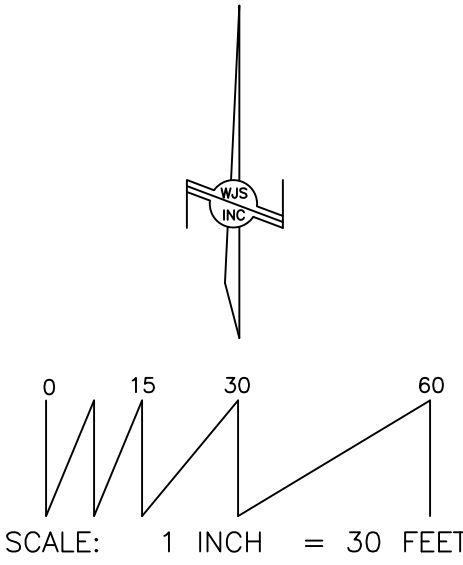
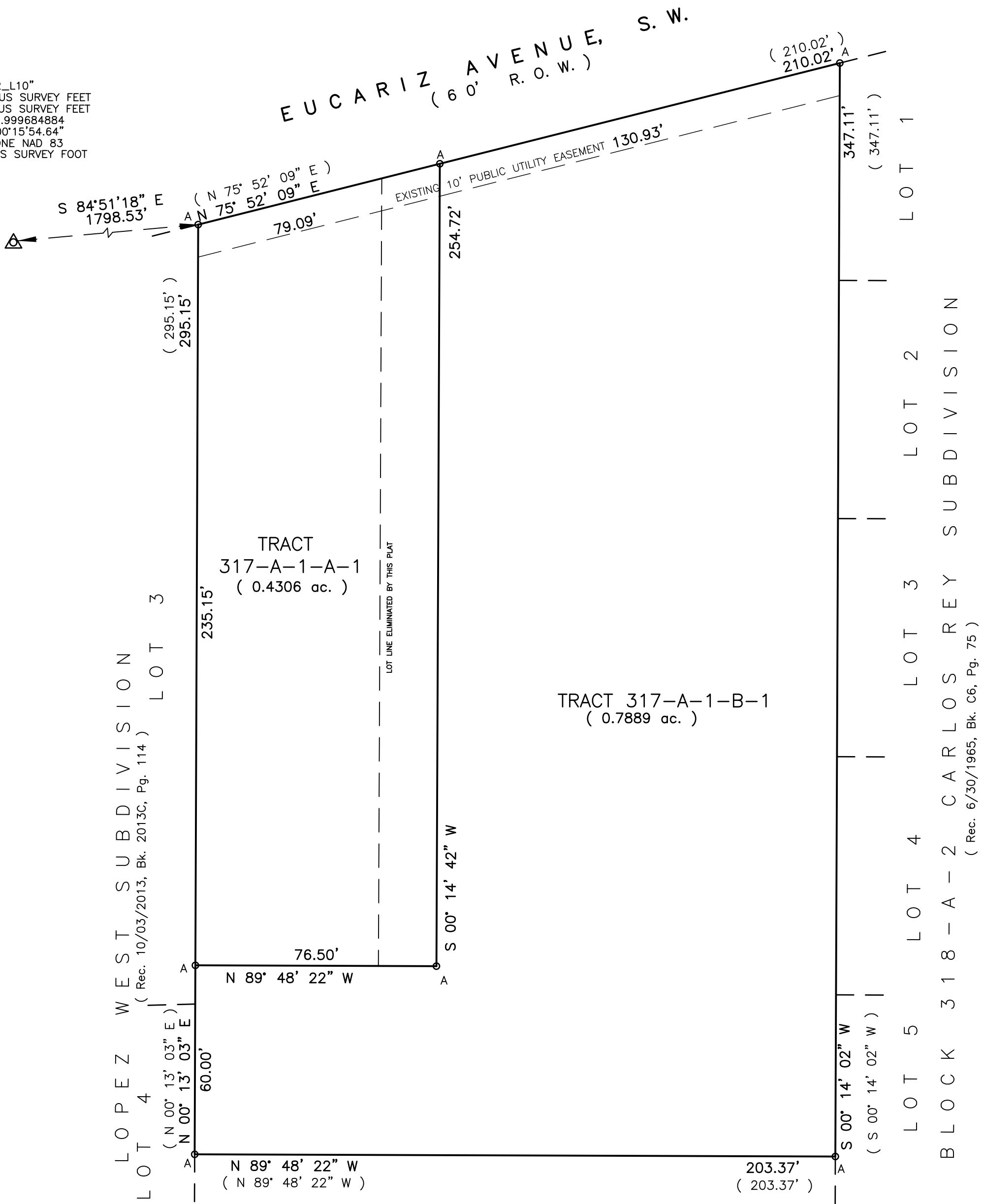
SP-7-01-2023

SHEET 1 OF 2

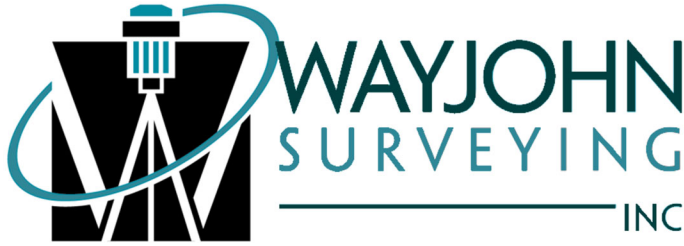
PLAT OF
TRACTS 317-A-1-A-1 & 317-A-1-B-1
TOWN OF ATRISCO GRANT UNIT 3

A REPLAT OF TRACTS 317-A-1-A AND 317-A-1-B
TOWN OF ATRISCO GRANT UNIT 3
WITHIN PROJECTED SECTION 26, T. 10 N., R. 2 E., N.M.P.M.
WITHIN THE TOWN OF ATRISCO GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

ACS MONUMENT "2_L10"
X=1,502,323.077 US SURVEY FEET
Y=1,480,997.867 US SURVEY FEET
Ground-to-grid: 0.999684884
Mapping Angle: -00°15'54.64"
NMSP CENTRAL ZONE NAD 83
ELEV.=5668.036 US SURVEY FOOT
NAVD 88



o FOUND/SET MONUMENT LEGEND:
A: SET #4 REBAR WITH CAP "WAYJOHN PS 14269"



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SCALE:
1" = 30'
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FILE NO.
SP-7-01-2023
SHEET 2 OF 2

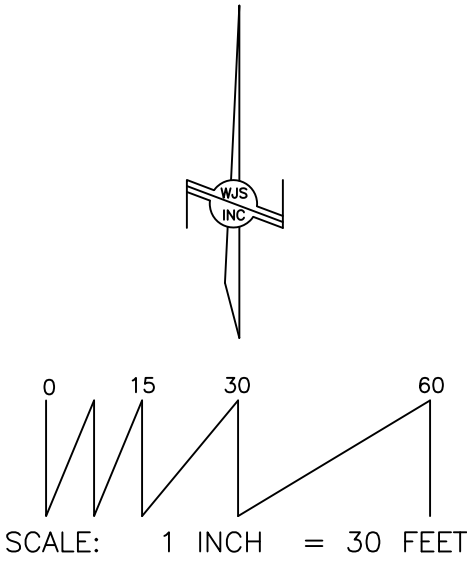
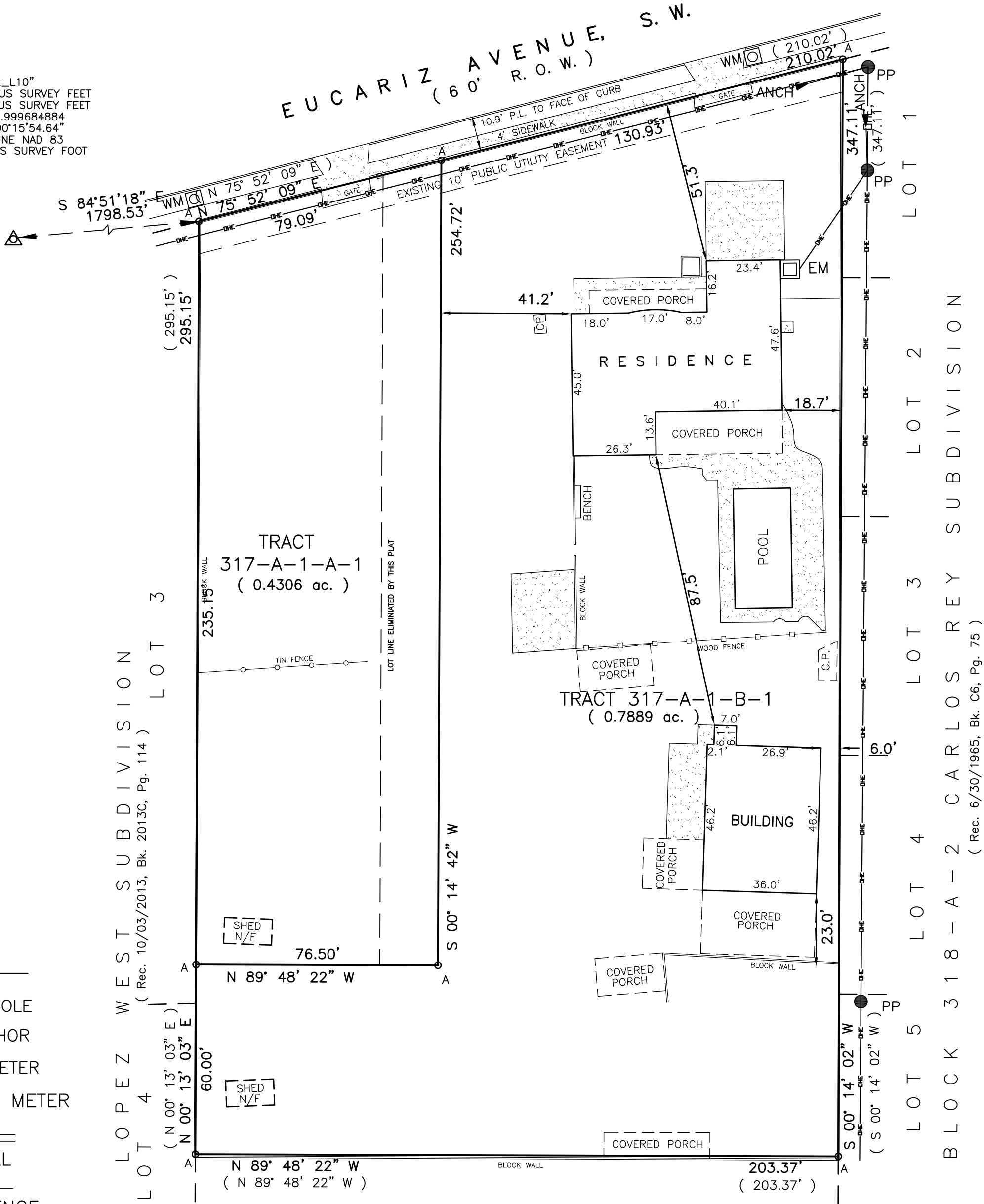
TRACT 317-A-2
TOWN OF ATRISCO GRANT UNIT 3
(Rec. 9/01/2004, Bk. 2004C, Pg. 270)

PLAT OF
TRACTS 317-A-1-A-1 & 317-A-1-B-1
TOWN OF ATRISCO GRANT UNIT 3

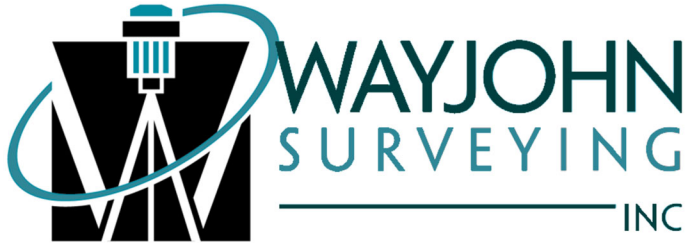
A REPLAT OF TRACTS 317-A-1-A AND 317-A-1-B
TOWN OF ATRISCO GRANT UNIT 3
WITHIN PROJECTED SECTION 26, T. 10 N., R. 2 E., N.M.P.M.
WITHIN THE TOWN OF ATRISCO GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

EXISTING CONDITIONS

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Y=1,480,997.867 US SURVEY FEET
Ground-to-grid: 0.999684884
Mapping Angle: -00°15'54.64"
NMSP CENTRAL ZONE NAD 83
ELEV.=5668.036 US SURVEY FOOT
NAVD 88



○ FOUND/SET MONUMENT LEGEND:
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SP7012023.DWG

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1" = 30'
3 MAR 2025

FILE NO.
SP-7-01-2023
EXHIBIT

LEGEND

- PP POWER POLE
- ▼ ANCH GUY ANCHOR
- ◻ WM WATER METER
- ◻ EM ELECTRIC METER
- ==== BLOCK WALL
- WOVEN WIRE FENCE
- DHE— DHE OVERHEAD ELECTRIC LINES

TRACT 317-A-2
TOWN OF ATRISCO GRANT UNIT 3
(Rec. 9/01/2004, Bk. 2004C, Pg. 270)