

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1 THRU 10, LOTS 27 THRU 34 AND THE SOUTH 50 FEET OF LOTS 35 AND 36 IN BLOCK 6 OF EAST CENTRAL BUSINESS ADDITION INTO ONE LARGE TRACT, GRANT PNM EASEMENT AND DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON.

SUBDIVISION DATA:

DRB PROJ. NO. PR-2024-011045 GROSS SUBDIVISION ACREAGE 3.2135 ACRES
ZONE ATLAS INDEX NO. L-21-2 CURRENT ZONING MA-R
DATE OF SURVEY OCTOBER 2024
TOTAL NO. OF LOTS EXISTING 20
TOTAL NO. OF LOTS CREATED 1

TOTAL MILEAGE OF STREETS CREATED: 0.0 MILES
TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: 0.0 MILES

NOTES:

1. FIELD SURVEY PERFORMED IN OCTOBER 2024.
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALBUQUERQUE CONTROL STATIONS USED:

ALBUQUERQUE CONTROL STATION "10+21" DATA:
STANDARD CITY OF ALBUQUERQUE 3 1/4 INCH DISC (FOUND IN PLACE)
NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
E=1561,095.898 US SURVEY FEET Y=1,485,161.289 US SURVEY FEET
ELEV=5,557.514 US SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR = 0.999645218 DELTA ALPHA = (-)00'09'08.58"

4. BASIS OF BEARING: NAD 83 STATE PLANE, NAD CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 3. (N03°23'36"W)
5. CORNERS IDENTIFIED AS "SET" ARE 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702", AND DEPICTED AS, —●—, UNLESS OTHERWISE INDICATED.
6. BEARINGS AND DISTANCES SHOWN IN PARENTHESES () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

BOOK 2024060222

5/28/2025 11:52 AM, 1 of 2 P. 825-00
CHRISTOPHER A. MEDINA, N.M.P.S. 15702

SOLAR COLLECTOR NOTE:

NO PROPERTY WITHIN THE AREA OF THIS PLATTING SHALL AT ANY TIME BE SUBJECT TO 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 THIS PLAT.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST, MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MARCH 12, 2022; AND THAT IT IS TRUE AND BEST OF MY KNOWLEDGE AND BELIEF.

CHRISTOPHER A. MEDINA, N.M.P.S. NO. 15702
MARCH 27, 2025
DATE

LEGAL DESCRIPTION:

LOTS 1 THRU 10, LOTS 27 THRU 34 AND THE SOUTH FIFTY FEET OF LOTS 35 AND 36 INCLUSIVE TO BLOCK 6 OF EAST CENTRAL BUSINESS ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THAT CERTAIN PLAT ENTITLED, "EAST CENTRAL BUSINESS ADDITION", RECORDED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 20, 1939, IN VOLUME D, FOLD 12, WITHIN SECTION 28, TOWNSHIP 10 NORTH, RANGE 4 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 3.2135 ACRES (139,979.37 SQUARE FEET) MORE OR LESS.

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACT C, BLOCK 6 OF EAST CENTRAL BUSINESS ADDITION, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN HEREON, AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DEEDS OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND DO HEREBY GRANT EASEMENTS AS SHOWN HEREON AND DEDICATE TO THE CITY OF ALBUQUERQUE ADDITIONAL RIGHT-OF-WAY IN FEE SIMPLE WITH WARRANTY COVENANTS AS SHOWN HEREON, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Samantha Sengel, Chief Administrative Officer
DATE: 05/23/2025

ACKNOWLEDGMENT:

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 23 DAY OF MAY 2025 by SAMANTHA SENDEL, CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION.

NOTARY PUBLIC: Debra Barran
MY COMMISSION EXPIRES: 20 August 2025

STATE OF NEW MEXICO
NOTARY PUBLIC
Debra Barran
Commission No. 1048904
Expires: August 20, 2028

DOCUMENTS USED:

1. PLAT ENTITLED, "EAST CENTRAL BUSINESS ADDITION" FILED ON MARCH 20, 1939, IN VOLUME D, FOLD 12 AS DOCUMENT NUMBER 1939032039 WITH THE BERNALILLO COUNTY CLERK'S OFFICE.
2. PLAT ENTITLED, "REVISED PLAT OF TRACT B, BLOCK 6, EAST CENTRAL BUSINESS ADDITION" FILED ON DECEMBER 9, 1986, IN BOOK C32, PAGE 67 WITH THE BERNALILLO COUNTY CLERK'S OFFICE.
3. UNRECORDED ALTA/NMPS LAND TITLE SURVEY, PREPARED BY WAY/JOHN SURVEYING INC. ON JANUARY 1, 2024, JOB NUMBER: ALTA-12-01-2023.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- A. PUBLIC SERVICE OF NEW MEXICO ("PSNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND ANY 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. CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 - D. COMCAST 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 ADJACENT 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 GRANTOR, 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

IN APPROVING THIS PLAT, PUBLIC SERVICE OF NEW MEXICO (PSNM), NEW MEXICO GAS COMPANY (NMGC) AND CENTURY LINK DO NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PSNM, NMGC, AND CENTURY LINK DO NOT WAIVE OR RELEASE ANY EASEMENTS OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

INDEXING INFORMATION FOR THE COUNTY CLERK:

OWNER: CITY OF ALBUQUERQUE
LEGAL: TRACT C, BLOCK 6, EAST CENTRAL BUSINESS ADDITION
LOCATION: SECTION 28, T.10N., R.4E., N.M.P.M.

PLAT OF TRACT C BLOCK 6 EAST CENTRAL BUSINESS ADDITION SITUATE WITHIN SECTION 28, T. 10 N., R. 4 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MARCH 2025

PROJECT NUMBER: PR-2024-011045
APPLICATION NUMBER: EX-2024-011845
M.I.M.C. PLT 2025-00029

UTILITY APPROVALS:

Public Service of New Mexico 6-20-2025
New Mexico Gas Company 04/17/2025
Century Link 5/14/2025
Xfinity 03-28-2025

CITY APPROVALS:

Loree N. Rasmussen P.S. 3/27/2025
CITY OF ALBUQUERQUE SURVEYOR
NIA
Environmental Health 7/15/2025
Code Enforcement 7/15/2025
Traffic Engineering, Transportation Division 7/19/2025
Albuquerque Bernalillo County Water Utility Authority 7/15/2025
Parks & Recreation Department 3/28/2025
A.M.P.C.A. 7/16/25
City Engineer 7/16/25
Hydrology 7/15/25
Planning Department 5/22/2025
Real Property Division

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PND ON

UNIFORM PROPERTY CODE § 1-021-006-446400-1-10-01
PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE

BERNALILLO COUNTY TREASURER'S OFFICE: George Stone 7-28-25

TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-8513

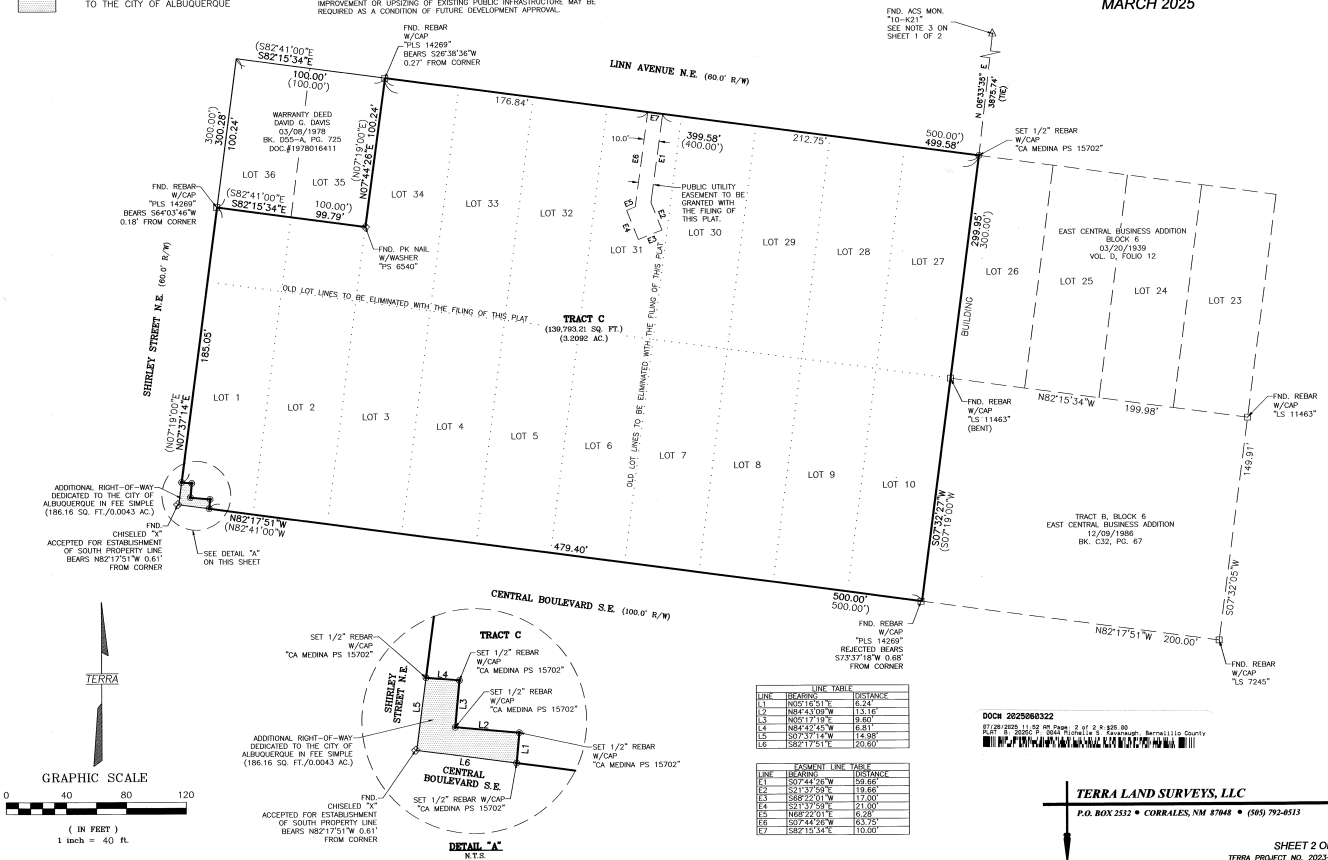
SHEET 1 OF 2
TERRA PROJECT NO. 2023-153

PLAT OF
TRACT C
BLOCK 6
EAST CENTRAL BUSINESS ADDITION
SITUATE WITHIN
SECTION 28, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

THE DEVELOPMENT HEARING OFFICER APPROVED THIS PLAT, PR-2024-010705 AND PLT-2025-00029, ON JUNE 25, 2025.

DHO HEARING NOTE:
THE PROPERTY OWNER'S REQUEST FOR A DHO DETERMINATION TO ALLOW A MODIFICATION FROM THE REQUIRED 6 TO 10 FEET LANDSCAPE BUFFER ZONE ALONG CENTRAL AVENUE NE, AND THE REQUIRED 5 FEET LANDSCAPE BUFFER ZONE ALONG SHIRLEY STREET NE AND UNIV AVE NE, ADJACENT TO TRACT C, BLOCK 6, EAST CENTRAL BUSINESS ADDITION, HAS BEEN GRANTED WITH THE APPROVAL OF THIS PLAT.

ADDITIONAL 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.



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SHEET 2 OF 2
PROJECT NO. 2023-153