



PLAT OF

LOTS 1 AND 2  
PRADO DEL BOSQUE

A REPLAT OF TRACT A-1-A  
MAX REPLAT

WITHIN PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY  
NEW MEXICO  
JULY 2025

PURPOSE

The purpose of this plat is to create two lots from one existing Tract and to grant easements as shown hereon.

PR-2024-010818

PLAT APPROVAL

City Approvals:

DND Chairperson, Planning Department	Date
Rail Property Division	Date
Environmental Health	Date
Traffic Engineering, Transportation Division	Date
ADQ/AVIA	Date
Parks and Recreation Department	Date
City Engineer	Date
City Engineer	Date
Code Enforcement	Date

*Lawrence N. Riekenhauer P.S.*  
City Surveyor  
Date: 8/1/2025

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.



LEGAL DESCRIPTION

Tract A-1-A of MAX REPLAT, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 28, 2014 in Book 2014C, Page 0024, and being within Projected Section 12, Township 10 North, Range 2 East, New Mexico Principal Meridian, Central Zone, City of Albuquerque, Bernalillo County, New Mexico and being described by metes and bounds as follows:

BEGINNING at the Southeast Corner of the Tract described hereon, whence City of Albuquerque Control Monument 7+11.3 bears S 28° 13' 30" E, 1144.90', THENCE, leaving said point of beginning;

5.66° 50' 24" W, 261.97' feet to an angle point, a found nail atop fence post tagged T95 10042'; Thence;

5.66° 35' 49" W, 93.42' feet to the Southwest Corner of the Tract described hereon, a found nail atop fence tagged T95 10042'; Thence;

N 43° 31' 47" E, 74.38' feet, to an angle point along the southerly right-of-way of DURANES DITCH, a found rebar with cap stamped T95 10042'; Thence;

N 70° 15' 25" E, 162.60' feet continuing along the southerly right-of-way of DURANES DITCH, a found rebar with cap stamped T95 10042'; Thence;

N 66° 02' 05" E, 72.29' feet, to an angle point along the southerly right-of-way of DURANES DITCH, a found rebar with cap stamped T95 10042'; Thence;

N 43° 49' 50" E, 19.28' feet continuing along the southerly right-of-way of DURANES DITCH to an angle point, a found rebar with cap stamped T95 10042'; Thence;

Leaving said right-of-way, S 69° 32' 57" E, 66.00' feet to the Northeast Corner of the Tract described hereon, a found rebar with cap stamped T95 10042'; Thence;

9.00' 21' 50" W, 117.07' feet to the Southeast Corner and point of beginning to the Tract described hereon and containing 0.675 acres, more or less.

FREE CONSENT

This property is re-platted as shown hereon with the free consent and in accordance with the provisions of the laws of the State of New Mexico, and the holder of the legal title and undivided title in fee simple to the land described hereon, said owner(s) grant Private Access Easement shown hereon as Permanent Access Easement.

*Amber Kermington*  
Date: 3/12/26

ACKNOWLEDGMENT

STATE OF New Mexico )  
COUNTY OF Bernalillo, ) ss

This instrument was acknowledged before me on the 5th day of March, 2025.

*Notary Public*

TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on UNCA 101205951442210916

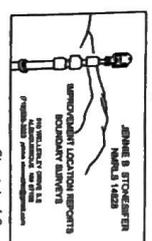
Property owner(s) of record: Amber Kermington

County Treasurer: \_\_\_\_\_ Date: \_\_\_\_\_

SURVEYOR'S CERTIFICATION

I, James B. Stoneman, New Mexico Registered Land Surveyor No. 14828, hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveyors in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance; that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are as shown and that the same is true and correct to the best of my knowledge and belief.

*James B. Stoneman*  
dated: 7/9/25  
New Mexico Registered Land Surveyor No. 14828



Job No. 113224

PUBLIC UTILITY EASEMENTS

PLAT OF THE CITY OF ALBUQUERQUE, NEW MEXICO, AND THE COUNTY OF BERNALILLO, NEW MEXICO, TO THE PUBLIC UTILITY EASEMENTS shown on the plat are granted for the common and joint use of:

- The Natural Gas Company of New Mexico, (NMC) a New Mexico Corporation, (NMC District) for installation, maintenance and service of natural and compressed electrical lines, transmission and other equipment and related facilities, including, but not limited to, the right to provide electrical services.
- New Mexico Gas Company, for installation, maintenance and service of natural gas lines, valves and other equipment and facilities, including, but not limited to, the right to provide gas services.
- Other corporations other than City of Albuquerque, for the installation, maintenance and service of such lines, pipes and other related equipment and facilities, including, but not limited to, the right to provide telephone services.
- For the installation, maintenance and service of such lines, cables, and other related equipment and facilities, including, but not limited to, the right to provide cable services.

included in the right to build, install, construct, reconstruct, locate, relocate, change, remove, replace, modify, operate and maintain facilities for purposes described above, together with the right to use, store, and carry said easements, with the right and privilege of going upon and across the lands of others for the purposes set forth herein, and with the right to take and remove any and all materials, equipment, and other things necessary to carry out the purposes of this easement, with the right and privilege to enter and remove trees, shrubs or other vegetation which interfere with the purposes set forth herein. No building, sign, pole, structure, or other structure shall be erected or placed on the lands of others which shall be deemed to be an interference with the purposes of this easement, and the owner of such lands shall be deemed to be in violation of this easement. The City of Albuquerque, New Mexico, and the County of Bernalillo, New Mexico, shall be deemed to be the owners of this easement for the purposes of this easement. The City of Albuquerque, New Mexico, and the County of Bernalillo, New Mexico, shall be deemed to be the owners of this easement for the purposes of this easement. The City of Albuquerque, New Mexico, and the County of Bernalillo, New Mexico, shall be deemed to be the owners of this easement for the purposes of this easement.

Utility Approvals:

City Engineer	Date: 3/4/2026
City Engineer	Date: 3/12/26
City Engineer	Date: 3/12/26
City Engineer	Date: 3/12/26

City Engineer: *James B. Stoneman*  
Date: 3/12/26

PLAT OF  
**LOTS 1 AND 2**  
**PRADO DEL BOSQUE**

PR-2024-010818

A REPLAT OF TRACT A-1-A  
 MAX REPLAT

WITHIN PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE

BERNALILLO COUNTY  
 NEW MEXICO

JULY 2025

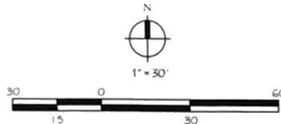
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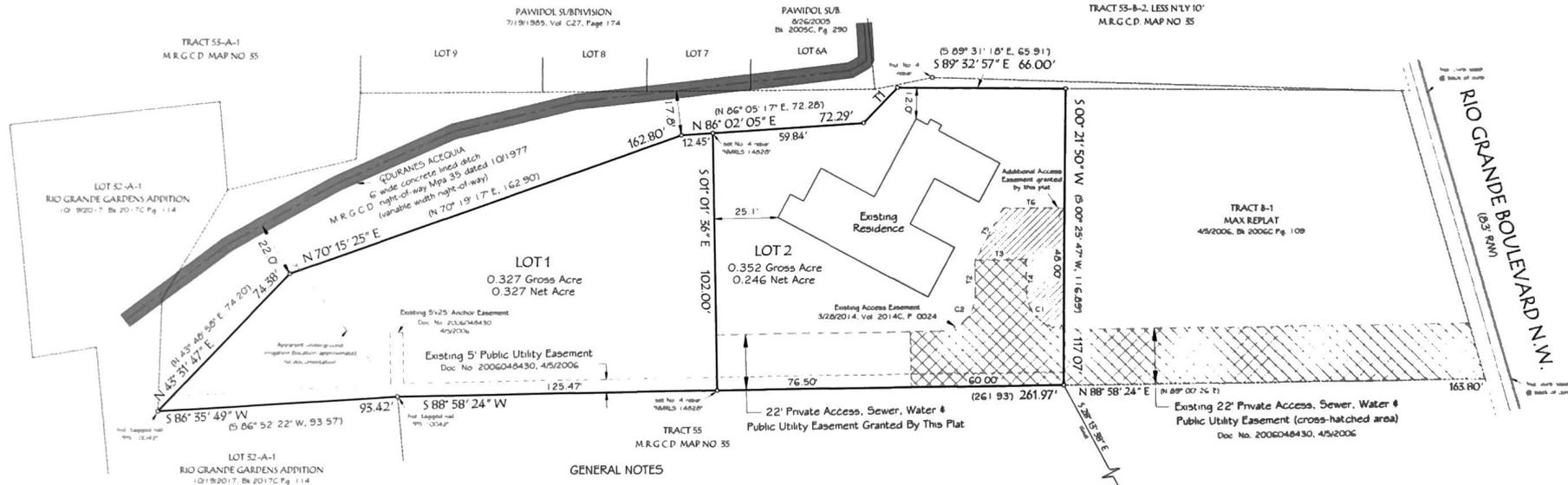
REFERENCES

- 1) Plat of TRACT A-1-A, MAX REPLAT, Document No. 2014024885, Bernalillo County, NM
- 2) Plat of TRACTS A-1, A-2 & B-1 MAX REPLAT, Document No. 2006048430, Bernalillo County, NM
- 3) Plat of LOT 32-A-1, RIO GRANDE GARDENS ADDITION, Document No. 2017100157, Bernalillo County, NM.
- 4) Middle Rio Grande Conservancy District DURANES ACEQUIA right-of-way map, dated 10/1/977
- 5) Plat of Lots 5-A & 6-A, PAWIDOL SUBDIVISION, Document No. 2005125146, Bernalillo County, New Mexico.
- 6) Replat of PAWIDOL SUBDIVISION, dated 7/19/1985, Bernalillo County, New Mexico in Vol. C27, Page 174.
- 7) Warranty Deed dated 7/21/1986 as Document No. 86-60575, Bernalillo County, New Mexico.

TANGENT DATA		
TANGENT	BEARING	DISTANCE
T1	N 43° 49' 50" E (N 43° 58' 17" E)	19.28 (19.33)
T2	N 01° 01' 36" W	13.00'
T3	N 88° 58' 24" E	20.00'
T4	S 01° 01' 36" W	13.00'
T5	N 27° 57' 39" E	23.53'
T6	S 69° 38' 10" E	24.10'



CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	23.56'	15.00'	90° 00' 00"	21.21'	S 46° 01' 36" E
C2	23.56'	15.00'	90° 00' 00"	21.21'	N 43° 58' 24" E



GENERAL NOTES

- 1) Bearings shown hereon are New Mexico State Plane Gnd Bearings, Central Zone, NAD 1983. Unless otherwise indicated, all distances shown are ground. Record bearings shown in parenthesis, plat of MAX REPLAT, records of Bernalillo County, New Mexico, 3/28/2014, Bk. 2014C, Page 0024.
- 2) Unless otherwise indicated, all property corners are monumented by a found No. 4 rebar with cap "PS 10042". Bearings shown in parenthesis are per record plat.
- 3) Total acreage - Gross = 0.679 acres, Net = 0.573 acres.
- 4) Existing Lots = 1. Proposed Lots = 2.
- 5) Private Access & Utility Easements are granted as shown hereon. Maintenance of the Private Access Easement is the sole responsibility of the owner(s), heirs and assigns of Lots 1 & 2 Prado Del Bosque.
- 6) Any underground structures not shown are not a part of this plat.
- 7) No property within the bounds of this plat 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 lots or parcels within the bounds of this plat. The foregoing requirement shall be a condition to the approval of this plat.
- 8) Water and Sewer Account for Lot 1, PRADO DEL BOSQUE will be required and shall be coordinated with ABCWUA, if necessary. There is an ABCWUA account for existing Lot A-1-A, MAX REPLAT.
- 9) Grading & Drainage Plan for Lot 1, PRADO DEL BOSQUE may be required as a condition of building permit approval.
- 10) This property is zoned R-A.
- 11) Current UPC No. 101205951442210918, Lot A-1-A, MAX REPLAT, 2019 Rio Grande Blvd N.W. dated 8/16/12. This property lies in Zone X, Area with Reduced Flood Risk Due to Levees.
- 12) A variance to minimum lot width requirement has been approved per Special Exception No. VA-2024-00339, PR-2024-011316, dated March 5, 2025.
- 13) This property is within the City of Albuquerque, Bernalillo County, New Mexico.
- 14) This property is not located within a FEMA Special Flood Hazard Boundary per FEMA FIRM 35001C0331H dated 8/16/12. This property lies in Zone X, Area with Reduced Flood Risk Due to Levees.
- 15) A Grading & Drainage Plan by Rio Grande Engineering, David Soule PE #14522 dated 7/7/2025 has been submitted to the Development Review Section.

City of Albuquerque  
 Control Monument 7-H13  
 New Mexico State Plane  
 Central Zone  
 N 1,495,777.637 (US Survey Feet)  
 E 1,513,953.442 (US Survey Feet)  
 mapping angle = 00° 14' 35.56"  
 ground to grid factor = 0.999604760  
 NAD 1983  
 Elev. = 4964.364 (US Survey Feet)  
 NAVD1988

SURVEYOR'S CERTIFICATION

I, Jennie B. Stoniesifer, New Mexico Registered Land Surveyor No. 14828, hereby certify that this Plat was prepared by me from notes of an actual field survey, that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors, that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance, that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are as shown and that the same is true and correct to the best of my knowledge and belief.

 dated 7/9/25  
 New Mexico Registered Land Surveyor No. 14828

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