

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.0116 ACRES±
ZONE ATLAS INDEX NO: K-16-Z
NO. OF TRACTS CREATED: 1
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0

Notes:

- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0353H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 WITHIN THE EASEMENT 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

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.

RECORDING STAMP

Legal Description

LOTS NUMBERED ONE (1) THROUGH FIVE (5), INCLUSIVE, IN BLOCK NUMBERED FORTY-ONE (41) OF UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 7, 1916, IN PLAT BOOK D, PAGE 27, TOGETHER WITH LOT NUMBERED ONE (1) IN BLOCK NUMBERED THREE (3) OF MONTE VISTA, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF SAID BLOCK 3, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 22, 1937, IN BOOK D1, PAGE 79, AND A PORTION OF THE EAST 29 FEET OF VACATED BRYN MAWR DRIVE, S.E., NOW COMPRISING OF TRACT A, HIWAY HOUSE.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON LOTS 1-5, BLOCK 41, UNIVERSITY HEIGHTS ADDITION & LOT 1, BLOCK 3, MONTE VISTA ADDITION PARCEL ID: 101605737725743207

BERNALILLO COUNTY TREASURER'S OFFICE: _____

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO VACATE PUBLIC RIGHT OF WAY AND CONSOLIDATE THE EXISTING 6 LOTS AND VACATED RIGHT OF WAY INTO ONE NEW LOT AND TO GRANT EASEMENTS.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

BEN SPENCER
MANAGER
TITAN HIWAY LAND, LLC

DATE

Acknowledgment

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025 BY BEN SPENCER, MANAGER, TITAN HIWAY LAND, LLC

BY _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

Plat of
Tract A
Hiway House
Section 22, Township 10 North, Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
July 2025

Project No. PR-2024-010846

Application No. -2024-

DHO Approval Date -2024-

Utility Approvals

| | |
|------------------------|------|
| PNM | DATE |
| NEW MEXICO GAS COMPANY | DATE |
| CENTURYLINK | DATE |
| COMCAST | DATE |

City Approvals

| | |
|--|------|
| CITY SURVEYOR | DATE |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | DATE |
| A.B.C.W.U.A. | DATE |
| PARKS AND RECREATION DEPARTMENT | DATE |
| AMAFCA | DATE |
| CITY ENGINEER | DATE |
| PLANNING DEPARTMENT | DATE |
| CODE ENFORCEMENT | DATE |
| HYDROLOGY | DATE |
| REAL PROPERTY DIVISION | DATE |


Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS CONSOLIDATION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY, AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO
N.M.P.S. No. 11993

DATE



| COORDINATE AND DIMENSION INFORMATION | | | | | | PLSS INFORMATION | | | | INDEXING INFORMATION FOR COUNTY CLERK | | | | PROJECT INFORMATION | | | | | | | | | |
|--|--|-----------------------------------|--|---|--|------------------------------|--|----------------------------------|--|---|--|----------------------|--|---|--|---------------------------|--|---------------------------------|--|--------------------------------------|--|------------------------|--|
| STATE PLANE ZONE: NM-C | | GRID /GROUND COORDINATES: GRID | | GEOID: ABQ GEOID | | LAND GRANT N/A | | | | PROPERTY OWNER TITAN HIWAY LAND, LLC | | | | <div><div></div><div>OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX</div></div> | | CREW/TECH: RR/MC/WB/AB | | DATE OF SURVEY 05/21-28/2024 | | | | | |
| HORIZONTAL DATUM: NAD83 | | VERTICAL DATUM: NAVD88 | | ROTATION ANGLE: 0° 00' 00.00" | | MATCHES DRAWING UNITS YES | | SECTION 22 | | TOWNSHIP 10 NORTH | | RANGE 3 EAST | | | | MERIDIAN NMPM | | SUBDIVISION NAME HIWAY HOUSE | | DRAWN BY: JK | | CHECKED BY: LM | |
| CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM | | | | BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0 | | | | CITY ALBUQUERQUE | | | | COUNTY BERNALILLO | | | | STATE NM | | UPC 101605737725743207 | | ADDRESS 3200 CENTRAL AVENUE, S.E. | | PSI JOB NO. 245110P | |
| COMBINED SCALE FACTOR: GRID TO GROUND: 1.00033444 GROUND TO GRID: 0.99966567 | | | | DISTANCE ANNOTATION: GROUND | | BEARING ANNOTATION: GRID | | ELEVATION TRANSLATION: ±0.00' | | ELEVATIONS VALID: NO | | | | | | | | | | | | | |



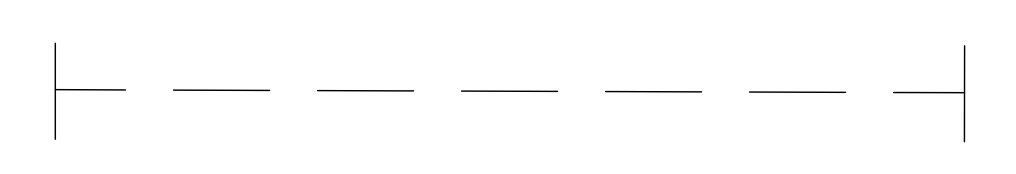
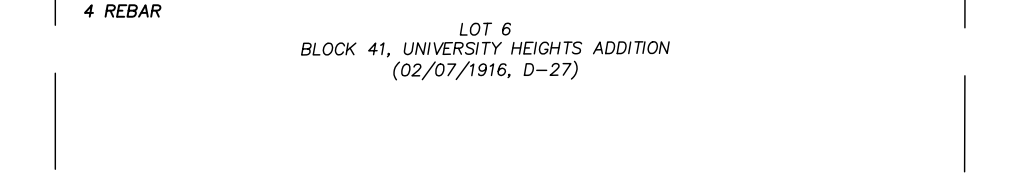
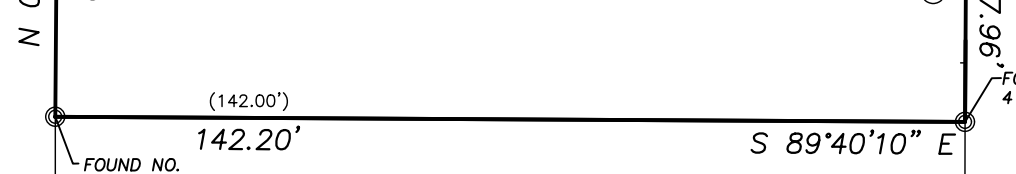
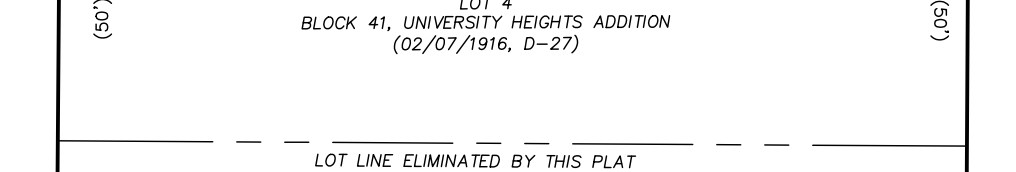
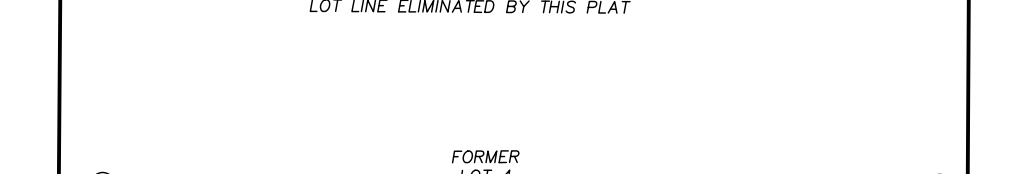
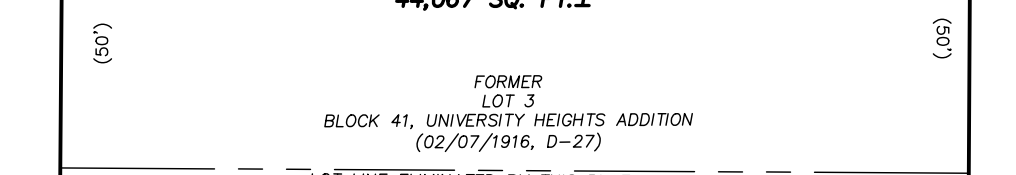
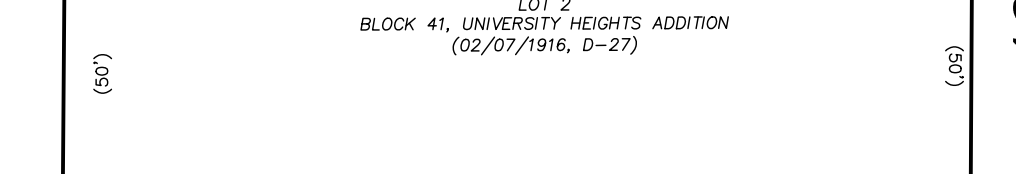
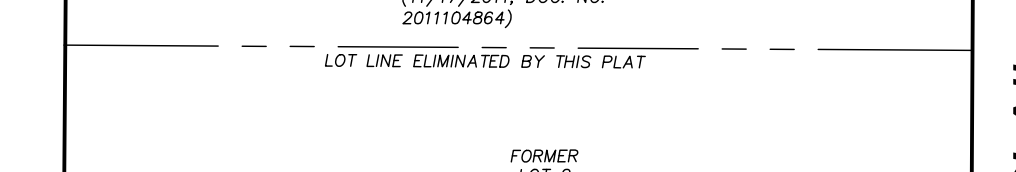
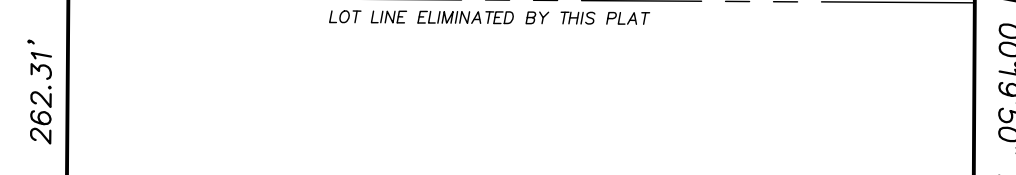
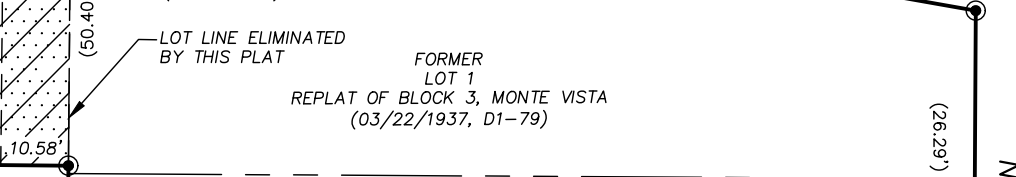
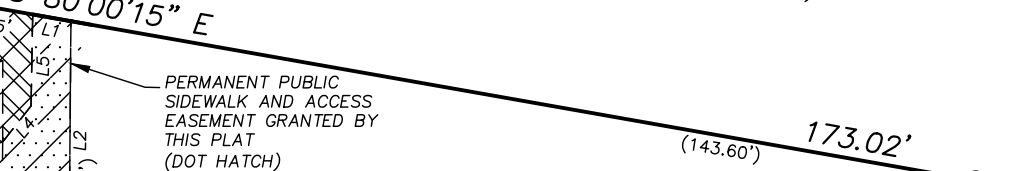
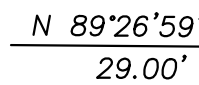
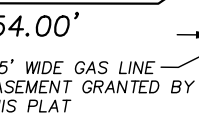
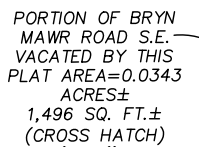
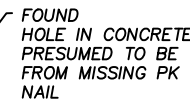
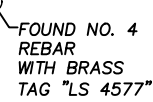
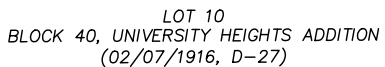
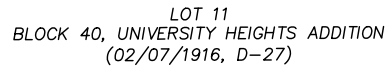
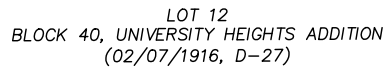
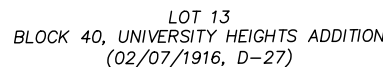
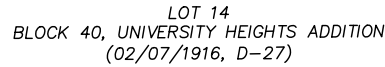
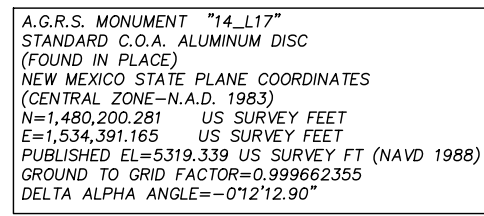
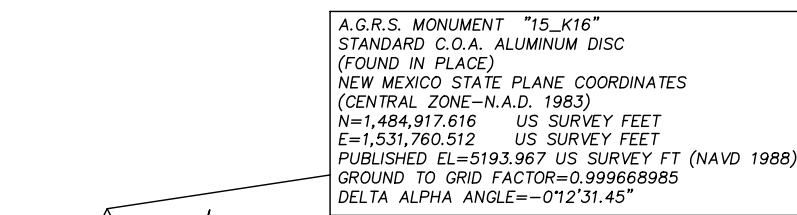
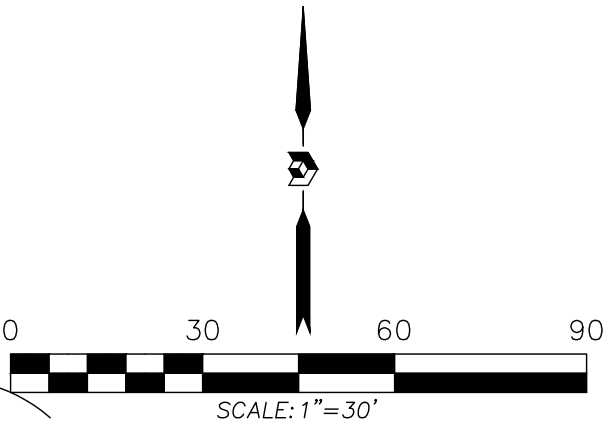
OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

505.856.5700 PHONE
505.856.7900 FAX

| N 90°00'00" E | MEASURED BEARING AND DISTANCES |
|-----------------|--|
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES |
| ○ | FOUND AND USED MONUMENT AS DESIGNATED |
| ● | FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" |
| ⊙ | PK NAIL WITH WASHER "PS 11993" SET THIS SURVEY |
| △ | FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED |

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 80°00'15" E | 6.06' |
| L2 | S 00°26'50" W | 49.17' |
| L3 | N 00°33'46" E | 30.19' |
| L4 | S 38°14'21" W | 7.16' |
| L5 | S 01°05'12" W | 14.31' |
| L6 | N 00°03'15" E | 12.68' |
| L7 | S 89°11'39" W | 9.91' |
| L8 | N 00°26'39" E | 9.94' |

Plat of
Tract A
Hiway House
Section 22, Township 10 North, Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
July 2025



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

505.856.5700 PHONE
505.856.7900 FAX

| PROJECT INFORMATION | |
|---------------------------|---------------------------------|
| CREW/TECH: RR/MC/WB/AB | DATE OF SURVEY 05/21-28/2024 |
| DRAWN BY: JK | CHECKED BY: LM |
| PSI JOB NO. 245110P | SHEET NUMBER 2 OF 2 |