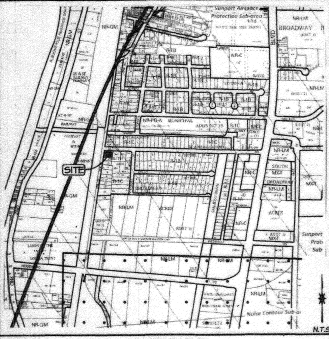


PLAT OF  
LOTS 10A AND 10B, BLOCK A  
SOUTH BROADWAY ACRES, UNIT I  
BEING A REPLAT OF  
LOTS 10 AND 11, BLOCK A  
EXCEPT THE ELY 25'  
SOUTH BROADWAY ACRES, UNIT I  
CANON DE CARNULE GRANT  
SECTION 32, T.10 N., R. 3 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2025



VICINITY MAP  
ZONE ATLAS M-14-Z

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 (PSC) A NEW MEXICO CORPORATION (PSC) ELECTRICITY 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 SERVICE.  
C. GTECH CORPORATION (GTECH) A NEW MEXICO CORPORATION (GTECH) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SIGNALING, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.  
D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF CABLE LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF SOME OPEN DRAIN AND CROSSING ADJOINING LOTS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENTS TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE INCLUDING REPAIRING POWER, 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, POOL, (ABOVEGROUND OR UNDERGROUND) NOT FULL CONCRETE OR RUCK POOL, (BEING) STRUCTURES SHALL BE BUILT OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREIN. GRANTEE SHALL BE RESPONSIBLE FOR CONSTRUCTION OF POOLS, DECKS OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT. EASEMENTS FOR ELECTRIC TRANSFORMERS/CHANGERS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMERS/CHANGERS, DOORS AND FIVE FEET (5') ON EACH SIDE.

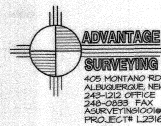
DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PSC) AND NEW MEXICO GAS COMPANY (NMG) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PSC AND NMG DO NOT WAIVE NOR 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.

UTILITY APPROVALS

PUBLIC SERVICE COMPANY OF NEW MEXICO (PSC)  
THOMAS NEWMAN  
GTECH CORPORATION DBA CENTURY LINK GC  
GREGORY CHASE  
NEW MEXICO GAS COMPANY (NMG)

DATE 9/26/25  
DATE 9/16/25  
DATE 9/29/25  
DATE 9/26/2025



LEGAL DESCRIPTION

LOTS 10A AND 10B, BLOCK A, UNIT I, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SOUTH BROADWAY ACRES, UNIT I, IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 15, 1992, IN PLAT BOOK 002, PAGE 184 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT, FROM THENCE A TIE TO POINT A.D.R.S. POINTMENT 12-14 BEING N44°22'44"E, A DISTANCE OF 85.25 FEET;  
THENCE FROM SAID POINT OF BEGINNING, S68°40'39"E, A DISTANCE OF 116.21 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW CAP N.M.S. 140291;  
THENCE S68°40'39"E, A DISTANCE OF 49.62 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND CAP T.S. 104841;  
THENCE N85°52'50"W, A DISTANCE OF 116.64 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP N.M.S. 140292;  
THENCE N28°46'20"E, A DISTANCE OF 43.76 FEET TO THE POINT OF BEGINNING, CONTAINING 3.472 ACRES (EXCERPT 5.508 FEET), MORE OR LESS, NOW COMPRISING LOTS 10A AND 10B, SOUTH BROADWAY ACRES, UNIT I.

FREE CONSENT

SURVEYED AND REPLATED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS LOTS 10A & 10B, BLOCK A, WITH THE CONSENT OF AND IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE UNDERGROUND OWNERS THEREOF, THE UNDERSIGNED HAVE REPRESENTED THEMSELVES TO WITHIN THE CONVEYANCE AND RESTRICTIONS ON THIS PROPERTY. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ALL EASEMENTS SHOWN HEREON.

DATE 9/19/25  
KJ ENTERPRISE & DEVELOPMENT LLC

ACKNOWLEDGEMENT FOR CORPORATION

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF September 2025.

BY: James Leroy Padilla

NAME OF OFFICER

OWNER of KJ ENTERPRISE & DEVELOPMENT LLC.

A NEW MEXICO CORPORATION ON BEHALF OF SAID CORPORATION

MY COMMISSION EXPIRES 9/29/2028

Notary Public  
RUBEN CAROLINA GARCIA BALDERAMA  
COMMISSION # 2003785  
COMMISSION EXPIRES 07/25/2028

GRADING AND DRAINAGE NOTES

1. A GRADING AND DRAINAGE PLAN PREPARED BY A NEW MEXICO REGISTERED PROFESSIONAL ENGINEER MAY BE REQUIRED WITH FUTURE DEVELOPMENT OF THESE LOTS.
2. EXISTING LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS.
3. LOTS MUST ACCEPT HISTORICAL STORM WATER RUNOFF FROM ADJACENT ROADWAYS AND NEIGHBORS.
4. NO MASS SITE GRADING, CLEARING OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING AND DRAINAGE PLAN.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

U.P.C. #10140551353330548 LOTS 10 AND 11, BLOCK A, SOUTH BROADWAY ACRES, UNIT I

PROPERTY OWNER OF RECORD: KJ ENTERPRISE & DEVELOPMENT LLC

BERNALILLO COUNTY TREASURER'S OFFICE DATE 12/19/25

BERNALILLO COUNTY IMPACT FEES WILL BE ASSESSED AT THE TIME OF BUILDING PERMIT APPLICATION. FOR QUESTIONS REGARDING THE AMOUNTS CONTACT THE BERNALILLO COUNTY ZONING/BUILDING AND PLANNING DEPT.

DHO APPROVAL DATE: 10/29/2025  
PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) TRACTS FROM TWO (2) EXISTING TRACTS

PROJECT NO. PR-2024-011073

APPLICATION NO. PLT 2024-00053

City Engineer

DHS CHAIRPERSON, PLANNING DEPARTMENT

James N. Paredes, P.E.

CITY ENGINEER

Hydrology

ENVIRONMENTAL HEALTH DEPARTMENT

TRAFFIC ENGINEERING, TRANSPORTATION

ANALYSIS

ANALYSIS

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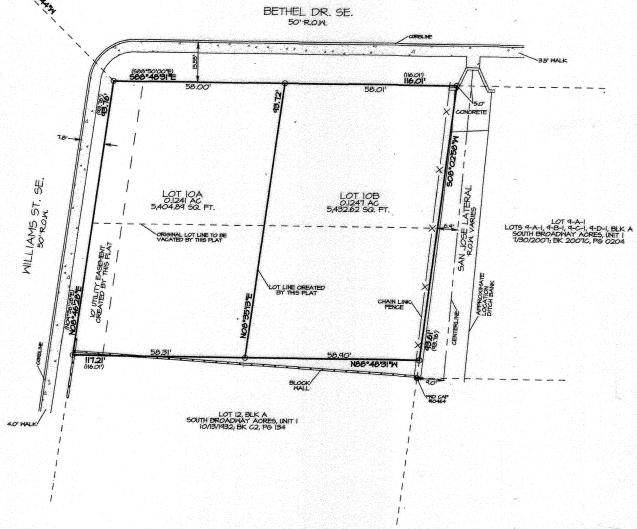
PLAT OF  
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CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2025

U.S. HORIZONTAL TO NAD  
NEW MEXICO STATE PLANE COORDINATES  
EASTING: 425629.308 US SURVEY FEET  
NORTHING: 6585752.00 US SURVEY FEET  
SOUTH BROADWAY ACRES  
DELTA ALPHA ANGLE: -0°18'56.64"  
PUBLISHED BY: 4341.615 (NAD 1983)

DHO DETERMINATION FOR SIDEWALK WIDTH NOTE:  
THE PROPERTIES AT THE NORTHEAST CORNER OF BETHEL DRIVE SE AND  
WILLIAMS STREET SE ARE DEPENDENT OF THE CITY REQUIRED 8 FOOT  
SIDEWALK FOR LOCAL STREETS PER DPM STANDARDS. A DETERMINATION  
FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM  
THIS STANDARD ON OCTOBER 26, 2025.

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 STRUCTURES ON THE LOTS OF  
PARCELS WITHIN THE AREA OF THIS PLAT.

- NOTES:
1. FIELDWORK CONDUCTED JULY, 2024
  2. DISTANCES ARE GROUND DISTANCES - US SURVEY FOOT.
  3. GROSS ACRES: 0.2569 AC. (11,017.33 SQUARE FEET)
  4. THE BASIS OF BEARING FOR THIS SURVEY HAS TAKEN FOR GPS  
RTK OBSERVATIONS BETWEEN TWO POINTS AND THE NGS84  
ELLIPSOID.
  5. DISTANCES BASED UPON RECORDED PLAT FILED IN THE COUNTY  
CLERK'S OFFICE BERNALILLO COUNTY ON OCTOBER 13, 1932, IN  
PLAT BOOK C-2, PAGE 184
  6. SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", DESIGNATING  
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE  
FLOOD PLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP,  
BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS PER  
MAP NO. 35000G03429, EFFECTIVE DATE SEPTEMBER 26, 2009.  
THE SURVEYOR HAS NOT GUARANTEED AS TO THE ACCURACY OF  
THE ABOVE INFORMATION. THE LOCAL FEMA AGEN SHOULD BE  
CONTACTED FOR VERIFICATION.
  7. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART  
OF THIS SURVEY IS NOTED HEREIN. ONLY THESE DOCUMENTS NOTED  
HEREIN ARE RELIED UPON BY THE SURVEYOR. THERE MAY BE  
OTHER DOCUMENTS OF RECORD THAT COULD AFFECT THIS PARCEL.  
THIS TRACT OR PARCEL OF LAND MAY BE SUBJECT TO RESTRICTIONS  
AND/OR EASEMENTS OF RECORD.
  8. THIS TRACT OR PARCEL OF LAND MAY CONTAIN UTILITIES THAT ARE  
NOT IDENTIFIED HEREIN.
  9. NUMBER OF TRACTS CREATED: 2
  10. RECORD BEARINGS AND DISTANCES IN PARENTSIS
  11. ALL CORNERS SET WITH 1/2" REBAR AND CAP L584929 UNLESS OTHERWISE  
NOTED.
  12. DOCUMENTS USED:  
A) PLAT OF SOUTH BROADWAY ACRES, UNIT 1, ALBUQUERQUE, NEW MEXICO, FILED  
OCTOBER 13, 1932, BOOK C2, PAGE 184  
B) WARRANTY DEED FROM PAULA YOLANDA GARCIA AND MICHAEL JULIAN PADILLA  
TO KU ENTERPRISES & DEVELOPMENT LLC, FILED ON AUGUST 1, 2024 AS  
DOCUMENT NO. 2024062718.



SCALE 1"=40'  
0 20 40



**ADVANTAGE**  
**SURVEYING**  
405 HORTLAND RD NW SUITE 8  
ALBUQUERQUE, NEW MEXICO  
87103-5045-1122  
FAX: 505/245-0535  
ASURVEY@ADVANTAGESURVEYING.COM  
PROJECT NO. L241854