

VICINITY MAP No. K-14

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT 1-A INTO 2 LOTS & ADD 2 UNPLATTED TRACTS TO TRACT 1-A AND GRANT ALL EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 8.1730 ACRES.
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD.

DATE OF FIELD WORK: NOVEMBER 2022

NO PROPERTY WITHIN THE AREA OF THIS 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.

9. PLATS USED TO ESTABLISH BOUNDARY.

- IRON PROPERTIES
FILED: JUNE 6, 2005 IN PLAT BOOK 2005C, PAGE 206

TO THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL NO. 55001C03349 DATED 9-28-2008

SOLAR NOTE:

NO PROPERTY WITHIN THE AREA OF THIS 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.

FLOOD NOTE:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL NO. 55001C03349 DATED 9-28-2008

ABCUWA Notes

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.

ABCUWA Public Water & Sanitary Sewer Easements Albuquerque Bernalillo County Water Utility Authority (ABCUWA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary service lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with use of the easement.

LEGAL DESCRIPTION

TRACT NUMBERED ONE (1) OF THE PLAT OF THE IRON PROPERTIES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED, FILED IN THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 6, 2005 IN PLAT BOOK 2005C, PAGE 206, TOGETHER WITH UNPLATTED LAND, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE EASTERLY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILROAD AND THE NORTHERLY LINE OF COMMERCIAL STREET, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "12-114" HAVING NEW MEXICO STATE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1480971.075 AND E=1500493.233 BEARS S. 20 DEG. 51' 54" W., A DISTANCE OF 276.62 FEET RUNNING, THENCE ALONG THE EASTERLY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILROAD FOR THE NEXT 7 CALLS:

N. 08 DEG. 25' 48" E., A DISTANCE OF 456.92 FEET TO AN ANGLE POINT;
THENCE N. 23 DEG. 48' 03" W., A DISTANCE OF 30.00 FEET TO AN ANGLE POINT;
THENCE N. 08 DEG. 25' 48" E., A DISTANCE OF 400.00 FEET TO AN ANGLE POINT;
THENCE S. 81 DEG. 34' 12" E., A DISTANCE OF 16.00 FEET TO AN ANGLE POINT;
THENCE N. 08 DEG. 25' 48" E., A DISTANCE OF 100.00 FEET TO AN ANGLE POINT;
THENCE N. 15 DEG. 55' 28" E., A DISTANCE OF 150.00 FEET TO AN ANGLE POINT;
THENCE N. 08 DEG. 25' 48" E., A DISTANCE OF 135.67 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF COAL AVENUE;
THENCE S. 81 DEG. 47' 05" E., ALONG THE SOUTHERLY LINE OF COAL AVENUE, A DISTANCE OF 291.45 FEET TO THE NORTHEAST CORNER;
THENCE S. 08 DEG. 31' 35" W., A DISTANCE OF 228.00 FEET TO A POINT ON THE NORTHERLY LINE OF IRON AVENUE;
THENCE S. 08 DEG. 31' 35" W., ALONG THE NORTHERLY LINE OF IRON AVENUE, A DISTANCE OF 16.00 FEET TO A POINT ON THE WESTERLY LINE OF IRON AVENUE;
THENCE S. 08 DEG. 31' 35" W., ALONG THE WESTERLY LINE OF IRON AVENUE, A DISTANCE OF 60.00 FEET TO A POINT ON THE SOUTHERLY LINE OF IRON AVENUE;
THENCE S. 81 DEG. 28' 05" E., ALONG THE SOUTHERLY LINE OF IRON AVENUE, A DISTANCE OF 16.00 FEET TO AN ANGLE POINT;
THENCE S. 08 DEG. 35' 04" W., A DISTANCE OF 239.92 FEET TO AN ANGLE POINT;
THENCE S. 08 DEG. 35' 04" W., A DISTANCE OF 40.42 FEET TO AN ANGLE POINT;
THENCE S. 07 DEG. 05' 01" W., A DISTANCE OF 286.40 FEET TO AN ANGLE POINT, BEING A POINT ON THE NORTHERLY LINE OF HAZELINE AVENUE;
THENCE N. 81 DEG. 48' 05" W., ALONG THE NORTHERLY LINE OF HAZELINE AVENUE, A DISTANCE OF 66.80 FEET TO A POINT ON THE WESTERLY LINE OF COMMERCIAL STREET;
THENCE S. 08 DEG. 23' 40" W., ALONG THE WESTERLY LINE OF COMMERCIAL STREET, A DISTANCE OF 201.19 FEET TO THE SOUTHEAST CORNER, BEING A POINT ON THE NORTHERLY LINE OF COMMERCIAL STREET;
THENCE S. 87 DEG. 35' 17" W., ALONG THE NORTHERLY LINE OF COMMERCIAL STREET, A DISTANCE OF 249.75 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 8.1730 ACRES MORE OR LESS.

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 (PSCNM), a New Mexico corporation, (PSCNM Electric) for installation, maintenance and service of overhead and underground lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
B. New Mexico Gas Company (NMGC), a New Mexico corporation, for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
C. QWEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
D. Cable TV for the installation, maintenance, and service of such lines, cables, 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 grantees, 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 deck, 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 poles, disking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear down and the (10) feet on each side.

Disclaimer:

In approving this plat, Public Service Company of New Mexico (PSCNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PSCNM, QWEST D/B/A CENTURYLINK and NMGC do not warrant or release any easement or easement rights which may have been granted by prior plat, report or other document, and which are not shown on this plat.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT, THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Alan Vincioni manager
DATE Dec 11, 2025

ACKNOWLEDGMENT
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
ON 10/11, DAY OF June, 2025

BY: Alan Vincioni Alan Vincioni
OWNERS NAME

MY COMMISSION EXPIRES: 10/16/28 BY: John Wilson
10/16/28 NOTARY PUBLIC

**PLAT OF
TRACTS 1-A & 1-B
IRON PROPERTIES**

WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2025

PROJECT NUMBER: PR-2024-011266

APPLICATION NUMBER: MINC-PLT-2026-00032

D.H.Q. APPROVALS DATE: July 16, 2025

UTILITY APPROVALS:

Public Service Company of New Mexico 6/10/25
DATE
NEW MEXICO GAS COMPANY 5/29/2025
DATE
Thomas McClain 6/3/2025
DATE
QWEST CORPORATION D/B/A CENTURYLINK QC 05/29/2025
DATE
Mike Mortenson
COMCAST

CITY APPROVALS:

Loren N. Risenhoover P.S. 5/6/2025
CITY SURVEYOR
Regan Chan 12/10/2025
DATE
NA
DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE
Jeffrey 12/9/2025
DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
Whitney Phelan 12/9/2025
DATE
PARKS AND RECREATION DEPARTMENT
AFPCA 6/2/2025
DATE
CITY ENGINEER
Jeffrey P. Adams 12/9/2025
DATE
PLANNING DEPARTMENT
Jeffrey P. Adams 12/9/2025
DATE
CODE ENFORCEMENT

DOC# 2025089946

12/11/2025 10:45 AM STATE OF NEW MEXICO, Bernalillo County
12/11/2025 10:45 AM STATE OF NEW MEXICO, Bernalillo County

SURVEYORS CERTIFICATE:
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 21st DAY OF FEBRUARY, 2025

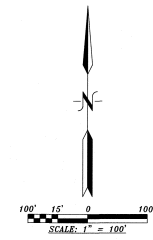
Anthony L. Harris
ANTHONY L. HARRIS, P.S. #11483

WES HARRIS SURVEYING, INC.
1200 TRAIL ROAD, SUITE 100
JOURNALS, NEW MEXICO 87048

PHONE: (505) 850-2873
E-MAIL: harrisurveying1@gmail.com
SHEET 1 OF 2



WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2025



| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 2°48'03" W | 30.00' |
| L3 | N 81°28'05" W | 16.00' |
| L4 | S 08°31'55" W | 60.00' |
| L5 | S 81°28'05" E | 16.00' |
| L6 | S 08°30'31" W | 40.42' |
| L7 | N 1°42'00" W | 65.80' |
| L8 | N 81°46'08" W | 22.22' |
| L9 | N 0°05'01" E | 145.94' |
| L10 | S 81°59'13" E | 91.01' |
| L11 | N 81°34'12" E | 16.00' |
| L12 | N 81°28'05" W | 195.00' |
| L13 | S 08°31'55" W | 5.00' |
| L14 | S 81°28'05" E | 5.00' |
| L15 | S 7°44'11" W | 30.00' |
| L16 | S 81°28'05" E | 150.00' |
| L17 | N 08°31'55" E | 5.00' |

NOTE:

A: BEARINGS AND DISTANCES SHOWN ARE RECORD BASED ON THE PREVIOUS PLAT OF IRON PROPERTIES PREVIOUSLY PREPARED BY HARRIS SURVEYING INC.

B: BY THE RECORDING OF THIS PLAT THERE WILL BE A CROSS LOT DRAINAGE EASEMENT BETWEEN TRACTS "1-A" & "1-B" GRANTED BY THIS PLAT

DOCN 2025099946
12/12/2025 11:54 AM Page: 2 of 2 \$: \$25.00
PLAY B: 20226C P: 0103 Michelle S. Kavanaugh, Barnstable County


H-E-E HARRIS SURVEYING, INC.
1308 CIELO VISTA DEL SUR, NW
CORRALES, NEW MEXICO 87048

PHONE: (505) 250-2273
E-MAIL: harrissurveying51@gmail.com

SHEET 2 OF 2

ACS STATION "12-L14"
N=1,480,971.075 US SURVEY FEET
E=1,520,049.232 US SURVEY FEET
GROUND TO GRID=0.99968383
 $\Delta\alpha = -00^{\circ} 13' 52.10''$
CENTRAL ZONE, NAD 1983
ELEVATION=4947.708 US SURVEY FEET
NAVD 1988