

VICINITY MAP (K-22)

NO SCALE

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Lot numbered One (1) in Block numbered One (1) of CHELWOOD PARK, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of said addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 25, 1955, in Volume D1, Folio 139.

PLAT OF

LOTS 1-A AND 1-B, BLOCK 1

CHELWOOD PARK

WITHIN SECTION 22, T. 10 N., R. 4 E., N.M.P.M.

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JANUARY 2025

PROJECT NUMBER:

Application Number:

Utility Company Approvals:

PNM Electric Services

Date

New Mexico Gas Company

Date

Qwest Corporation D/B/A Centurylink QC

Date

Comcast

Date

City Approvals:

City Surveyor

Date

Hydrology

Date

Traffic Engineering, Transportation Division

Date

ABCWUA

Date

Parks and Recreation Department

Date

AMAFCA

Date

City Engineering

Date

Code Enforcement

Date

Planning Department

Date

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating 2 lots from one existing lot.

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.

2. Perimeter distances are field measurements made on the ground.

3. Monuments recovered and accepted or reset are noted on inscribed plat.

4. No property within the area of requested 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 the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.

5. The subject properties (as shown hereon) appear to lie within "Zone X" (Area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C0359G Revised September 26, 2008.

AUTHORIZED REPRESENTATIVE OF OREILLY AUTOMOTIVE STORES INC

Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO

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) ss

COUNTY OF BERNALILLO

)

On this day of , 2025, the foregoing instrument was acknowledged by:

AUTHORIZED REPRESENTATIVE OF OREILLY AUTOMOTIVE STORES INC

My Commission expires

Notary Public

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 ("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, 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 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 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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or 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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# 1 022 057 279 502 12303

PROPERTY OWNER OF RECORD:

OREILLY AUTOMOTIVE STORES INC

BERNALILLO COUNTY TREASURER'S OFFICE

SUBDIVISION DATA

1. DRB Project No.

2. Zone Atlas Index No. K-22

3. Gross acreage 2.2409 Ac.

4. Existing number of lots 1

Replatted number of lots 2

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective March 12, 2022 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269

Date

THOMAS D. JOHNSTON

NEW MEXICO

14269

REGISTERED LAND SURVEYOR

WAYJOHN SURVEYING INC

1609 2nd STREET NW

ALBUQUERQUE, N.M. 87102

PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK

OWNER: OREILLY AUTOMOTIVE STORES INC

S TRUSTEE CARROLL RVT

UPC: 102205727950212303

LOCATION: SECTION 22, T10N, R4E

SUBDIVISION: CHELWOOD PARK

DRAWN: P A M

CHECKED: T D J

DRAWING NO. SP110124.DWG

SCALE: 1" = 40'

FILE NO. SP-11-01-2024

SHEET 1 OF 2