

Vicinity Map - Zone Atlas M-15-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN SEPTEMBER 2022, DECEMBER 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON June 25, 2025.

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Matt Wagoner
MATT WAGONER, MANAGER
LOE RANDOLPH LLC

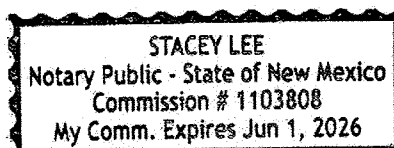
5/22/25
DATE

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON MAY 22, 2025
BY: MATT WAGONER, MANAGER, LOE RANDOLPH LLC

By: Stacey Lee
NOTARY PUBLIC

MY COMMISSION EXPIRES 6/1/2026



Indexing Information

Section 33, Township 10 North, Range 3 East, N.M.P.M.
Subdivision: Newport Industrial Park - West Unit 1
Owner: LOE Randolph LLC
UPC #: 101505540130510304

Purpose of Plat

1. VACATE PORTIONS OF AN EASEMENT AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 1.3499 ACRES
ZONE ATLAS PAGE NO. M-15-Z
NUMBER OF EXISTING LOTS. 1
NUMBER OF LOTS CREATED. 1
MILES OF FULL-WIDTH STREETS. 0.0000 MILES
MILES OF HALF-WIDTH STREETS. 0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
DATE OF SURVEY. DECEMBER 2024

DOCH 2025062069

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PLAT B: 202506 P: 0046 Michelle S. Kavanaugh, Bernalillo County
PLAT B: 202506 P: 0046 Michelle S. Kavanaugh, Bernalillo County

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101505540130510304

PROPERTY OWNER OF RECORD

LOE Randolph LLC

BERNALILLO COUNTY TREASURER'S OFFICE

George SANCHEZ 8-1-25

Plat for Lot D-1-A-1

Newport Industrial Park-West, Unit 1

Being Comprised of

Lot D-1-A

Newport Industrial Park-West, Unit 1

City of Albuquerque

Bernalillo County, New Mexico

March 2025

Project Number: PR-2025-020034

Application Number: MINOR PLT-2025-00026

Plat Approvals:

RF Rodriguez May 14, 2025

PNM Electric Services
Thomas McClafflin Apr 29, 2025

Qwest Corp. d/b/a CenturyLink QC
Brandon Kauffman Apr 23, 2025

New Mexico Gas Company
Mike Mortus Apr 22, 2025

Comcast

City Approvals:

Loren N. Risenhoover P.S. 4/2/2025

City Surveyor
Ernest Arriaga Jul 8, 2025

Traffic Engineering, Transportation Division
Jim Galt Jul 14, 2025

ABCWUA
Walter Pelt Jul 7, 2025

Parks and Recreation Department
APR Apr 22, 2025

AMAFCA
Regina Chan Jul 3, 2025

Hydrology
Jim Pelt Jul 3, 2025

Code Enforcement
Jim Pelt Jul 3, 2025

Planning Department
APR Jul 22, 2025

City Engineer
Shellie Eaton, P.E. Jul 3, 2025

City Environmental Health

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR

UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY

THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY

SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF

RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS

OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER

INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR

MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND

FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE

STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY

KNOWLEDGE AND BELIEF.

Brian J. Martinez 5/14/25

BRIAN J. MARTINEZ Date

N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174

Phone (505) 896-3050 Fax (505) 891-0244

cartesianbrian@gmail.com



Sheet 1 of 2
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Easement Notes

- [1] EXISTING 20' TEMPORARY DRAINAGE EASEMENT GRANTED BY (02/23/1981, C18-11), RELOCATED BY PLAT (8/24/1981, C18-168) AND AS SHOWN ON PLAT (09/07/1989, C39-176) PORTIONS VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [shaded area]
- [2] EXISTING 14' PUBLIC UTILITY EASEMENT (02/23/1981, C18-11) AND AS SHOWN ON PLAT (09/07/1989, C39-176)
- [3] EXISTING 20' PRIVATE DRAINAGE EASEMENT (09/07/1989, C39-176)
- [4] EXISTING 7' UTILITY EASEMENT (02/23/1981, C18-11) AND AS SHOWN ON PLAT (09/07/1989, C39-176)
- [5] EXISTING 26.5' ACCESS EASEMENT BENEFITING LOT D-1-A, MAINTAINED BY THE OWNERS OF LOTS D-1-A AND C-1 (09/07/1989, C39-176)
- [6] EXISTING 10' PNM AND MST&T EASEMENT (06/09/1983, BK. MISC. 21A, PG. 497, DOC. NO. 83 37310)
- [7] EXISTING PNM EASEMENT (10/25/2023, DOC. NO. 2023068179) AND (11/07/2023, DOC. NO. 2023070940)
- [8] 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

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PLAT B: 2025C P: 0046 Michelle S. Kavanaugh, Bernalillo County

Plat for
Lot D-1-A-1
Newport Industrial Park-West, Unit 1
Being Comprised of
Lot D-1-A
Newport Industrial Park-West, Unit 1
City of Albuquerque
Bernalillo County, New Mexico
March 2025

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	150.94'[186.55']-(35.60')	765.35' (765.35') [765.35']	11°17'59"	150.69'	N 63°44'40" E
C2	176.11' (212.36') [175.83']	553.79' (553.79') [553.79']	18°13'14"	175.37'	N 56°33'23" E
C3	107.32'[107.32'] [107.32']	765.35' [765.35'] [765.35']	8°02'03"	107.23'	S 73°24'41" W

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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (09/07/1989, C39-176)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (08/24/1981, C18-168)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (02/23/1981, C18-11)

ACS Monument "SDC_11_2"
NAD 1983 CENTRAL ZONE
X=1523234.378*
Y=1473121.414 *
Z=5001.664 * (NAVD 1988)
G-G=0.999680385
Mapping Angle=-0°13'29.44"
*U.S. SURVEY FEET

