



1. FIELD SURVEY PERFORMED IN MARCH 2025.
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. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON \_\_\_\_\_, 20\_\_\_\_.

TRACTS 269-B-1 AND 245-B OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 38, AS THE SAME IS SHOWN AND DESIGNATED ON MAP AND AS SHOWN AND DESCRIBED ON THE BOUNDARY SURVEY PLAT OF TRACT 245-B (AND TRACT 269-B-1), MRGCD MAP NO. 38, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 19, 2020, IN BOOK 2020S, PAGE 80, AS DOC. NO. 2020079385.

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.

MY COMMISSION EXPIRES \_\_\_\_\_

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.

Sheet 1 of 2  
250319



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.

Easement Notes

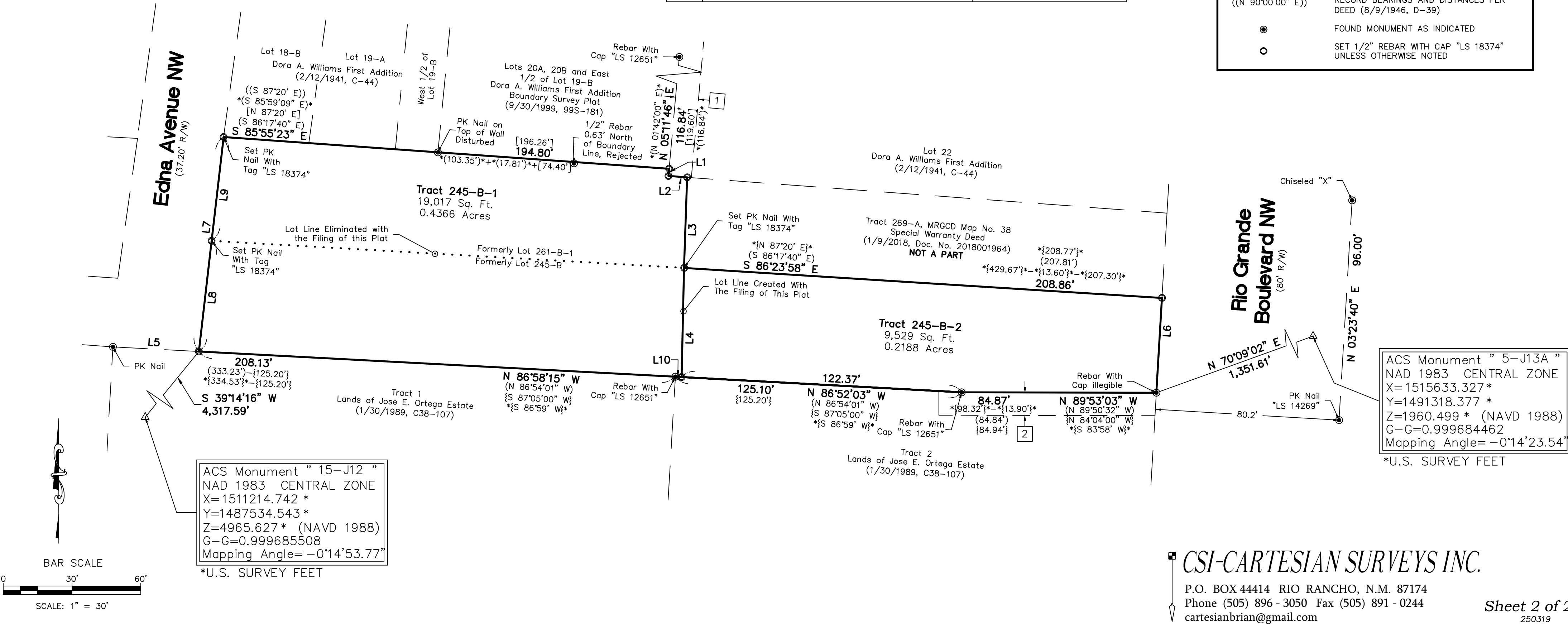
- 1 EXISTING 10' DITCH EASEMENT (2/12/1941, C-44)
- 2 EXISTING 10' INGRESS EGRESS EASEMENT (5/10/1956, MISC. BK. 18, PG. 275) AND SHOWN ON PLAT (1/30/1989, C38-107)

Line Table		
Line #	Direction	Length (ft)
L1	S 05°11'46" W	3.16'
L2	S 85°44'12" E	8.15'
L3	S 01°54'25" W (S 00°48'20" W) *{S 05°34' W}*	39.51' (40.98') *{41.03'}*
L4	S 01°17'13" W	47.61'
L5	N 86°58'15" W {N 87°05'00" W} ((N 00°18' W))	37.53' {371.83'} - (333.23')
L6	S 03°23'40" W (S 03°18'54" W) *{S 03°14' W}* ((N 03°14' W))	41.41' (39.71') *{41.04'}*
L7	N 06°35'11" E (N 06°40'20" E) *{N 00°18' E}* ((N 00°18' W))	94.15' (89.53') *{89.90'}* ((89.90'))
L8	N 06°35'11" E (N 06°40'20" E) *{N 00°18' E}*	48.55' (48.55') *{48.86'}*
L9	N 06°35'11" E (N 06°40'20" E) *{N 00°18' E}*	45.60' (40.98') *{41.04'}*
L10	N 86°52'03" W (N 86°54'01" W) {N 87°05'00" W}	2.73'

Plat for  
Tracts 245-B-1, 245-B-2  
and 261-B-1-A  
MRGCD Map No. 38  
Being Comprised of  
Tracts 245-B and 261-B-1  
MRGCD Map No. 38  
City of Albuquerque  
Bernalillo County, New Mexico  
April 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER BOUNDARY SURVEY PLAT (8/19/2020, 2020S-80, DOC. NO. 2020079385)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (1/30/1989, C38-107)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (2/12/1941, C-44)
*(N 90°00'00" E)*	RECORD BEARINGS AND DISTANCES PER BOUNDARY SURVEY PLAT (9/30/1999, 99S-181, DOC. NO. 1999125676)
*{N 90°00'00" E}*	RECORD BEARINGS AND DISTANCES PER DEED (1/18/2018, DOC. NO. 2018005220)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER DEED (8/9/1946, D-39)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



CSI-CARTESIAN SURVEYS INC.

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