

VICINITY MAP
Not to Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat bearings and distances, do not differ from those established by Plat filed July 11, 2023 in Plat Book 2023C, Page 55..
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page: L-21-Z

PURPOSE OF PLAT

The purpose of this plat is to:

- Re-configure the existing Tract line between Tracts H-1-A and H-1-B as shown hereon.

SUBDIVISION DATA

- Total number of existing Tracts: 2
- Total number of Tracts created: 2
- No new Public Street right of way dedicated.
- Gross Subdivision acreage: 11.4015 acres.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer

Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.
- 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.
- Qwest 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.
- 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 (QC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QC 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.

ABCWUA PUBLIC WATER AND SANITARY SEWER EASEMENTS

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) 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 public sanitary sewer 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 the use of the easement.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
October 14, 2024



PLAT OF TRACTS H-1-A1 AND H-1-B1 MANZANO MESA

(BEING A REPLAT OF TRACTS H-1-A AND H-1-B, MANZANO MESA)

SITUATE WITHIN

SECTION 28, TOWNSHIP 10 NORTH, RANGE 4 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2024

PROJECT NUMBER: PR-

APPLICATION NUMBER: PS-2024

PLAT APPROVAL

UTILITY APPROVALS:

[Signature]
Public Service Company of New Mexico

11/4/2024
Date

[Signature]
New Mexico Gas Company

10/18/2024
Date

[Signature]
Qwest Corporation d/b/a CenturyLink QC

10/4/2024
Date

[Signature]
Comcast

10/18/24
Date

CITY APPROVALS:

[Signature]
City Surveyor
Department of Municipal Development

10/24/2024
Date

Real Property Division

Date

Environmental Health Department

Date

Traffic Engineering, Transportation Division

Date

ABCWUA

Date

Parks and Recreation Department

Date

AMAFCA

Date

City Engineer

Date

Code Enforcement

Date

DRB Chairperson, Planning Department

Date

M.R.G.C.D.

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.

NOT WITHIN M.R.G.C.D. JURISDICTION

APPROVED _____ DATE _____

SURV TEK, INC.

Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87193

Phone: 505-897-3366

PLAT OF
TRACTS H-1-A1 AND H-1-B1
MANZANO MESA

(BEING A REPLAT OF TRACTS H-1-A AND H-1-B, MANZANO MESA)

SITUATE WITHIN

SECTION 28, TOWNSHIP 10 NORTH, RANGE 4 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2024

LEGAL DESCRIPTION

That certain parcel of land situate within the NW1/4 SW1/4 and the SW1/4 SW1/4 of Section 28, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tracts H-1-A and H-1-B, Manzano Mesa as the same are shown and designated on the plat entitled "TRACT H-1-A & H-1-B, MANZANO MESA BEING A REPLAT OF TRACT H-1, MANZANO MESA AND TRACT L, SANDIA SCIENCE AND TECHNOLOGY PARK, SECTION 28, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 23, 2009 in Plat Book 2009C, Page 183.

FREE CONSENT AND DEDICATION

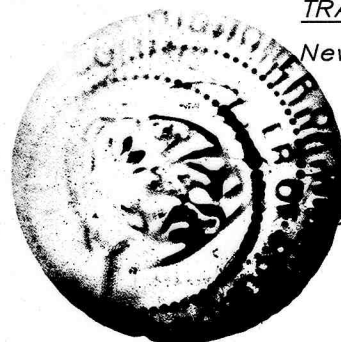
SURVEYED and REPLATTED and now comprising "PLAT OF TRACTS H-1-A1 AND H-1-B1, MANZANO MESA (BEING A REPLAT OF TRACTS H-1-A AND H-1-B, MANZANO MESA) SITUATE WITHIN SECTION 28, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements (if any) as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

The Commissioner of Public Lands, reserves the state land depicted hereon for dedication as easements and rights-of-way corridors, subject to the requirement that compensation be paid therefore by acquirers or users of adjacent state trust land as required by the Act of June 20, 1910 Pub. L. No. 61219, 36 stat.557, ch.310.

OWNER(S)

TRACT H-1-A1

New Mexico State Land Office



Stephanie Garcia Richard

Stephanie Garcia Richard, Commissioner of Public Lands

TRACT H-1-B1

Board of Regents of the New Mexico School for the Blind and Visually Impaired as the governing board of the New Mexico School for the Blind and Visually Impaired

Dr. Heather Miller

Dr. Heather Miller, Superintendant on behalf of the Board of Regents of the New Mexico School for the Blind and Visually Impaired

ACKNOWLEDGMENT

STATE OF NEW MEXICO

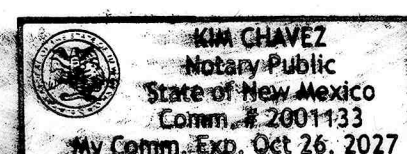
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 18th

day of June, 2025 by Dr. Heather Miller, Superintendant on behalf of the Board of Regents of the New Mexico School for the Blind and Visually Impaired

Kim Chavez
Notary Public

My commission expires October 26, 2027



DOCUMENTS USED IN PREPARATION OF THIS SURVEY:

- Plat entitled "TRACT H-1-A & H-1-B, MANZANO MESA BEING A REPLAT OF TRACT H-1, MANZANO MESA AND TRACT L, SANDIA SCIENCE AND TECHNOLOGY PARK, SECTION 28, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 23, 2009 in Plat Book 2009C, Page 183
- Plat entitled "PLAT OF TRACTS G-3-A, G-3-B AND H-1, MANZANO MESA (A REPLAT OF TRACTS G-3 & H, MANZANO MESA, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on July 26, 2001 in Plat Book 2001C, Page 212.
- Plat entitled "BULK LAND PLAT OF SANDIA SCIENCE AND TECHNOLOGY PARK, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 13, 2001 in Plat Book 2001C, Page 324.

FLOOD ZONE DETERMINATION

The majority of the subject property (as shown hereon) lies within Zone "X" (Area of minimal flood hazard) in accordance with the National Flood Insurance Program Rate Map Numbers 35001C0358 H, Effective Date 8/16/2012; 35001C0359 G, Effective Date 9/26/2008; 35001C0367 G, Effective Date 8/16/2012 and a Southwest portion of the subject property lies within a Zone AE (El 5474 feet) flood hazard area as shown on Map Number 35001C0366 H, Effective Date 8/16/2012.

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

"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 the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."



SHEET 2 OF 3

SURV TEK, INC.

Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87193

Phone: 505-897-3366

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MANZANO MESA

(BEING A REPLAT OF TRACTS H-1-A AND H-1-B, MANZANO MESA)

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BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2024

Albuquerque Control Survey Monument
"ACS 4-L22"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
N= 1,480,509.445 U.S. Survey feet
E= 1,563,610.492 U.S. Survey feet
Ground to grid factor= 0.999643379
Delta Alpha= -00°08'50.94"

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.08	N01°04'03"E
L2	107.30	N89°56'17"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	263.61' (263.62')	345.00' (345.00')	138.62' (257.25)	257.25' (70.73')	S68°05'49"E (S68°06'36"E)	43°46'47" (43°46'47")
C2	78.60' (78.57')	50.00' (50.00')	50.06' (70.73')	70.75' (70.73')	N44°00'46"W (N44°00'45"W)	90°03'51" (90°03'51")
C3	128.31'	345.00'	64.91'	127.58'	S79°19'54"E	21°18'35"
C4	135.30'	345.00'	68.53'	134.43'	S57°26'31"E	22°28'11"
C5	129.45'	333.98'	65.55'	128.64'	S25°28'12"W	22°12'27"
C6	33.40'	25.00'	19.73'	30.97'	N52°37'43"E	76°33'04"



SHEET 3 OF 3

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