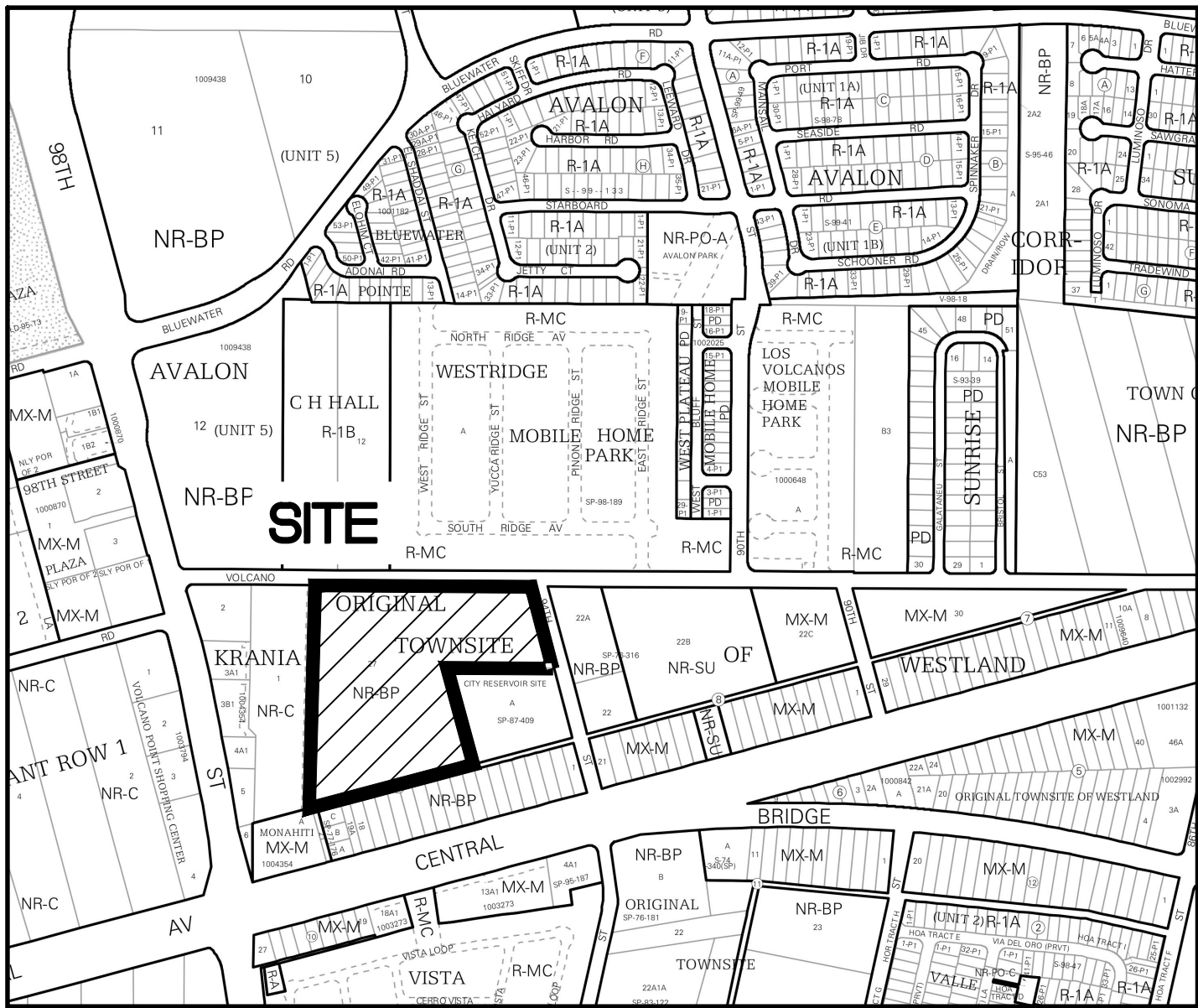




Vicinity Map - Zone Atlas K-9-Z

N.T.S.

Notes

- 1. FIELD SURVEY PERFORMED IN JULY AND SEPTEMBER 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____.

Documents

- 1. PLAT OF SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON MARCH 23, 1935, IN BOOK D, PAGE 53.
- 2. DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON AUGUST 4, 2017, AS DOCUMENT NO. 2017075811.

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.

ADAM MANNELIN, MANAGER _____ DATE
9521-9525 CENTRAL PROPERTY LLC

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: ADAM MANNELIN, MANAGER, 9521-9525 CENTRAL PROPERTY LLC

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Section 21, Township 10 North, Range 2 East, N.M.P.M.
as Projected within the Town of Atrisco Grant
Subdivision: Original Townsite of Westland
Owner: 9521-9525 Central Property LLC
UPC #: 100905714410430430 (Port Lot 27)

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 9.0500 ACRES
ZONE ATLAS PAGE NO. K-9-Z
NUMBER OF EXISTING LOTS. 1
NUMBER OF LOTS CREATED. 2
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. SEPTEMBER 2025

Legal Description

A CERTAIN PARCEL OF LAND BEING IDENTIFIED AS A PORTION OF LOT TWENTY-SEVEN (27), OF BLOCK NUMBERED NINE (9), ORIGINAL TOWNSITE OF WESTLAND, AS THE SAME IS SHOWN AND DESIGNATED ON SAID TOWNSITE, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 23, 1935, IN VOLUME D, FOLIO 53, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A CORNER MARKED BY A REBAR WITH CAP "LS 18374", AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF VOLCANO ROAD NW, WHENCE AN ACS MONUMENT "8_K9" BEARS N 28°51'53" W, A DISTANCE OF 1836.70 FEET;

THENCE TRAVELING ALONG SAID SOUTHERLY RIGHT-OF-WAY, S 89°41'15" E, A DISTANCE OF 822.82 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 18374", BEING ALSO THE NORTHEAST CORNER OF SAID BLOCK 9, LYING ALONG THE WESTERLY LINE OF 94TH STREET N.W;

THENCE, TRAVELING ALONG SAID WESTERLY RIGHT-OF-WAY, S 15°03'57" E, A DISTANCE OF 331.70 FEET TO THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 1 1/2 INCH IRON PIPE STAKE;

THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY, N 89°33'22" W, A DISTANCE OF 415.34 FEET TO A CORNER MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, S 15°01'10" E, A DISTANCE OF 388.29 FEET, TO AN ANGLE POINT LYING ON THE NORTHERLY SIDE OF A PUBLIC ALLEYWAY, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING THE NORTHERLY SIDE OF SAID ALLEYWAY, S 74°53'32" W, A DISTANCE OF 295.00 FEET, TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, DEPARTING SAID ALLEYWAY, N 14°57'54" W, A DISTANCE OF 433.07 FEET TO AN ANGLE POINT MARKED BY A 1/2 INCH REBAR;

THENCE, S 74°54'48" W, A DISTANCE OF 100.00 FEET TO AN ANGLE POINT MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 14°51'41" W, A DISTANCE OF 394.31 FEET TO THE POINT OF BEGINNING, CONTAINING 9.0500 ACRES (394,218 SQ. FT.) MORE OR LESS.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0328J, DATED NOVEMBER 4, 2016.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 100905714410430430
PROPERTY OWNER OF RECORD
BERNALILLO COUNTY TREASURER’S OFFICE

Plat for
Lots 27-A and 27-B, Block 9
Original Townsite of Westland
Being Comprised of
Remaining Portion of Lot 27, Block 9
Original Townsite of Westland
City of Albuquerque, Bernalillo County, New Mexico
September 2025

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

Ezee Fiber
City Approvals:

City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

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 _____ 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



*U.S. SURVEY FEET

1 EXISTING ENCROACHMENT EASEMENT, DOES NOT AFFECT
SUBJECT LOT (8/31/2007, DOC. NO. 2007126488)

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.

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Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

Sheet 2 of 2
250857

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (3/23/1935, D-53)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (6/30/2022, DOC. NO. 2022062450)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (3/23/1935, D-53)
●	FOUND REBAR WITH CAP "LS 11463" UNLESS OTHERWISE INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

