

GROSS SUBDIVISION ACREAGE: 3.0300 ACRES±
ZONE ATLAS INDEX NO: F-14-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 1
MILES OF FULL-WIDTH STREETS CREATED: 0

- 1.. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 OF PARCELS WITHIN THE AREA OF THIS PLAT.

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING 5 TRACTS.

ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:

A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PSNM"), A NEW MEXICO CORPORATION, (PSNM 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, RECONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OR CHANGE AS MANY OR FEW OF THE STRUCTURES, DERIVATIVES, OR ACCESSORIES, SAG EASEMENTS, OVERHEAD EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTEES OR THE PROPERTY 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 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.

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF EASEMENT AND EJECTMENT SHALL REVERT 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 TURNS.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON TRACT 47, M.R.G.C.D. MAP NO. 32 PARCEL ID: 101406127133310154, TRACT 68-B, M.R.G.C.D. MAP NO. 32 PARCEL ID: 101406123134410171, TRACT 68-A-2-C, M.R.G.C.D. MAP NO. 32 & LOT 14, AND THE REMAINDER OF LOT 15, ZAPF-VAN ADDITION NO. 10 PARCEL ID: 101406127831810106, AND LOT 13 (EXCEPT SLY PORT OUT TO R/W MONTANO RD), ZAPF-VAN ADDITION NO. 10 PARCEL ID: 1014061294305101071D.

BERNALILLO COUNTY TREASURER'S OFFICE: _____

Project No. PR-2025-
Application No. -2025-
DHO Approval Date -2025-

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
CENTURYLINK	DATE
COMCAST	DATE
<u>City Approvals</u>	
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
HYDROLOGY	DATE
MFGCD	DATE

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS CONSOLIDATION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY, AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO
N.M.P.S. No. 11993



COORDINATE AND DIMENSION INFORMATION										PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK										PROJECT INFORMATION											
STATE PLANE ZONE: NM-C			GRID /GROUND COORDINATES: GRID			GEIOD: 18				LAND GRANT ELENA GALLEGOS				PROPERTY OWNER DAVID X. GONZALES & REBECCA MARIE GONZALES & TERRY PERRY GONZALES RVT & PERRY RVLT & ETAL						<div><div><div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div><div><div>PRECISION</div><div>SURVEYS, INC.</div><div>A COMPANY</div></div><div><div>OFFICE LOCATION:</div><div>5501 Wilshire Avenue, NE - Suite E</div><div>Albuquerque, NM 87113</div><div>505.856.5700 PHONE</div><div>505.856.7900 FAX</div></div></div></div>										CREW/TECH: MC		DATE OF SURVEY 04/29-05/05/25			
HORIZONTAL DATUM: NAD83			VERTICAL DATUM: NAVD88			ROTATION ANGLE: 0° 00' 00.00"		MATCHES DRAWING UNITS YES		SECTION 32		TOWNSHIP 11 NORTH		RANGE 3 EAST		MERIDIAN NMPM		SUBDIVISION NAME ZAPF-VAN ADDITION NO. 10, M.R.G.C.D. MAP NO. 32												DRAWN BY: HJ/KM		CHECKED BY: LM			
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM						BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0						CITY ALBUQUERQUE		COUNTY BERNALILLO		STATE NM		UPC 101406123134410171 101406127133310154 101406127831810106 101406129430510107												ADDRESS 817 MONTANO RD N.W., 907 MONTANO RD N.W., 5626 GENE AVE. N. W., 5626 GUADALUPE TRL N.W.					
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003185991587 GROUND TO GRID: 0.9996815023144						DISTANCE ANNOTATION: GROUND		BEARING ANNOTATION: GRID		ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO																							

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

DAVID X. GONZALES TRUSTEE
DAVID XAVIER PEDRO GONZALES AND REBECCA MARIE GONZALES RVT TRUST
LOT 13

DATE

REBECCA M. GONZALES TRUSTEE
DAVID XAVIER PEDRO GONZALES AND REBECCA MARIE GONZALES RVT TRUST
LOT 13

DATE

DAVID X. GONZALES
TRACT 68-B & TRACT 47

DATE

REBECCA MARIE GONZALES
TRACT 68-B & TRACT 47

DATE

DAVID GONZALES
TRACT 68-A-2-C & LOT 14 E. PORTION OF LOT 15

DATE

REBECCA GONZALES
TRACT 68-A-2-C & LOT 14 E. PORTION OF LOT 15

DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 2025 BY
DAVID X. GONZALES TRUSTEE
DAVID XAVIER PEDRO GONZALES AND REBECCA MARIE GONZALES RVT TRUST

BY MY COMMISSION EXPIRES:
NOTARY PUBLIC

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 2025 BY
REBECCA M. GONZALES TRUSTEE
DAVID XAVIER PEDRO GONZALES AND REBECCA MARIE GONZALES RVT TRUST

BY MY COMMISSION EXPIRES:
NOTARY PUBLIC

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 2025 BY
DAVID X. GONZALES

BY MY COMMISSION EXPIRES:
NOTARY PUBLIC

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 2025 BY
REBECCA MARIE GONZALES

BY MY COMMISSION EXPIRES:
NOTARY PUBLIC

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 2025 BY
DAVID GONZALES

BY MY COMMISSION EXPIRES:
NOTARY PUBLIC

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 2025 BY
REBECCA GONZALES

BY MY COMMISSION EXPIRES:
NOTARY PUBLIC

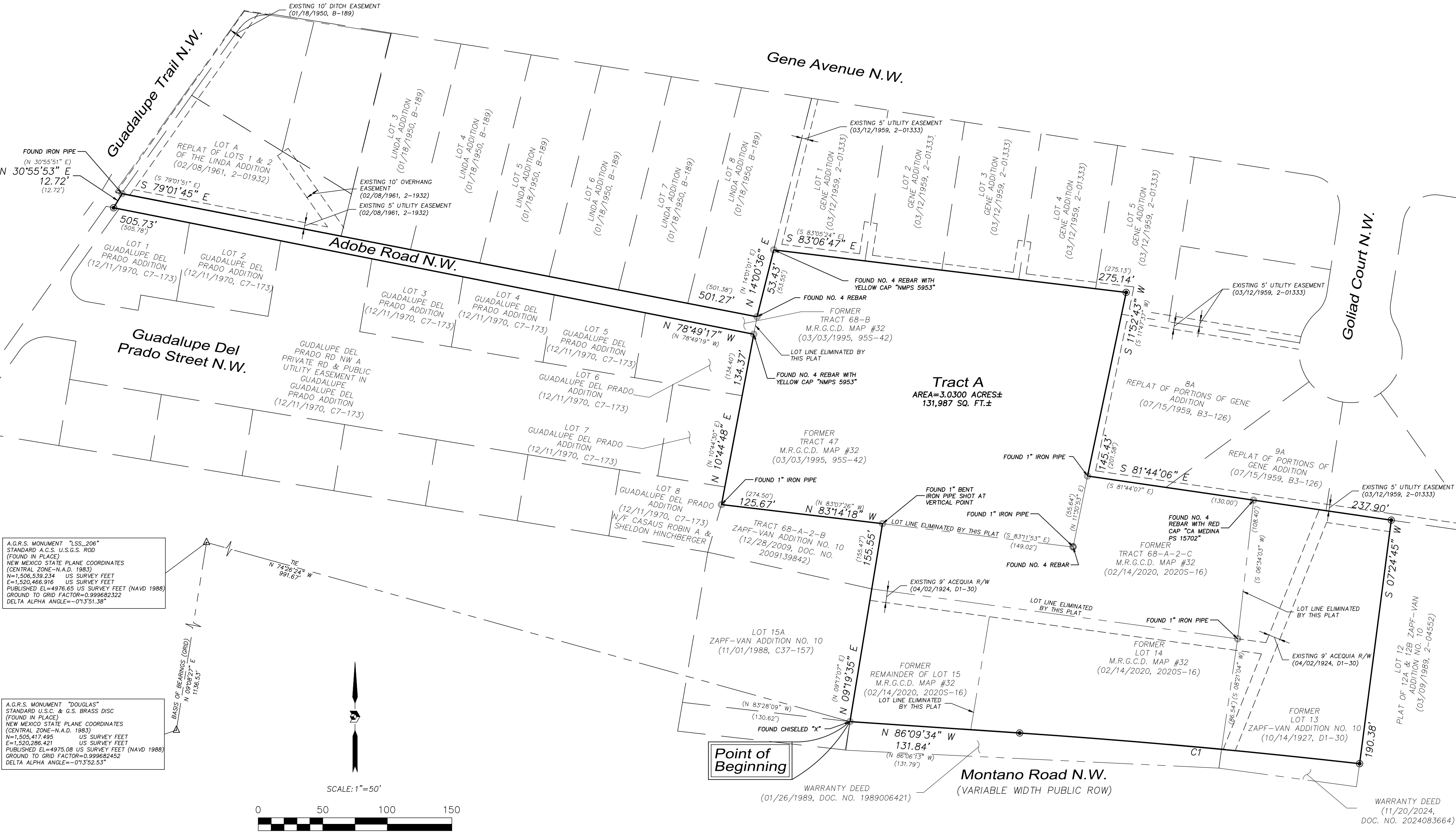
Plat of
Tract A,
Las Colonias Medical
Elena Gallegos Grant
Projected Section 32, Township 11 North, Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
October 2025

 <div>PRECISION SURVEYS, INC. A  COMPANY</div>	PROJECT INFORMATION	
	CREW/TECH: MC	DATE OF SURVEY 04/29-05/05/25
	DRAWN BY: HJJ/KM	CHECKED BY: LM
	PSI JOB NO. 7682P	SHEET NUMBER 2 OF 3

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GRANT, PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS 68-B AND 47, M.R.G.C.D. MAP 32, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 3, 1995 IN PLAT VOLUME 95S, FOLIO 42, TOGETHER WITH TRACT 68-A-2-C MRGDC MAP 32, LOT 14 AND AN EASTERLY PORTION OF LOT 15, ZAPF-VAN ADDITION NO. 10, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 14, 2020 IN PLAT BOOK 2020S, PAGE 0016, AND TOGETHER WITH LOT 13 ZAPF-VAN ADDITION NO. 10, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 2, 1924 IN PLAT BOOK D1, PAGE 30, NOW COMPRISING TRACT A, LAS COLONIAS MEDICAL.

Plat of
Tract A,
Las Colonias Medical
Elena Gallegos Grant
Projected Section 32, Township 11 North, Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
October 2025



Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5774.97'	264.55'	264.53'	N 84°50'50" W	2°37'29"
	(5772.58')	(156.88')	(156.88')	(N 85°19'30" W)	1°33'26"

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



A  COMPANY

OFFICE LOCATION:
5501 Wilshire Avenue, NE - Suite E
Albuquerque, NM 87113

505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: MC	DATE OF SURVEY 04/29-05/05/25
DRAWN BY: HJ/KM	CHECKED BY: LM
PSI JOB NO. 7682P	SHEET NUMBER 3 OF 3

AGRS MONUMENT "LSS-206"
STANDARD A.C.S. U.S.G.S. ROD
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,506,539.234' US SURVEY FEET
E=1,520,466.916' US SURVEY FEET
PUBLISHED EL=4976.65 US SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR=0.999682322
DELTA ALPHA ANGLE=-0°13'51.38"

AGRS MONUMENT "DOUGLAS"
STANDARD U.S.C. & G.S. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,505,417.495' US SURVEY FEET
E=1,520,286.421' US SURVEY FEET
PUBLISHED EL=4975.08 US SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR=0.999682452
DELTA ALPHA ANGLE=-0°13'52.53"