SUBDIVISION DATA

- ZONE ATLAS MAP NO. K-17.
- 2. GROSS SUBDIVISION ACREAGE: 1.673 ACRES.
- 3. TOTAL NUMBER OF EXISTING LOTS: NINETEEN LOTS AND 13 PARTIAL LOTS.
- 4. TOTAL NUMBER OF NEW LOTS: ONE (1) LOT.
- 5. DATE OF SURVEY: NOVEMBER 2025.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO COMBINE NINETEEN (19) EXISTING LOTS AND 13 PARTIAL LOTS INTO ONE (1) NEW LOT.

- 1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES. GRID BEARINGS, CENTRAL ZONE, NAD 1983.
- 2. DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FOOT).
- 3. GROUND TO GRID SCALE FACTOR USED IS 0.99968225.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S) AND/OR PROPRIETOR(S) OF THE PROPERTIES SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES.

SOLAR NOTE:

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "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 TRACTS WITHIN THE AREA OF PROPOSED PLAT.

THE WESTERLY TWENTY-FIVE FEET (W'LY 25') OF LOTS NUMBERED ONE SURVEYED AND RE-PLATTED AND NOW COMPRISING, (1) TO THIRTEEN (13) INCLUSIVE, AND ALL OF LOTS NUMBERED EIGHTEEN (18) TO THIRTY-SIX (36) INCLUSIVE, IN BLOCK NUMBERED FORTY-FOUR (44) OF THE VALLEY VIEW ADDITION TO THE CITY OF ALBUQUERQUE, NÉW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDED OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 2, 1911, IN PLAT BOOK D1, PAGE 32.

UTILITY NOTES:

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 THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT AND 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 PERSONALLY APPEARED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.

QWEST CORPORATION D/B/A/ CENTURY LINK QC, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES

INCLUDED, IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, NOTARY PUBLIC TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 NATURAL 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.

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 PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), DO NOT WAVE OR RELEASE ANY EASEMENTS OR ANY EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

FREE CONSENT

"PLAT OF LOT 18-A, BLOCK 44, VALLEY VIEW ADDITION", WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

OWNER: 4501 CENTRAL LLC 4501 CENTRAL LLC

TRUSTEE TITLE:

SIGNATURE

ACKNOWLEDGEMENT:

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

ON THIS _____, 2025, BEFORE ME

BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION

EXPIRES: ____

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

CITY ENGINEER

PAID ON UPC #: ____

PROPERTY OWNER OF RECORD _____

TREASURER'S OFFICE CERTIFICATION

PLAT OF

LOT 18-A

VALLEY VIEW ADDITION

BEING A REPLAT OF THE WEST 25 FEET OF LOTS 1 THRU 13 AND

ALL OF LOTS 18 THRU 36, BLOCK 44, VALLEY VIEW ADDITION,

BERNALILLO COUNTY, NEW MEXICO NOVEMBER 2025

APPLICATION NO. :

DHO APPROVAL DATE:

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

PARKS & RECREATION DEPARTMENT

PROJECT NO. :

UTILITY APPROVALS:

PNM ELECTRIC SERVICES

CENTURY LINK

CITY SURVEYOR

A.B.C.W.U.A.

A.M.A.F.C.A.

HYDROLOGY

CODE ENFORCEMENT

PLANNING DEPARTMENT

CITY APPROVALS:

COMCAST

NEW MEXICO GAS COMPANY

BERNALILLO COUNTY TREASURER'S OFFICE

PROJECT NO. 25072

SHEET 1 OF 2

DATE

Fierro&Company

ENGINEERING | SURVEYING

3201 4th STREET NW, SUITE C, ALBUQUERQUE, NM 87107 PH 505.352.8930 ww.fierrocompany.com

SURVEYOR'S CERTIFICATION I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO 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; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY

KNOWLEDGE AND BELIEF.

ROBERT J. FIERRO, N.M.P.S. No. 22909

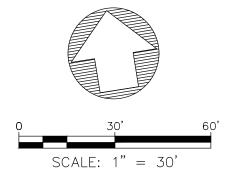
WEX/C (22909)SYONAL SURY

Date

COPPER AVENUE N.E. (50' R/W)

(\$89°37'48"E, 149.60') \$ 89°37'48" E, 149.60'

!			9 3 / 40	E, 148	9.60		1 –				
			· — — –	LO	T 36	WESTERLY 25'		LOT	T 1		
				LO.	T 35	WESTERLY 25'		LOT	2		
				LO ⁻	— — Г 34	WESTERLY 25'		LOT	3	3	
				LO	Т 33	WESTERLY 25'		LOT	 - 4		
				LO	— — Г 32	WESTERLY 25'		LOT	5		
				LO	— — T 31	WESTERLY 25'		LOT	6		
		LOT 18-A GROSS 72,889 SQ.FT.) 1.673 ACRES ±			— — T 30	WESTERLY 25'	495.54, 15.54')	LOT	7		
					— — 「 29	WESTERLY 25'		LOT	D1, PAGE 32 R 2nd, 1911		
476.62') E, 476.62'					28	WESTERLY 25'					
5"E, 476. 5" E, 4				- — — LOT	27	WESTERLY 25'		LOT			
(NOO19'25"E, ² N 0019'25" E,				- — — L01	26	WESTERLY 25'		LOT			
ŬZ.				- — — LOT	25	WESTERLY 25'	0S) S	LOT	 12		
					24	WESTERLY 25'		LOT 13			
		 		 	— —	 					
	LOT 23	LOT 22	LOT 21	LOT 20 ————————	LOT 19		LOT 17	LOT 16	LOT 15		
		 		 					7		
L		N 82	2° 27'27" 32°27'27" _W	W. 151	Fo'						
		CENIK	^{32°27'} 27"W AL AVE 100' R,	N11.	.52' ') .E.						



PLAT OF LOT 18-A VALLEY VIEW ADDITION

BEING A REPLAT OF THE WEST 25 FEET OF LOTS 1 THRU 13 AND ALL OF LOTS 18 THRU 36, BLOCK 44, VALLEY VIEW ADDITION, BERNALILLO COUNTY, NEW MEXICO NOVEMBER 2025

LEGEND

FOUND MONUMENT AS NOTED

O SET 1/2" REBAR WITH BLUE PLASTIC CAP

MARKED "F&C PS 22909"

(N90°00'00"E, 100.00") RECORD BEARING & DISTANCE

N00°00'00"E, 00.00' MEASURED BEARING & DISTANCE

--- -- ELIMINATED LOT LINE

SHEET 2 OF 2



ENGINEERING | SURVEYING

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PH 505.352.8930 ww.fierrocompany.com