

Location Map

Zone Atlas Map No. K-14-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.6532 ACRES-
ZONE, ATLAS INDEX NO: K-14-Z
NO. OF LOTS CREATED: 1
MILES OF FULL-WIDTH STREETS CREATED: 0

Notes:

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.

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0334G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Public Utility Easements

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, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, WITHIN THE EASEMENT 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 GRANTOR, 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 DEDICATED 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.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PSNM), 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, PSNM, 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 WAY, ASSIGNMENTS AND LICENSES, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROMOTION 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.

RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOTS 1 THROUGH 8 INCLUSIVE AND LOT 25, BLOCK G ATLANTIC AND PACIFIC ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK, P. BERNALILLO COUNTY, NEW MEXICO ON APRIL 7, 1882, IN BOOK C, PAGE 153, NOW COMPRISING OF LOT 25-A, BLOCK G, ATLANTIC PACIFIC ADDITION, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SECOND STREET, S.W. AND THE NORTH LINE OF A PUBLIC ALLEY, MARKED BY A FOUND BATHEY WITH NO CAP, FROM WHENCE A TIE A.G.R.S. MONUMENT 5-K13 BEARS S 86°53'36" W, A DISTANCE OF 4441.30;

THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHERN RIGHT OF WAY LINE OF SAID PUBLIC ALLEY, N 81°01'57" W, A DISTANCE OF 199.89 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, MARKED BY A SET WITNESS CORNER BEING A PK NAIL WITH WASHER "PS 29790" THAT BEARS S 09°06'31" W, A DISTANCE OF 5.00' FROM THE ACTUAL CORNER;

THENCE LEAVING SAID RIGHT OF WAY LINE, N 09°06'31" E, A DISTANCE OF 142.50 FEET TO THE NORTHWEST CORNER OF SAID TRACT, LYING ON THE SOUTHERN RIGHT OF WAY LINE OF STOVER AVENUE S.W., MARKED BY A FOUND PK NAIL WITH WASHER;

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF STOVER AVENUE S.W., S 81°01'57" E, A DISTANCE OF 200.06 FEET TO THE NORTHEAST CORNER OF SAID TRACT, LYING ON THE INTERSECTION OF THE SAID SOUTH RIGHT OF WAY LINE AND THE WEST RIGHT OF WAY LINE OF SECOND STREET, S.W., MARKED BY A FOUND BATHEY "CARTESIAN SURVEYS";

THENCE ALONG THE WEST RIGHT OF WAY LINE OF SECOND STREET, S.W., S 09°10'46" W, A DISTANCE OF 142.50 FEET TO THE POINT OF BEGINNING, CONTAINING 0.6532 ACRES (28,454 SQUARE FEET), MORE OR LESS, NOW COMPRISING OF LOT 25-A, BLOCK G, ATLANTIC PACIFIC ADDITION.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON LOTS 1-8 INCLUSIVE AND LOT 25, BLOCK G, ATLANTIC AND PACIFIC ADDITION PARCEL ID: 101405719019732608

BERNALILLO COUNTY TREASURER'S OFFICE:

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING 9 LOTS INTO ONE NEW LOT.

Solar Note:

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 ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent and Dedication

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.

SCOTT STOUGH,
CEO
ALADINO MADURO, LLC

Acknowledgment

STATE OF OHIO) SS
COUNTY OF HAMILTON)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF Oct 2025 BY SCOTT STOUGH, CEO, ALADINO MADURO, LLC

BY [Signature] NOTARY PUBLIC



JILL A. FOLZ
Notary Public
State of Ohio
My Comm. Expires
February 11, 2026

DATE

Surveyor's Certificate

I, ROBERT C. RINFRET, 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 COUNTY OF BERNALILLO 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.

[Signature]
ROBERT C. RINFRET
N.M.P.S. No. 29790
DATE 09/29/2025



PRECISION
SURVEYS, INC.
A COMPANY

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION	
CREWTECH: RR	DATE OF SURVEY: 07/28-08/02/2025
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 7695.08P	SHEET NUMBER 1 OF 2

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK							
ESTATE PLATNE 2018:		ORIG: (ORIGINAL COORDINATED):		USUAL:		LAND GRANT TOWN OF ALBUQUERQUE GRANT		PROPERTY OWNER ALADINO MADURO, LLC							
NM-C		GRID		18											
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"		MATCHES DRAWING UNITS YES		SECTION 20 TOWNSHIP 10 NORTH		RANGE 3 EAST		MERIDIAN NM/PM		SUBDIVISION NAME ATLANTIC AND PACIFIC ADDITION	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0											
COMBINED SCALE FACTOR:				DISTANCE ANNOTATION: GROUND N = 0 E = 0		CITY ALBUQUERQUE		COUNTY BERNALILLO		STATE NM		UPC 101405719019732608		ADDRESS 701 2ND STREET, S.W.	
GRID TO GROUND: 1.0003155310				BEARING ANNOTATION: GROUND TO GRID: 0.9996845685		ELEVATION TRANSLATION: ELEVATIONS VALID: ±0.00"									

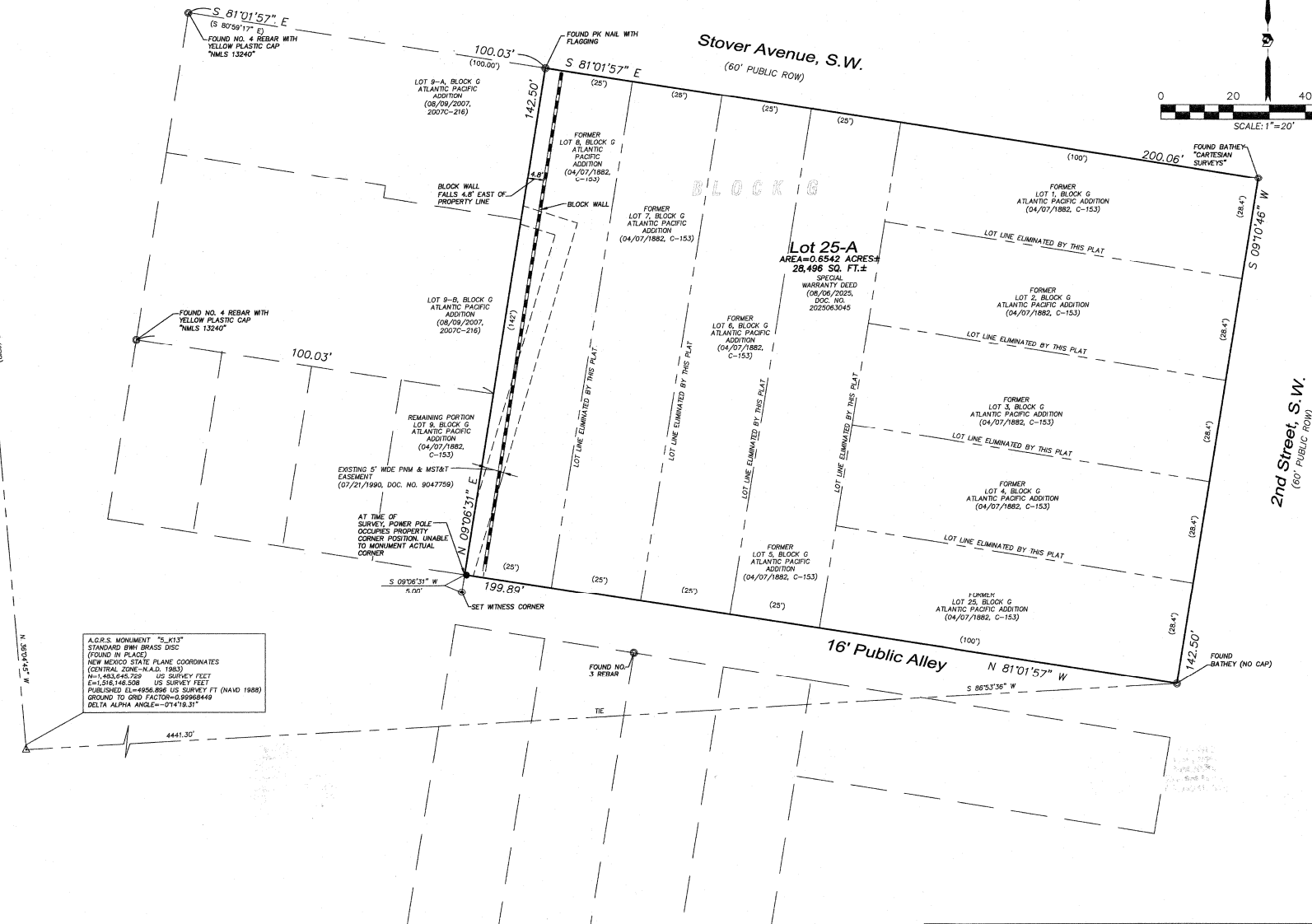
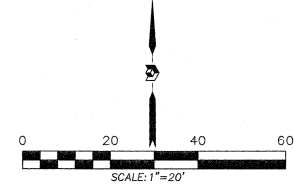
Plat of
 Lot 25-A, Block G
Atlantic and Pacific Addition

Town of Albuquerque Grant, Projected
 Section 20, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 September 2025

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 PK NAIL WITH WASHER PS 29790 SET THIS SURVEY
 △ FOUND ALUMINUM AGPS MONUMENT AS DESIGNATED
 ● EXISTING POWER POLE

A.C.R.S. MONUMENT "S.K13"
 STANDARD BNY BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,485,023.686 US SURVEY FEET
 E=1,515,142.466 US SURVEY FEET
 PUBLISHED EL=4959.622 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.99999447
 DELTA ALPHA ANGLE=-0°14'26.36"



A.C.R.S. MONUMENT "S.K13"
 STANDARD BNY BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,483,645.729 US SURVEY FEET
 E=1,516,148.508 US SURVEY FEET
 PUBLISHED EL=4956.896 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.99999449
 DELTA ALPHA ANGLE=-0°14'18.31"

PRECISION
 SURVEYS, INC.
 A DJ COMPANY

OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: RR	DATE OF SURVEY 07/28-08/02/2025
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 7685.08P	SHEET NUMBER 2 OF 2