

PURPOSE OF PLAT
This plat has been prepared for the purpose of creating two lots from one existing lot.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested 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.
- The subject properties (as shown hereon) appear to lie within "Zone X" (Area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C0332G Revised September 26, 2008.

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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1 015 058 039 411 20602, 1 015 058 056 411 20608
PROPERTY OWNER OF RECORD: COOK CHRISTINA CHAVEZ TRUSTEE COOK RVT
BERNALILLO COUNTY TREASURER'S OFFICE

- SUBDIVISION DATA
- DRB Project No.
 - Zone Atlas Index No. J-15
 - Gross acreage 0.8288 Ac.
 - Existing number of lots 1
Replatted number of lots 2



COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

A certain tract of land situate within Projected Section 16, Township 10 North, Range 3 East, NMPM, within the Town of Albuquerque Grant, Albuquerque, Bernalillo County, New Mexico, and being more particularly described as follows:
BEGINNING at the Southeast corner of the property herein described, being a point on the Westerly right-of-way line of High Street, N.E., from whence the ACS Monument "9_J15" bears S 43° 04' 31" E, 3188.01 feet distant;
THENCE leaving said Westerly right-of-way line, N 83° 35' 12" W, 157.53 feet;
THENCE N 82° 06' 38" W, 157.60 feet to the Southwest corner, being a point on the Easterly right-of-way line of Edith Boulevard, N.E.;
THENCE along said Easterly right-of-way line, N 10° 57' 08" E, 102.34 feet to the Northwest corner, being the intersection of the Easterly right-of-way line of Edith Boulevard, N.E. and the Southerly right-of-way line of Indian School Road, N.E.;
THENCE leaving said Easterly right-of-way line and along said Southerly right-of-way line, S 87° 22' 16" E, 173.00 feet;
THENCE S 00° 58' 15" E, 2.50 feet;
THENCE S 88° 29' 15" E, 97.60 feet;
THENCE S 85° 49' 15" E, 44.65 feet to the Northeast corner, being the intersection of the Southerly right-of-way line of Indian School Road, N.E. and the Westerly right-of-way line of High Street, N.E.;
THENCE along said Westerly right-of-way line, S 09° 59' 39" W, 125.34 feet to the Point of Beginning and containing 0.8288 acres, more or less.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Christina Chavez Cook, Trustee, Cook RVT
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)
On this _____ day of _____, 2025, the foregoing instrument was acknowledged by:
Christina Chavez Cook, Trustee, Cook RVT.

My Commission expires _____

Notary Public

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective March 12, 2022 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 Date

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

PROJECT NUMBER: _____

Application Number: _____

Utility Company Approvals:

PNM Electric Services Date

New Mexico Gas Company Date

Qwest Corporation D/B/A Centurylink QC Date

Comcast City Approvals: Date

City Surveyor Date

Hydrology Date

Traffic Engineering, Transportation Division Date

ABCWUA Date

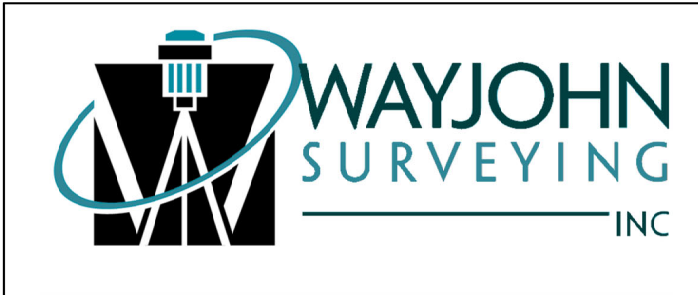
Parks and Recreation Department Date

AMAFCA Date

City Engineering Date

Code Enforcement Date

Planning Department Date



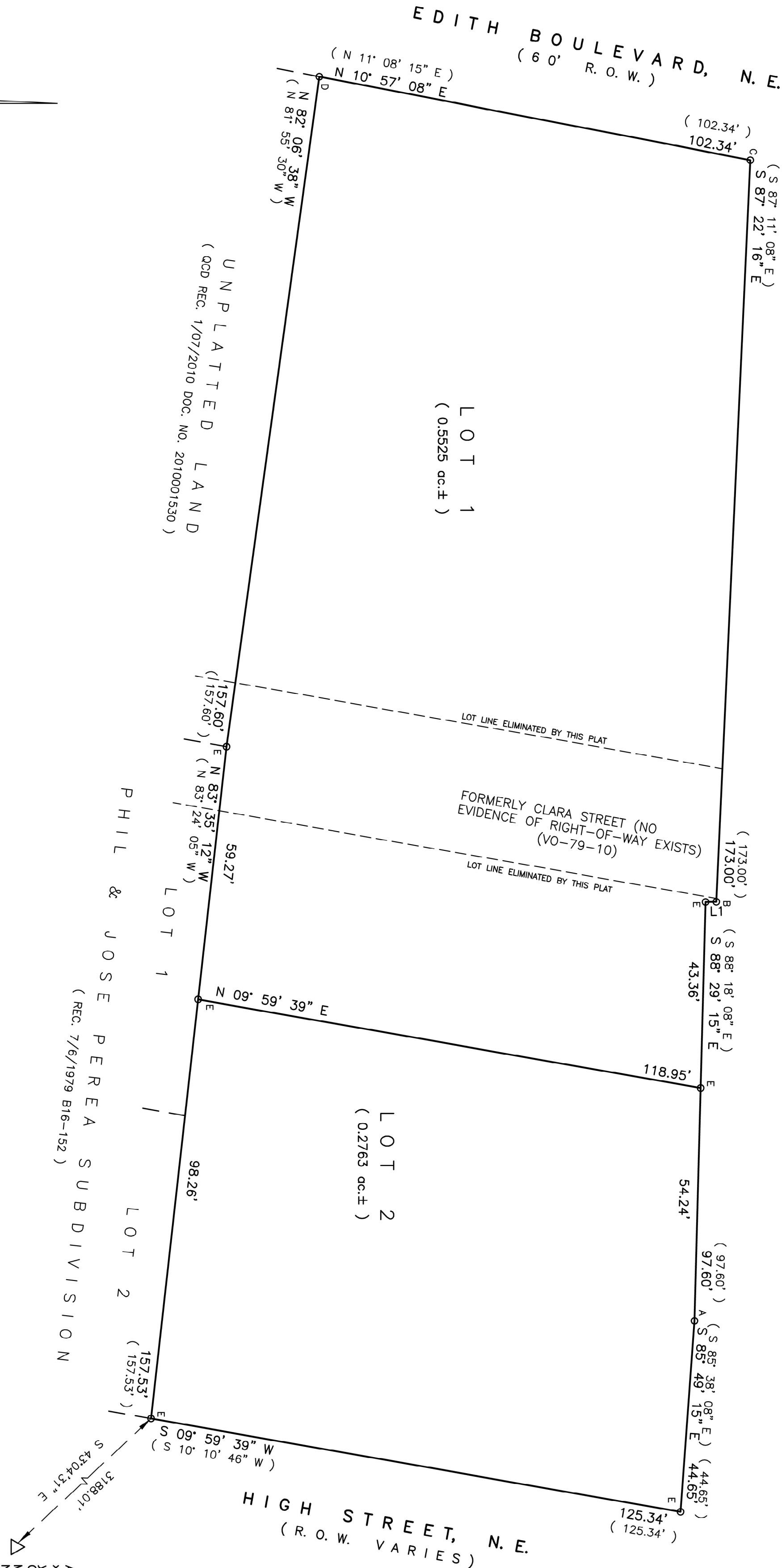
1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: CCOOK CHRISTINA CHAVEZ TRUSTEE COOK RVT UPC: 101505803941120602 101505805641120608 LOCATION: SECTION 16, T10N, R3E	DRAWN: P A M	SCALE:	FILE NO.
	CHECKED: T D J	1" = 20'	SP-11-02-2024
	DRAWING NO. SP110224.DWG	27 MAR 2025	SHEET 1 OF 2

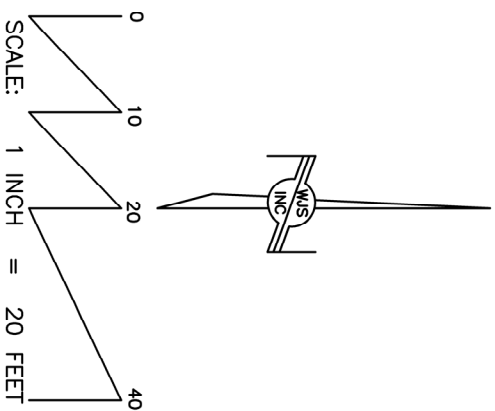
COUNTY CLERK RECORDING LABEL HERE

INDIAN SCHOOL ROAD, N. E.
(R. O. W. V A R I E S)

PLAT OF
LOTS 1 AND 2, LANDS OF COOK
WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025



LINE INFORMATION			
LINE NO.	BEARING	LENGTH	
L1	S 00° 58' 15" E	2.50'	
(L1)	S 00° 47' 08" W	2.50'	



MONUMENT LEGEND:

o = FOUND/SET MONUMENT AS NOTED:

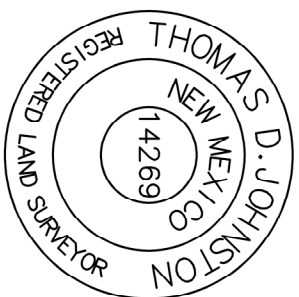
A: FOUND #4 REBAR AND CAP "LS 12651"

B: FOUND HIGHWAY R.O.W. MARKER

C: FOUND "4" IN CONCRETE

D: FOUND NAIL AND DISK (ILLEGIBLE)

E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"



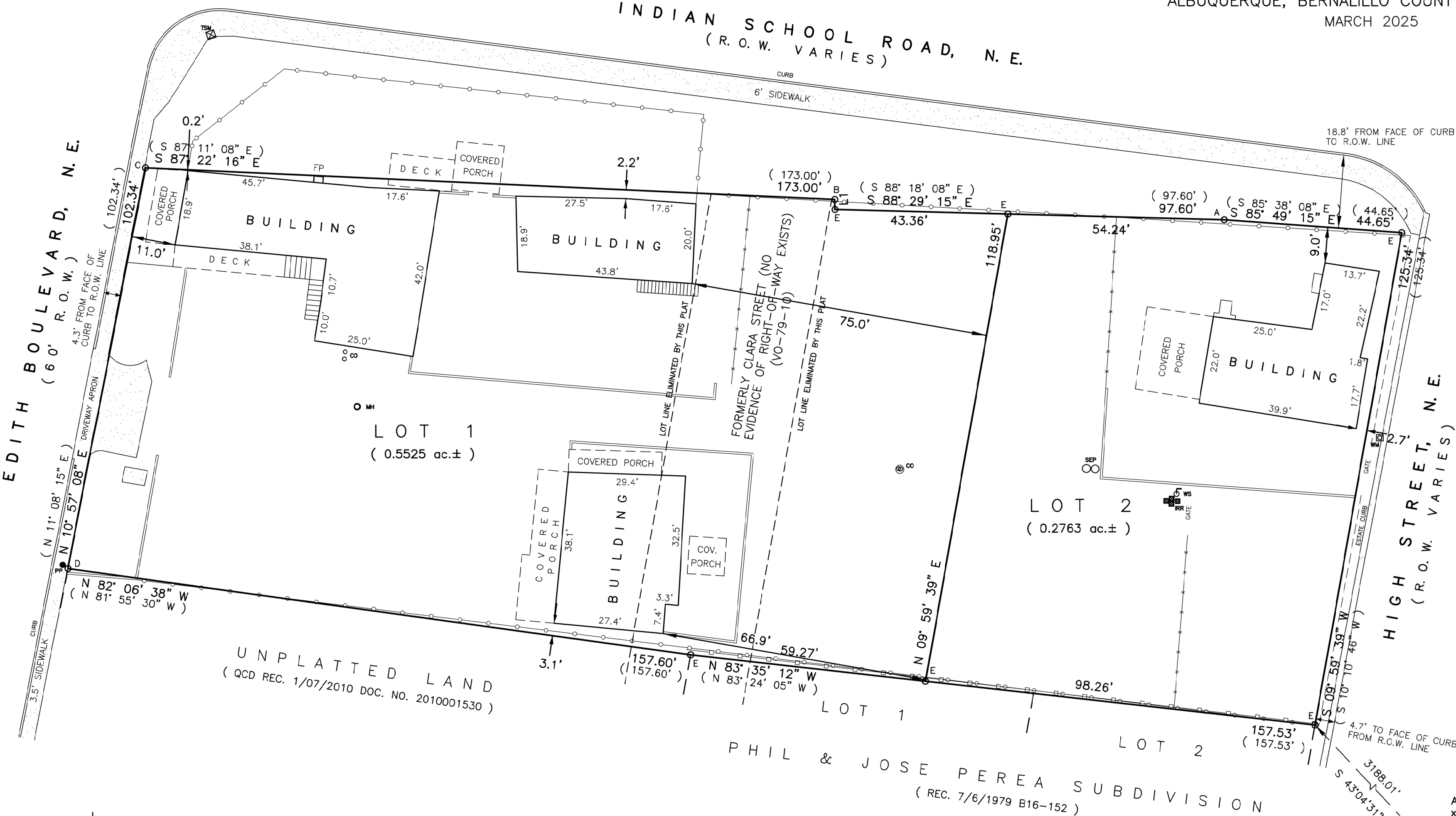
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PHONE: (505) 255-2052 FAX: (505) 255-2887

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OWNER: COOK, CHRISTINA CHAVEZ		CHECKED: T D J		DRAWING NO.		SP-11-02-2024	
UPC: 101505803941120602		27 MAR 2025		SHEET 2 OF 2			
LOCATION: SECTION 16, T10N, R3E							

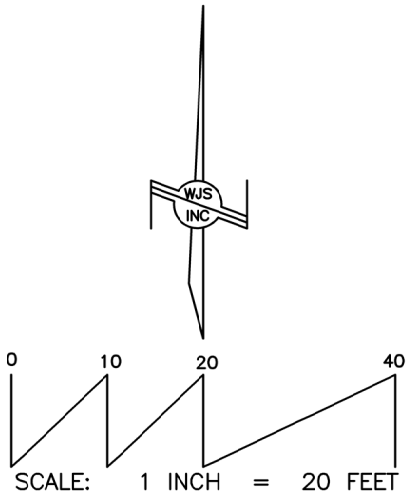
EXISTING CONDITIONS

PLAT OF
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WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

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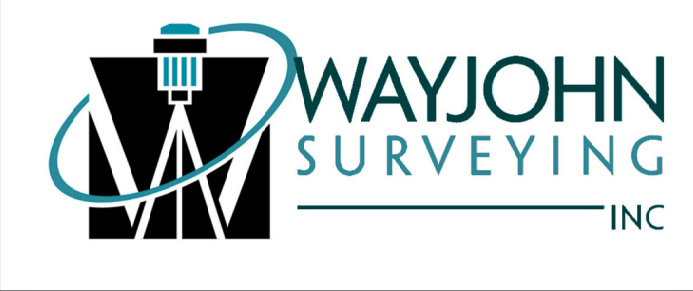


ACS MONUMENT "9-J15"
x=1,526,869.928 US SURVEY FEET
y=1,489,021.809 US SURVEY FEET
Ground-to-grid: 0.999675053
Mapping Angle: -00°13'05.60"
NMSP CENTRAL ZONE NAD 83



MONUMENT LEGEND:
○ = FOUND/SET MONUMENT AS NOTED:
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	DRAWING NO. SP110224.DWG	27 MAR 2025	EXHIBIT