

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating three lots from three existing lots.

NOTE

- 1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- 2. Perimeter distances are field measurements made on the ground.
- 3. Monuments recovered and accepted or reset are noted on inscribed plat.
- 4. 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.
- 5. The subject properties (as shown hereon) appear to lie within "Zone X" (Area with reduced flood risk due to levee) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C0331H Revised August 16, 2012.

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.

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# 1 012 059 477 223 41219, 1 012 059 471 223 41220				
PROPERTY OWNER OF RECORD:				
ZAMORA PETRITA				

BERNALILLO COUNTY TREASURER'S OFFICE

SUBDIVISION DATA

- 1. DRB Project No.
- 2. Zone Atlas Index No. H-12
- 3. Gross acreage 0.6491 Ac.
- 4. Existing number of lots 3
 Replatted number of lots 3

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

A certain tract of land situate within Projected Section 12, Township 10 North, Range 2 East, NMPM, within the Town of Albuquerque Grant, Albuquerque, Bernalillo County, New Mexico, being known as Tracts 210-A-3-A-2, 210-A-3-B-2-B, and 210-A-3-B-2-C, of the Middle Rio Grande Conservancy District Property Map No. 35, and being more particularly described as follows:

BEGINNING at the Northeast corner of the property herein described, being a point on the Westerly right—of—way line of Amado Road, NW, from whence the ACS Monument "8_H13" bears N 85° 54' 00" E, 1360.59 feet distant; THENCE along said Westerly right—of—way line, S 02° 40' 41" W, 113.52 feet to a point;

THENCE leaving said Westerly right-of-way line, S 89° 49′ 44″ W, 20.56

feet;
THENCE N 86° 55' 39" W, 37.76 feet;
THENCE N 84° 04' 38" W, 15.22 feet;
THENCE S 01° 04' 18" W, 49.65 feet;
THENCE S 01° 09' 52" W, 63.89 feet to the Southeast corner;
THENCE S 71° 36' 50" W, 7.80 feet;
THENCE S 71° 58' 40" W, 36.81 feet;
THENCE S 73° 42' 34" W, 44.24 feet to the Southwest corner;
THENCE N 01° 03' 46" E, 248.60 feet to the Northwest corner;
THENCE S 89° 41' 37" E, 87.02 feet;
THENCE N 88° 48' 14" E, 74.20 feet to the Point of Beginning and containing 0.6491 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.

Notary Public						
My Commission expires						
PETRITA ZAMORA						
On thisday of		, 2025, th	ne foregoing	instrument	was	acknowledged
COUNTY OF BERNALILLO)					
) ss					
STATE OF NEW MEXICO)					
ACKNOWLEDGMENT						
PETRITA ZAMORA						Date

LOTS A, B AND C LANDS OF AMADO

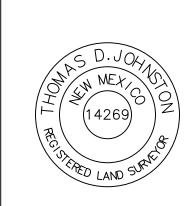
WITHIN PROJECTED SECTION 12, T. 10 N., R. 2 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2025

ECT NUMBER:	
cation Number:	
lity Company Approvals:	
DNM Floring Comings	
PNM Electric Services	Date
New Mexico Gas Company	Date
Qwest Corporation D/B/A Centurylink QC	Date
Comcast	
y Approvals:	Date
City Surveyor	Date
Hydrology	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	
City Engineering	Date
Code Enforcement	
Planning Department	Date

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





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

INDEXING INFORMATION FOR COUNTY CLERK OWNER: PETRITA ZAMORA UPC: 101205947722341219 CHECKE 101205947122341220 LOCATION: SECTION 12, T10N, R2E SURDIVISION: X

Date

DRAWN: L J P SCALE: FILE NO.

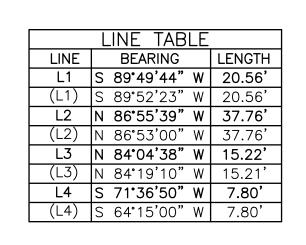
CHECKED: T D J 1" = 20' SP-1-01-2025

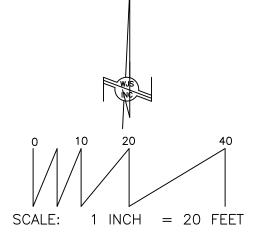
DRAWING NO.

SP10125.DWG 25 MAR 2025 SHEET 1 OF 2

PLAT OF LOTS A, B AND C LANDS OF AMADO

WITHIN PROJECTED SECTION 12, T. 10 N., R. 2 E., N.M.P.M. WITHIN THE TOWN OF ALBUQUERQUE GRANT ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO MARCH 2025





o FOUND/SET MONUMENT LEGEND:

A: FOUND #4 REBAR - NO CAP

B: FOUND #5 REBAR — ILLEGIBLE CAP
C: FOUND 1" STEEL PIPE

D: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"

E: FOUND 4" STEEL POST

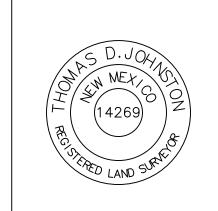
F: FOUND PK NAIL AND DISK

G: FOUND PK NAIL AND DISK "LS 11463" H: FOUND PK NAIL AND DISK "PS 18374"

J: FOUND #4 REBAR AND CAP "PS 18374"

K: FOUND "+" IN CONCRETE

L: SET PK NAIL AND DISK "WAYJOHN PS 14269"
M: SET #4 REBAR AND CAP "WAYJOHN PS 14269"

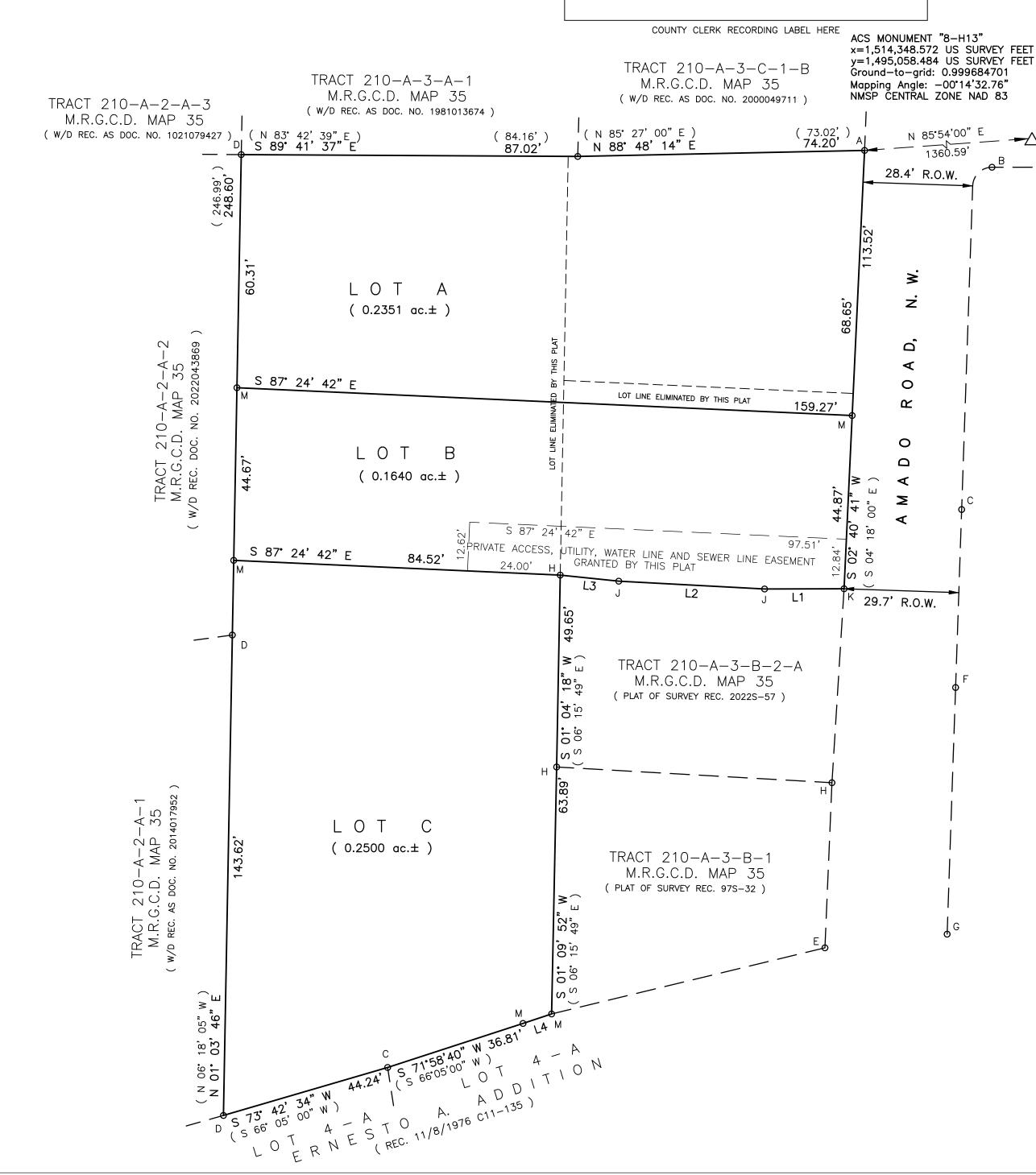




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<	DRAWN: LJP	SCALE: FILE NO.
	CHECKED: T D J	1" = 20' SP-1-01-2025
	DRAWING NO. SP10125.DWG	25 MAR 2025 SHEET 2 OF 2



EXISTING CONDITIONS COUNTY CLERK RECORDING LABEL HERE ACS MONUMENT "8-H13" x=1,514,348.572 US SURVEY FEET y=1,495,058.484 US SURVEY FEET TRACT 210-A-3-C-1-B Ground-to-grid: 0.999684701 TRACT 210-A-3-A-1 M.R.G.C.D. MAP 35 Mapping Angle: -00°14'32.76" NMSP CENTRAL ZONE NAD 83 M.R.G.C.D. MAP 35 (W/D REC. AS DOC. NO. 2000049711) TRACT 210-A-2-A-3 (W/D REC. AS DOC. NO. 1981013674) M.R.G.C.D. MAP 35 ADJACENT RESIDENCE (N 85° 27' 00" E) 73.02, **74.20** N 85°54'00" E (84.16') **87.02'** N 88° 48′ 14″ E 1360.59 28.4' R.O.W/ ☐ GM | w|_± 40.0' 31.5' ≶ 16.0' LOTA ż $(0.2351 \text{ ac.} \pm)$ S CAR TRACT 210-A-2-A-2 M.R.G.C.D. MAP 35 /D REC. DOC. NO. 2022043869) PORT Ġ S 87° 24′ 42″ E 0 LOT LINE ELIMINATED BY THIS PLAT α 159.27' 35.7 0 LOT $(0.1640 \text{ ac.} \pm)$ **RESIDENCE** $\mathbf{\Sigma}$ 35.7 S 87° 24', 42" E RIVATE ACCESS, UTILITY, WATER TINE AND SEWER LINE EASEMENT 24.00' HI GRANTED BY THIS PLAT S 87° 24' 42" E 84.52' SHED-NO 29.7' R.O.W. FOUNDATION CHAIN LINK FENCE TRACT 210-A-3-B-2-A M.R.G.C.D. MAP 35 (PLAT OF SURVEY REC. 2022S-57) TRACT 210-A-2-A-1 M.R.G.C.D. MAP 35 W/D REC. AS DOC. NO. 2014017952 LOT $(0.2500 \text{ ac.} \pm)$ TRACT 210-A-3-B-1 M.R.G.C.D. MAP 35 (PLAT OF SURVEY REC. 97S-32) N 06°

PLAT OF LOTS A, B AND C LANDS OF AMADO

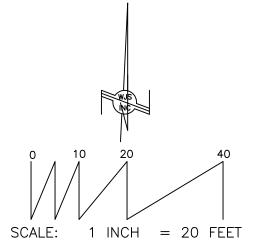
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LEGEND

WATER METER O WM GAS METER ☐ GM □ EM ELECTRIC METER LIGHT POLE POWER POLE GUY ANCHOR

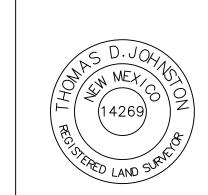
OVERHEAD ELECTRIC LINES

	LINE TABLE					
LINE	BEARING	LENGTH				
L1	S 89°49'44" W	20.56				
(L1)	S 89°52'23" W	20.56				
L2	N 86°55'39" W	37.76				
(L2)	N 86°53'00" W	37.76				
L3	N 84°04'38" W	15.22'				
(L3)	N 84°19'10" W	15.21'				
L4	S 71°36'50" W	7.80'				
(L4)	S 64°15'00" W	7.80'				



o FOUND/SET MONUMENT LEGEND:

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	DRAWING NO. SP10125.DWG		25 MAR 2025	EXHIBIT