

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

- 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 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.  
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# 1 013 058 026 244 31210
PROPERTY OWNER OF RECORD: MARTINEZ LINDA M & MARTINEZ JESS R
BERNALILLO COUNTY TREASURER'S OFFICE

- SUBDIVISION DATA
- DRB Project No.
  - Zone Atlas Index No. J-13
  - Gross acreage 0.3445 Ac.
  - Existing number of lots 4  
Replatted number of lots 2

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

LOTS NUMBERED SEVEN (7), EIGHT (8), NINE (9) AND TEN (10) IN BLOCK NUMBERED TWO (2) OF WESTPARK ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 9, 1929, IN PLAT BOOK C2, PAGE 45.

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.

Linda M. Martinez Date  
ACKNOWLEDGMENT  
STATE OF NEW MEXICO )  
 ) ss  
COUNTY OF BERNALILLO )  
On this \_\_\_\_ day of \_\_\_\_\_, 2025, the foregoing instrument was acknowledged by:  
Linda M. Martinez

My Commission expires \_\_\_\_\_  
Notary Public

Jess R. Martinez Date  
ACKNOWLEDGMENT  
STATE OF NEW MEXICO )  
 ) ss  
COUNTY OF BERNALILLO )  
On this \_\_\_\_ day of \_\_\_\_\_, 2025, the foregoing instrument was acknowledged by:  
Jess R. Martinez

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 8-A AND 10-A, BLOCK 2  
WESTPARK  
WITHIN PROJECTED SECTION 18, 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

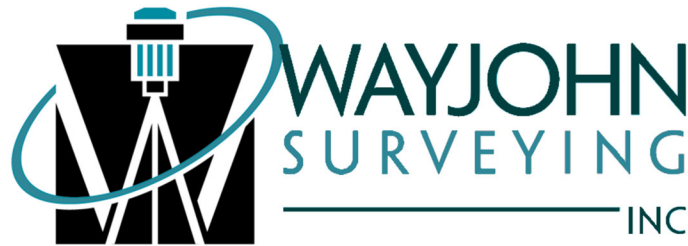
Parks and Recreation Department Date

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: MARTINEZ LINDA M & MARTINEZ JESS R  
UPC: 1 013 058 026 244 31210  
LOCATION: SECTION 18, T10N, R3E  
SUBDIVISION: WESTPARK

DRAWN: P A M

CHECKED: T D J

DRAWING NO.  
SP70124.DWG

SCALE:

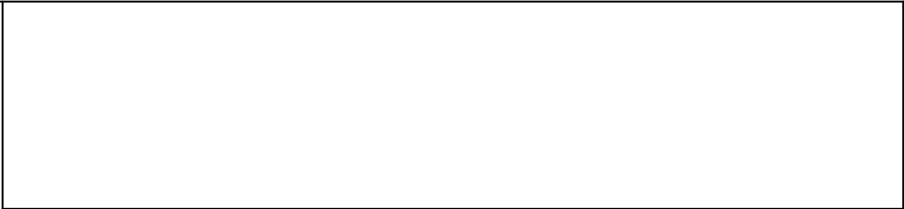
1" = 20'

3 MAR 2025

FILE NO.

SP-7-01-2024

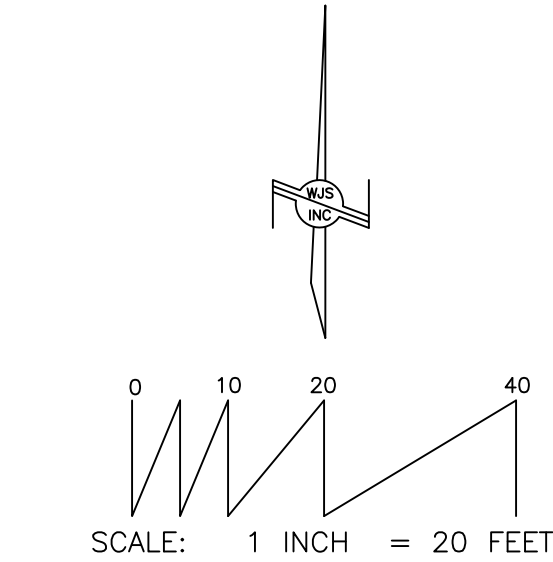
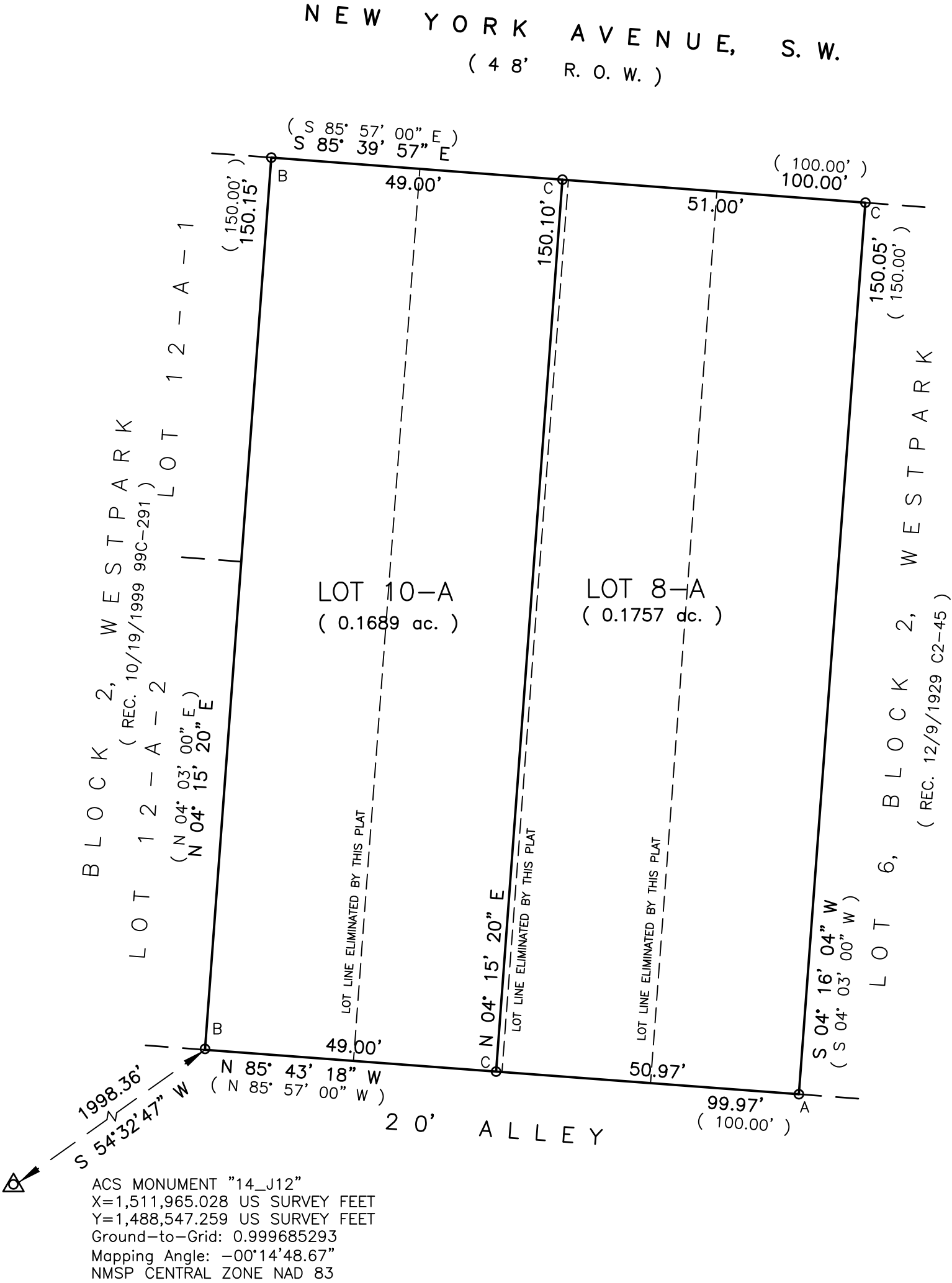
SHEET 1 OF 2



COUNTY CLERK RECORDING LABEL HERE

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WESTPARK

WITHIN PROJECTED SECTION 18, T. 10 N., R. 3 E., N.M.P.M.  
WITHIN THE TOWN OF ALBUQUERQUE GRANT  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MARCH 2025



○ FOUND/SET MONUMENT LEGEND:  
A: FOUND #4 REBAR WITH CAP "PS 7923"  
B: FOUND #4 REBAR - ILLEGIBLE CAP  
C: SET #4 REBAR AND CAP "WAYJOHN PS 14269"

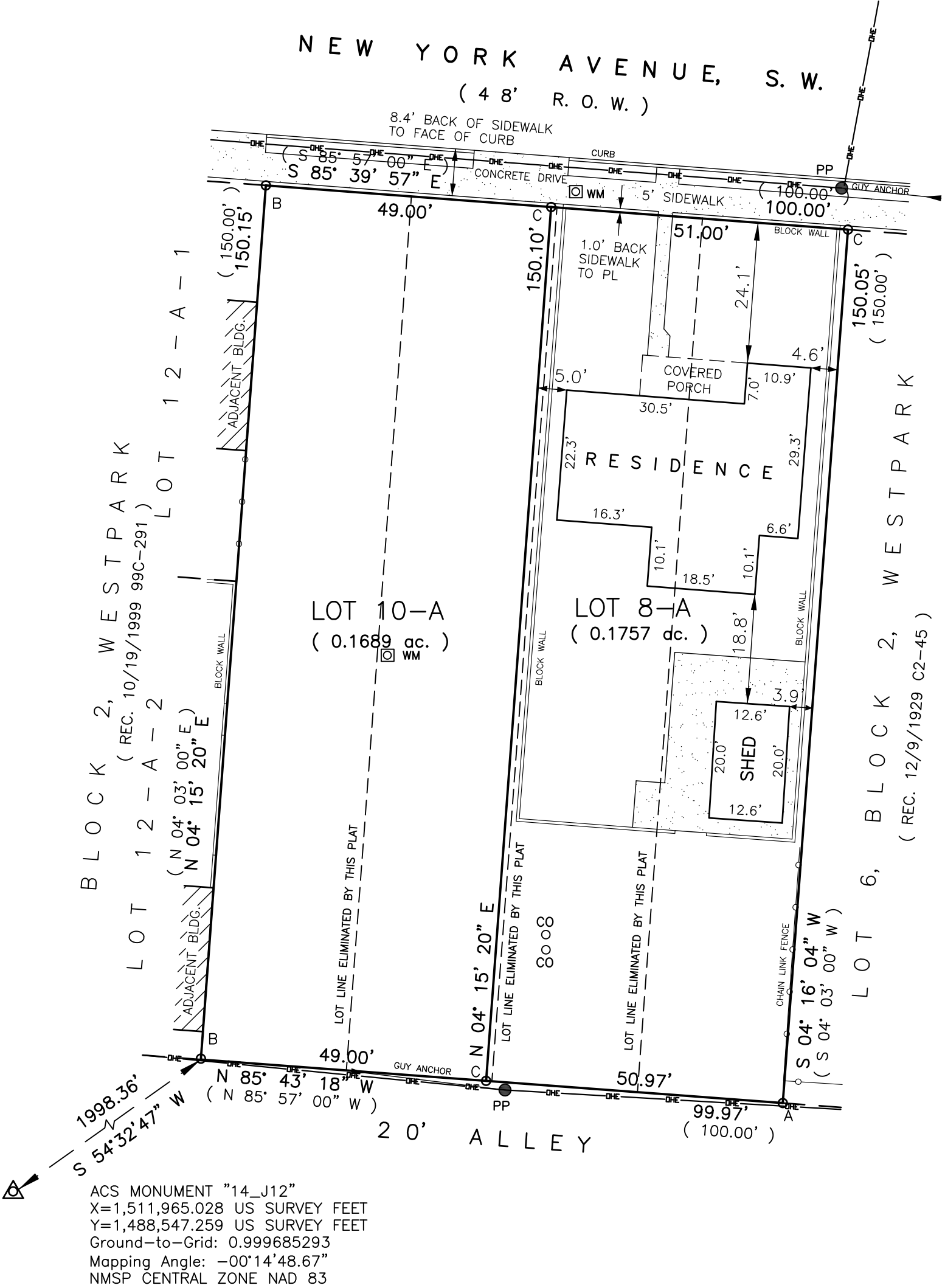
	1609 2nd STREET NW ALBUQUERQUE, N.M. 87102 PHONE: (505) 255-2052 FAX: (505) 255-2887		
INDEXING INFORMATION FOR COUNTY CLERK OWNER: MARTINEZ LINDA M & MARTINEZ JESS R UPC: 1 013 058 026 244 31210 LOCATION: SECTION 18, T10N, R3E SUBDIVISION: WESTPARK	DRAWN: P A M	SCALE: 1" = 20'	FILE NO. SP-7-01-2024
	CHECKED: T D J	DRAWING NO. SP70124.DWG	3 MAR 2025

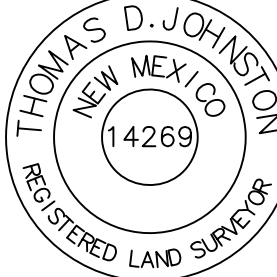
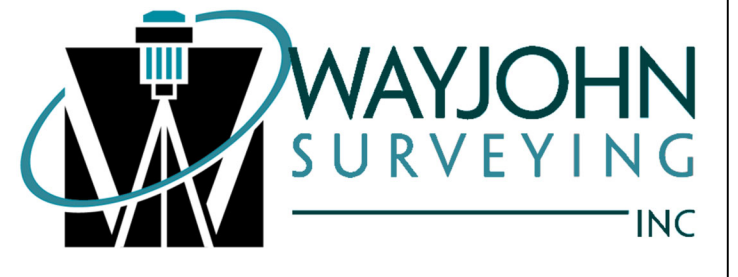


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WITHIN THE TOWN OF ALBUQUERQUE GRANT  
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MARCH 2025

EXISTING CONDITIONS



			
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