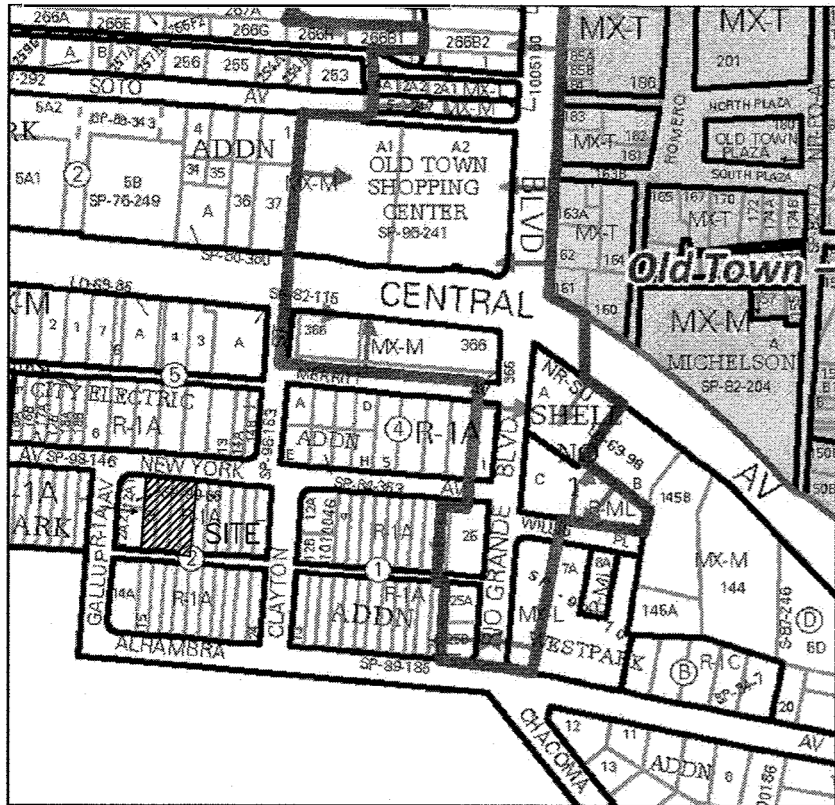


VICINITY MAP (J-13) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

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
 JANUARY 2026

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.

PROJECT NUMBER:	PR-2025-020159
Application Number:	
Utility Company Approvals:	
	02/10/2026 Date
	2/2/2026 Date
	02/11/2026 Date
	02-02-2026 Date
City Approvals:	
	1/30/2026 Date
Hydrology	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
	2/12/2026 Date
City Engineering	Date
Code Enforcement	Date
Planning Department	Date

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.

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
 On this 13TH day of MARCH, 2026, the foregoing instrument was acknowledged by:
 Linda M. Martinez

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) ss
 COUNTY OF BERNALILLO)
 On this 13TH day of MARCH, 2026, the foregoing instrument was acknowledged by:
 Linda M. Martinez

My Commission expires NOVEMBER 27, 2027

STATE OF NEW MEXICO
 NOTARY PUBLIC
 Timothy R Johnson
 Commission No. 1076496
 Expires: November 27, 2027

Jess R. Martinez
 On this 13TH day of MARCH, 2026, the foregoing instrument was acknowledged by:
 Jess R. Martinez

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) ss
 COUNTY OF BERNALILLO)
 On this 13TH day of MARCH, 2026, the foregoing instrument was acknowledged by:
 Jess R. Martinez

My Commission expires NOVEMBER 27, 2027

STATE OF NEW MEXICO
 NOTARY PUBLIC
 Timothy R Johnson
 Commission No. 1076496
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M.R.G.C.D. APPROVAL
 APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision 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.

 M.R.G.C.D. / 3/12/2026
 Date

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.

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
 3.13.2026
 Date

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

THOMAS D. JOHNSTON
 NEW MEXICO
 14269
 REGISTERED LAND SURVEYOR

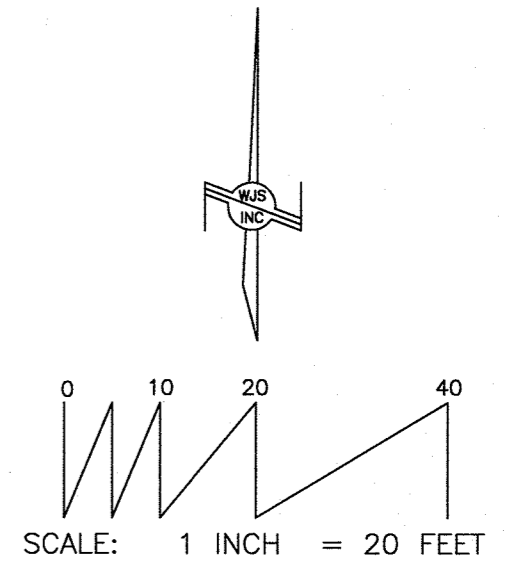
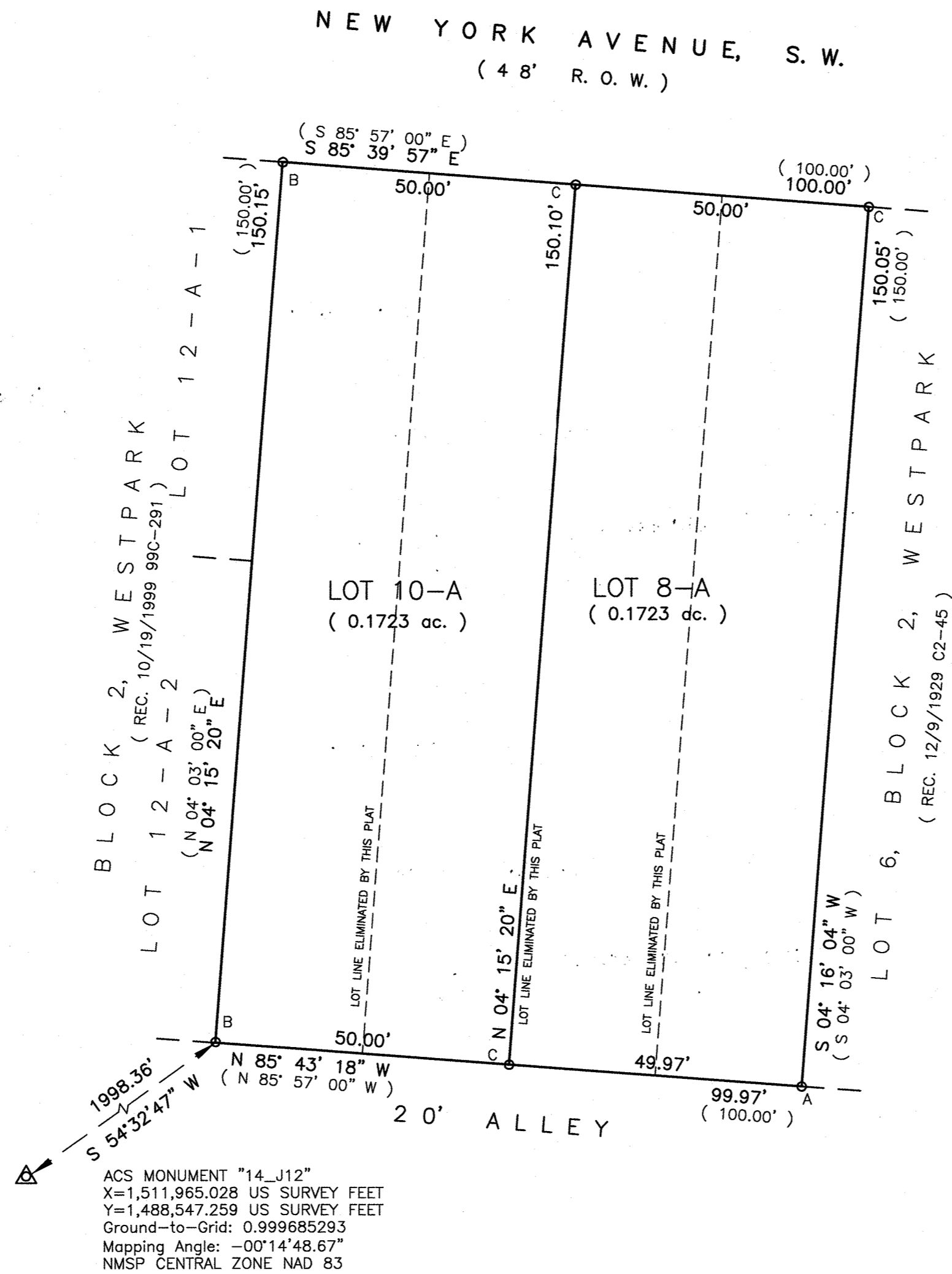
**WAYJOHN
 SURVEYING
 INC**

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

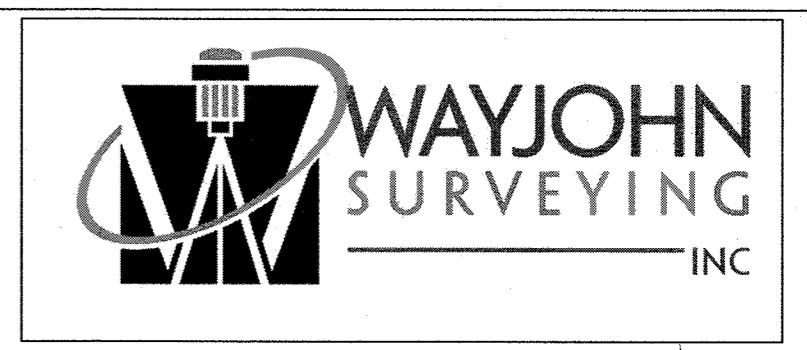
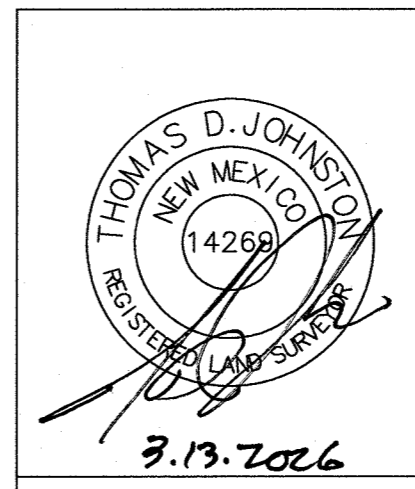
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 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2026

COUNTY CLERK RECORDING LABEL HERE



○ 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"



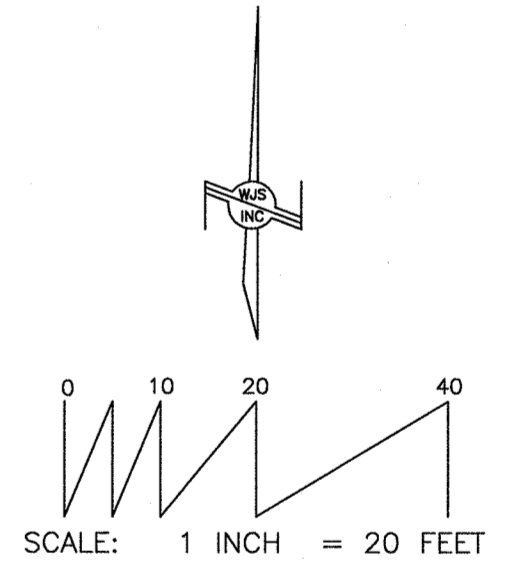
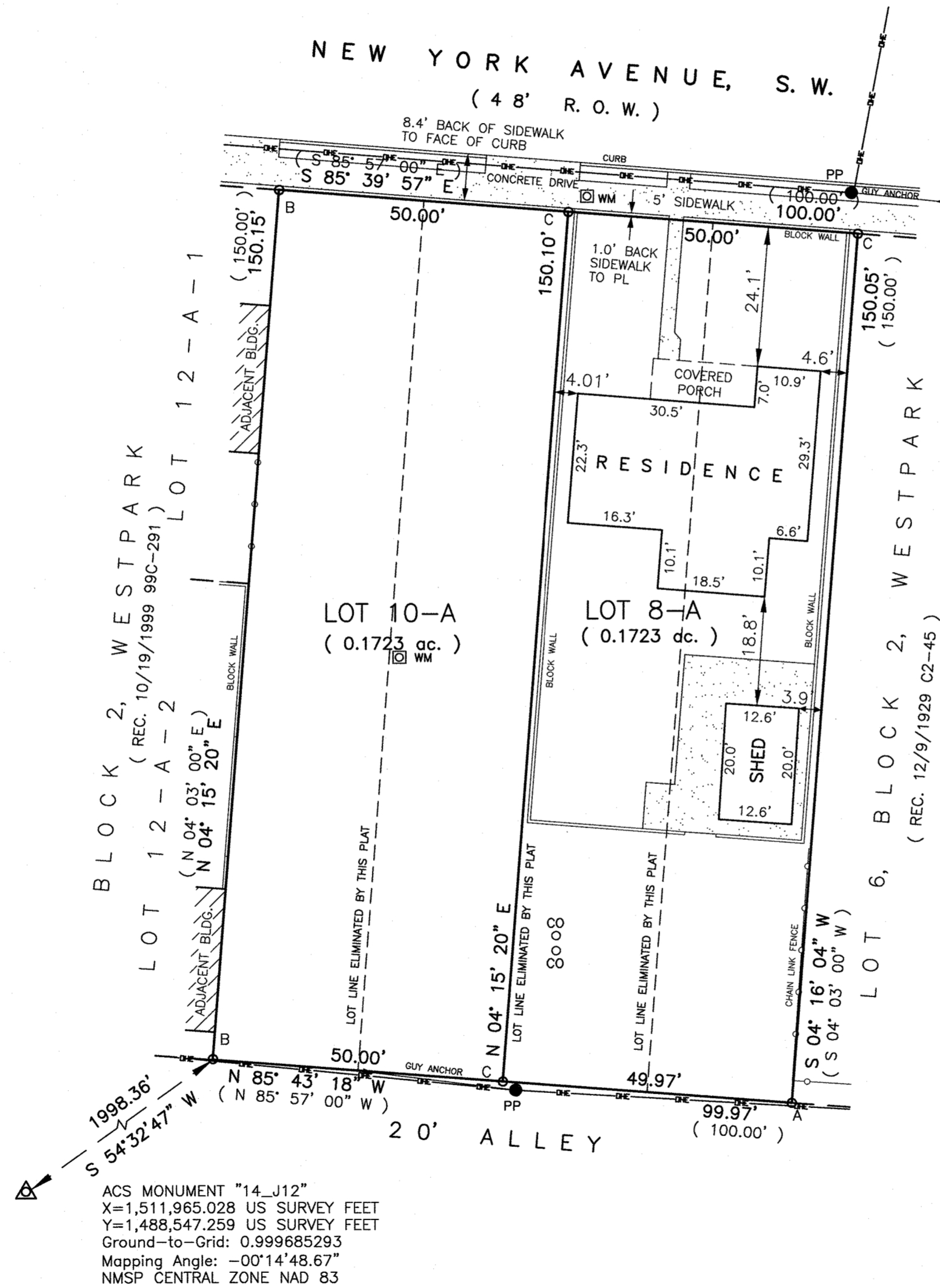
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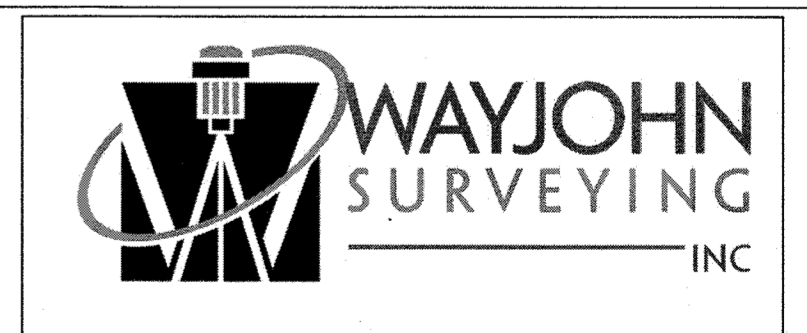
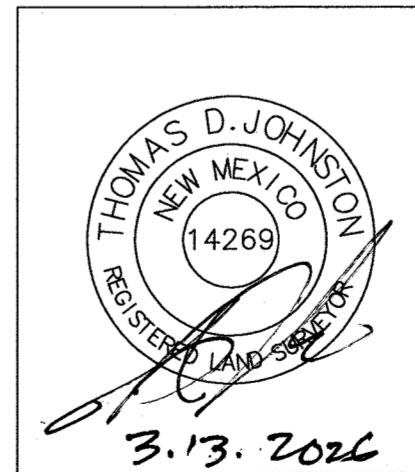
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EXISTING CONDITIONS



○ FOUND/SET MONUMENT LEGEND:
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