



**LOCATION MAP**

L-08-Z  
NOT TO SCALE

**SUBDIVISION DATA:**

1. Zone Atlas Index Nos.: L-08-Z
2. Gross Subdivision Acreage: 4.4347 Acres.
3. Total Number of Tracts Created: 2 Tracts.
4. Date of Survey: February, 2026.
5. Plat is located within Projected Section 29, T 10 N, R 2 E; N.M.P.M.
6. NO public streets were created.
7. Zoning: NR-C.

**PURPOSE OF PLAT:**

The purpose of this Plat is to create two (2) Lots, numbered 5-A and 5-B from one (1) existing lot, numbered Lot 5, Block 1, in the Lands of the Atrisco Grant, as the same is shown and designated on Plat thereof filed in the office of the County Clerk of Bernalillo County on March 26, 1962, in Book D03, Pg. 026 and to grant easements as shown hereon.

**DESCRIPTION:**

A certain tract of land located in the Town of Atrisco Grant, within Projected Section 29, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Lot 5 in Block 1 of the Plat of Lands of the Atrisco Grant, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 26, 1962, in Book D03, Page 026.

**FREE CONSENT:**

The plat shown hereon is made with the owner (s) free consent and in accordance of the desires of the undersigned owner (s), the execution of this plat is their free act and deed. Those signing as owner (s) warrant that they hold among them, complete indefeasible title in free simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat.

Coe and Peterson, LLC., a New Mexico limited liability company

By: \_\_\_\_\_  
CLIENT

State of \_\_\_\_\_ )  
SS  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2026

by Client

My Commission Expires: \_\_\_\_\_  
Notary Public

**NOTES:**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 83.
2. Basis of Bearings established from City of Albuquerque Control Monuments "7-K9" and "2-L7" as shown bears South 75° 35' 29" West.
3. Distances are ground distances "US SURVEY FOOT".
4. Project combined factor = 0.999681940 scaled about X=0, Y=0.
5. Record bearings and distances are shown in parentheses ( ) and are the same as shown on the Plat of Plat of Lands of the Atrisco Grant, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 26, 1962, in Book D03, Page 026.
6. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "no property within the area of this 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 lotsof parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat".
8. Easements of record are based on Title Commitment No. SP000192567 issued by Fidelity National Title of New Mexico Inc. on January 29, 2026 at 8:00 am.
9. Tract is subject to Flood Zone "X" Area of minimal flood hazard, as designated on FIRM Map No. 35001C0328J effective date November 4, 2016.
10. The installation of public waterline and/or public sanitary sewer may be required as a condition of future development approval, once the water service, fire protection and sanitary sewer service requirements of any future development is known.

**TAX CERTIFICATION:**

This is to certify that taxes are current and paid on UPC #

\_\_\_\_\_

Property Owner of Record: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ Bernalillo County Treasurer's Office \_\_\_\_\_ Date

**SURVEYOR'S CERTIFICATION:**

I, Wyatt McMarlin, a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this document was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors under N.M.A.C. 12.8.2.7.B(10) Unclassified Surveying. This document is a draft/sketch document and shall not be recorded for any purpose. This document does not constitute a boundary survey in as such, it is draft in nature and is an interim product of an exception plat which will be finalized at a future date. This draft document is true and accurate to the best of my knowledge and belief.

**DRAFT**

Wyatt McMarlin \_\_\_\_\_ Date:  
New Mexico Professional Surveyor 28508

**PLAT OF  
LOT 5-A & 5-B, BLOCK 1  
LANDS OF THE ATRISCO GRANT  
(REPLAT OF LOT 5, BLOCK 1,  
LANDS OF THE ATRISCO GRANT)  
TOWN OF ATRISCO GRANT  
PROJECTED SECTIONS 29,  
TOWNSHIP 10 NORTH, RANGE 2 EAST  
N.M.P.M.  
CITY OF ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO  
MARCH 2026**

Project Number: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

Utility Approvals:

PNM Electric Services \_\_\_\_\_ Date

New Mexico Gas Company \_\_\_\_\_ Date

CenturyLink \_\_\_\_\_ Date

Comcast \_\_\_\_\_ Date

City Approvals:

City Surveyor \_\_\_\_\_ Date

\*Real Property Division (conditional) \_\_\_\_\_ Date

\*\*Environmental Health Department (conditional) \_\_\_\_\_ Date

Traffic Engineering, Transportation Division \_\_\_\_\_ Date

ABCWUA \_\_\_\_\_ Date

Parks and Recreation Department \_\_\_\_\_ Date

AMAFCA \_\_\_\_\_ Date

Hydrology \_\_\_\_\_ Date

Code Enforcement \_\_\_\_\_ Date

Planning Department \_\_\_\_\_ Date

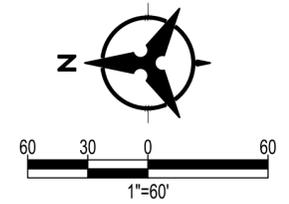
City Engineer \_\_\_\_\_ Date

\*\*\*MRGCD (conditional) \_\_\_\_\_ Date

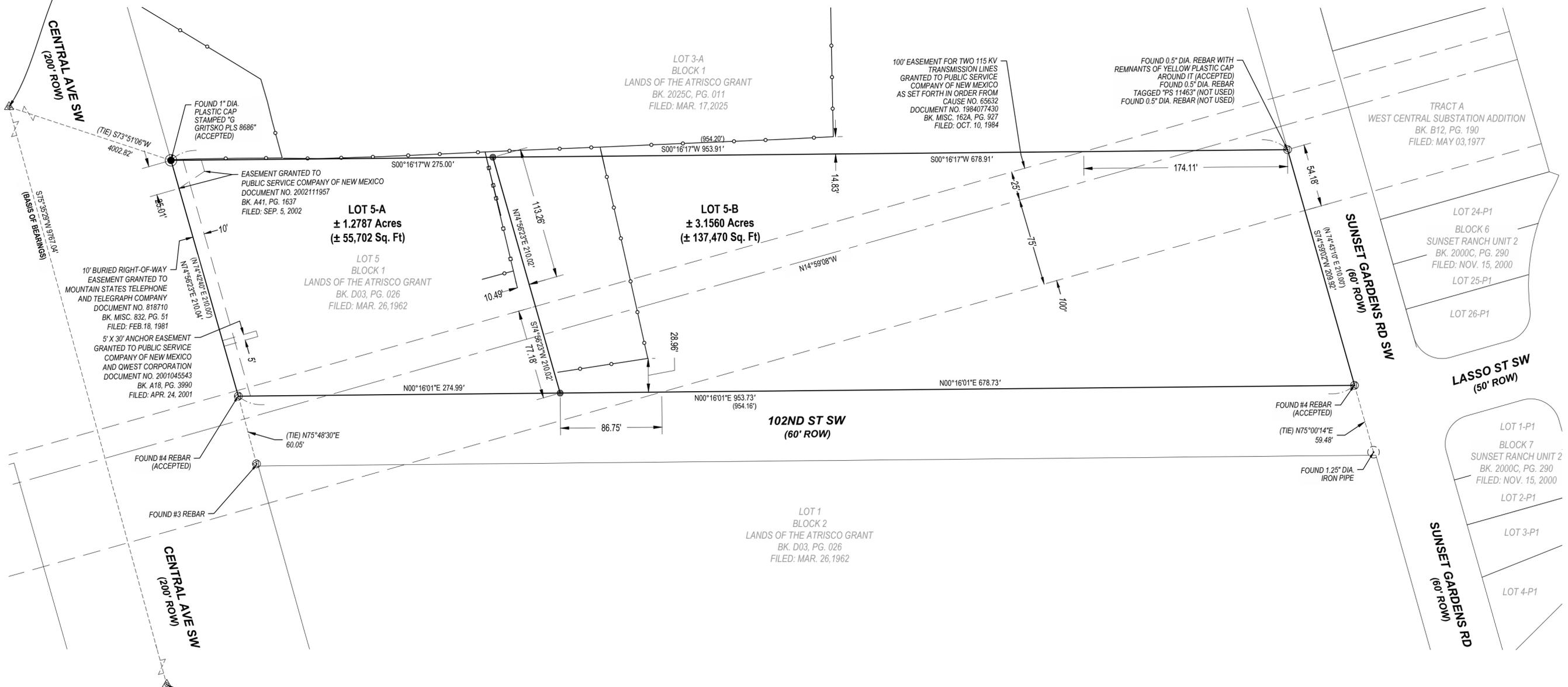
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 (REPLAT OF LOT 5, BLOCK 1,  
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**TOWN OF ATRISCO GRANT**  
**PROJECTED SECTIONS 29,**  
**TOWNSHIP 10 NORTH, RANGE 2 EAST**  
**N.M.P.M.**  
**CITY OF ALBUQUERQUE,**  
**BERNALILLO COUNTY, NEW MEXICO**  
**MARCH 2026**

**LEGEND**

- ● FOUND MONUMENT AS NOTED
- △ FOUND CITY OF ALBUQUERQUE GEODETIC REFERENCE STATION AS NOTED
- SET 1.25" DIA. BLUE PLASTIC CAP ON #5 REBAR STAMPED "MCMARLIN PS 28508" OR AS NOTED
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING FENCE LINE



ALBUQUERQUE GEODETIC REFERENCE STATION "7-K9"  
 GEOGRAPHIC POSITION (NAD 1983)  
 NM STATE PLANE GRID COORDINATES  
 (CENTRAL ZONE, US SURVEY FOOT)  
 N=1482904.725 USR E=1496061.706 USR  
 GROUND TO GRID FACTOR = 0.999681940  
 $\Delta\alpha = -00^{\circ} 16' 38.12''$   
 NAVD 1988 ELEVATION = 5140.082 USR



FOUND 1" DIA. PLASTIC CAP STAMPED "G GRITSKO PLS 8686" (ACCEPTED)

EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO DOCUMENT NO. 2002111957 BK. A41, PG. 1637 FILED: SEP. 5, 2002

**LOT 5-A**  
 ± 1.2787 Acres  
 (± 55,702 Sq. Ft)

LOT 5  
 BLOCK 1  
 LANDS OF THE ATRISCO GRANT  
 BK. D03, PG. 026  
 FILED: MAR. 26, 1962

LOT 3-A  
 BLOCK 1  
 LANDS OF THE ATRISCO GRANT  
 BK. 2025C, PG. 011  
 FILED: MAR. 17, 2025

100' EASEMENT FOR TWO 115 KV TRANSMISSION LINES GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AS SET FORTH IN ORDER FROM CAUSE NO. 65632 DOCUMENT NO. 1984077430 BK. MISC. 162A, PG. 927 FILED: OCT. 10, 1984

FOUND 0.5" DIA. REBAR WITH REMNANTS OF YELLOW PLASTIC CAP AROUND IT (ACCEPTED)  
 FOUND 0.5" DIA. REBAR TAGGED "PS 11463" (NOT USED)  
 FOUND 0.5" DIA. REBAR (NOT USED)

TRACT A  
 WEST CENTRAL SUBSTATION ADDITION  
 BK. B12, PG. 190  
 FILED: MAY 03, 1977

LOT 24-P1  
 BLOCK 6  
 SUNSET RANCH UNIT 2  
 BK. 2000C, PG. 290  
 FILED: NOV. 15, 2000

LOT 25-P1

LOT 26-P1

LASSO ST SW  
 (50' ROW)

LOT 1-P1  
 BLOCK 7  
 SUNSET RANCH UNIT 2  
 BK. 2000C, PG. 290  
 FILED: NOV. 15, 2000

LOT 2-P1

LOT 3-P1

LOT 4-P1

SUNSET GARDENS RD  
 (60' ROW)

10' BURIED RIGHT-OF-WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY DOCUMENT NO. 818710 BK. MISC. 832, PG. 51 FILED: FEB. 18, 1981

5' X 30' ANCHOR EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND QWEST CORPORATION DOCUMENT NO. 2001045543 BK. A18, PG. 3990 FILED: APR. 24, 2001

102ND ST SW  
 (60' ROW)

LOT 1  
 BLOCK 2  
 LANDS OF THE ATRISCO GRANT  
 BK. D03, PG. 026  
 FILED: MAR. 26, 1962

FOUND #4 REBAR (ACCEPTED)

FOUND #3 REBAR

FOUND #4 REBAR (ACCEPTED)

(TIE) N75°00'14"E 59.48'

FOUND 1.25" DIA. IRON PIPE

ALBUQUERQUE GEODETIC REFERENCE STATION "2-L7"  
 GEOGRAPHIC POSITION (NAD 1983)  
 NM STATE PLANE GRID COORDINATES  
 (CENTRAL ZONE, US SURVEY FOOT)  
 N=1480475.091 USR E=1486604.908 USR  
 GROUND TO GRID FACTOR = 0.999672027  
 $\Delta\alpha = -00^{\circ} 17' 43.24''$   
 NAVD 1988 ELEVATION = 5415.511 USR

DRAFT