

VICINITY MAP NOT TO SCALE



LEGAL DESCRIPTION:

THE NORTH NINETY-FOUR AND TWO-THIRDS FEET (N. 94 2/3') OF LOTS NUMBERED FOUR (4), FIVE (5) AND SIX (6) IN BLOCK NUMBERED TWENTY-TWO (22) OF BROWNEWELL AND LAIL'S HIGHLAND ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 3, 1886, IN PLAT BOOK B2, FOLIOS 32 AND 33.

ALSO KNOWN AS:

LOT 6-A, BLOCK 22, BROWNEWELL AND LAIL'S HIGHLAND ADDITION. MORE PARTICULARLY DESCRIBED BY MEETS AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND SCRIBED "X" ON CURB, BEING THE NORTHWEST CORNER OF SAID LOT 6-A, WHENCE ALBUQUERQUE CONTROL SURVEY MONUMENT NDC\_22\_23 BEARS N 54° 14' 34" E A DISTANCE OF 4,541.70 FEET;

THENCE, S 80° 45' 11" E A DISTANCE OF 149.65 FEET TO A FOUND SCRIBED "X" ON CURB, BEING THE NORTHEAST CORNER OF SAID LOT 6-A;

THENCE, S 09° 13' 31" W A DISTANCE OF 94.88 FEET TO A SET PK NAIL AND WASHER MARKED "PS # 26832", BEING THE SOUTHEAST CORNER OF SAID LOT 6-A;

THENCE, N 80° 48' 46" W A DISTANCE OF 149.63 FEET TO A FOUND SCRIBED "X" ON CURB, BEING THE SOUTHWEST CORNER OF SAID LOT 6-A;

THENCE, N 09° 12' 55" E A DISTANCE OF 95.04 FEET TO THE POINT OF BEGINNING, SAID LOT 6-A CONTAINING 0.3262 ACRE (14,210.26 SQUARE FEET).

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST 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 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 EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF SHOWN LOTS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND IS THE SAME WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.SAID OWNER(S) DO HEREBY GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS, IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
 ) SS.  
 COUNTY OF \_\_\_\_\_ )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

I, JESUS J. FAVELA JR., NEW MEXICO PROFESSIONAL SURVEYOR NO. 26832, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

J. J. Favela Jr. 11-20-2025  
 JESUS J. FAVELA JR. DATE  
 NEW MEXICO PROFESSIONAL SURVEYOR NO. 26832

PLAT OF  
**LOT 6-A, BLOCK 22**  
**BROWNEWELL & LAIL'S HIGHLAND ADDITION**  
 BEING A REPLAT OF  
 A PORTION OF LOTS 4, 5, & 6  
**BLOCK 22, BROWNEWELL & LAIL'S HIGHLAND ADDITION**  
 WITHIN  
**TOWN OF ALBUQUERQUE GRANT**  
**PROJECTED SECTION 21, T.10N., R.3E., N.M.P.M.**  
**CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO**  
**NOVEMBER 2025**

PROJECT NUMBER: \_\_\_\_\_ APPLICATION NUMBER: \_\_\_\_\_

DHO APPROVAL DATE \_\_\_\_\_

CITY APPROVALS:

CITY SURVEYOR Loren N. Risenhoover P.S. 11/20/2025  
 DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_  
 DATE

UTILITIES DEVELOPMENT \_\_\_\_\_  
 DATE

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_  
 DATE

A.M.A.F.C.A. \_\_\_\_\_  
 DATE

M.R.G.C.D. \_\_\_\_\_  
 DATE

ABCWUA \_\_\_\_\_  
 DATE

CITY ENGINEER \_\_\_\_\_  
 DATE

PLANNING DEPARTMENT \_\_\_\_\_  
 DATE

HYDROLOGY \_\_\_\_\_  
 DATE

CODE ENFORCEMENT \_\_\_\_\_  
 DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES \_\_\_\_\_  
 DATE

NEW MEXICO GAS \_\_\_\_\_  
 DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC \_\_\_\_\_  
 DATE

COMCAST \_\_\_\_\_  
 DATE

M.R.G.C.D.

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.

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE A PORTION OF LOTS 4, 5 AND 6 INTO ONE (1) LOT, AND GRANT ANY EASEMENTS AS SHOWN HEREON.

SUBDIVISION DATA:

CITY OF ALBUQUERQUE CASE NO. DHO-\_\_\_\_\_  
 ZONE ATLAS INDEX NO. K-15  
 DATE OF SURVEY, JANUARY 2025  
 TOTAL NO. OF TRACTS EXISTING 3  
 TOTAL NO. OF LOTS CREATED 1  
 GROSS SUBDIVISION ACREAGE 0.3271 ACRES  
 IDO ZONE DISTRICT MX-M

NOTES:

1. BASIS OF BEARING - FOUND PK NAILS WITH WASHERS ALONG SOUTH LINE OF LOT 5, BLOCK 22 AS SHOWN ON BROWNEWELL & LAIL'S HIGHLAND ADDITION.
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ( ) ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.
4. DRAINAGE EASEMENT MAINTENANCE  
 EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE EASEMENT AND DRAINAGE INFRASTRUCTURE THAT IS ON THEIR PROPERTY.
5. EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

DOCUMENTS USED:

1. WARRANTY DEED OF NORTH 1/3 OF LOTS 4, 5, 6, BLOCK 22, BROWNEWELL & LAIL'S HIGHLAND ADDITION(FILED 01/31/2023 IN DOC# 2023005600)
2. PLAT OF LOT 9-A, BLOCK 22, BROWNEWELL & LAIL'S HIGHLAND ADDITION (FILED 01/04/2005 IN BK. 2005C, PG. 3)
3. BOUNDARY ENCROACHMENT AGREEMENT (FILED 01/31/2023 IN DOC# 2023005599)
4. A.L.T./A N.S.P.S. LAND TITLE SURVEY WITH PLAT OF TOPOGRAPHY OF NORTH 1/3 OF LOTS 4, 5, 6, BLOCK 22, BROWNEWELL & LAIL'S HIGHLAND ADDITION (APRIL 2022)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: \_\_\_\_\_

BERNALILLO COUNTY TREASURE'S OFFICE: \_\_\_\_\_



Nov 20, 2025



PLAT OF  
**LOT 6-A, BLOCK 22**  
**BROWNEWELL & LAIL'S HIGHLAND ADDITION**  
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 A PORTION OF LOTS 4, 5, & 6  
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 WITHIN  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 21, T.10N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER 2025

**OAK STREET NE**  
 (60' R/W)

**TIJERAS AVENUE NE**  
 (60' R/W)

**PUBLIC ALLEY**  
 (16' R/W)

**LOT 6-A**  
 0.3262 ACRE +/-

LOT 6

LOT 5

LOT 4

LOT 9-A, BLOCK 22  
 BROWNEWELL & LAIL'S HIGHLAND ADDITION  
 BOOK 2005C, PAGE 3  
 Filled: 01/04/2005

NDC\_22\_23  
 SEE NOTE FOR  
 POINT DATA

FOUND  
 SCRIBED "X" ON CURB

FOUND  
 "X" ON CURB

FOUND  
 PK NAIL WITH WASHER  
 "PS # 11463"

FOUND  
 PK NAIL WITH WASHER  
 "PS # 11463"

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

ACS CONTROL STATION NDC 22 23 NOTE:

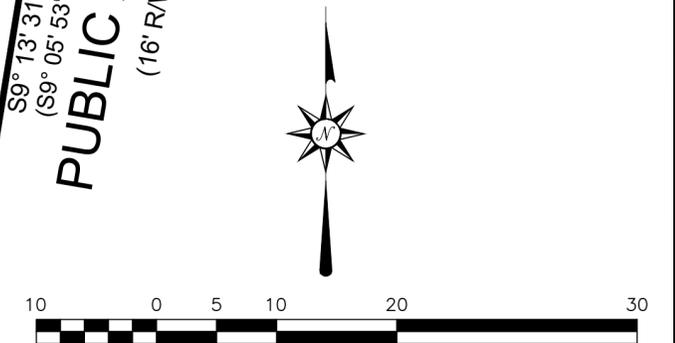
N: 1,488,905.258 US SURVEY FEET  
 E: 1,528,723.288 US SURVEY FEET  
 NEW MEXICO STATE PLANE CENTRAL ZONE, NAD83  
 G-G = 0.999673199  
 DELTA-ALPHA = -0°12'52.76"

FLOOD ZONE INFORMATION:

THIS PARCEL OF LAND IS IN FLOOD ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS DATED SEPTEMBER 26, 2008. PANEL 334 OF 825, MAP NUMBER: 35001C0334G



Nov 20, 2025



SCALE 1"=10'

LEGEND OF SYMBOLS

- FOUND MONUMENT AS NOTED
  - SET PK NAIL WITH WASHER MARKED "PS # 26832"
- LINE TYPE LEGEND
- FENCE



SURVEYING AND MAPPING, LLC  
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 LAS CRUCES, NM 88001  
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