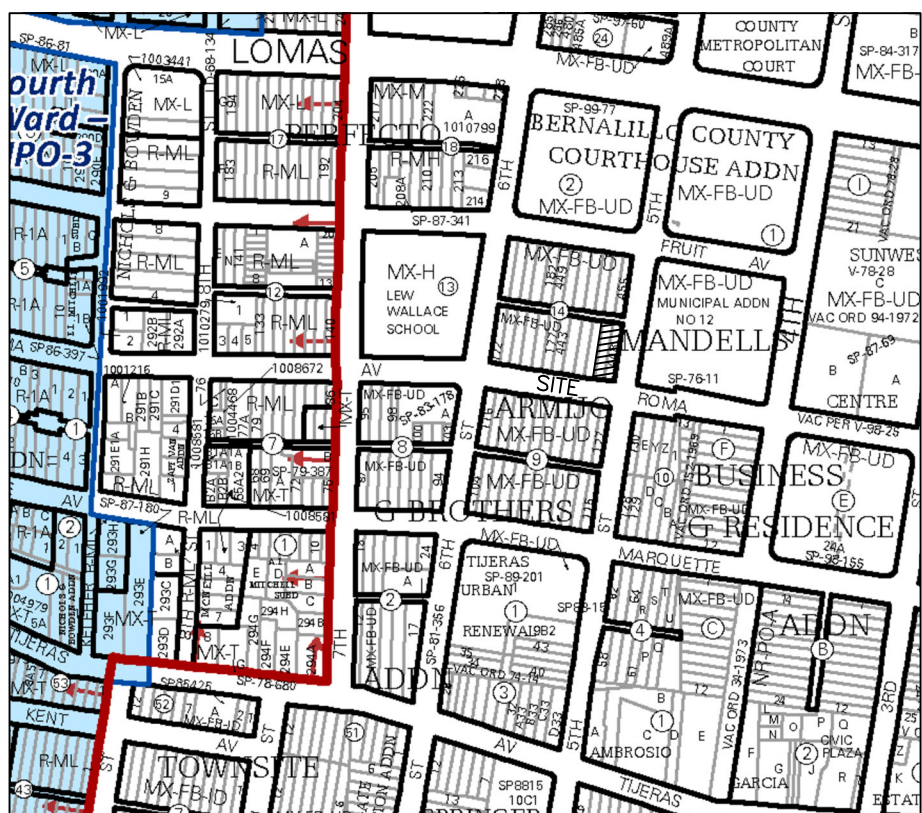


VICINITY MAP (J-14) NO SCALE



PLAT OF  
**LOTS 447-A AND 448-A, BLOCK 14**  
**PERFECTO ARMIJO AND BROTHERS ADD.**  
 WITHIN PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.  
 WITHIN THE TOWN OF ALBUQUERQUE GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2024

COUNTY CLERK RECORDING LABEL HERE

**SURVEY LEGAL DESCRIPTION**

Lots numbered Four Hundred Forty-seven (447) and Four Hundred Forty-eight (448) in Block numbered Fourteen (14) of the PERFECTO ARMIJO AND BROTHERS ADDITION to the City of Albuquerque, New Mexico, as the same is 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 July 8, 1887.

**PURPOSE OF PLAT**

This plat has been prepared for the purpose of creating two lots from two 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 minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C0334G Revised September 26, 2008.

**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.

Authorized representative of For The Four LLC \_\_\_\_\_ Date

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
 ) ss  
 COUNTY OF BERNALILLO )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, the foregoing instrument was acknowledged by:

Authorized representative of For The Four LLC

My Commission expires \_\_\_\_\_

Notary Public

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 \_\_\_\_\_ Date

City Approvals:

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

**PUBLIC UTILITY EASEMENTS**

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 installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and 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 CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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

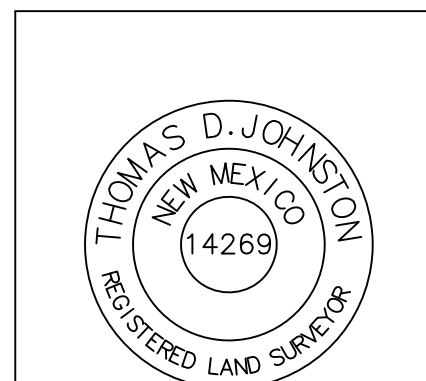
Date

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# 1 014 058 155 076 32206

PROPERTY OWNER OF RECORD:  
 FOR THE FOUR LLC  
 BERNALILLO COUNTY TREASURER'S OFFICE

**SUBDIVISION DATA**

- DRB Project No.
- Zone Atlas Index No. J-14
- Gross acreage 0.1616 Ac.
- Existing number of lots 2  
 Replatted number of lots 2



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

INDEXING INFORMATION FOR COUNTY CLERK  
 OWNER: FOR THE FOUR LLC  
 UPC: 101405815507632206  
 LOCATION: SECTION 17, T10N, R3E  
 SUBDIVISION: PERFECTO ARMIJO & BROS

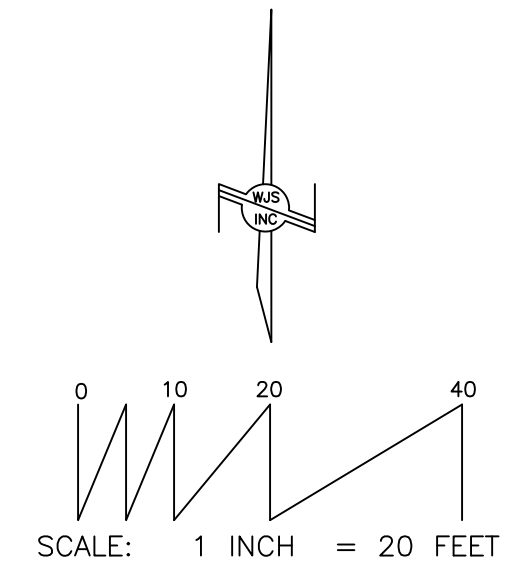
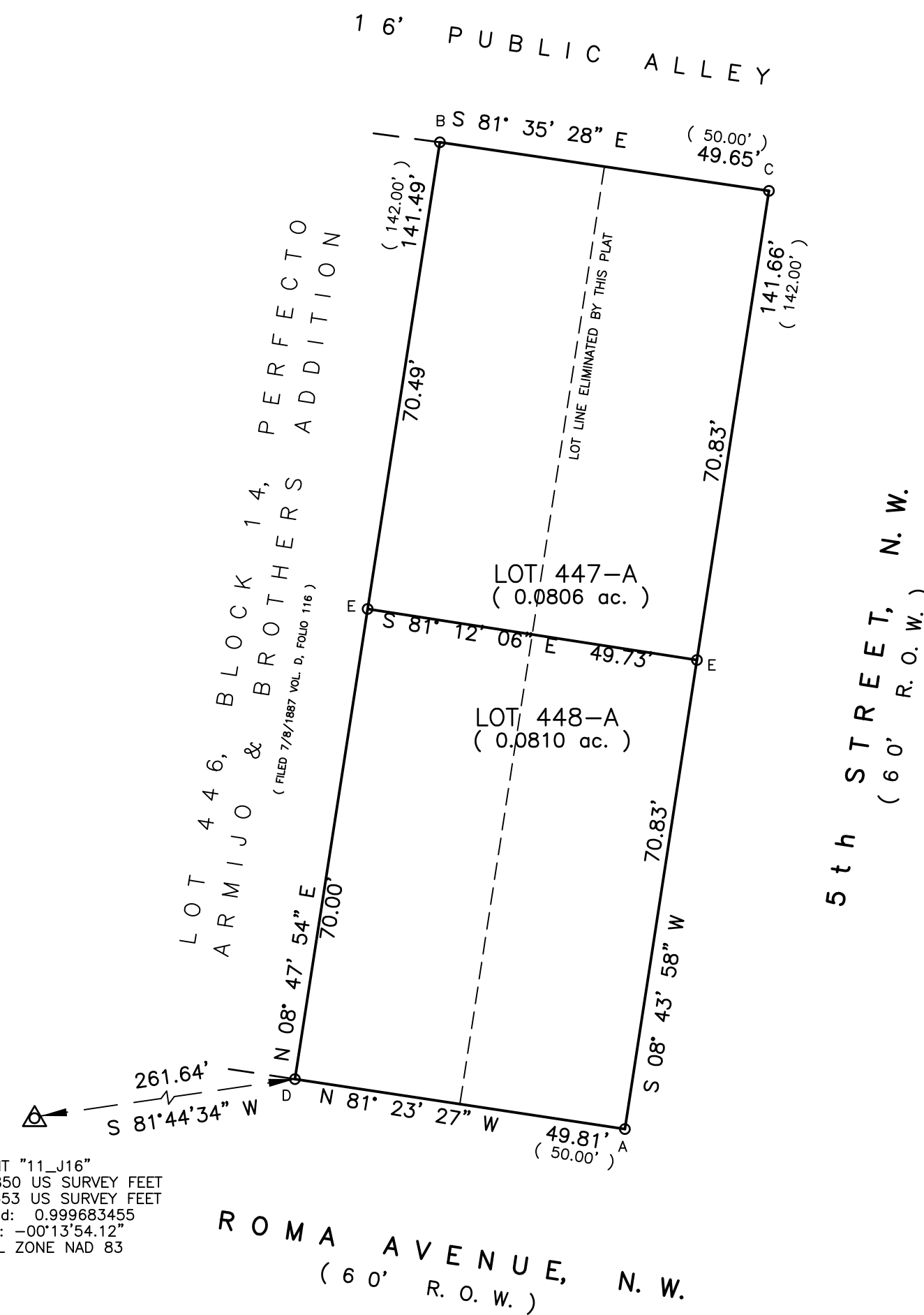
DRAWN: L J P  
 CHECKED: T D J  
 DRAWING NO. SP80124.DWG

SCALE: 1" = 20'  
 22 JAN 2025

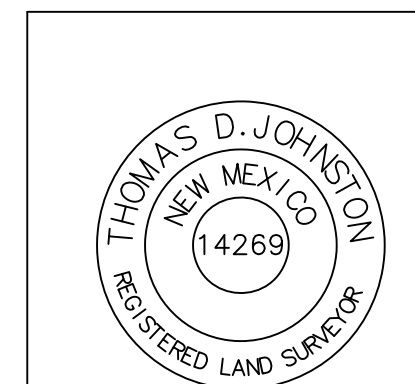
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 SHEET 1 OF 2

PLAT OF  
**LOTS 447-A AND 448-A, BLOCK 14**  
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 OCTOBER 2024

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- FOUND/SET MONUMENT LEGEND:
- A: FOUND 3" BRASS CAP "CITY OF ALBUQUERQUE #7"
  - B: FOUND #4 REBAR AND CAP "LS 6446"
  - C: FOUND #4 REBAR AND CAP "LS 7716"
  - D: FOUND PK NAIL AND ILLEGIBLE DISK
  - E: SET PK NAIL AND DISK "WAYJOHN PS 14269"



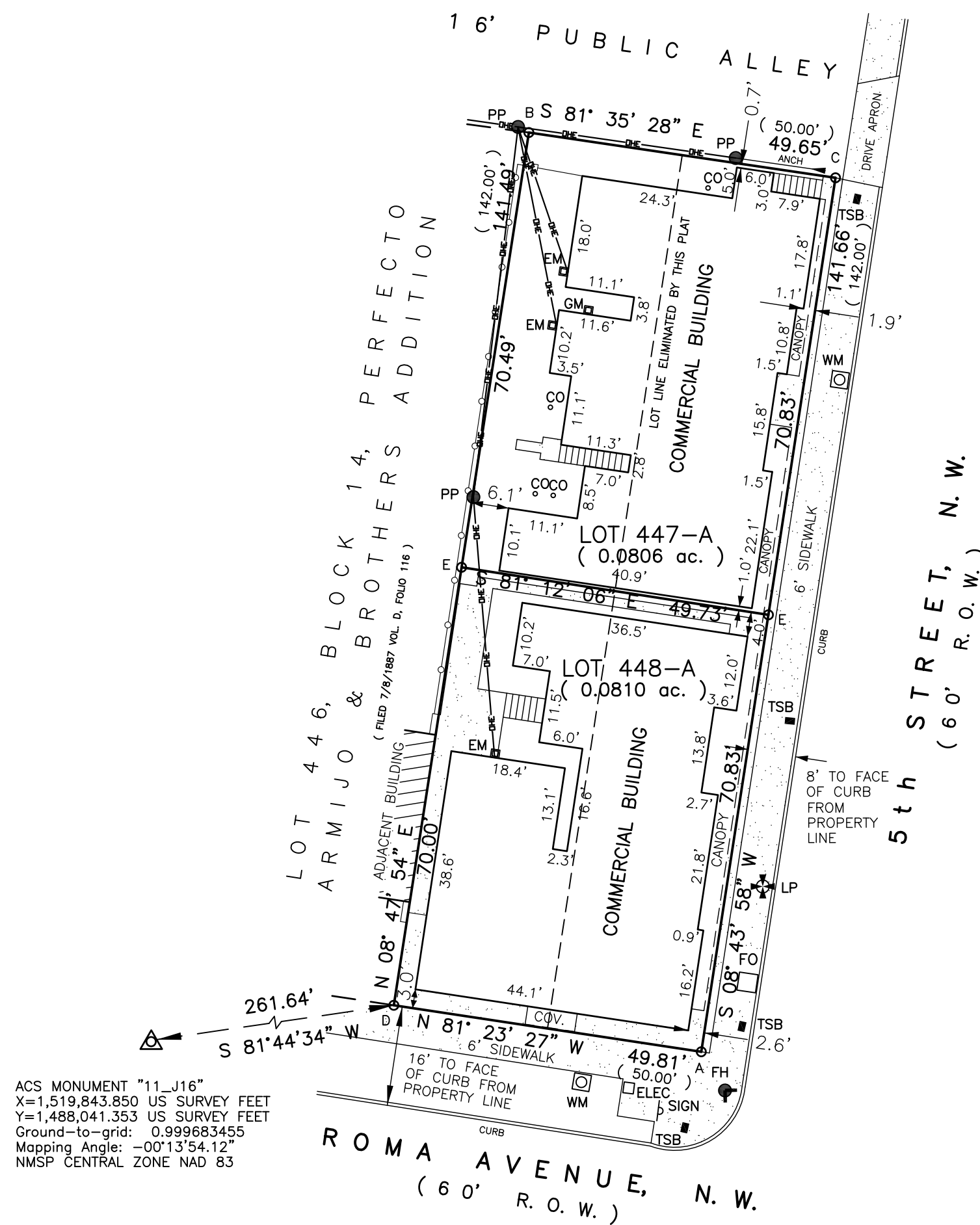
1609 2nd STREET NW  
 ALBUQUERQUE, N.M. 87102  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: FOR THE FOUR LLC UPC: 101405815507632206 LOCATION: SECTION 17, T10N, R3E SUBDIVISION: PERFECTO ARMIJO & BROS	DRAWN: L J P	SCALE: 1" = 20'	FILE NO. SP-8-01-2024
	CHECKED: T D J	DRAWING NO. SP80124.DWG	SHEET 2 OF 2

PLAT OF  
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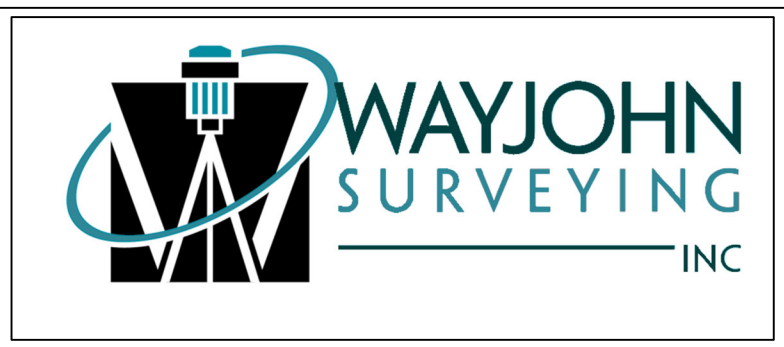
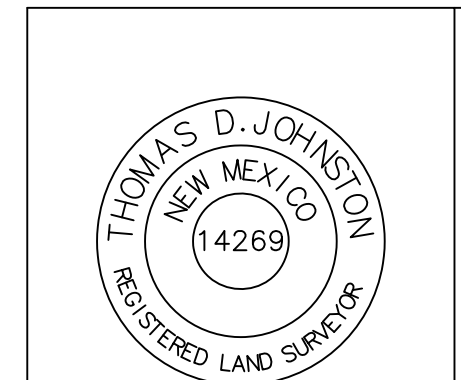
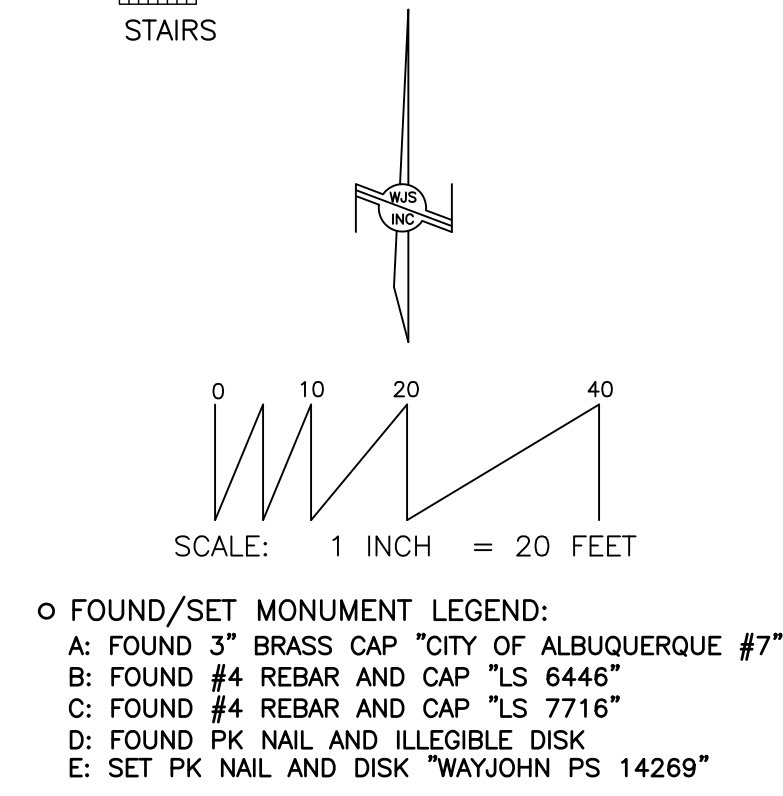
COUNTY CLERK RECORDING LABEL HERE

EXISTING CONDITIONS



ACS MONUMENT "11-J16"  
 X=1,519,843.850 US SURVEY FEET  
 Y=1,488,041.353 US SURVEY FEET  
 Ground-to-grid: 0.999683455  
 Mapping Angle: -00°13'54.12"  
 NMSP CENTRAL ZONE NAD 83

- LEGEND**
- WM WATER METER
  - FH FIRE HYDRANT
  - CO SEWER CLEANOUT
  - EM ELECTRIC METER
  - GM GAS METER
  - TSB TRAFFIC SIGNAL BOX
  - PP POWER POLE
  - ANCH GUY ANCHOR
  - LP LIGHT POLE
  - ELEC ELECTRIC PEDESTAL
  - SIGN POLE MOUNTED SIGN
  - FO FIBER OPTIC VAULT
  - CONCRETE
  - BLOCK WALL
  - WOOD FENCE
  - METAL GATE
  - OVERHEAD ELECTRIC LINES
  - STAIRS



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	CHECKED: T D J	DRAWING NO. SP80124.DWG	EXHIBIT