

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Lots A thru F as shown hereon are subject to that certain "Declaration of Easements, Covenants, and Restrictions" filed in the office of the County Clerk of Bernalillo County, New Mexico on September 29, 2021 as Document Number 2021116117.
- Common cross lot surface drainage easements for Lots A thru F are hereby granted by this plat for the benefit and use of the owners of Lots A thru F. Each owner shall be responsible for maintenance of the easement areas located on their lot.

SUBMISSION DATA

- Total number of existing Tracts: 3
- Total number of Lots created: 6
- Public Street right of way dedicated 0.4585 Ac.
- Gross Subdivision acreage: 7.1823 acres.

DOCH 2022056241

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PLAT R. \$25.00 B. 2022C P. 0057 Linda Stover, Bernalillo County

210028. DWG

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following: 1015 055 412513 11601

101505547050811602 / 101505550050811603
I 25 1/2 Gibson LLC

Bernalillo County Treasurer

6/10/22
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 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

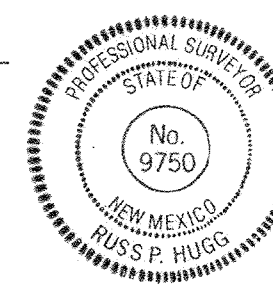
PURPOSE OF PLAT

- Divide Three (3) existing Tracts into Six (6) new Lots as shown hereon.
- Dedicate additional public street right of way as shown hereon.
- Grant the new public and private easements as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
January 4, 2022



SHEET 1 OF 5

PLAT OF LOTS A THRU F LOVELACE HEIGHTS ADDITION BEING A REPLAT OF TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION) WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST NEW PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY, 2022

PROJECT NUMBER: PR-2021-005482
APPLICATION NUMBER: SD-2022-00081
PLAT APPROVAL

UTILITY APPROVALS:

| | |
|--|-----------|
| Public Service Company of New Mexico | 2/24/2022 |
| New Mexico Gas Company | 1/21/2022 |
| QWest Corporation d/b/a CenturyLink QC | 1/21/2022 |
| Comcast | 1/31/22 |

CITY APPROVALS:

| | |
|--|-------------|
| Tom N. Rimbauer P.S. | 1/21/2022 |
| City Surveyor | Date |
| Department of Municipal Development | Date |
| N/A | Date |
| Real Property Division | Date |
| N/A | Date |
| Environmental Health Department | Date |
| Jeanne Wolfenbarger | Jun 8, 2022 |
| Traffic Engineering, Transportation Division | Date |
| Blaine Carter | Jun 8, 2022 |
| Blaine Carter (Jun 8, 2022 14:35 MDT) | Date |
| ABOWUA | Jun 8, 2022 |
| Cheryl Komerfeldt (Jun 8, 2022 14:37 MDT) | Date |
| Parks and Recreation Department | 5/23/2022 |
| Ernest Arroyo | Jun 8, 2022 |
| City Engineer | Date |
| Jeff P. (Jun 8, 2022 14:36 MDT) | Jun 8, 2022 |
| Code Enforcement | Date |
| WRB Chairperson, Planning Department | Jun 8, 2022 |
| M.R.G.C.D. | Date |

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.

APPROVED N/A DATE NOT WITHIN MRGCD JURISDICTION

SURV TEK, INC.
Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87114
Phone: 505-300-4732

2022C-57

(1)

DOCH 2022056241

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PLAT R: \$25.00 B: 2022C P: 0057 Linda Stover, Bernalillo County

PLAT OF
LOTS A THRU F
LOVELACE HEIGHTS ADDITION
(BEING A REPLAT OF TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION)

WITHIN
SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2022

LEGAL DESCRIPTION

That certain parcel of land situate within Section 33, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising All of Tracts "B-1" and "C-1" of LOVELACE HEIGHTS ADDITION, being a replat of Lovelace Heights Addition and Tract 1-A, of Newport Industrial Park West- Unit 2, Albuquerque, New Mexico, as the same are shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 30, 1985 in Volume C28, folio 44 and All of Tract A-1A" of Lovelace Heights Addition, being a replat of Tract A-1 of said Addition, as the same is shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1987 in Volume C33, folio 29.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant the public easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

Tracts A-1A, B-1 and C-1
Lovelace Heights Addition

OWNER: 125 & GIBSON, LLC.

By: Steve Maestas, Manager

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) lies within Zone "X" (areas of minimal flooding) in accordance with the National Flood Insurance Program Rate Map No. 35001C0361 G, Effective Date 9/26/2008 and Map No. 35001C0342 G, Effective Date 9/26/2008.

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

"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 lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF Bernalillo SS

The foregoing instrument was acknowledged before me this 14
day of January, 2022, by Steve Maestas as Manager
of 125 & Gibson, LLC.

[Signature] My commission expires 11-18-2024
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
Robin A. Hughes
Commission No. 1116393
November 18, 2024



DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP000103278, Effective Date: March 8, 2021.
- Plat of Tracts "B-1" and "C-1" of LOVELACE HEIGHTS ADDITION, being a replat of Lovelace Heights Addition and Tract 1-A, of Newport Industrial Park West- Unit 2, Albuquerque, New Mexico, as the same are shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 30, 1985 in Volume C28, folio 44.
- Plat of Tract A-1A" of Lovelace Heights Addition, being a replat of Tract A-1 of said Addition, as the same is shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1987 in Volume C33, folio 29.

PLAT OF
LOTS A THRU F
LOVELACE HEIGHTS ADDITION
(BEING A REPLAT OF TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION)

WITHIN
SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2022

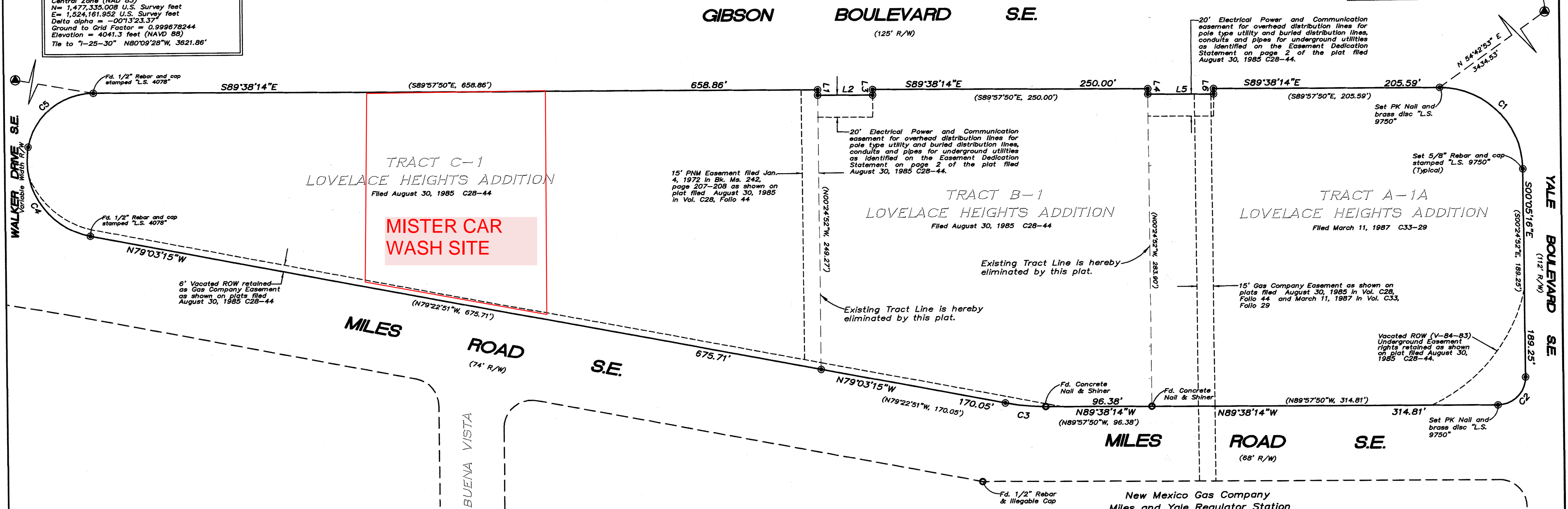
NOT TO SCALE

EXISTING TRACTS

TRACTS REFERENCED IN
THE EASEMENT-TRACTS
BEFORE PLAT WAS
RECORDED

Albuquerque Control Survey Monument "I-25-30"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
N= 1,477,335.008 U.S. Survey feet
E= 1,524,161.952 U.S. Survey feet
Delta alpha = -00°13'23.37"
Ground to Grid Factor = 0.999678244
Elevation = 4041.3 feet (NAVD 88)
Tie to "I-25-30" N80°09'28"W, 3621.86'

Albuquerque Control Survey Monument
"ACS 19-L16"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
N= 1,478,091.641 U.S. Survey feet
E= 1,531,755.929 U.S. Survey feet
Elevation=5297.506 feet (NAVD 88)



| CURVE TABLE | | | | | | |
|-------------|----------------------|----------------------|---------|---------|---------------|-----------|
| CURVE | LENGTH | RADIUS | TANGENT | CHORD | CHORD BEARING | DELTA |
| C1 | 117.26' (117.26') | 75.00' (75.00') | 74.46' | 105.68' | N44°50'49"W | 89°34'56" |
| C2 | 39.46' (39.46') | 25.00' (25.00') | 25.19' | 35.49' | S45°08'15"W | 90°26'39" |
| C3 | 36.94' (36.94') | 200.00' (200.00') | 18.52' | 36.89' | N84°20'45"W | 10°34'59" |
| C4 | 109.30' (109.30') | 69.58' (69.58') | 69.59' | 98.41' | N34°03'29"W | 90°00'21" |
| C5 | 83.17' (83.17') | 60.00' (60.00') | 49.83' | 76.67' | N50°39'15"E | 79°25'01" |

| LINE TABLE | | |
|------------|--------------------|------------------------------|
| LINE | LENGTH | BEARING |
| L1 | 5.00' (5.00') | S00°05'18"E (S00°24'52"E) |
| L2 | 50.00' (50.00') | S89°38'14"E (S89°57'50"E) |
| L3 | 5.00' (5.00') | N00°05'18"W (N00°24'52"W) |
| L4 | 5.00' (5.00') | S00°05'18"E (S00°24'52"E) |
| L5 | 60.00' (60.00') | S89°38'14"E (S89°57'50"E) |
| L6 | 5.00' (5.00') | N00°05'18"W (N00°24'52"W) |



SURVOTEK, INC.
Consulting Surveyors

P.O. Box 66866, Albuquerque, New Mexico 87114

Phone: 505-300-4732

SHEET 3 OF 5

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(3)

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PLAT R: 525.00 S: 2022C P: 0057 Linda Stover, Bernalillo County

PLAT OF
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LOVELACE HEIGHTS ADDITION
(BEING A REPLAT OF TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION)

WITHIN
SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2022

Albuquerque Control Survey Monument
"ACS 19-116"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
N= 1,475,691.641 U.S. Survey feet
E= 1,531,755.929 U.S. Survey feet
Elevation=5297.506 feet (NAVD 88)

(IN FEET)
1 inch = 40 ft.

BUENA VISTA

WILMOORE
DRIVE

GIBSON BOULEVARD S.E.
(125' R/W)

20' Electrical Power and Communication
easement for overhead distribution lines for
pole type utility and buried distribution lines,
conduits and pipes for underground utilities
as identified on the Easement Dedication
Statement on page 2 of the plat filed
August 30, 1985 C28-44.

Additional Public Street Right of
Way dedicated by this plat to the
City of Albuquerque in fee simple
with warranty covenants.
(0.4200 Ac.- Cross hatched area)

20' Electrical Power and Communication
easement for overhead distribution lines for
pole type utility and buried distribution lines,
conduits and pipes for underground utilities
as identified on the Easement Dedication
Statement on page 2 of the plat filed
August 30, 1985 C28-44.

LOT C
1.1797 Ac.

LOT D
0.9667 Ac.

LOT E
0.8171 Ac.

LOT F
1.7441 Ac.

15' PNM Easement filed Jan.
4, 1972 in Bk. Ms. 242,
page 207-208 as shown on
plat filed August 30, 1985
in Vol. C28, Folio 44

Additional Public Street Right of
Way dedicated by this plat to the
City of Albuquerque in fee simple
with warranty covenants.
(0.0385 Ac.- Cross hatched area)

15' Gas Company Easement as shown on
plats filed August 30, 1985 in Vol. C28,
Folio 44 and March 11, 1987 in Vol. C33,
Folio 29

New 10' Public Utility Easement
granted by this plat.

New 10' Public Utility Easement
granted by this plat.

Vacated ROW (V-84-83)
Underground Easement
rights retained as shown
on plat filed August 30,
1985 C28-44.

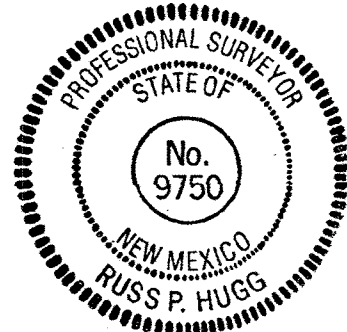
YALE BOULEVARD S.E.
(112' R/W)

MILES

ROAD S.E.
(74' R/W)

MILES

ROAD S.E.
(68' R/W)



New Mexico Gas Company
Miles and Yale Regulator Station

SURVOTEK, INC.

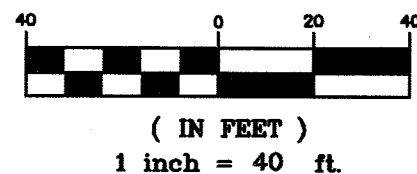
Consulting Surveyors
P.O. Box 66685, Albuquerque, New Mexico 87114

Phone: 505-300-4732

SHEET 4 OF 5

2022C-57

(4)



| CURVE TABLE | | | | | | |
|-------------|----------------------|----------------------|---------|---------|---------------|-----------|
| CURVE | LENGTH | RADIUS | TANGENT | CHORD | CHORD BEARING | DELTA |
| C1 | 117.26' (117.26') | 75.00' (75.00') | 74.46' | 105.68' | N44°50'49"W | 89°34'56" |
| C2 | 39.46' (39.46') | 25.00' (25.00') | 25.19' | 35.49' | S45°08'15"W | 90°26'39" |
| C3 | 36.94' (36.94') | 200.00' (200.00') | 18.52' | 36.89' | N84°20'45"W | 10°34'59" |
| C4 | 109.30' (109.30') | 69.58' (69.58') | 69.59' | 98.41' | N34°03'29"W | 90°00'21" |
| C5 | 83.17' (83.17') | 60.00' (60.00') | 49.83' | 76.67' | N50°39'15"E | 79°25'01" |
| C6 | 46.25' | 60.00' | 24.34' | 45.12' | S33°01'50"W | 44°10'10" |
| C7 | 36.91' | 60.00' | 19.06' | 36.33' | S72°44'20"W | 35°14'51" |
| C8 | 41.14' | 75.00' | 21.10' | 40.62' | N73°55'34"W | 31°25'31" |
| C9 | 42.26' | 75.00' | 21.71' | 41.70' | N42°04'17"W | 32°17'00" |
| C10 | 33.87' | 75.00' | 17.23' | 33.58' | N12°59'32"W | 25°52'27" |
| C11 | 19.88' | 25.00' | 10.50' | 19.36' | N22°42'07"E | 45°34'17" |
| C12 | 19.58' | 25.00' | 10.32' | 19.08' | N67°55'14"E | 44°52'22" |
| C13 | 3.49' | 200.00' | 1.75' | 3.49' | S89°08'13"E | 1°00'02" |
| C14 | 33.45' | 200.00' | 16.76' | 33.41' | S83°50'44"E | 9°34'57" |

| LINE TABLE | | | | | |
|------------|---------|---------------|------|--------|-------------|
| LINE | LENGTH | BEARING | LINE | LENGTH | BEARING |
| L1 | 5.00 | S00°05'18"E | L18 | 45.87 | S89°38'14"E |
| | (5.00) | (S00°24'52"E) | L19 | 122.30 | N00°21'46"E |
| L2 | 50.00 | S89°38'14"E | L20 | 15.50 | S89°38'14"E |
| | (50.00) | (S89°57'50"E) | L21 | 239.00 | S89°38'14"E |
| L3 | 5.00 | N00°05'18"W | L22 | 213.25 | S89°38'14"E |
| | (5.00) | (N00°24'52"W) | L23 | 166.50 | S89°38'14"E |
| L4 | 5.00 | S00°05'18"E | L24 | 123.82 | S89°38'14"E |
| | (5.00) | (S00°24'52"E) | L25 | 26.57 | S89°38'14"E |
| L5 | 60.00 | S89°38'14"E | L26 | 15.77 | N79°03'15"W |
| | (60.00) | (S89°57'50"E) | L27 | 46.00 | N00°21'46"E |
| L6 | 5.00 | N00°05'18"W | | | |
| | (5.00) | (N00°24'52"W) | | | |
| L7 | 14.29 | S89°38'08"E | | | |
| L8 | 31.62 | N71°55'40"E | | | |
| L9 | 30.02 | S87°43'41"E | | | |
| L10 | 32.78 | S89°38'14"E | | | |
| L11 | 27.88 | S87°55'21"E | | | |
| L12 | 47.96 | S89°38'14"E | | | |
| L13 | 30.86 | N76°48'04"E | | | |
| L14 | 33.80 | N00°21'46"E | | | |
| L15 | 46.21 | N45°21'46"E | | | |
| L16 | 12.00 | S89°38'14"E | | | |
| L17 | 63.00 | N00°21'46"E | | | |

DOC# 2022056241

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PLAT R: \$25.00 B: 2022C P: 0057 Linda Stover, Bernalillo County



BUENA VISTA

Albuquerque Control Survey Monument "1-25-30"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
N = 1,477,335.008 U.S. Survey feet
E = 1,524,161.952 U.S. Survey feet
Delta alpha = -007°23'37"
Ground to Grid Factor = 0.999678244
Elevation = 4041.3 feet (NAVD 88)

GIBSON BOULEVARD S.E.

(125' R/W)

SHARED DRIVE

Additional Public Street Right of Way dedicated by this plat to the City of Albuquerque in fee simple with warranty covenants. (0.4200 Ac. - Cross hatched area)

20' Electrical Power and Communication easement for overhead distribution lines for pole type utility and buried distribution utilities as identified on the Easement Dedication Statement on page 2 of the plat filed August 30, 1985 C28-44.

WALKER DRIVE S.E.

Variable Width R/W

LOT A
1.0052 Ac.

20' Public Sanitary Sewer Easement granted to ABCWUA by this plat.

LOT B
1.0110 Ac.

MISTER CAR WASH SITE

LOT C
1.1797 Ac.

15' PNM Easement filed Jan. 4, 1972 in Bk. Ms. 242, page 207-208 as shown on plat filed August 30, 1985 in Vol. C28, Folio 44

MILES ROAD

(74' R/W)

S.E.

PLAT OF

LOTS A THRU F

LOVELACE HEIGHTS ADDITION

(BEING A REPLAT OF TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION)

WITHIN

SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST

NEW PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2022

BUENA VISTA



SHEET 5 OF 5

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