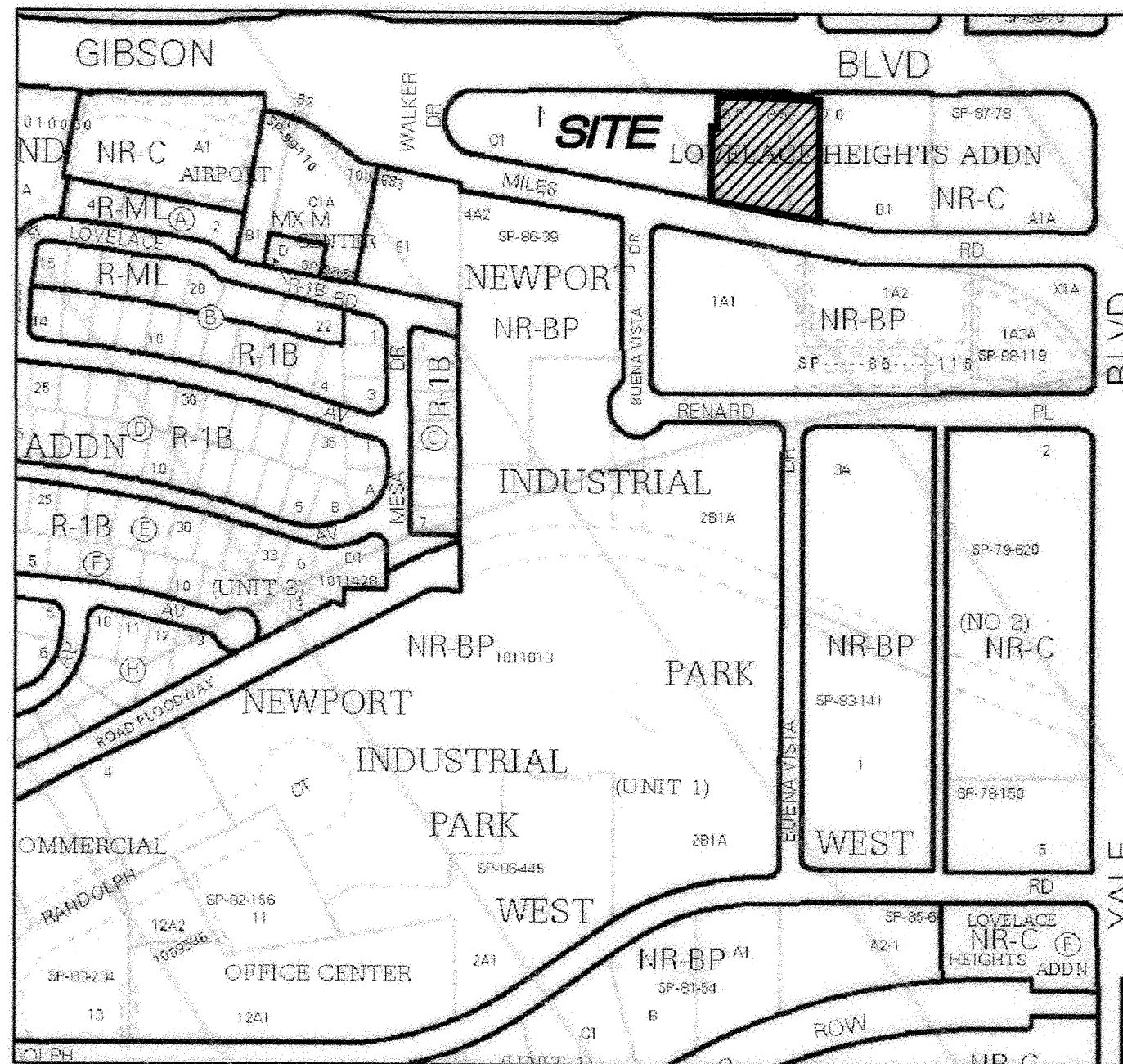




VICINITY MAP
NOT TO SCALE

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.
- Plat bearings do not differ from those established by the plat recorded June 10, 2022 in Plat Book 2022C, Page 57.
- 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 and that certain "First Amendment to Declaration of Easements, Covenants and Restrictions" filed in the office of the County Clerk of Bernalillo County, New Mexico on April 13, 2022 as Document Number 2022036399.
- Cross Lot Access Easements are granted by 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 and that certain "First Amendment to Declaration of Easements, Covenants and Restrictions" filed in the office of the County Clerk of Bernalillo County, New Mexico on April 13, 2022 as Document Number 2022036399.
- Common cross lot surface drainage easements for Lots A thru F were granted per plat filed June 10, 2022 in Plat Book 2022C, Page 57 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.

SUBDIVISION DATA

- Total number of existing Lots: 1
- Total number of Lots created: 2
- No new Public Street right of way dedicated
- Gross Subdivision acreage: 1.1797 acres.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

1015055410449711003

I-25 & Gibson LLC

[Signature]
Bernalillo County Treasurer

5/18/23
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 One (1) existing Lot into Two (2) new Lots as shown hereon.
- Grant the easements as noted as shown hereon.

DOCH 2023030889

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PLAT R.525.00 B: 2023C P: 0037 Linda Stover, Bernalillo County

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
February 20, 2023



PLAT OF LOTS C-1 AND C-2 LOVELACE HEIGHTS ADDITION

(BEING A REPLAT OF LOT C, LOVELACE HEIGHTS ADDITION)

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

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2023

PROJECT NUMBER: PR-2021-005482

APPLICATION NUMBER: SD-2023-00083

PLAT APPROVAL

UTILITY APPROVALS:

[Signature]
Public Service Company of New Mexico

3-2-23
Date

[Signature]
New Mexico Gas Company

2/27/2023
Date

Natalia Antonio
Qwest Corporation d/b/a CenturyLink QC

2/28/2023
Date

[Signature]
Comcast

3/23/23
Date

CITY APPROVALS:

Erin H. Rimbauer P.E.
City Surveyor

2/28/2023
Date

Department of Municipal Development

Date

N/A
Real Property Division

Date

N/A
Environmental Health Department

Date

Ernest Armijo
Traffic Engineering, Transportation Division

May 5, 2023
Date

[Signature]
ABCMUA

May 15, 2023
Date

[Signature]
Parks and Recreation Department

May 8, 2023
Date

[Signature]
ANAFCA

3/6/2023
Date

[Signature]
Hydrology

May 5, 2023
Date

[Signature]
Jeff Palmer (May 5, 2023 12:57 MDT)

May 5, 2023
Date

[Signature]
Planning Department

May 5, 2023
Date

[Signature]
City Engineer

May 16, 2023
Date

N/A Not within MRGCD Jurisdiction

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.

SURV TEK, INC.
Consulting Surveyors

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

Phone: 505-300-4732

PLAT OF
LOTS C-1 AND C-2
LOVELACE HEIGHTS ADDITION
(BEING A REPLAT OF LOT C, LOVELACE HEIGHTS ADDITION)

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

FEBRUARY, 2023

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 Lot "C", Lovelace Heights Addition as the same is shown and designated on the plat entitled "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 MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 10, 2022 in Plat Book 2022C, Page 57.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF LOTS C-1 AND C-2, LOVELACE HEIGHTS ADDITION (BEING A REPLAT OF LOT C, LOVELACE HEIGHTS ADDITION) WITHIN SECTION 33, 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 grant the public and private 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)

Lot C
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."

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 entitled "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 MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 10, 2022 in Plat Book 2022C, Page 57

DOCM 2023030889

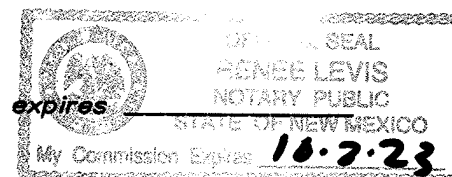
05/18/2023 01:28 PM Page: 2 of 3
PLAT R: \$25.00 B: 2023C P: 0097 Linda Stover, Bernalillo County

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF Bernalillo SS

The foregoing instrument was acknowledged before me this 23rd
day of February, 2023, by Steve Maestas as Manager
of 125 & Gibson, LLC.

Renee Lewis My commission expires 10-2-23
Notary Public



PLAT OF
LOTS C-1 AND C-2
LOVELACE HEIGHTS ADDITION
(BEING A REPLAT OF LOT C, LOVELACE HEIGHTS ADDITION)
WITHIN
SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2023

Albuquerque Control Survey Monument
"ACS 19-25-30"
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 = 5041.3 feet (NAVD 88)

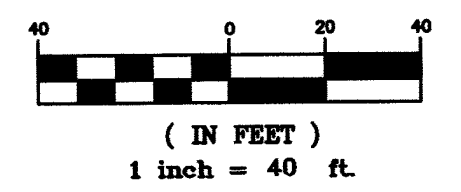
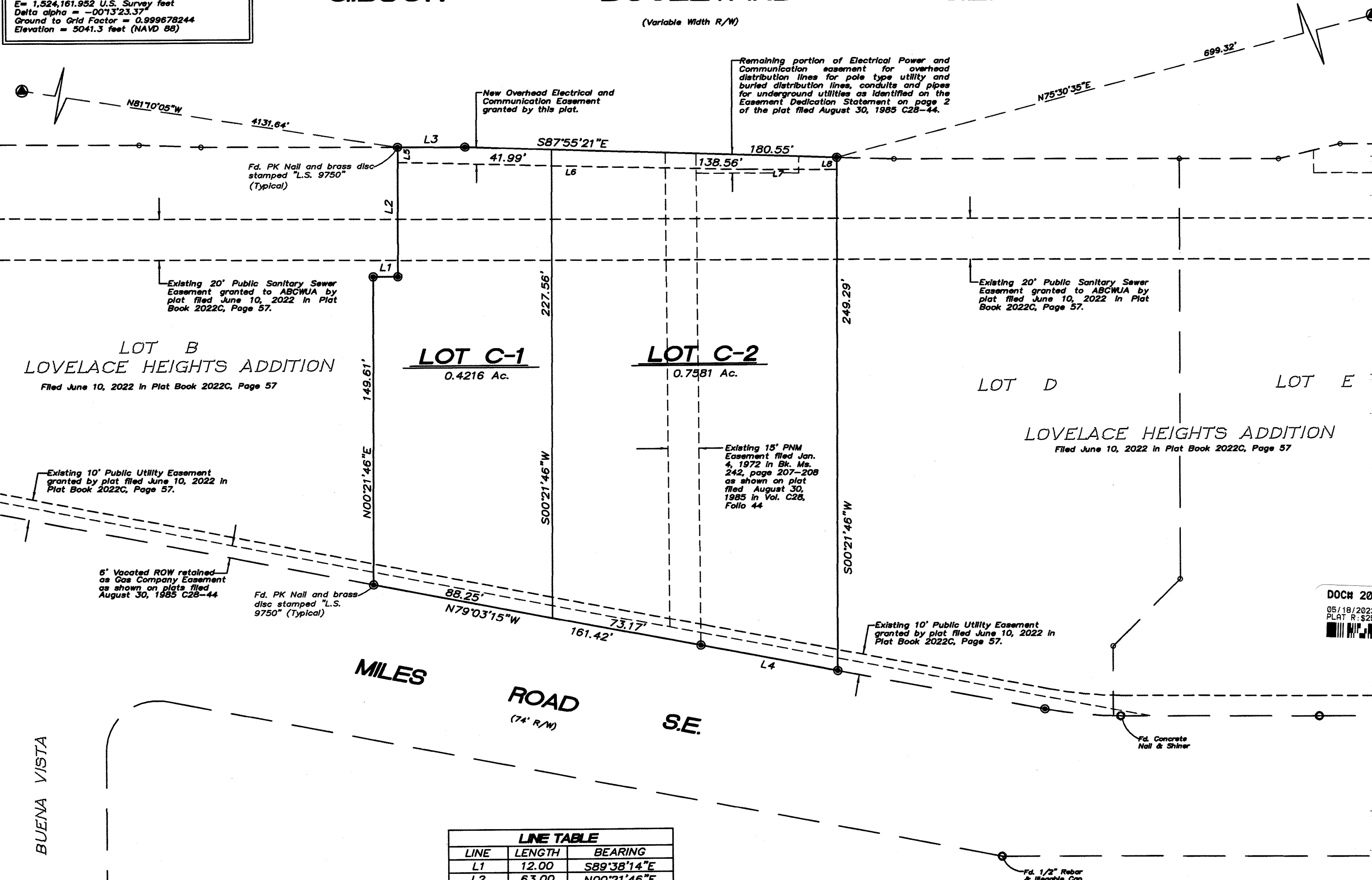
Albuquerque Control Survey Monument
"ACS 19-L16"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
N = 1,478,891.641 U.S. Survey feet
E = 1,531,755.929 U.S. Survey feet
Ground to Grid Factor = 0.999664048
Delta Alpha = -00°12'31.00"
Elevation = 5297.506 feet (NAVD 88)

GIBSON

BOULEVARD

S.E.

(Variable Width R/W)



LINE TABLE		
LINE	LENGTH	BEARING
L1	12.00	S89°38'14"E
L2	63.00	N00°21'46"E
L3	32.78	S89°38'14"E
L4	67.72	N79°03'15"W
L5	7.42	S00°21'46"W
L6	168.94	S88°20'40"E
L7	44.35	S89°38'14"E
L8	5.83	N00°21'46"E

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