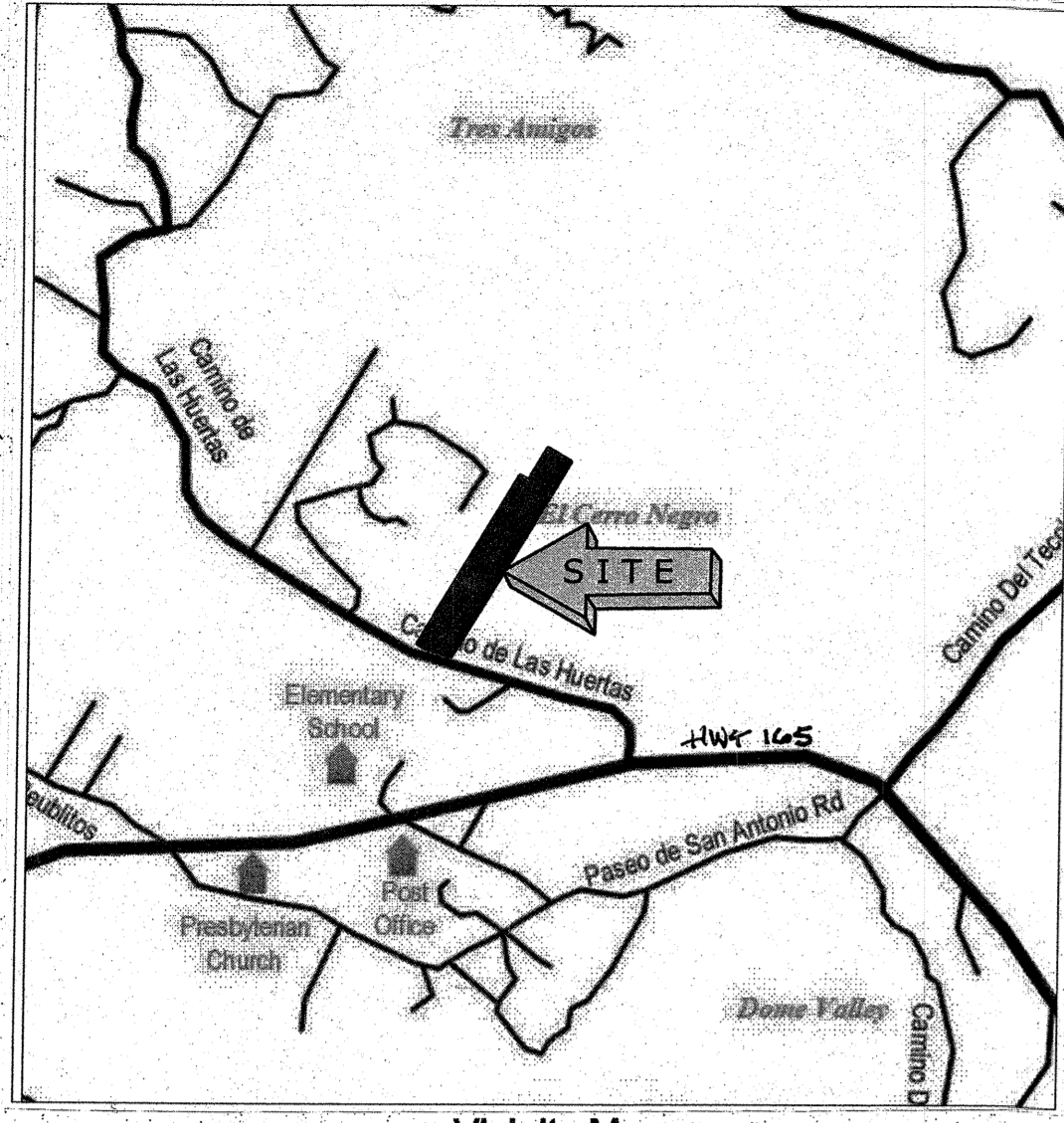


**SUMMARY PLAT**  
**Lots 5-A, 5-B, & 5-C**  
**Lands of John L. Kennedy**  
 Being a replat of Parcel 5, Lands of John L. Kennedy  
 Situate Within  
 Projected Section 33, T.13N, R.5E, N.M.P.M.  
 San Antonio del Las Huertas Grant  
 Village of Placitas  
 Sandoval County, New Mexico  
 October, 2024



Vicinity Map  
not to scale

**Legal Description:**

Parcel 5, Lands of John L. Kennedy, shown on the plat thereof, filed in the Office of the County Clerk of Sandoval County on October 15, 2018, in Volume 3, Folio 4298.

**Notes:**

- The Basis of Bearings is the north line of Lot 3-A, La Cueva Subdivision as measured with the "Trimble VRS Now" GNSS Virtual Reference System. Bearings are New Mexico State Plane Bearings, Central Zone, NAD 83. Distances are ground distances. Elevation Datum is NAVD88.
- This Property lies within Zone X Shaded, 0.2% annual chance flood hazard. Areas of 1% annual chance flood with average dept less than 1 foot or with drainage area of less than one square mile, as per FEMA Flood Insurance Rate Map (FIRM) 35043C1950D, Effective date 3/18/2008.
- Documents Used:
  - Boundary Survey Plat, Parcel 5, Lands of John L. Kennedy, filed 10/15/2018 in Volume 3, Folio 4298. Record bearings and distances shown in parentheses ( ).
  - Land Division Survey Plat filed 11/04/1986 in Volume 3, Folio 806, Record distances and bearings shown in double parentheses (( )).
  - Plat of Lots 3-D-1, 4-C-1, & 4-D-1, La Cueva filed 5/30/1986 in Volume 3 Folio 1446.
  - Plat of Los Pastores filed 10/21/1994 in Volume 3, Folio 1173-A.
  - Claim of Exemption Lot Line Adjustment Plat & Vacation of Easements Lots A, B, C, D, E, F, G, H and Tract R Vista Del Mundo, filed 11/19/2018, in Volume 3, Folio 4319.
  - Plat of Lots 3-A, 3-B, and 3-C filed 01/10/1995 in Volume 3, Folio 1199.
  - Warranty Deed filed 02/09/2023, filed in Book 426, Page 2466 as document no. 2023002466.

**Purpose of Plat:**

The purpose of this plat is to create 3 new lots from one existing parcel and to grant new public utility, access and maintenance easements to service the new lots.

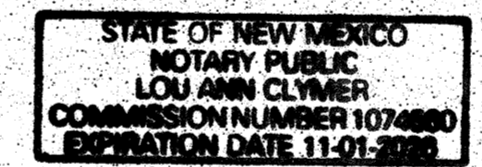
**Free Consent:**

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby certify that this replat is of their free act and deed, and do grant public utility, access and maintenance easements.

By: Kevin Andrew Yockers 1/27/2025  
 Kevin Andrew Yockers, Parcel 5 Owner Date

**Acknowledgement:**

STATE OF NEW MEXICO )  
 COUNTY OF Sandoval ) ss  
 This instrument acknowledged before me this 27th day of January, 2025, by:  
 Kevin Andrew Yockers, Parcel 5 Owner  
Juliana Chymers  
 Notary Public  
 My Commission Expires: 11-01-2026



**Site Data**

Case Numbers	
FEMA FIRM Map No.	35043C1950D
Zoning	CD-LP
Proposed Land Use	CD-LP
Miles of Dedicated Right of Way Created	0
No. of Existing Parcels	1
No. of Lots Created	3
Total Area	8.0254 ac.
Acreeage of Dedicated Right of Way	0

**Plat Approvals**

**Utility:**

[Signature] 01/24/2025  
 Public Service Company of NM (PNM) Date  
[Signature] 1/16/2025  
 New Mexico Gas Company Date  
[Signature] 01/17/2025  
 Lumen Technologies Date  
[Signature] 1/16/2025  
 ComCast Date

**Sandoval County Planning Department:**

Approved this 4th day of Feb 2025  
[Signature] 4 Feb 25  
 Sandoval County Planning Director Date

**Sandoval County Treasurer:**

I, Jennifer Taylor, Treasurer of Sandoval County, New Mexico, do hereby certify that all property taxes have been paid in full pursuant to New Mexico Statute 7-39-44.1.  
 R000809  
[Signature] 2/4/25  
 Sandoval County Treasurer 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 (NMGCo) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen Technologies for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide communication services.
- ComCast for the installation, maintenance and service of such lines, cable, and other related equipment & facilities reasonably necessary to provide Cable services.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, 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, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

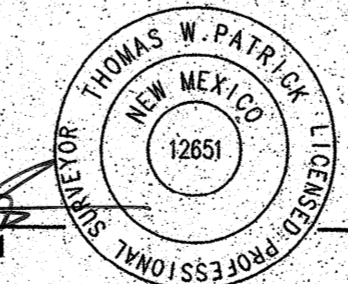
**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGCo) and Lumen Technologies did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCo and Lumen 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 Certification:**

I, Thomas W. Patrick, hereby affirm that I am a duly qualified Registered Professional Surveyor under the laws of the State of New Mexico and do certify that this plat was prepared by me or under my direct supervision; shows accurate dimensions and land areas; shows all easements and restrictions as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, title companies, utility companies or other parties expressing an interest. I further certify that this plat meets the Minimum requirements for monumentation and surveys of the Sandoval County Subdivision Ordinance and meets the "Minimum Standards for Surveying in New Mexico" and is true and correct to the best of my knowledge and belief.

BY: Thomas W. Patrick 1-24-2025  
 Thomas W. Patrick, NMPS No. 12651 Date



STATE OF NEW MEXICO )  
 COUNTY OF SANDOVAL ) ss

This instrument was filed for record on this 4th day of February 2025 at 11:02 A.M. & Recorded in Volume 3, Folio 5361 of Records of Sandoval County  
[Signature]  
 County Clerk & Recorder.

**Indexing Information:**

UPC #: 1027073076370  
 Owner: Yockers, Kevin Andrew  
 Property: Parcel 5, Lands of John L. Kennedy  
 Section 33, T.13N., R.5E., NMPM  
 24 Camino De Las Huertas, Placitas, NM  
 87043

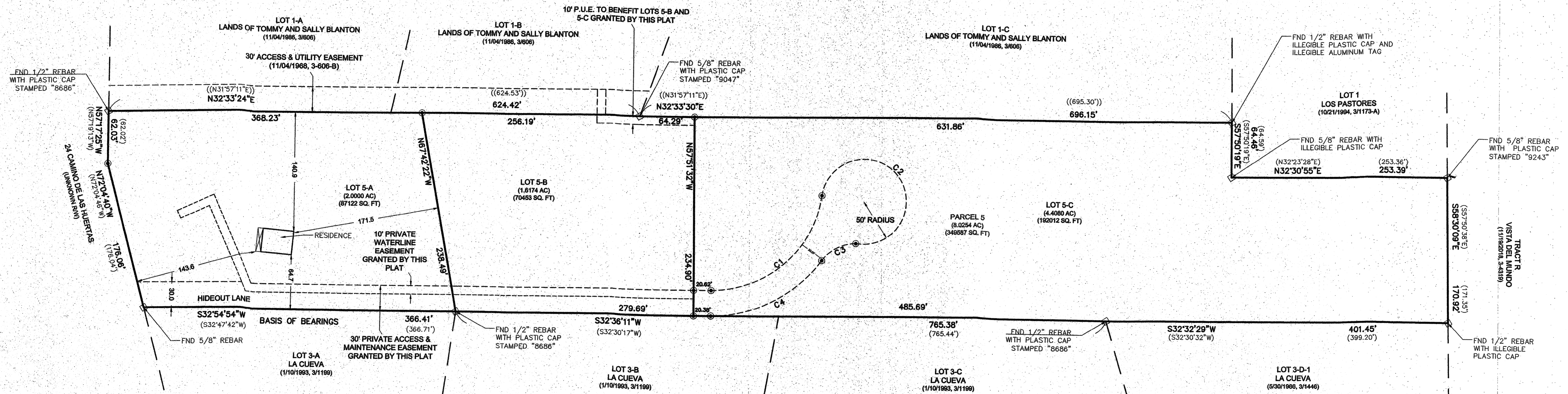
**SUMMARY PLAT**  
**LOTS 5-A, 5-B, & 5-C**  
**LANDS OF JOHN L. KENNEDY**

FILED	12/19/2024	PNM024 - Misc. Grants (19) - KEVIN YOCKERS/Survey/Plat 5 Replat Aug
FILED	BADY 8/28/24	
SCALE	MLM	
DATE	1"-60'	
DATE	10/28/2024	
BY	JMW	REC'D TWP
DATE	12/24-109	

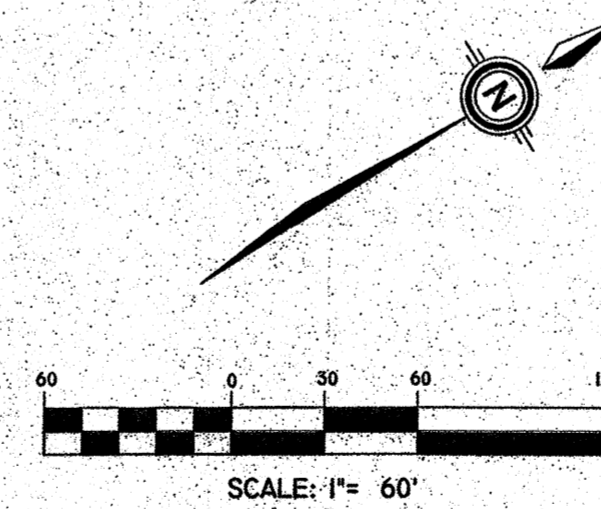
Community Sciences Corporation  
 Land Surveying  
 (505) 897.0000

1 of 2

**SUMMARY PLAT**  
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CURVE	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	82°26'58"	187.07'	130.00'	N 8°37'18"W	171.34'
C2	86°47'22"	238.42'	50.00'	S86°30'30"W	68.70'
C3	53°11'42"	46.42'	50.00'	S 5°09'12"W	44.77'
C4	54°02'50"	150.93'	160.00'	S 5°34'46"W	145.39'



**Monument Legend**

- Found Monument as noted.
- Set 5/8" Rebar w/Yellow Cap Stamped PATRICK PS 12651 or Pk-Nail w/Disc PATRICK PS 12651

**Indexing Information:**  
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**SUMMARY PLAT**  
**LOTS 5-A, 5-B, & 5-C**  
**LANDS OF JOHN L. KENNEDY**

DATE: 10/28/2024	SCALE: 1"=60'	<p>Community Sciences Corporation        Land Surveying        (505) 897.0000</p>	2 of 2
DATE: 10/28/2024	SCALE: 1"=60'		