

DOC# 2025054422
2/19/2025 10:37 AM Page 1 of 2 \$ 25.00
Bernalillo County

MINOR SUBDIVISION PLAT
TRACTS D-1 AND D-2, LANDS OF LEATHERWOOD
(REPLAT OF TRACT D, LANDS OF LEATHERWOOD AND WHIPPLE)
ELENA GALLEGOS GRANT, PROJECTED SECTION 16, T11N, R3E, N.M.P.M.
VILLAGE OF LOS RANCHOS DE ALBUQUERQUE, BERNALLILLO COUNTY, NEW MEXICO
MARCH 2024
PAGE 1 OF 2

LEGAL DESCRIPTION

Tract D, Lands of Leatherwood, as the same is shown and designated on the plat of Tracts D & E, Lands of Leatherwood and Whipple, filed in the office of the County Clerk of Bernalillo County, New Mexico on January 12, 1989 in Volume C38, Folio 61, and being described as follows:

Beginning at the northeast corner of the parcel of land herein described, whence the City of Albuquerque control point "5-C15" bears S 80°50'00" E, 1,338.28 feet distance; thence,
S 16°28'31" W, 215.28 feet distance to a point; thence,
N 78°00'11" W, 91.56 feet distance to a point; thence,
S 17°50'04" W, 173.21 feet distance to the southeast corner of the parcel of land herein described, a point on the northerly right-of-way line of El Pueblo Road N.W.; thence,
N 78°24'58" W, 19.48 feet distance to a point; thence,
N 78°00'52" W, 241.22 feet distance to the southwest corner of the parcel of land herein described; thence,
N 11°3'42" E, 182.22 feet distance to a point; thence,
N 77°35'55" W, 15.58 feet distance to a point; thence,
N 12°47'31" E, 212.75 feet distance to the northwest corner of the parcel of land herein described; thence,
S 77°05'19" E, 389.84 feet distance to the northeast corner and point of beginning of the parcel of land herein described.

APPROVED AND ACCEPTED BY:

5-24-01
CASE NO. 23a
DATE 6/24/25
James Sedillo Molina
LAWRENCE BAKER
JANELLE SEDILLO-MOLINA, VILLAGE CLERK
DATE 24 June 2025
Don G. West
M.R.G.C.D.
DATE 5/5/2025
23a
M.R.G.C.D.
DATE 3-21-25
Don G. West
PUBLIC SERVICE COMPANY OF NM
DATE 3/24/2025
Don G. West
COMCAST CABLE
DATE 5/6/2025
Don G. West
NEW MEXICO GAS COMPANY
DATE 3-21-2025
Don G. West
CENTURY LINK / QWEST
DATE 5-6-2025

SUBDIVISION DATA

- CASE NO.: 3-24-01
- ZONE ATLAS INDEX NO.: C-15
- GRANDS SUBDIVISION ACREAGE: 3.0372 ACRES
- TOTAL NUMBER OF EXISTING TRACTS: 1 TRACT
- TOTAL NUMBER OF PROPOSED TRACTS: 2 TRACTS
- DATE OF SURVEY: DECEMBER 2023
- CURRENT ZONING: A-1 AGRICULTURAL RESIDENTIAL

NOTES

- Bearings are given based on NM State Plane Coordinate System Central Zone, NAD83 datum. Distances are ground. For record bearings and distances refer to the recorded plat.
- Property corners were found, set or otherwise determined as shown.
- The data shown hereon is from an actual survey on the ground.
- The subject property lies within Zone "X" (Other Areas, areas with reduced flood risk due to the levee) as shown on FEMA Flood Insurance Rate Map No. 33001C0117G dated 09/26/2008.
- The subject property is located within the Elena Gallegos Grant, projected Section 16, Township 11 North, Range 3 East, New Mexico Principal Meridian.
- This plat and survey shows all easements made known to the surveyor by the owners, and as shown on the recorded plat referenced hereon.

PURPOSE OF PLAT

The purpose of this plat is to subdivide one tract of land into two tracts and to grant 6-foot private irrigation easement to benefit Tract D-2.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT APPROVAL

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 SOURCES 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.

Public utility easements shown on this plat are not exclusive and are dedicated for the common and joint use of the utilities designated on this plat, their successors and assigns, and for the use of any other public utility whose use of said easements is deemed to be in the public interest by the Village of Los Ranchos de Albuquerque.

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS granted by this plat (if any) are 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.
 - Century Link 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 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 poles, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgear, as installed, shall extend ten (10) feet in front of transformers/switchgear doors and five (5) feet on each side.

DISCLAIMER

In honoring this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC), Qwest Corporation (qwest), CenturyLink (QWEST) and Comcast did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC, CenturyLink and Comcast 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.

FREE CONSENT STATEMENT

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS THEREOF. THE OWNERS GRANT EASEMENTS SHOWN FOR THE PURPOSES NOTED, AND THEY WARRANT THAT THEY HOLD AMONG THEM COMPLETE TITLE IN FEE SIMPLE TO THE LANDS BEING SUBDIVIDED.

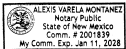
Marsha Leatherwood Allen Leatherwood
MARSHA LEATHERWOOD AND ALLEN LEATHERWOOD

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC THIS 14th

DAY OF March 2025 BY Marsha Leatherwood Allen Leatherwood

MY COMMISSION EXPIRES: Jan 11 2028. Alexis Montano, Notary Public



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON TRACT D, LANDS OF LEATHERWOOD, PARCEL ID: 101506401514343019

BERNALILLO COUNTY TREASURER'S OFFICE: Don G. West 7/3/2025

SURVEYOR'S CERTIFICATION

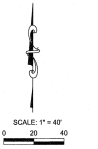
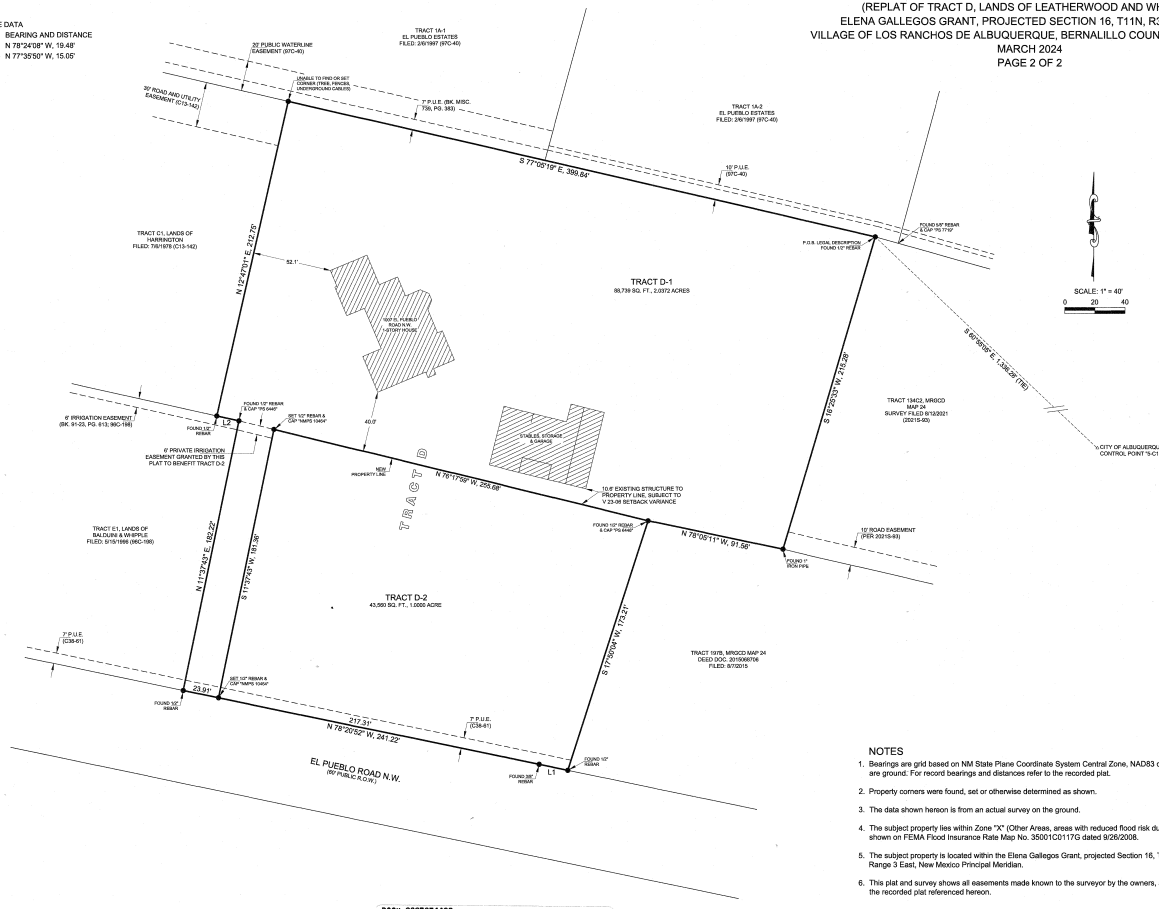
I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Vladimir Jirik
VLADIMIR JIRIK, A.D.S. NO. 10464
PROFESSIONAL SURVEYING LLC
8555 WYOMING BOULEVARD N.E., SUITE 6, ALBUQUERQUE, NM 87199
505.882.4597, professional.surveying@comcast.net
DATE 3/15/2024

MINOR SUBDIVISION PLAT
TRACTS D-1 AND D-2, LANDS OF LEATHERWOOD
 (REPLAT OF TRACT D, LANDS OF LEATHERWOOD AND WHIPPLE)
 ELENA GALLEGOS GRANT, PROJECTED SECTION 16, T11N, R3E, N.M.P.M.
 VILLAGE OF LOS RANCHOS DE ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2024
 PAGE 2 OF 2

LINE DATA
 NO. BEARING AND DISTANCE
 L1 N 79°24'08" W, 19.48'
 L2 N 77°35'50" W, 15.05'



NOTES

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4. The subject property lies within Zone "X" (Other Areas, areas with reduced flood risk due to the levee) as shown on FEMA Flood Insurance Rate Map No. 33001C12117G dated 8/20/08.
5. The subject property is located within the Elena Gallegos Grant, projected Section 16, Township 11 North, Range 3 East, New Mexico Principal Meridian.
6. This plat and survey shows all easements made known to the surveyor by the owners, and as shown on the recorded plat referenced hereon.

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 BERNALILLO COUNTY REGISTERED SURVEYOR
 BERNALILLO COUNTY, NEW MEXICO