

**Indexing Information**

Section 15, Township 10 North, Range 4 East, N.M.P.M.  
 Subdivision: Panorama Heights  
 Owner: Calvary Chapel East, a New Mexico Non-Profit Corporation  
 UPC #102205837732710167 (Tract L-1-A)  
 UPC #102205839930210168 (Tract L-1-B)  
 UPC #102205840927010169 (Tract L-1-C)

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON AS [8] & [9].
3. VACATE A PORTION OF A GAS EASEMENT AS SHOWN ON SHEET 3 AS [11] AND VACATE THE PRIVATE DRAINAGE EASEMENT AS SHOWN ON SHEET 2 AS [12].

**Plat for  
 Tracts L-1-A-1 and L-1-B-1  
 Block 11, Panorama Heights  
 Being Comprised of Tracts L-1-A  
 L-1-B & L-1-C, Panorama Heights  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 November 2012**

**Subdivision Data**

GROSS ACREAGE..... 7.7677 ACRES  
 ZONE ATLAS PAGE NO..... J-22-Z  
 NUMBER OF EXISTING LOTS..... 3  
 NUMBER OF LOTS CREATED..... 2  
 MILES OF FULL WIDTH STREETS..... 0.0 MILES  
 MILES OF HALF WIDTH STREETS..... 0.00  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0 ACRES  
 DATE OF SURVEY..... MARCH 2012, SEPTEMBER 2012

**Legal Description**

TRACTS LETTERED "L-1-A", "L-1-B" AND "L-1-C" IN BLOCK NUMBERED ELEVEN (11) OF PANORAMA HEIGHTS, (FORMERLY TRACT L-1, BLOCK 11, PANORAMA HEIGHTS), ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 27, 2007, IN PLAT BOOK 2007C, PAGE 201, AS DOC. NO. 2007108801,

BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT L-1-B, BEING THE POINT OF BEGINNING, AND MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO THE ACS MONUMENT "1-J23A", BEARS N 89°11'47" E, A DISTANCE OF 959.45 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S 37°06'01" W, A DISTANCE OF 137.36 FEET, TO A POINT, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 14°19'37" W, A DISTANCE OF 33.57 FEET, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 63°52'28" E, A DISTANCE OF 168.17 FEET, TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF CONSTITUTION AVENUE, NE, BEING MARKED WITH A 1/2 INCH REBAR WITH CAP "LS 10464";

THENCE, COINCIDING SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 3 COURSES:

S 26°08'05" W, A DISTANCE OF 107.48 FEET, MARKED WITH A 1/2 INCH REBAR WITH CAP "LS 10464";

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 347.65, AN ARC LENGTH OF 384.04 FEET, A DELTA OF 63°17'36", AND A CHORD OF S 57°46'53" W, A DISTANCE OF 364.81 FEET, MARKED WITH A 1/2 INCH REBAR WITH CAP "LS 10464";

S 83°45'36" W, A DISTANCE OF 70.31 FEET, MARKED WITH A BATHEY MARKER "LS 14271", TO THE SOUTHWEST CORNER OF THE HEREIN TRACT;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 01°28'59" W, A DISTANCE OF 244.95 FEET, MARKED WITH A 1/2" REBAR;

THENCE, N 28°12'09" W, A DISTANCE OF 585.78 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF EASTRIDGE DRIVE, NW, MARKED WITH A BATHEY MARKER "LS 14271";

THENCE, COINCIDING SAID SOUTHEASTERLY RIGHT-OF-WAY, THE FOLLOWING TWO COURSES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1153.45, AN ARC LENGTH OF 44.37 FEET, A DELTA OF 02°12'14", AND A CHORD OF N 60°43'17"E, A DISTANCE OF 44.36, MARKED WITH A 1/2 INCH REBAR;

N 59°37'10" E, A DISTANCE OF 299.39, MARKED WITH A 1/2 REBAR WITH CAP "LS 4078";

THENCE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00, AN ARC LENGTH OF 39.22 FEET, A DELTA OF 89°52'55", AND CHORD OF S 75°26'23" E, A DISTANCE OF 35.32 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF INDIAN SCHOOL DRIVE NE, MARKED WITH A 1/2 REBAR WITH CAP "LS 4078";

THENCE, COINCIDING SAID RIGHT-OF-WAY, THE FOLLOWING THREE COURSES:

S 30°29'55" E, A DISTANCE OF 29.09 FEET, MARKED WITH A 1/2 REBAR WITH CAP "LS 4078";

S 24°39'35" E, A DISTANCE OF 100.50 FEET, MARKED WITH A 1/2 REBAR WITH CAP "LS 10464";

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1007.93, AN ARC LENGTH OF 396.05 FEET, A DELTA OF 22°30'48" AND A CHORD OF S 41°37'18" E, A DISTANCE OF 393.50 FEET, TO THE POINT OF BEGINNING, CONTAINING 7.7677 ACRES (338,361 SQ. FT.) MORE OR LESS.





**Approved and Accepted by:**

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.


Project Number \_\_\_\_\_

Application Number \_\_\_\_\_

**Plat approvals:**

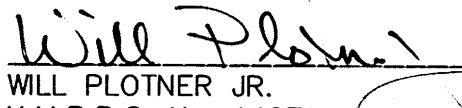
	11-8-12
PNM Electric Services	Date
	11-8-2012
New Mexico Gas Company	Date
	11-7-12
Qwest Corporation d/b/a CenturyLink QC	Date
	11/7/12
Comcast	Date

**City approvals:**

	11-6-12
City Surveyor	Date
_____	Date
Traffic Engineer	Date
_____	Date
ABCWUA	Date
_____	Date
Parks and Recreation Department	Date
_____	Date
AMAFCA	Date
_____	Date
City Engineer	Date
_____	Date
DRB Chairperson, Planning Department	Date

**Surveyor's Certificate**

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

 11/05/12  
 WILL PLOTNER JR. DATE  
 N.M.R.P.S. No. 14271

**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244



**Notes**

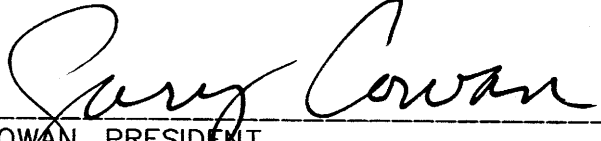
1. FIELD SURVEY PERFORMED IN MARCH 2012 AND SUPPLEMENTAL DATA GATHERED IN SEPTEMBER 2012.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS.....

**Documents**

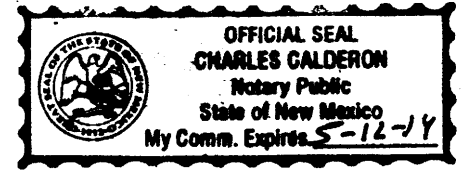
1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, FILE NO. 12030516, EFFECTIVE DATE 3/22/12.
2. PLAT OF PANORAMA HEIGHTS FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 10, 1985, BOOK C26 PAGE 185.
3. PLAT OF PANORAMA HEIGHTS FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 27, 2007, BOOK 2007C, PAGE 201.
4. PLAT FOR CHELWOOD HILLS SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 25, 2006, IN BOOK 2006C, PAGE 259.

**Free Consent**


THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT NEW EASEMENTS SHOWN HEREON AS [8] & [9] INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

 11/5/12  
 GARY COWAN, PRESIDENT, CALVARY CHAPEL EAST, INC. DATE

**Acknowledgment**



STATE OF NEW MEXICO }  
 COUNTY OF } SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 5<sup>th</sup> of November 2012  
 BY: GARY COWAN, PRESIDENT, CALVARY CHAPEL EAST, INC.

 5-12-14  
 NOTARY PUBLIC MY COMMISSION EXPIRES

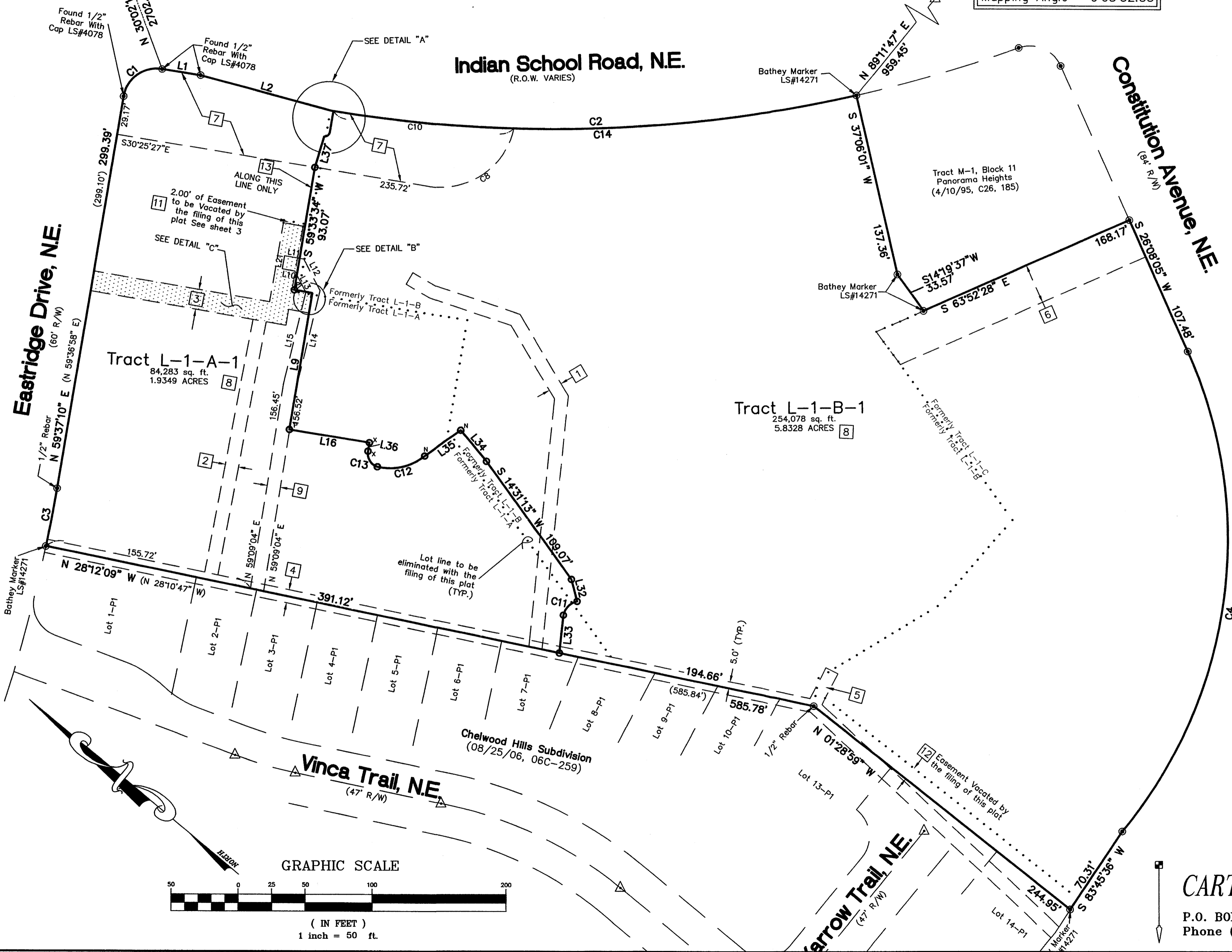
**Plat for  
Tracts L-1-A-1 and L-1-B-1  
Block 11, Panorama Heights  
Being Comprised of Tracts L-1-A  
L-1-B & L-1-C, Panorama Heights  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2012**

ACS Monument "2-H23"  
NAD 1983 CENTRAL ZONE  
X=1566421.704  
Y=1492799.178  
Z=5853.817 (NAVD 1988)  
G-G=0.999630113  
Mapping Angle=-0°08'32.15"

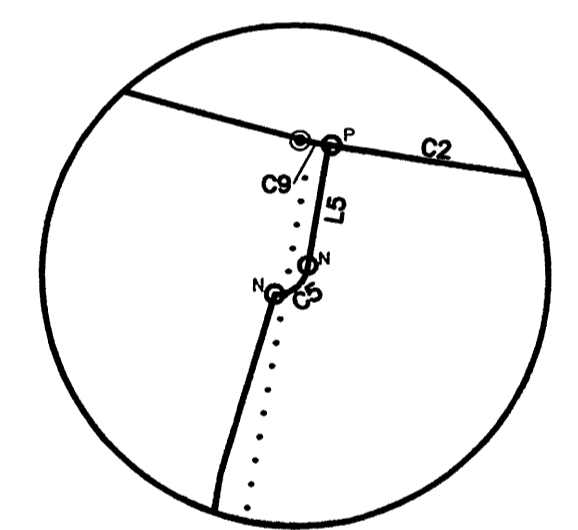
ACS Monument "1-J23A"  
NAD 1983 CENTRAL ZONE  
X=1566346.333  
Y=1490063.539  
Z=5843.300 (NAVD 1988)  
G-G=0.999630630  
Mapping Angle=-0°08'32.53"

**Legend**

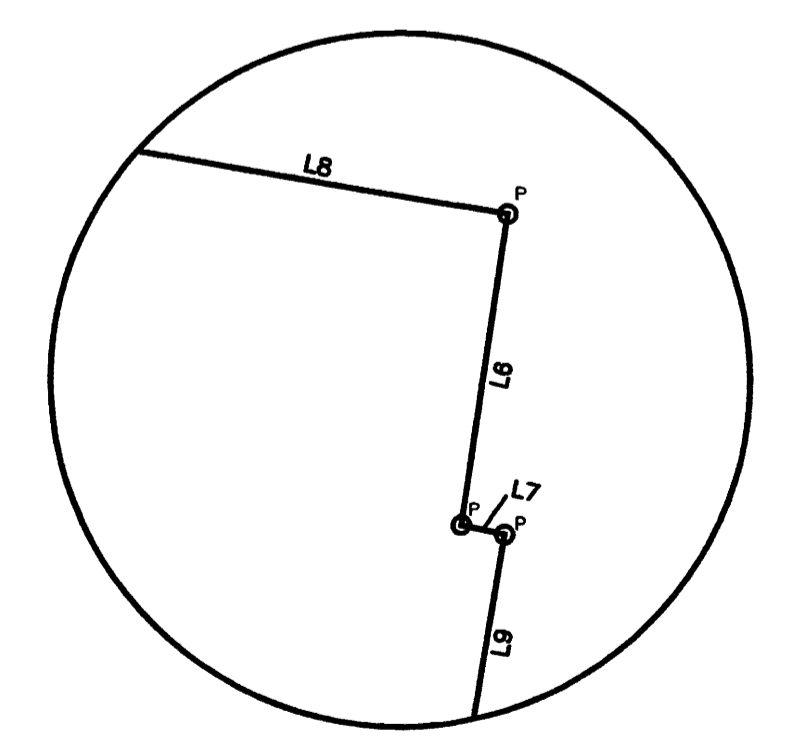
N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (7/27/07, 2007C-201)
⊙	FOUND REBAR W/CAP LS#10464 UNLESS OTHERWISE NOTED
○	SET BATHEY MARKER "LS 14271"
○ <sup>N</sup>	SET NAIL WITH TAG "LS 14271"
○ <sup>P</sup>	SET PK NAIL WITH TAG "LS 14271"
○ <sup>X</sup>	SET CHISELED X
△	FOUND CENTERLINE MONUMENT UNLESS OTHERWISE NOTED



**Detail "A"**



**Detail "B"**



**CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244

**Utility Easements:**

EASEMENTS GRANTED AS [9] SHOWN ON THIS PLAT ARE GRANTED FOR:

A. QWEST CORP. 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.

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.

**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.

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

**Easement Notes**

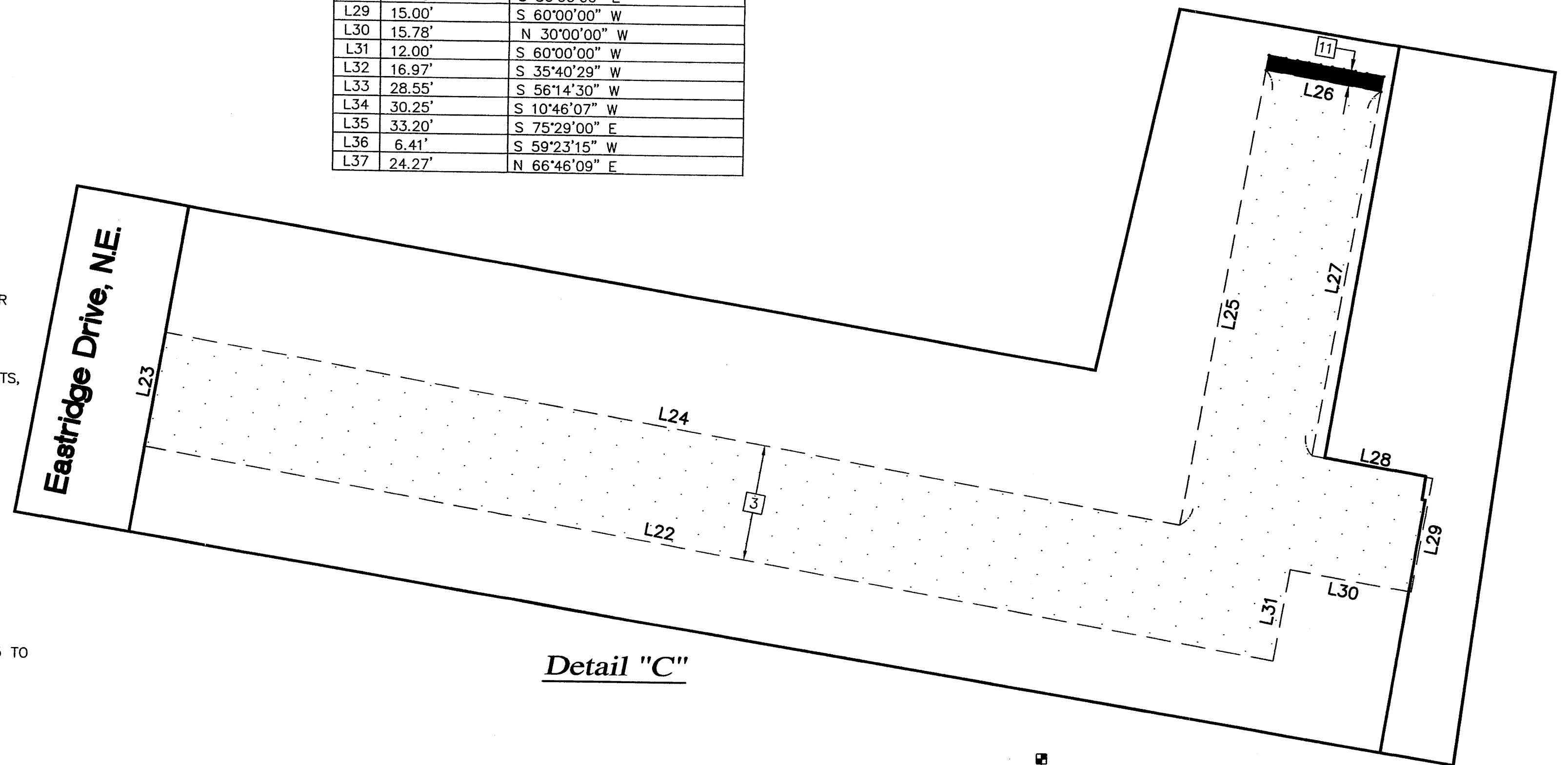
- [1] EXISTING 10' UNDERGROUND EASEMENT (04/01/87, BK. MISC. 469-A, PG. 875, DOC. NO. 87-32969)
- [2] EXISTING 10' P.U.E. (07/27/07, 2007C-201, DOC. NO. 2007108801)
- [3] EXISTING 15' PNM GAS EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801)
- [4] EXISTING 10' P.U.E. (09/17/63, C26-185 & D3-76)
- [5] EXISTING 10' X 30' ANCHOR EASEMENT (04/08/85, BK. 217A, PG. 679)
- [6] EXISTING 30' PRIVATE ACCESS EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801)
- [7] A PRIVATE CROSS LOT DRAINAGE, ROADWAY AND PARKING EASEMENT, EXCLUSIVE OF EXISTING BUILDING AREAS, IS GRANTED BY THIS PLAT FOR THE BENEFIT OF TRACTS, L-1-A-1 AND L-1-B-1 AND IS TO BE MAINTAINED BY EACH OWNER OF THEIR RESPECTIVE TRACT.
- [8] A PRIVATE CROSS LOT DRAINAGE EASEMENT, EXCLUSIVE OF EXISTING BUILDING AREAS, IS GRANTED BY THIS PLAT FOR THE BENEFIT OF TRACTS, L-1-A-1 AND L-1-B-1 AND M-1 AND IS TO BE MAINTAINED BY EACH OWNER OF THEIR RESPECTIVE TRACT.
- [9] 10' UTILITY EASEMENT FOR QWEST CORPORATION D/B/A CENTURYLINK GRANTED BY THE FILING OF THIS PLAT
- [10] INTENSIONALLY OMMITTED
- [11] 2' OF 15' GAS EASEMENT VACATED BY THE FILING OF THIS PLAT
- [12] 10' PRIVATE DRAINAGE EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801) VACATED BY THE FILING OF THIS PLAT.
- [13] A PRIVATE ACCESS AND PEDESTRIAN EASEMENT BENEFITTING TRACTS L-1-A-1 AND L-1-B-1 AND TO BE MAINTAINED BY THE OWNERS OF TRACTS L-1-A-1 AND L-1-B-1, MEASURING 6.5 FEET HIGH MEASURED FROM THE TOP OF SIDEWALK. THE 3.50' WIDE EASEMENT IS OFFSET 0.75 TO THE NORTHWEST AND 2.75' TO THE SOUTHEAST OF THE PROPERTY LINE. THIS EASEMENT IS GRANTED WITH THE FILING OF THIS PLAT.

**Plat for  
Tracts L-1-A-1 and L-1-B-1  
Block 11, Panorama Heights  
Being Comprised of Tracts L-1-A  
L-1-B & L-1-C, Panorama Heights**

**City of Albuquerque  
Bernalillo County, New Mexico  
November 2012**

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.09' (29.09')	S 30°29'55" E (S 30°23'02" E)
L2	100.50' (100.50')	S 24°39'35" E (S 24°40'22" E)
L4	59.64'	S 61°52'20" W
L5	15.74'	S 59°38'49" W
L6	3.05'	S 58°28'20" W
L7	0.42'	S 27°40'17" E
L8	13.19'	S 30°17'44" E
L9	101.42'	S 59°31'38" W
L10	9.59'	N 30°02'08" W
L11	14.56'	S 30°02'08" E
L12	26.44'	S 22°51'58" W
L13	17.75'	N 22°51'58" E
L14	74.24'	S 63°37'41" W
L15	70.92'	N 63°37'41" E
L16	60.47'	S 30°31'20" E
L21	10.00'	N 60°00'03" E
L22	147.94'	N 30°00'00" W
L23	15.00'	N 60°00'00" E
L24	132.94'	S 30°00'00" E
L25	60.00'	N 60°00'00" E
L26	15.00'	S 30°00'00" E
L27	48.00'	S 60°00'00" W
L28	15.78'	S 30°00'00" E
L29	15.00'	S 60°00'00" W
L30	15.78'	N 30°00'00" W
L31	12.00'	S 60°00'00" W
L32	16.97'	S 35°40'29" W
L33	28.55'	S 56°14'30" W
L34	30.25'	S 10°46'07" W
L35	33.20'	S 75°29'00" E
L36	6.41'	S 59°23'15" W
L37	24.27'	N 66°46'09" E

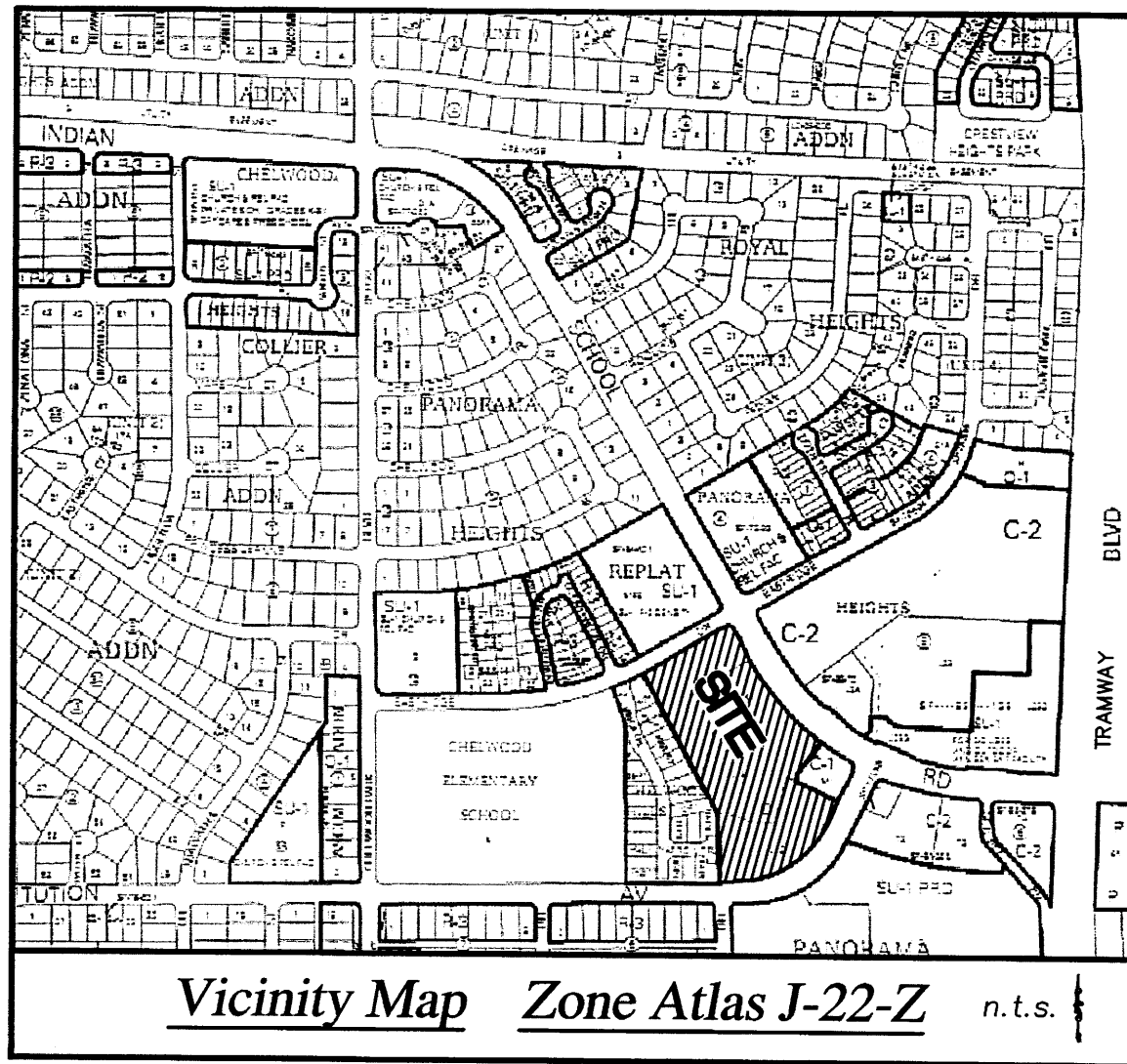
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.22' (39.27')	25.00 (25.00')	89°52'55"	35.32'	S 75°26'23" E
C2	396.05' (396.08')	1007.93 (1007.94')	22°30'48"	393.50'	S 41°37'18" E
C3	44.37' (44.37')	1153.45 (1153.45')	02°12'14"	44.36'	N 60°43'17" E
C4	384.04' (384.13')	347.65 (347.65')	63°17'36"	364.81'	S 57°46'53" W
C5	6.24'	3.93	91°05'08"	5.60'	N 80°59'56" W
C8	85.04'	55.68	87°30'55"	77.01'	S 74°15'07" E
C9	2.15'	1007.93	00°07'19"	2.15'	S 30°25'34" E
C10	135.48'	1007.93	07°42'05"	135.38'	S 34°20'16" E
C11	15.32'	13.33'	65°49'51"	14.49'	N 85°7'39" W
C12	37.56'	41.00'	52°29'30"	36.26'	S 52°55'04" E
C13	14.81'	10.28'	82°33'20"	13.56'	S 19°20'52" W
C14	393.90'	1007.93'	22°23'29"	391.40'	S 41°40'58" E



**Detail "C"**

**CARTESIAN SURVEYS INC.**

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**Indexing Information**

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 Subdivision: Panorama Heights  
 Owner: Calvary Chapel East, a New Mexico Non-Profit Corporation  
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 UPC #102205839930210168 (Tract L-1-B)  
 UPC #102205840927010169 (Tract L-1-C)

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- GRANT EASEMENTS AS SHOWN HEREON AS [8] & [9].
- VACATE A PORTION OF A GAS EASEMENT AS SHOWN ON SHEET 3 AS [11] AND VACATE THE PRIVATE DRAINAGE EASEMENT AS SHOWN ON SHEET 2 AS [12].

**Subdivision Data**

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 ZONE ATLAS PAGE NO..... J-22-Z  
 NUMBER OF EXISTING LOTS..... 3  
 NUMBER OF LOTS CREATED..... 2  
 MILES OF FULL WIDTH STREETS..... 0.0 MILES  
 MILES OF HALF WIDTH STREETS..... 0.00  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0 ACRES  
 DATE OF SURVEY..... MARCH 2012, SEPTEMBER 2012

**Legal Description**

TRACTS LETTERED "L-1-A", "L-1-B" AND "L-1-C" IN BLOCK NUMBERED ELEVEN (11) OF PANORAMA HEIGHTS, (FORMERLY TRACT L-1, BLOCK 11, PANORAMA HEIGHTS), ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 27, 2007, IN PLAT BOOK 2007C, PAGE 201, AS DOC. NO. 2007108801,

BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

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THENCE, FROM SAID POINT OF BEGINNING, S 37°06'01" W, A DISTANCE OF 137.36 FEET, TO A POINT, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 14°19'37" W, A DISTANCE OF 33.57 FEET, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 63°52'28" E, A DISTANCE OF 168.17 FEET, TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF CONSTITUTION AVENUE, NE, BEING MARKED WITH A 1/2 INCH REBAR WITH CAP "LS 10464";

THENCE, COINCIDING SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 3 COURSES:

S 26°08'05" W, A DISTANCE OF 107.48 FEET, MARKED WITH A 1/2 INCH REBAR WITH CAP "LS 10464";

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S 83°45'36" W, A DISTANCE OF 70.31 FEET, MARKED WITH A BATHEY MARKER "LS 14271", TO THE SOUTHWEST CORNER OF THE HEREIN TRACT;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 01°28'59" W, A DISTANCE OF 244.95 FEET, MARKED WITH A 1/2" REBAR;

THENCE, N 28°12'09" W, A DISTANCE OF 585.78 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF EASTRIDGE DRIVE, NW, MARKED WITH A BATHEY MARKER "LS 14271";

THENCE, COINCIDING SAID SOUTHEASTERLY RIGHT-OF-WAY, THE FOLLOWING TWO COURSES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1153.45, AN ARC LENGTH OF 44.37 FEET, A DELTA OF 02°12'14", AND A CHORD OF N 60°43'17"E, A DISTANCE OF 44.36, MARKED WITH A 1/2 INCH REBAR;

N 59°37'10" E, A DISTANCE OF 299.39, MARKED WITH A 1/2 REBAR WITH CAP "LS 4078";

THENCE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00, AN ARC LENGTH OF 39.22 FEET, A DELTA OF 89°52'55", AND CHORD OF S 75°26'23" E, A DISTANCE OF 35.32 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF INDIAN SCHOOL DRIVE NE, MARKED WITH A 1/2 REBAR WITH CAP "LS 4078";

THENCE, COINCIDING SAID RIGHT-OF-WAY, THE FOLLOWING THREE COURSES:

S 30°29'55" E, A DISTANCE OF 29.09 FEET, MARKED WITH A 1/2 REBAR WITH CAP "LS 4078";

S 24°39'35" E, A DISTANCE OF 100.50 FEET, MARKED WITH A 1/2 REBAR WITH CAP "LS 10464";

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1007.93, AN ARC LENGTH OF 396.05 FEET, A DELTA OF 22°30'48" AND A CHORD OF S 41°37'18" E, A DISTANCE OF 393.50 FEET, TO THE POINT OF BEGINNING, CONTAINING 7.7677 ACRES (338,361 SQ. FT.) MORE OR LESS.

**Plat for**  
**Tracts L-1-A-1 and L-1-B-1**  
**Block 11, Panorama Heights**  
**Being Comprised of Tracts L-1-A**  
**L-1-B & L-1-C, Panorama Heights**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
**November 2012**

**Approved and Accepted by:**

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number \_\_\_\_\_

Application Number \_\_\_\_\_

**Plat approvals:**

	11-8-12
PNM Electric Services	Date
	11-8-2012
New Mexico Gas Company	Date
	11-7-12
Qwest Corporation d/b/a CenturyLink QC	Date
	11/7/12
Comcast	Date

**City approvals:**

	11-6-12
City Surveyor	Date
_____	Date
Traffic Engineer	Date
_____	Date
ABCWUA	Date
_____	Date
Parks and Recreation Department	Date
_____	Date
AMAFA	Date
_____	Date
City Engineer	Date
_____	Date
DRB Chairperson, Planning Department	Date

**Surveyor's Certificate**

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

WILL PLOTNER JR. 11/05/12  
 N.M.R.P.S. No. 14271 DATE



**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

**Notes**

- FIELD SURVEY PERFORMED IN MARCH 2012 AND SUPPLEMENTAL DATA GATHERED IN SEPTEMBER 2012.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
- LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS.....

**Documents**

- TITLE COMMITMENT PROVIDED BY STEWART TITLE, FILE NO. 12030516, EFFECTIVE DATE 3/22/12.
- PLAT OF PANORAMA HEIGHTS FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 10, 1985, BOOK C26 PAGE 185.
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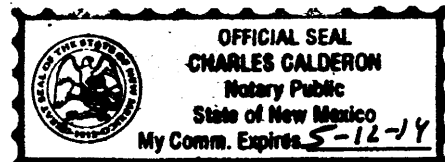
**Free Consent**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT NEW EASEMENTS SHOWN HEREON AS [8] & [9] INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

GARY COWAN, PRESIDENT,  
 CALVARY CHAPEL EAST, INC. 11/5/12  
 DATE

**Acknowledgment**

STATE OF NEW MEXICO }  
 COUNTY OF } SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 5<sup>th</sup> of November 2012  
 BY: GARY COWAN, PRESIDENT, CALVARY CHAPEL EAST, INC.



5-12-14  
 NOTARY PUBLIC MY COMMISSION EXPIRES

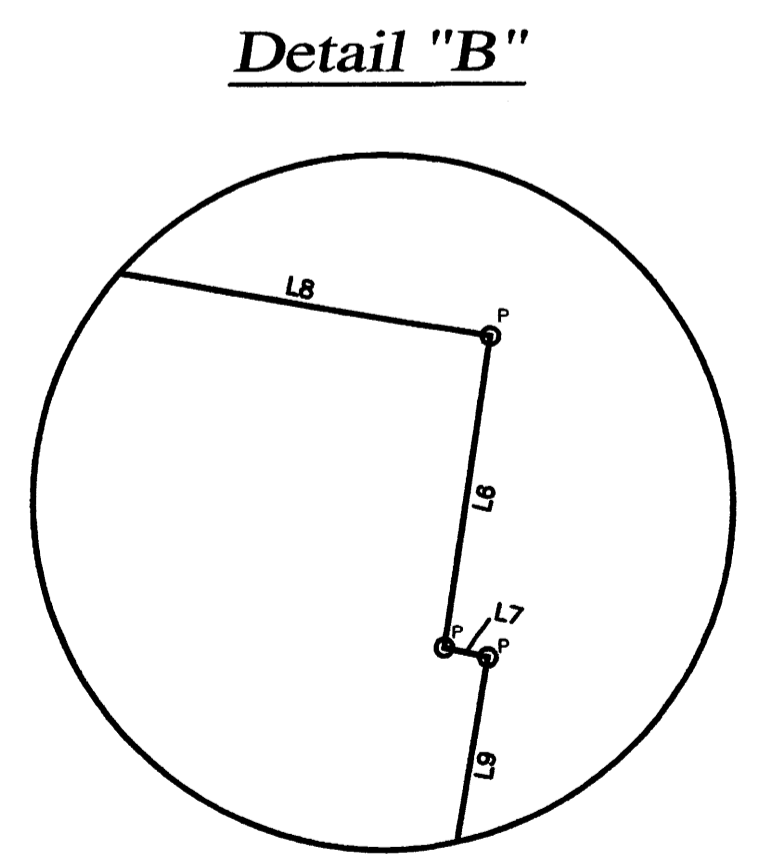
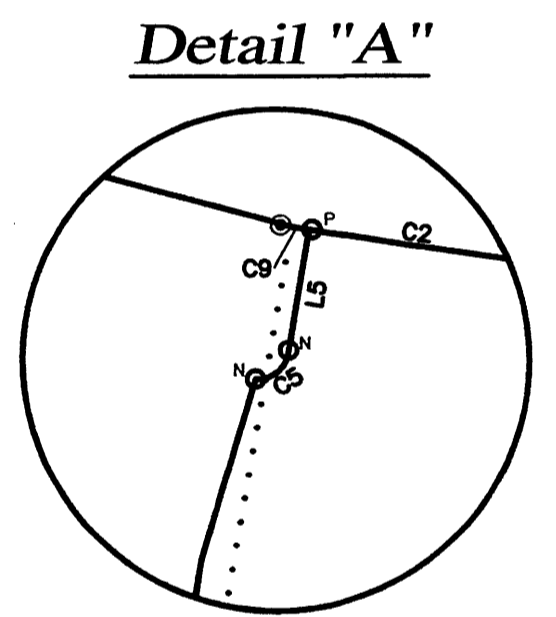
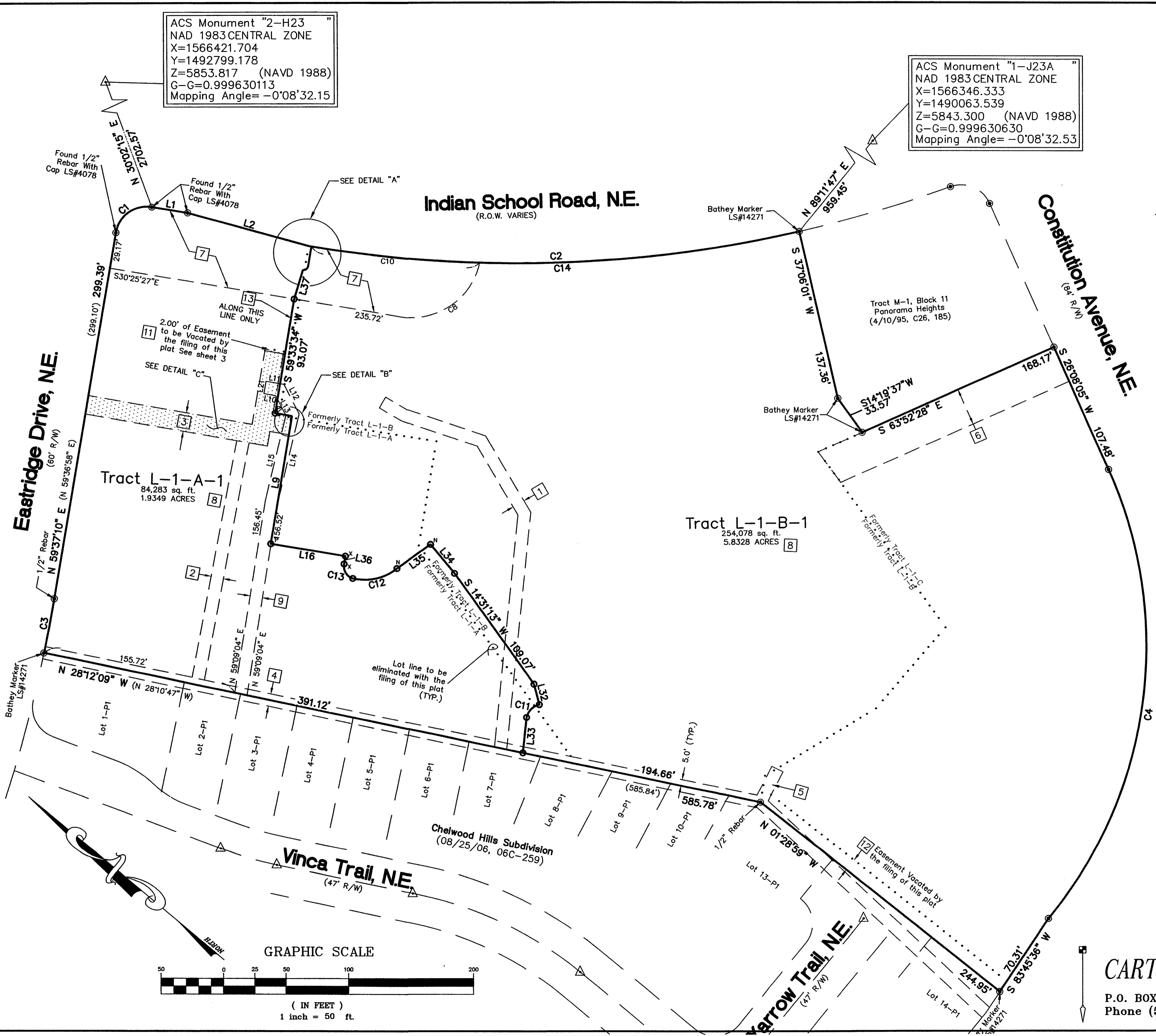
**Plat for  
Tracts L-1-A-1 and L-1-B-1  
Block 11, Panorama Heights  
Being Comprised of Tracts L-1-A  
L-1-B & L-1-C, Panorama Heights  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2012**

ACS Monument "2-H23"  
NAD 1983 CENTRAL ZONE  
X=1566421.704  
Y=1492799.178  
Z=5853.817 (NAVD 1988)  
G-G=0.999630113  
Mapping Angle=-0°08'32.15"

ACS Monument "1-J23A"  
NAD 1983 CENTRAL ZONE  
X=1566346.333  
Y=1490063.539  
Z=5843.300 (NAVD 1988)  
G-G=0.999630630  
Mapping Angle=-0°08'32.53"

**Legend**

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (7/27/07, 2007C-201)
⊙	FOUND REBAR W/CAP LS#10464 UNLESS OTHERWISE NOTED
○	SET BATHEY MARKER "LS 14271"
○ <sup>N</sup>	SET NAIL WITH TAG "LS 14271"
○ <sup>P</sup>	SET PK NAIL WITH TAG "LS 14271"
○ <sup>X</sup>	SET CHISELED X
△	FOUND CENTERLINE MONUMENT UNLESS OTHERWISE NOTED



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Phone (505) 896-3050 Fax (505) 891-0244

Sheet 2 of 3  
120597

**Utility Easements:**

EASEMENTS GRANTED AS [9] SHOWN ON THIS PLAT ARE GRANTED FOR:

A. QWEST CORP. 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.

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.

**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.

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

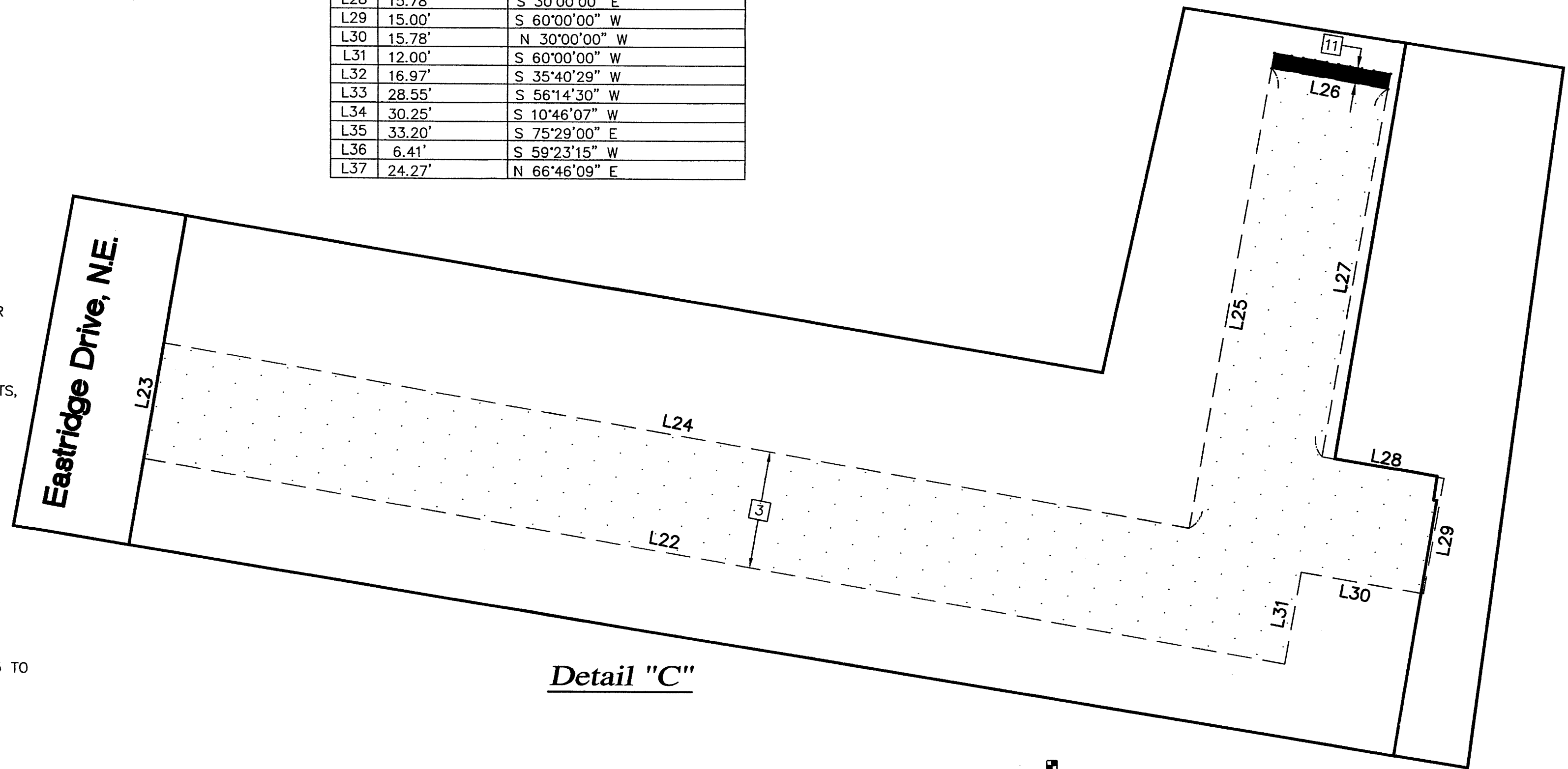
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Easement Notes**

- [1] EXISTING 10' UNDERGROUND EASEMENT (04/01/87, BK. MISC. 469-A, PG. 875, DOC. NO. 87-32969)
- [2] EXISTING 10' P.U.E. (07/27/07, 2007C-201, DOC. NO. 2007108801)
- [3] EXISTING 15' PNM GAS EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801)
- [4] EXISTING 10' P.U.E. (09/17/63, C26-185 & D3-76)
- [5] EXISTING 10' X 30' ANCHOR EASEMENT (04/08/85, BK. 217A, PG. 679)
- [6] EXISTING 30' PRIVATE ACCESS EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801)
- [7] A PRIVATE CROSS LOT DRAINAGE, ROADWAY AND PARKING EASEMENT, EXCLUSIVE OF EXISTING BUILDING AREAS, IS GRANTED BY THIS PLAT FOR THE BENEFIT OF TRACTS, L-1-A-1 AND L-1-B-1 AND IS TO BE MAINTAINED BY EACH OWNER OF THEIR RESPECTIVE TRACT.
- [8] A PRIVATE CROSS LOT DRAINAGE EASEMENT, EXCLUSIVE OF EXISTING BUILDING AREAS, IS GRANTED BY THIS PLAT FOR THE BENEFIT OF TRACTS, L-1-A-1 AND L-1-B-1 AND M-1 AND IS TO BE MAINTAINED BY EACH OWNER OF THEIR RESPECTIVE TRACT.
- [9] 10' UTILITY EASEMENT FOR QWEST CORPORATION D/B/A CENTURYLINK GRANTED BY THE FILING OF THIS PLAT
- [10] INTENTIONALLY OMMITTED
- [11] 2' OF 15' GAS EASEMENT VACATED BY THE FILING OF THIS PLAT
- [12] 10' PRIVATE DRAINAGE EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801) VACATED BY THE FILING OF THIS PLAT.
- [13] A PRIVATE ACCESS AND PEDESTRIAN EASEMENT BENEFITTING TRACTS L-1-A-1 AND L-1-B-1 AND TO BE MAINTAINED BY THE OWNERS OF TRACTS L-1-A-1 AND L-1-B-1, MEASURING 6.5 FEET HIGH MEASURED FROM THE TOP OF SIDEWALK. THE 3.50' WIDE EASEMENT IS OFFSET 0.75 TO THE NORTHWEST AND 2.75' TO THE SOUTHEAST OF THE PROPERTY LINE. THIS EASEMENT IS GRANTED WITH THE FILING OF THIS PLAT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.09' (29.09')	S 30°29'55" E (S 30°23'02" E)
L2	100.50' (100.50')	S 24°39'35" E (S 24°40'22" E)
L4	59.64'	S 61°52'20" W
L5	15.74'	S 59°38'49" W
L6	3.05'	S 58°28'20" W
L7	0.42'	S 27°40'17" E
L8	13.19'	S 30°17'44" E
L9	101.42'	S 59°31'38" W
L10	9.59'	N 30°02'08" W
L11	14.56'	S 30°02'08" E
L12	26.44'	S 22°51'58" W
L13	17.75'	N 22°51'58" E
L14	74.24'	S 63°37'41" W
L15	70.92'	N 63°37'41" E
L16	60.47'	S 30°31'20" E
L21	10.00'	N 60°00'03" E
L22	147.94'	N 30°00'00" W
L23	15.00'	N 60°00'00" E
L24	132.94'	S 30°00'00" E
L25	60.00'	N 60°00'00" E
L26	15.00'	S 30°00'00" E
L27	48.00'	S 60°00'00" W
L28	15.78'	S 30°00'00" E
L29	15.00'	S 60°00'00" W
L30	15.78'	N 30°00'00" W
L31	12.00'	S 60°00'00" W
L32	16.97'	S 35°40'29" W
L33	28.55'	S 56°14'30" W
L34	30.25'	S 10°46'07" W
L35	33.20'	S 75°29'00" E
L36	6.41'	S 59°23'15" W
L37	24.27'	N 66°46'09" E

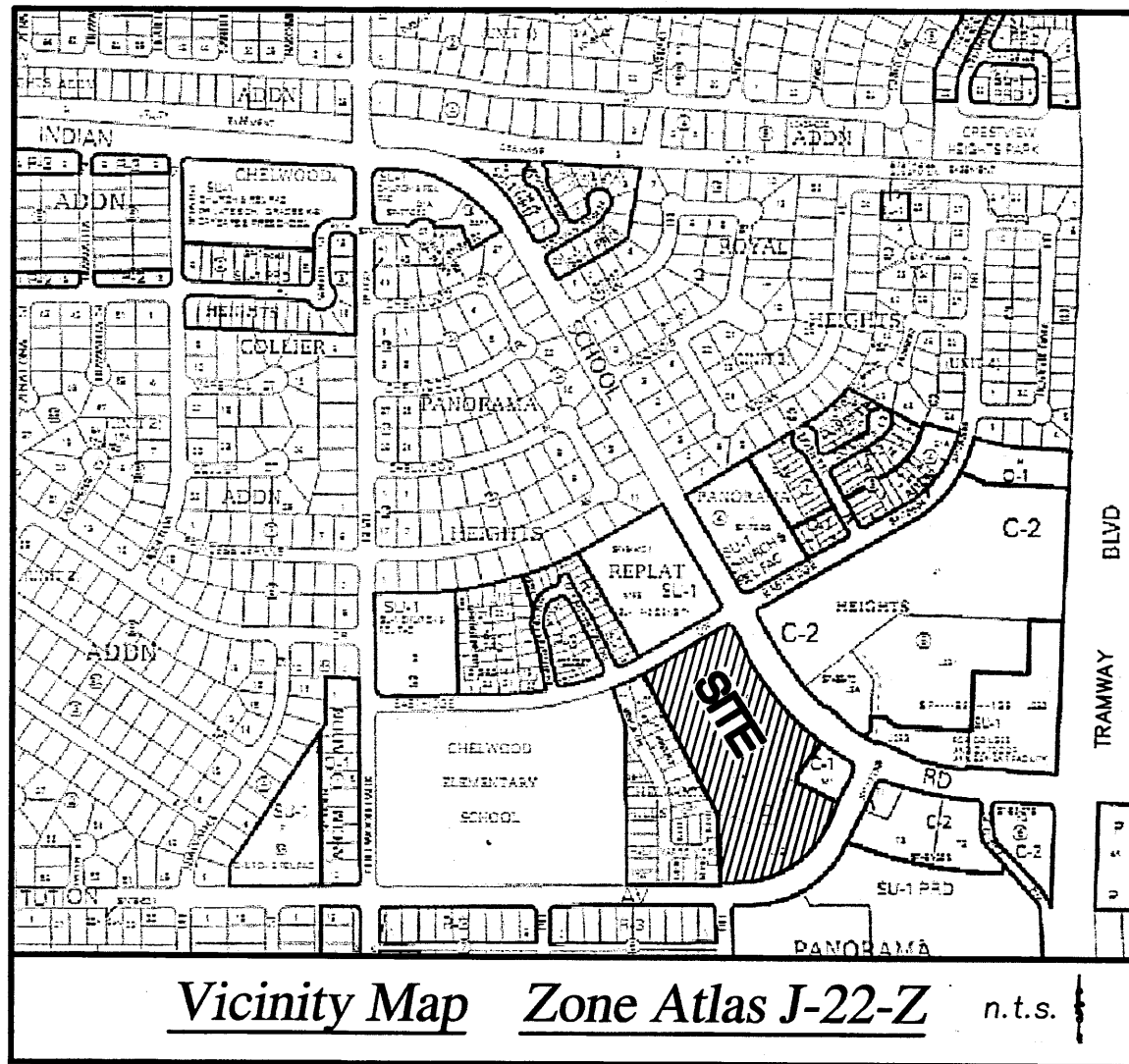
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.22' (39.27')	25.00 (25.00')	89°52'55"	35.32'	S 75°26'23" E
C2	396.05' (396.08')	1007.93 (1007.94')	22°30'48"	393.50'	S 41°37'18" E
C3	44.37' (44.37')	1153.45 (1153.45')	02°12'14"	44.36'	N 60°43'17" E
C4	384.04' (384.13')	347.65 (347.65')	63°17'36"	364.81'	S 57°46'53" W
C5	6.24'	3.93	91°05'08"	5.60'	N 80°59'56" W
C8	85.04'	55.68	87°30'55"	77.01'	S 74°15'07" E
C9	2.15'	1007.93	00°07'19"	2.15'	S 30°25'34" E
C10	135.48'	1007.93	07°42'05"	135.38'	S 34°20'16" E
C11	15.32'	13.33'	65°49'51"	14.49'	N 85°7'39" W
C12	37.56'	41.00'	52°29'30"	36.26'	S 52°55'04" E
C13	14.81'	10.28'	82°33'20"	13.56'	S 19°20'52" W
C14	393.90'	1007.93'	22°23'29"	391.40'	S 41°40'58" E



**Detail "C"**

**Plat for**  
**Tracts L-1-A-1 and L-1-B-1**  
**Block 11, Panorama Heights**  
**Being Comprised of Tracts L-1-A**  
**L-1-B & L-1-C, Panorama Heights**  
**City of Albuquerque**  
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 November 2012

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**Indexing Information**

Section 15, Township 10 North, Range 4 East, N.M.P.M.  
 Subdivision: Panorama Heights  
 Owner: Calvary Chapel East, a New Mexico Non-Profit Corporation  
 UPC #102205837732710167 (Tract L-1-A)  
 UPC #102205839930210168 (Tract L-1-B)  
 UPC #102205840927010169 (Tract L-1-C)

**Purpose of Plat**

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON AS [8] & [9].
- VACATE A PORTION OF A GAS EASEMENT AS SHOWN ON SHEET 3 AS [11] AND VACATE THE PRIVATE DRAINAGE EASEMENT AS SHOWN ON SHEET 2 AS [12].

**Plat for**  
**Tracts L-1-A-1 and L-1-B-1**  
**Block 11, Panorama Heights**  
 Being Comprised of Tracts L-1-A  
 L-1-B & L-1-C, Panorama Heights  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 November 2012

**Subdivision Data**

GROSS ACREAGE..... 7.7677 ACRES  
 ZONE ATLAS PAGE NO..... J-22-Z  
 NUMBER OF EXISTING LOTS..... 3  
 NUMBER OF LOTS CREATED..... 2  
 MILES OF FULL WIDTH STREETS..... 0.0 MILES  
 MILES OF HALF WIDTH STREETS..... 0.00  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0 ACRES  
 DATE OF SURVEY..... MARCH 2012, SEPTEMBER 2012

**Legal Description**

TRACTS LETTERED "L-1-A", "L-1-B" AND "L-1-C" IN BLOCK NUMBERED ELEVEN (11) OF PANORAMA HEIGHTS, (FORMERLY TRACT L-1, BLOCK 11, PANORAMA HEIGHTS), ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 27, 2007, IN PLAT BOOK 2007C, PAGE 201, AS DOC. NO. 2007108801,

BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT L-1-B, BEING THE POINT OF BEGINNING, AND MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO THE ACS MONUMENT "1-J23A", BEARS N 89°11'47" E, A DISTANCE OF 959.45 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S 37°06'01" W, A DISTANCE OF 137.36 FEET, TO A POINT, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 14°19'37" W, A DISTANCE OF 33.57 FEET, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 63°52'28" E, A DISTANCE OF 168.17 FEET, TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF CONSTITUTION AVENUE, NE, BEING MARKED WITH A 1/2 INCH REBAR WITH CAP "LS 10464";

THENCE, COINCIDING SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 3 COURSES:

S 26°08'05" W, A DISTANCE OF 107.48 FEET, MARKED WITH A 1/2 INCH REBAR WITH CAP "LS 10464";

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 347.65, AN ARC LENGTH OF 384.04 FEET, A DELTA OF 63°17'36", AND A CHORD OF S 57°46'53" W, A DISTANCE OF 364.81 FEET, MARKED WITH A 1/2 INCH REBAR WITH CAP "LS 10464";

S 83°45'36" W, A DISTANCE OF 70.31 FEET, MARKED WITH A BATHEY MARKER "LS 14271", TO THE SOUTHWEST CORNER OF THE HEREIN TRACT;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 01°28'59" W, A DISTANCE OF 244.95 FEET, MARKED WITH A 1/2" REBAR;

THENCE, N 28°12'09" W, A DISTANCE OF 585.78 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF EASTRIDGE DRIVE, NW, MARKED WITH A BATHEY MARKER "LS 14271";

THENCE, COINCIDING SAID SOUTHEASTERLY RIGHT-OF-WAY, THE FOLLOWING TWO COURSES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1153.45, AN ARC LENGTH OF 44.37 FEET, A DELTA OF 02°12'14", AND A CHORD OF N 60°43'17"E, A DISTANCE OF 44.36, MARKED WITH A 1/2 INCH REBAR;

N 59°37'10" E, A DISTANCE OF 299.39, MARKED WITH A 1/2 REBAR WITH CAP "LS 4078";

THENCE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00, AN ARC LENGTH OF 39.22 FEET, A DELTA OF 89°52'55", AND CHORD OF S 75°26'23" E, A DISTANCE OF 35.32 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF INDIAN SCHOOL DRIVE NE, MARKED WITH A 1/2 REBAR WITH CAP "LS 4078";

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APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

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Application Number \_\_\_\_\_

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New Mexico Gas Company \_\_\_\_\_ Date \_\_\_\_\_

Qwest Corporation d/b/a CenturyLink QC \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ Date \_\_\_\_\_

**City approvals:**

*[Signature]* \_\_\_\_\_ **11-6-12**  
 City Surveyor \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineer \_\_\_\_\_ Date \_\_\_\_\_

ABCWUA \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

**Surveyor's Certificate**

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

*[Signature]* \_\_\_\_\_ **11/05/12**  
 WILL PLOTNER JR. \_\_\_\_\_ DATE \_\_\_\_\_  
 N.M.R.P.S. No. 14271

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**Notes**

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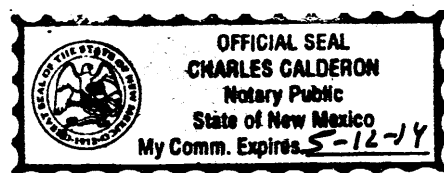
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- PLAT FOR CHELWOOD HILLS SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 25, 2006, IN BOOK 2006C, PAGE 259.

**Free Consent**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT NEW EASEMENTS SHOWN HEREON AS [8] & [9] INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*[Signature]* \_\_\_\_\_ **11/5/12**  
 GARY COWAN, PRESIDENT, CALVARY CHAPEL EAST, INC. \_\_\_\_\_ DATE \_\_\_\_\_

**Acknowledgment**



STATE OF NEW MEXICO } SS  
 COUNTY OF \_\_\_\_\_  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON **5<sup>th</sup> November 2012**  
 BY: GARY COWAN, PRESIDENT, CALVARY CHAPEL EAST, INC.

*[Signature]* \_\_\_\_\_ **5-12-14**  
 NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

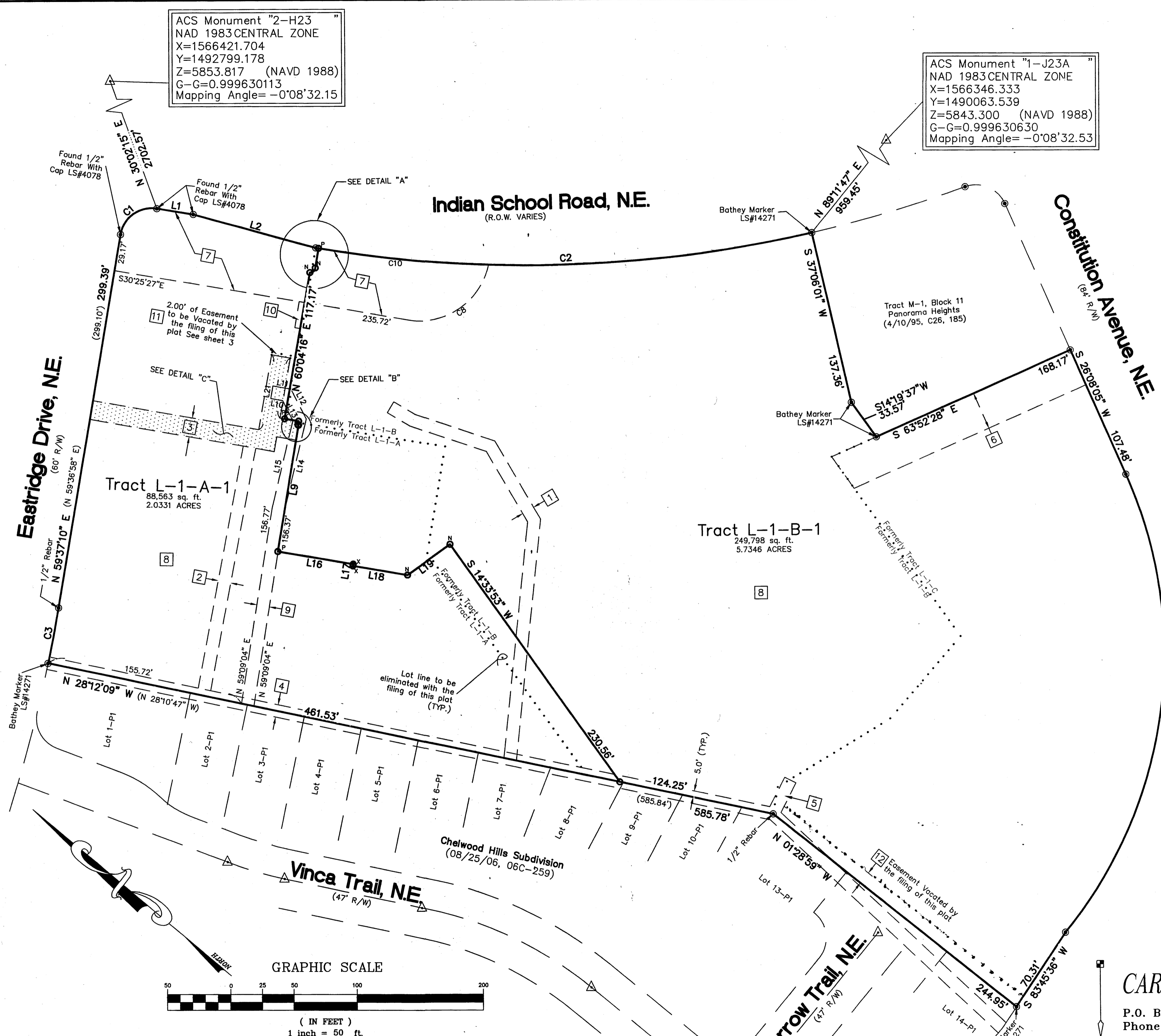
**Plat for  
Tracts L-1-A-1 and L-1-B-1  
Block 11, Panorama Heights  
Being Comprised of Tracts L-1-A  
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City of Albuquerque  
Bernalillo County, New Mexico  
November 2012**

**Legend**

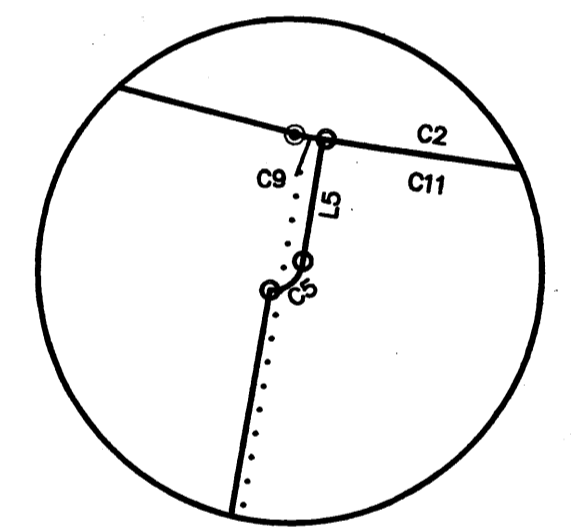
N 90°00'00" E	MEASURED BEARING AND DISTANCES
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⊙	FOUND REBAR W/CAP LS#10464 UNLESS OTHERWISE NOTED
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○ <sup>N</sup>	SET NAIL WITH TAG "LS 14271"
○ <sup>P</sup>	SET PK NAIL WITH TAG "LS 14271"
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ACS Monument "2-H23"  
NAD 1983 CENTRAL ZONE  
X=1566421.704  
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G-G=0.999630113  
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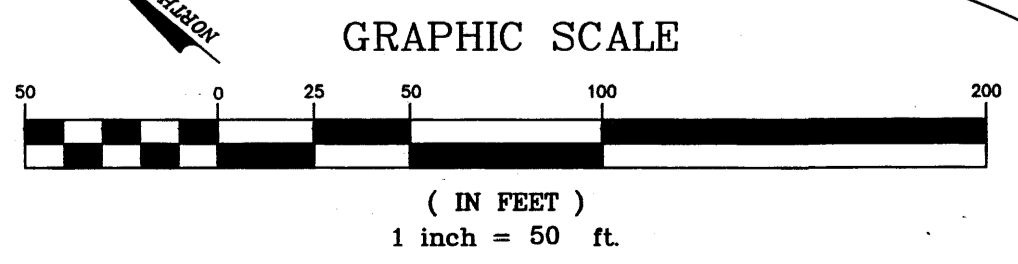
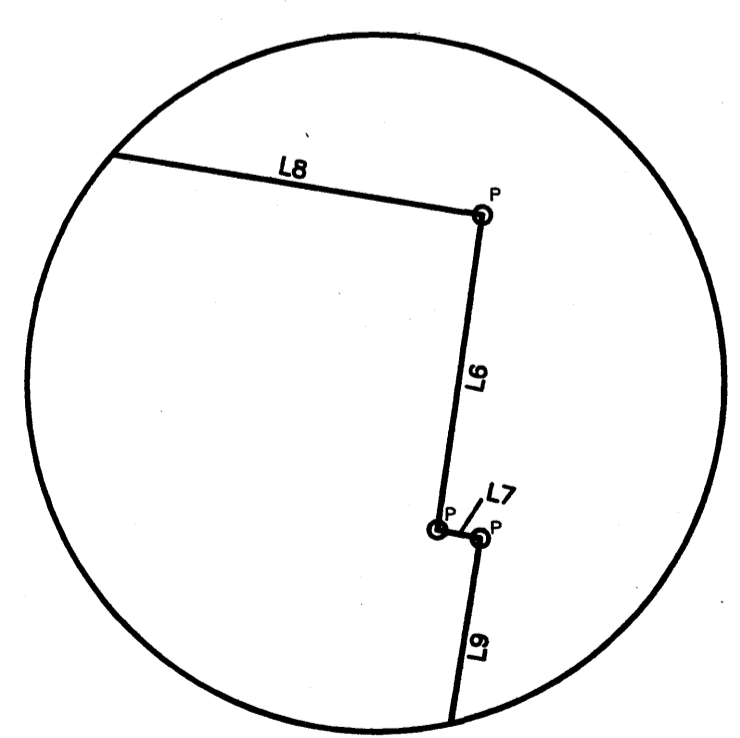
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X=1566346.333  
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Z=5843.300 (NAVD 1988)  
G-G=0.999630630  
Mapping Angle=-0°08'32.53"



**Detail "A"**



**Detail "B"**



**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244



**Plat for  
Tracts L-1-A-1 and L-1-B-1  
Block 11, Panorama Heights  
Being Comprised of Tracts L-1-A  
L-1-B & L-1-C, Panorama Heights  
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November 2012**

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.22' (39.27')	25.00 (25.00')	89°52'55"	35.32'	N75°26'23"W
C2	396.05' (396.08')	1007.93 (1007.94')	22°30'48"	393.50'	S41°37'18"E
C3	44.37' (44.37')	1153.45 (1153.45')	2°12'14"	44.36'	N60°43'17"E
C4	384.04' (384.13')	347.65 (347.65')	63°17'36"	364.81'	N57°46'53"E
C5	6.24'	3.93	91°05'08"	5.60'	S80°59'56"E
C8	85.04'	55.68	87°30'55"	77.01'	S74°15'07"E
C9	2.15'	1007.93	0°07'19"	2.15'	S30°25'34"E
C10	135.48'	1007.93	7°42'05"	135.38'	S34°20'16"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.09' (29.09')	S 30°29'55" E (S 30°23'02" E)
L2	100.50' (100.50')	S 24°39'35" E (S 24°40'22" E)
L4	59.64'	S 61°52'20" W
L5	15.74'	S 59°38'49" W
L6	3.05'	N 58°28'20" E
L7	0.42'	N 27°40'17" W
L8	11.19'	N 30°20'40" W
L9	101.42'	N 59°31'38" E
L10	9.59'	N 30°02'08" W
L11	14.56'	N 30°02'08" W
L12	26.44'	N 22°51'58" E
L13	17.75'	N 22°51'58" E
L14	74.24'	N 63°37'41" E
L15	70.92'	N 63°37'41" E
L16	60.47'	N 30°31'20" W
L17	1.42'	S 59°23'15" W
L18	43.82'	N 30°31'20" W
L19	41.54'	N 75°29'00" W
L21	10.00'	N 60°00'03" E
L22	147.94'	N 30°00'00" W
L23	15.00'	N 60°00'00" E
L24	132.94'	S 30°00'00" E
L25	60.00'	N 60°00'00" E
L26	15.00'	S 30°00'00" E
L27	48.00'	S 60°00'00" W
L28	15.78'	S 30°00'00" E
L29	15.00'	S 60°00'00" W
L30	15.78'	N 30°00'00" W
L31	12.00'	S 60°00'00" W

**Utility Easements:**

EASEMENTS GRANTED AS [9] SHOWN ON THIS PLAT ARE GRANTED FOR:

A. QWEST CORP. 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.

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.

**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.

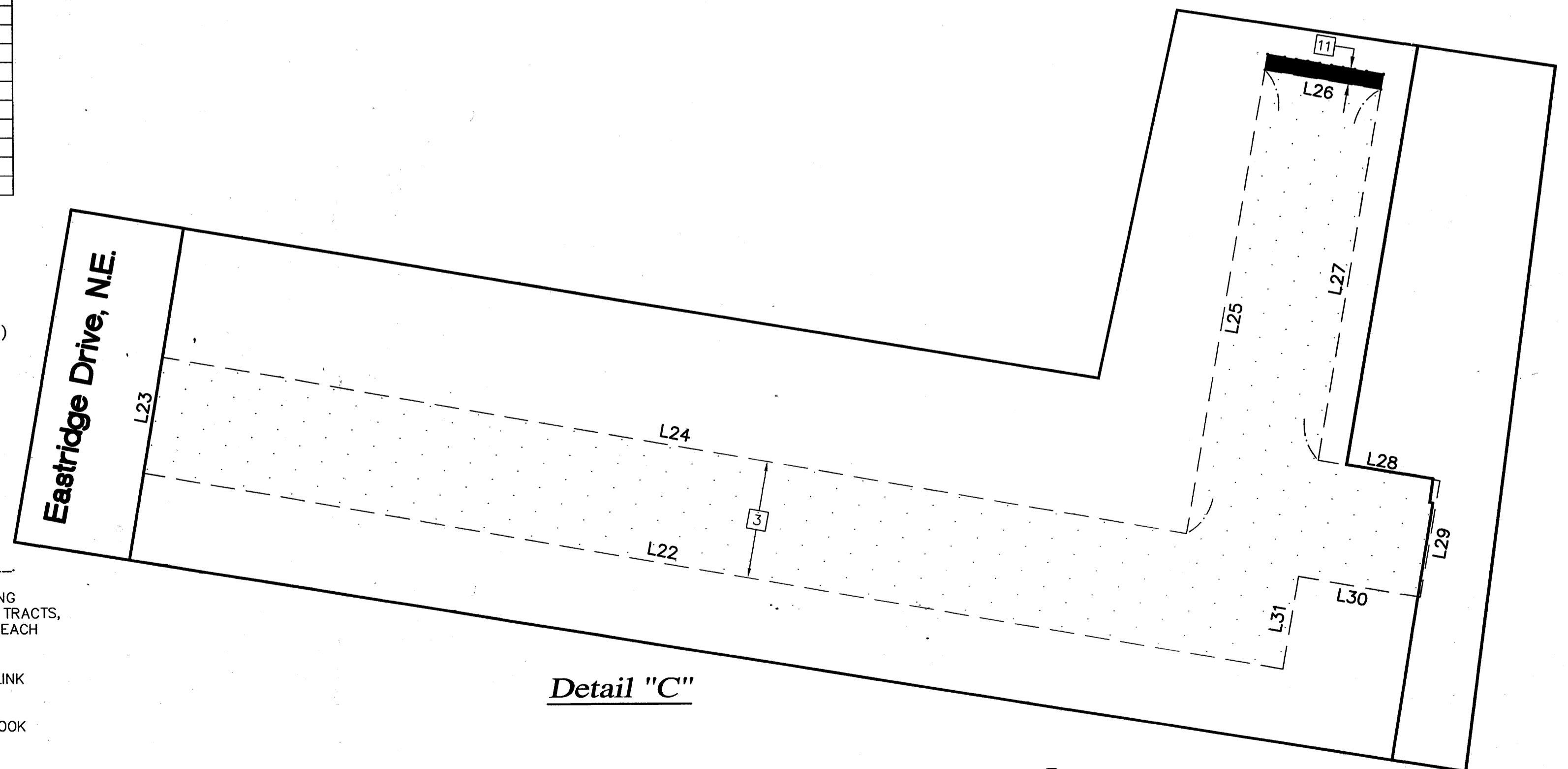
**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

**Easement Notes**

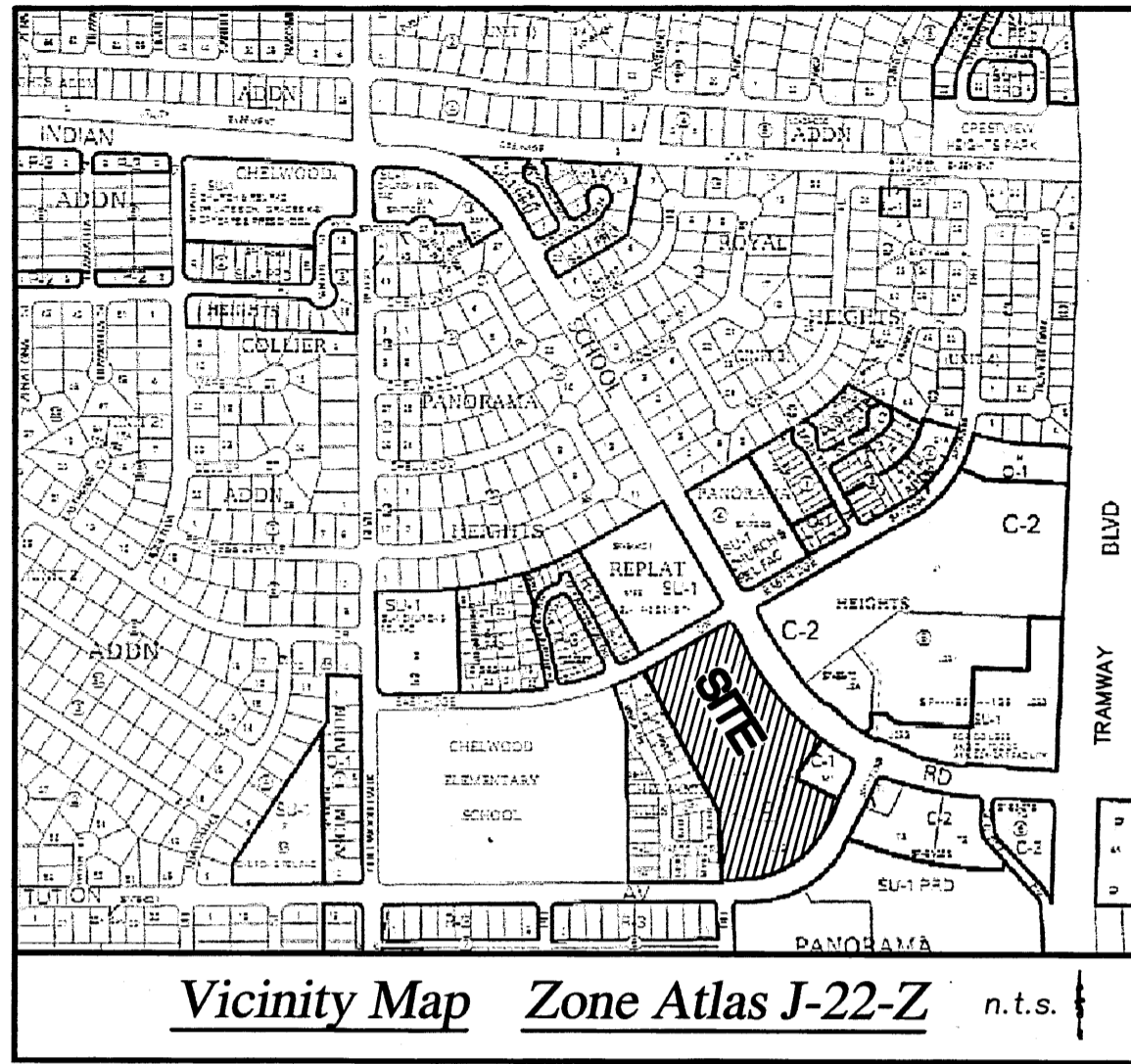
- [1] EXISTING 10' UNDERGROUND EASEMENT (04/01/87, BK. MISC. 469-A, PG. 875, DOC. NO. 87-32969)
- [2] EXISTING 10' P.U.E. (07/27/07, 2007C-201, DOC. NO. 2007108801)
- [3] EXISTING 15' PNM GAS EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801)
- [4] EXISTING 10' P.U.E. (09/17/63, C26-185 & D3-76)
- [5] EXISTING 10' X 30' ANCHOR EASEMENT (04/08/85, BK. 217A, PG. 679)
- [6] EXISTING 30' PRIVATE ACCESS EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801)
- [7] A PRIVATE CROSS LOT ACCESS, AND PARKING EASEMENT FILED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, DOC. \_\_\_\_\_
- [8] A PRIVATE CROSS LOT DRAINAGE EASEMENT, EXCLUSIVE OF EXISTING BUILDING AREAS, IS GRANTED BY THIS PLAT FOR THE BENEFIT OF TRACTS, L-1-A-1 AND L-1-B-1 AND IS TO BE MAINTAINED BY EACH OWNER OF THEIR RESPECTIVE TRACT.
- [9] 10' UTILITY EASEMENT FOR QWEST CORPORATION D/B/A CENTURYLINK GRANTED BY THE FILING OF THIS PLAT
- [10] EMERGENCY PEDESTRIAN EXIT EASEMENT FILED \_\_\_\_\_ IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, DOC. \_\_\_\_\_
- [11] 2' OF 15' GAS EASEMENT VACATED BY THE FILING OF THIS PLAT
- [12] 10' PRIVATE DRAINAGE EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801) VACATED BY THE FILING OF THIS PLAT



**Detail "C"**

**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244



**Indexing Information**

Section 15, Township 10 North, Range 4 East, N.M.P.M.  
 Subdivision: Panorama Heights  
 Owner: Calvary Chapel East, a New Mexico Non-Profit Corporation  
 UPC #102205837732710167 (Tract L-1-A)  
 UPC #102205839930210168 (Tract L-1-B)  
 UPC #102205840927010169 (Tract L-1-C)

**Purpose of Plat**

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON AS [8] & [9].
- VACATE A PORTION OF A GAS EASEMENT AS SHOWN ON SHEET 3 AS [11] AND VACATE THE PRIVATE DRAINAGE EASEMENT AS SHOWN ON SHEET 2 AS [12].

**Plat for**  
**Tracts L-1-A-1 and L-1-B-1**  
**Block 11, Panorama Heights**  
**Being Comprised of Tracts L-1-A**  
**L-1-B & L-1-C, Panorama Heights**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
 November 2012

**Subdivision Data**

GROSS ACREAGE..... 7.7677 ACRES  
 ZONE ATLAS PAGE NO. .... J-22-Z  
 NUMBER OF EXISTING LOTS..... 3  
 NUMBER OF LOTS CREATED..... 2  
 MILES OF FULL WIDTH STREETS..... 0.0 MILES  
 MILES OF HALF WIDTH STREETS..... 0.00  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, .... 0.0 ACRES  
 DATE OF SURVEY..... MARCH 2012, SEPTEMBER 2012

**Legal Description**

TRACTS LETTERED "L-1-A", "L-1-B" AND "L-1-C" IN BLOCK NUMBERED ELEVEN (11) OF PANORAMA HEIGHTS, (FORMERLY TRACT L-1, BLOCK 11, PANORAMA HEIGHTS), ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 27, 2007, IN PLAT BOOK 2007C, PAGE 201, AS DOC. NO. 2007108801,

BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT L-1-B, BEING THE POINT OF BEGINNING, AND MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO THE ACS MONUMENT "1-J23A", BEARS N 89°11'47" E, A DISTANCE OF 959.45 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S 37°06'01" W, A DISTANCE OF 137.36 FEET, TO A POINT, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 14°19'37" W, A DISTANCE OF 33.57 FEET, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 63°52'28" E, A DISTANCE OF 168.17 FEET, TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF CONSTITUTION AVENUE, NE, BEING MARKED WITH A 1/2 INCH REBAR WITH CAP "LS 10464";

THENCE, COINCIDING SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 3 COURSES:

S 26°08'05" W, A DISTANCE OF 107.48 FEET, MARKED WITH A 1/2 INCH REBAR WITH CAP "LS 10464";

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 347.65, AN ARC LENGTH OF 384.04 FEET, A DELTA OF 63°17'36", AND A CHORD OF S 57°46'53" W, A DISTANCE OF 364.81 FEET, MARKED WITH A 1/2 INCH REBAR WITH CAP "LS 10464";

S 83°45'36" W, A DISTANCE OF 70.31 FEET, MARKED WITH A BATHEY MARKER "LS 14271", TO THE SOUTHWEST CORNER OF THE HEREIN TRACT;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 01°28'59" W, A DISTANCE OF 244.95 FEET, MARKED WITH A 1/2" REBAR;

THENCE, N 28°12'09" W, A DISTANCE OF 585.78 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF EASTRIDGE DRIVE, NW, MARKED WITH A BATHEY MARKER "LS 14271";

THENCE, COINCIDING SAID SOUTHEASTERLY RIGHT-OF-WAY, THE FOLLOWING TWO COURSES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1153.45, AN ARC LENGTH OF 44.37 FEET, A DELTA OF 02°12'14", AND A CHORD OF N 60°43'17"E, A DISTANCE OF 44.36, MARKED WITH A 1/2 INCH REBAR;

N 59°37'10" E, A DISTANCE OF 299.39, MARKED WITH A 1/2 REBAR WITH CAP "LS 4078";

THENCE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00, AN ARC LENGTH OF 39.22 FEET, A DELTA OF 89°52'55", AND CHORD OF S 75°26'23" E, A DISTANCE OF 35.32 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF INDIAN SCHOOL DRIVE NE, MARKED WITH A 1/2 REBAR WITH CAP "LS 4078";

THENCE, COINCIDING SAID RIGHT-OF-WAY, THE FOLLOWING THREE COURSES:

S 30°29'55" E, A DISTANCE OF 29.09 FEET, MARKED WITH A 1/2 REBAR WITH CAP "LS 4078";

S 24°39'35" E, A DISTANCE OF 100.50 FEET, MARKED WITH A 1/2 REBAR WITH CAP "LS 10464";

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1007.93, AN ARC LENGTH OF 396.05 FEET, A DELTA OF 22°30'48" AND A CHORD OF S 41°37'18" E, A DISTANCE OF 393.50 FEET, TO THE POINT OF BEGINNING, CONTAINING 7.7677 ACRES (338,361 SQ. FT.) MORE OR LESS.

**Approved and Accepted by:**

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number \_\_\_\_\_

Application Number \_\_\_\_\_

**Plat approvals:**

PNM Electric Services \_\_\_\_\_ Date \_\_\_\_\_

New Mexico Gas Company \_\_\_\_\_ Date \_\_\_\_\_

Qwest Corporation d/b/a CenturyLink QC \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ Date \_\_\_\_\_

**City approvals:**

*Will Plotner* \_\_\_\_\_ **11-6-12**  
 City Surveyor \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineer \_\_\_\_\_ Date \_\_\_\_\_

ABCWUA \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

**Surveyor's Certificate**

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

*Will Plotner* \_\_\_\_\_ **11/05/12**  
 WILL PLOTNER JR. \_\_\_\_\_ DATE \_\_\_\_\_  
 N.M.R.P.S. No. 14271



**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

**Notes**

- FIELD SURVEY PERFORMED IN MARCH 2012 AND SUPPLEMENTAL DATA GATHERED IN SEPTEMBER 2012.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
- LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS. ....

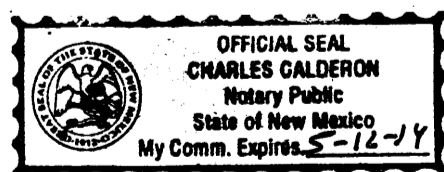
**Documents**

- TITLE COMMITMENT PROVIDED BY STEWART TITLE, FILE NO. 12030516, EFFECTIVE DATE 3/22/12.
- PLAT OF PANORAMA HEIGHTS FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 10, 1985, BOOK C26 PAGE 185.
- PLAT OF PANORAMA HEIGHTS FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 27, 2007, BOOK 2007C, PAGE 201.
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*Gary Cowan* \_\_\_\_\_ **11/5/12**  
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 COUNTY OF } SS  
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*Charles Calderon* \_\_\_\_\_ **5-12-14**  
 NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

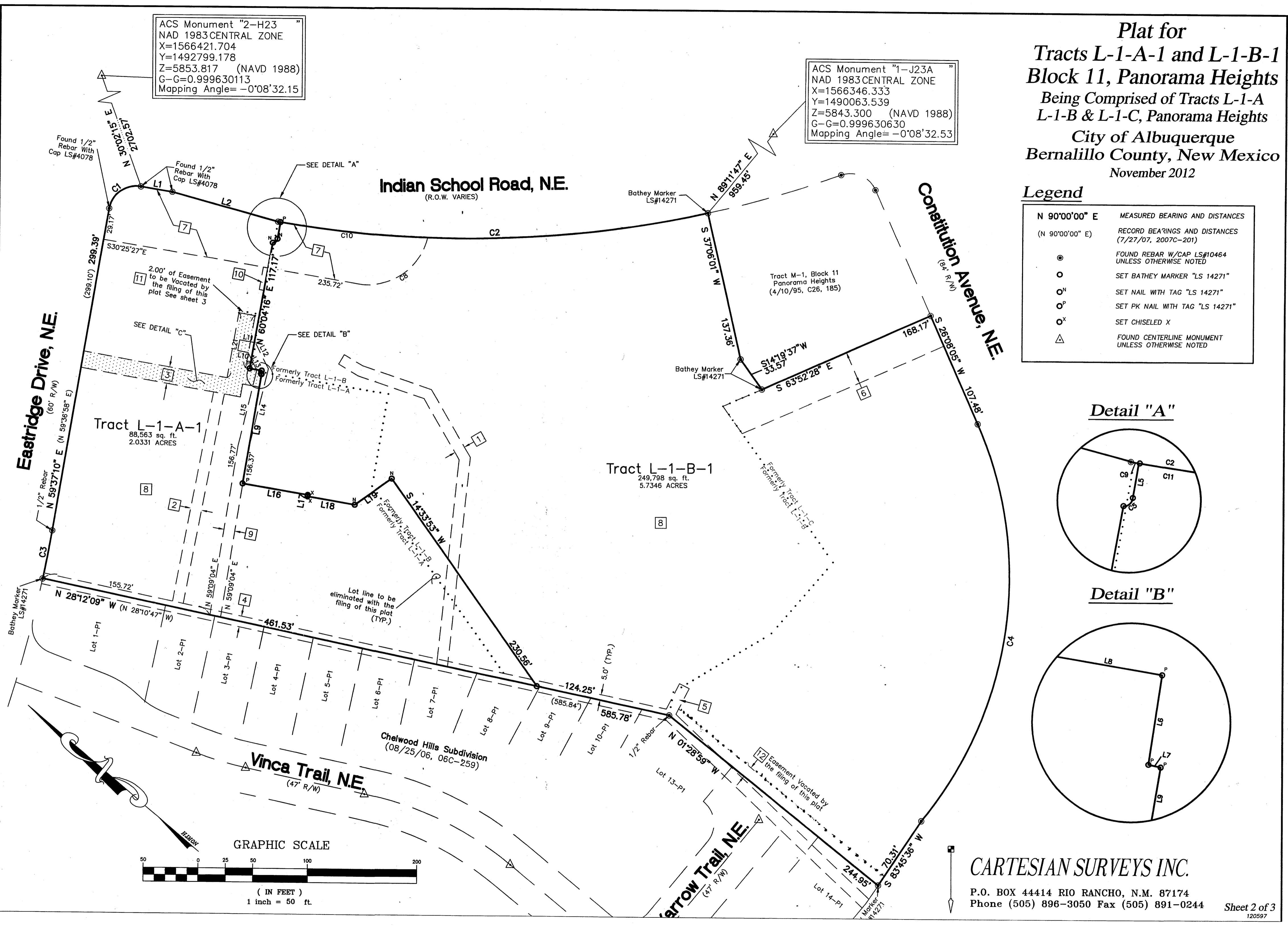
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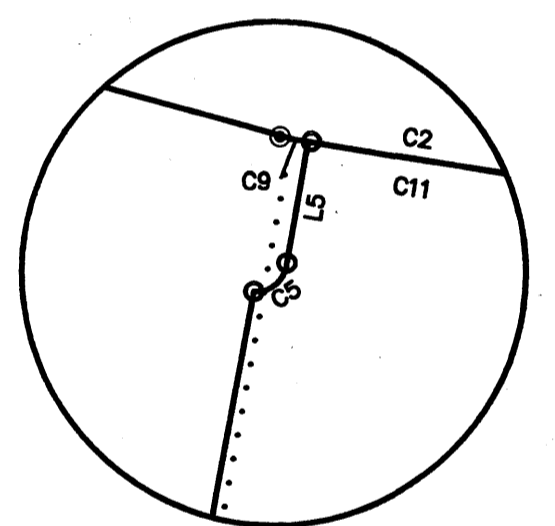
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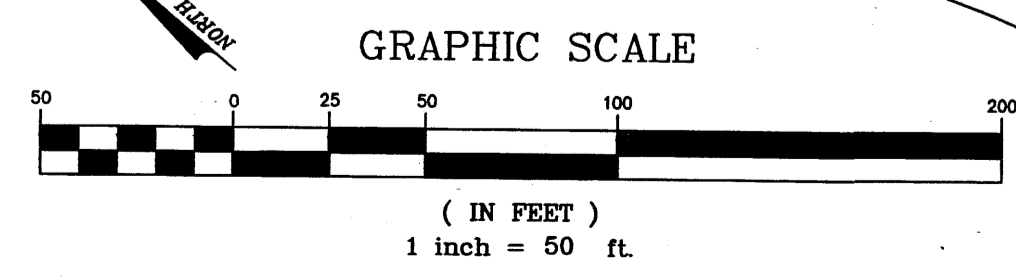
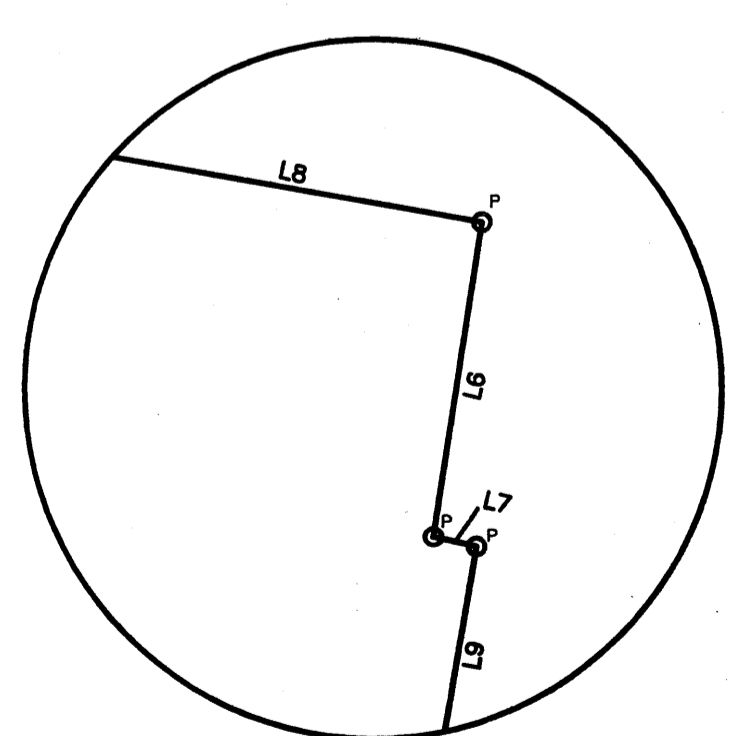
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C9	2.15'	1007.93	0°07'19"	2.15'	S30°25'34"E
C10	135.48'	1007.93	7°42'05"	135.38'	S34°20'16"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.09' (29.09')	S 30°29'55" E (S 30°23'02" E)
L2	100.50' (100.50')	S 24°39'35" E (S 24°40'22" E)
L4	59.64'	S 61°52'20" W
L5	15.74'	S 59°38'49" W
L6	3.05'	N 58°28'20" E
L7	0.42'	N 27°40'17" W
L8	11.19'	N 30°20'40" W
L9	101.42'	N 59°31'38" E
L10	9.59'	N 30°02'08" W
L11	14.56'	N 30°02'08" W
L12	26.44'	N 22°51'58" E
L13	17.75'	N 22°51'58" E
L14	74.24'	N 63°37'41" E
L15	70.92'	N 63°37'41" E
L16	60.47'	N 30°31'20" W
L17	1.42'	S 59°23'15" W
L18	43.82'	N 30°31'20" W
L19	41.54'	N 75°29'00" W
L21	10.00'	N 60°00'03" E
L22	147.94'	N 30°00'00" W
L23	15.00'	N 60°00'00" E
L24	132.94'	S 30°00'00" E
L25	60.00'	N 60°00'00" E
L26	15.00'	S 30°00'00" E
L27	48.00'	S 60°00'00" W
L28	15.78'	S 30°00'00" E
L29	15.00'	S 60°00'00" W
L30	15.78'	N 30°00'00" W
L31	12.00'	S 60°00'00" W

**Utility Easements:**

EASEMENTS GRANTED AS [9] SHOWN ON THIS PLAT ARE GRANTED FOR:

A. QWEST CORP. 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.

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.

**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.

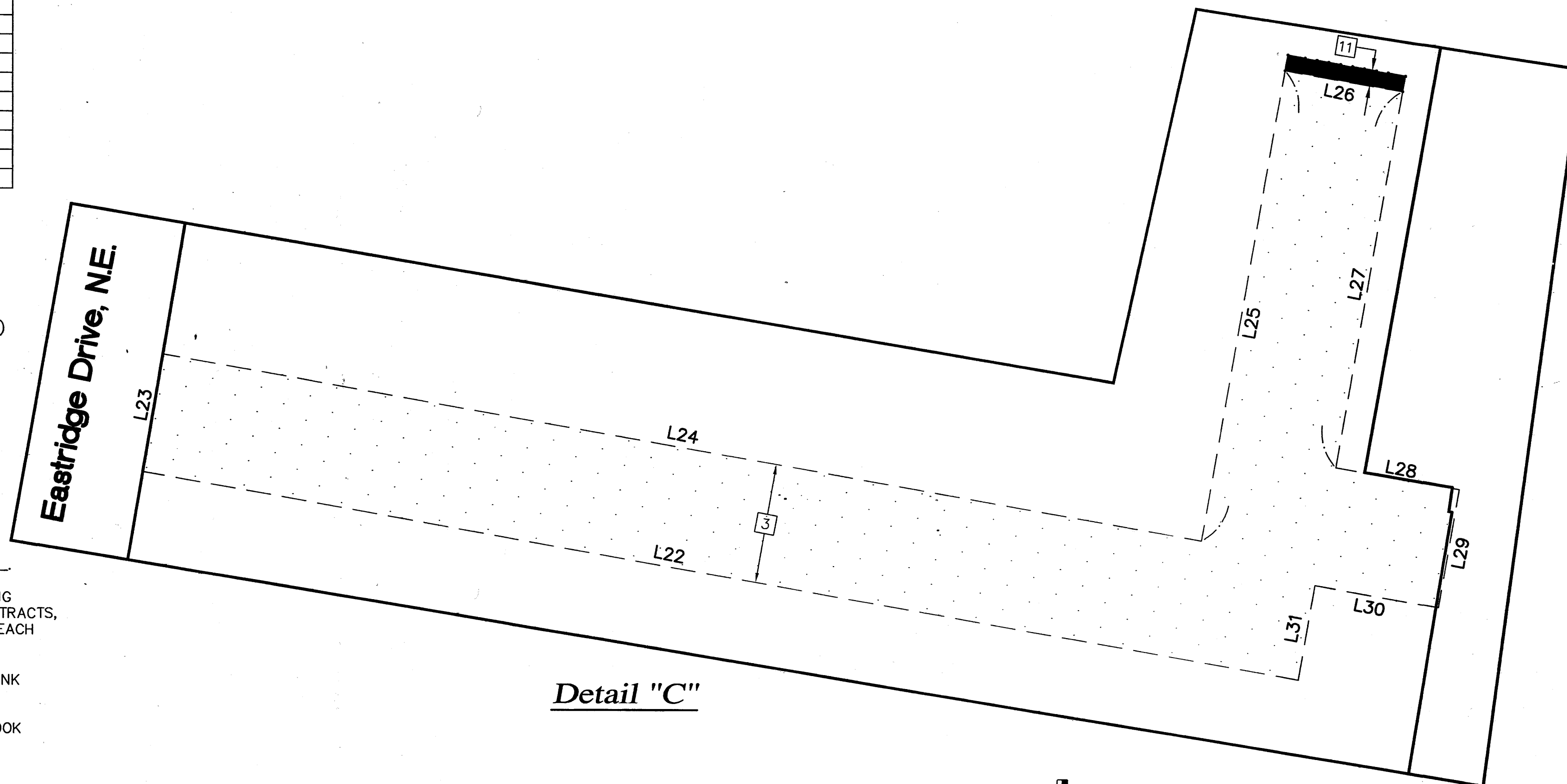
**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

**Easement Notes**

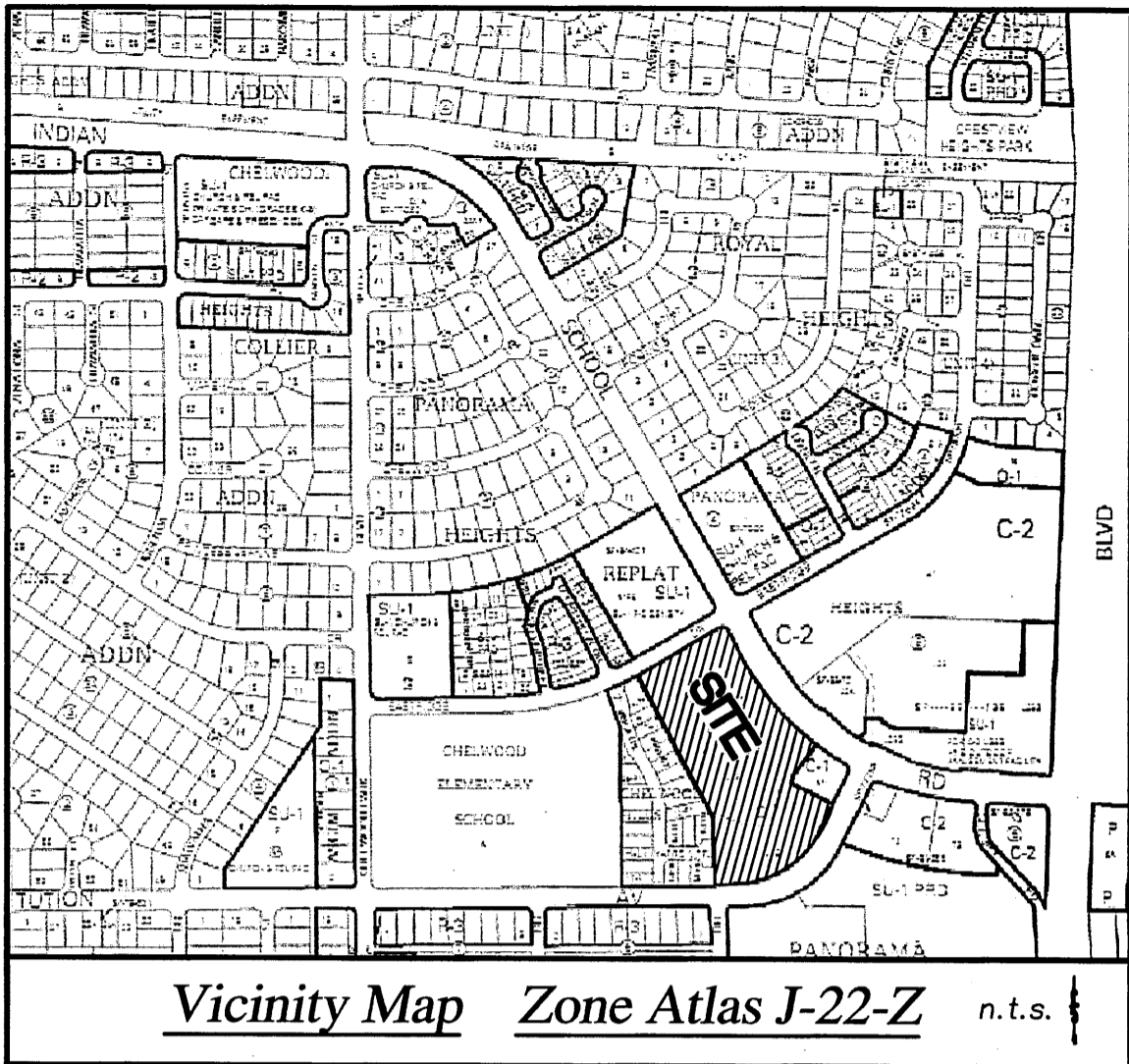
- [1] EXISTING 10' UNDERGROUND EASEMENT (04/01/87, BK. MISC. 469-A, PG. 875, DOC. NO. 87-32969)
- [2] EXISTING 10' P.U.E. (07/27/07, 2007C-201, DOC. NO. 2007108801)
- [3] EXISTING 15' PNM GAS EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801)
- [4] EXISTING 10' P.U.E. (09/17/63, C26-185 & D3-76)
- [5] EXISTING 10' X 30' ANCHOR EASEMENT (04/08/85, BK. 217A, PG. 679)
- [6] EXISTING 30' PRIVATE ACCESS EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801)
- [7] A PRIVATE CROSS LOT ACCESS, AND PARKING EASEMENT FILED \_\_\_\_\_ IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, DOC. \_\_\_\_\_
- [8] A PRIVATE CROSS LOT DRAINAGE EASEMENT, EXCLUSIVE OF EXISTING BUILDING AREAS, IS GRANTED BY THIS PLAT FOR THE BENEFIT OF TRACTS, L-1-A-1 AND L-1-B-1 AND M-1 AND IS TO BE MAINTAINED BY EACH OWNER OF THEIR RESPECTIVE TRACT.
- [9] 10' UTILITY EASEMENT FOR QWEST CORPORATION D/B/A CENTURYLINK GRANTED BY THE FILING OF THIS PLAT
- [10] EMERGENCY PEDESTRIAN EXIT EASEMENT FILED \_\_\_\_\_ IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, DOC. \_\_\_\_\_
- [11] 2' OF 15' GAS EASEMENT VACATED BY THE FILING OF THIS PLAT
- [12] 10' PRIVATE DRAINAGE EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801) VACATED BY THE FILING OF THIS PLAT



**Detail "C"**

**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244



**Indexing Information**

Section 15, Township 10 North, Range 4 East, N.M.P.M.  
 Subdivision: Panorama Heights  
 Owner: Calvary Chapel East, a New Mexico Non-Profit Corporation  
 UPC #102205837732710167 (Tract L-1-A)  
 UPC #102205839930210168 (Tract L-1-B)  
 UPC #102205840927010169 (Tract L-1-C)

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. VACATE A PORTION OF A GAS EASEMENT AS SHOWN ON SHEET 3.

**Plat for  
 Tracts L-1-A-1 and L-1-B-1  
 Block 11, Panorama Heights  
 Being Comprised of Tracts L-1-A  
 L-1-B & L-1-C, Panorama Heights  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 September 2012**

**Subdivision Data**

GROSS ACREAGE, ..... 7.7677 ACRES  
 ZONE ATLAS PAGE NO. .... J-22-Z  
 NUMBER OF EXISTING LOTS, ..... 3  
 NUMBER OF LOTS CREATED, ..... 2  
 MILES OF FULL WIDTH STREETS, ..... 0.0 MILES  
 MILES OF HALF WIDTH STREETS, ..... 0.00  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, ..... 0.0 ACRES  
 DATE OF SURVEY, ..... MARCH 2012, SEPTEMBER 2012

**Legal Description**

TRACTS LETTERED "L-1-A", "L-1-B" AND "L-1-C" IN BLOCK NUMBERED ELEVEN (11) OF PANORAMA HEIGHTS, (FORMERLY TRACT L-1, BLOCK 11, PANORAMA HEIGHTS), ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 27, 2007, IN PLAT BOOK 2007C, PAGE 201, AS DOC. NO. 2007108801,

BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT L-1-B, BEING THE POINT OF BEGINNING, AND MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO THE ACS MONUMENT "1-J23A", BEARS N 89°11'47" E, A DISTANCE OF 959.45 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S 37°06'01" W, A DISTANCE OF 137.36 FEET, TO A POINT, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 14°19'37" W, A DISTANCE OF 33.57 FEET, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 63°52'28" E, A DISTANCE OF 168.17 FEET, TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY OF CONSTITUTION AVENUE, NE, BEING MARKED WITH A 1/2 INCH REBAR WITH CAP "LS 10464";

THENCE, COINCIDING SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING 3 COURSES:

S 26°08'05" W, A DISTANCE OF 107.48 FEET, MARKED WITH A 1/2 INCH REBAR WITH CAP "LS 10464";

ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 347.65, AN ARC LENGTH OF 384.04 FEET, A DELTA OF 63°17'36", AND A CHORD OF S 57°46'53" W, A DISTANCE OF 364.81 FEET, MARKED WITH A 1/2 INCH REBAR WITH CAP "LS 10464";

S 83°45'36" W, A DISTANCE OF 70.31 FEET, MARKED WITH A BATHEY MARKER "LS 14271", TO THE SOUTHWEST CORNER OF THE HEREIN TRACT;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 01°28'59" W, A DISTANCE OF 244.95 FEET, MARKED WITH A 1/2" REBAR;

THENCE, N 28°12'09" W, A DISTANCE OF 585.78 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF EASTRIDGE DRIVE, NW, MARKED WITH A BATHEY MARKER "LS 14271";

THENCE, COINCIDING SAID SOUTHEASTERLY RIGHT-OF-WAY, THE FOLLOWING TWO COURSES:

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1153.45, AN ARC LENGTH OF 44.37 FEET, A DELTA OF 02°12'14", AND A CHORD OF N 60°43'17"E, A DISTANCE OF 44.36, MARKED WITH A 1/2 INCH REBAR;

N 59°37'10" E, A DISTANCE OF 299.39, MARKED WITH A 1/2 REBAR WITH CAP "LS 4078";

THENCE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00, AN ARC LENGTH OF 39.22 FEET, A DELTA OF 89°52'55", AND CHORD OF S 75°26'23" E, A DISTANCE OF 35.32 FEET, TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF INDIAN SCHOOL DRIVE NE, MARKED WITH A 1/2 REBAR WITH CAP "LS 4078";

THENCE, COINCIDING SAID RIGHT-OF-WAY, THE FOLLOWING THREE COURSES:

S 30°29'55" E, A DISTANCE OF 29.09 FEET, MARKED WITH A 1/2 REBAR WITH CAP "LS 4078";

S 24°39'35" E, A DISTANCE OF 100.50 FEET, MARKED WITH A 1/2 REBAR WITH CAP "LS 10464";

ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1007.93, AN ARC LENGTH OF 396.05 FEET, A DELTA OF 22°30'48" AND A CHORD OF S 41°37'18" E, A DISTANCE OF 393.50 FEET, TO THE POINT OF BEGINNING, CONTAINING 7.7677 ACRES (338,361 SQ. FT.) MORE OR LESS.

**Approved and Accepted by:**

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number \_\_\_\_\_

Application Number \_\_\_\_\_

Plat approvals:

	10-5-12
BKM Electric Services	Date
	10-11-2012
New Mexico Gas Company	Date
	10-11-12
Quest Corporation d/b/a CenturyLink QC	Date
	10-11-12
Comcast	Date

City approvals:

FOR	10-12-12
City Surveyor	Date
_____	_____
Traffic Engineer	Date
_____	_____
ABCWJA	Date
_____	_____
Parks and Recreation Department	Date
_____	_____
AMAFCA	Date
_____	_____
City Engineer	Date
_____	_____
DRB Chairperson, Planning Department	Date

**Surveyor's Certificate**

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

WILL PLOTNER JR. DATE 10/11/12  
 N.M.R.P.S. No. 14271



**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

**Notes**

1. FIELD SURVEY PERFORMED IN MARCH 2012 AND SUPPLEMENTAL DATA GATHERED IN SEPTEMBER 2012.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS. ....

**Documents**

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, FILE NO. 12030516, EFFECTIVE DATE 3/22/12.
2. PLAT OF PANORAMA HEIGHTS FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 10, 1985, BOOK C26 PAGE 185.
3. PLAT OF PANORAMA HEIGHTS FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 27, 2007, BOOK 2007C, PAGE 201.
4. PLAT FOR CHELWOOD HILLS SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 25, 2006, IN BOOK 2006C, PAGE 259.

**Free Consent**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

GARY COWAN, PRESIDENT,  
 CALVARY CHAPEL EAST, INC.

**Acknowledgment**

STATE OF NEW MEXICO }  
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9/30/12

BY: GARY COWAN, PRESIDENT, CALVARY CHAPEL EAST, INC.

SCOTT HARDY, NOTARY PUBLIC  
 MY COMMISSION EXPIRES 9/27/2016



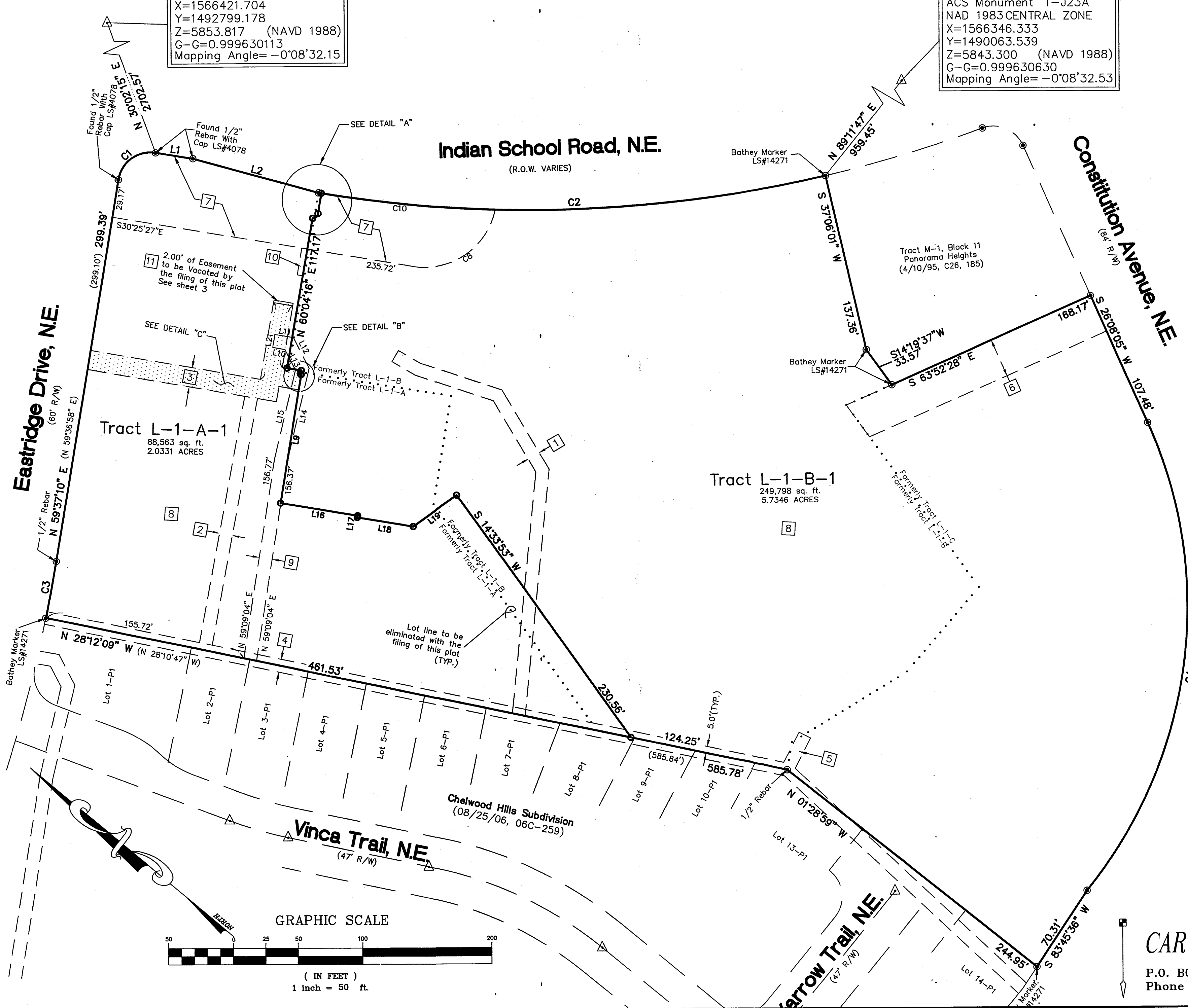
**Plat for  
Tracts L-1-A-1 and L-1-B-1  
Block 11, Panorama Heights  
Being Comprised of Tracts L-1-A  
L-1-B & L-1-C, Panorama Heights  
City of Albuquerque  
Bernalillo County, New Mexico  
September 2012**

ACS Monument "2-H23"  
NAD 1983 CENTRAL ZONE  
X=1566421.704  
Y=1492799.178  
Z=5853.817 (NAVD 1988)  
G-G=0.999630113  
Mapping Angle=-0°08'32.15

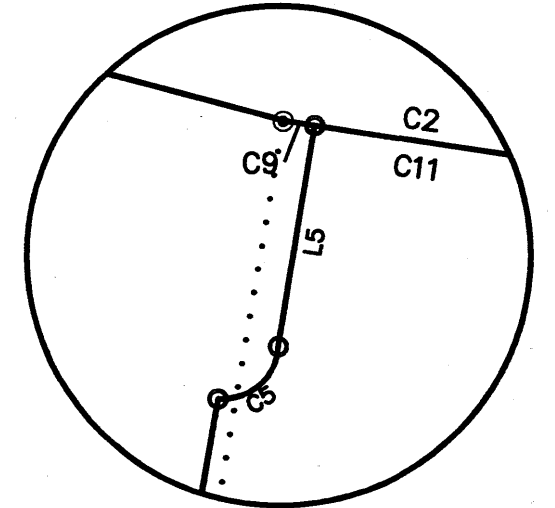
ACS Monument "1-J23A"  
NAD 1983 CENTRAL ZONE  
X=1566346.333  
Y=1490063.539  
Z=5843.300 (NAVD 1988)  
G-G=0.999630630  
Mapping Angle=-0°08'32.53

**Legend**

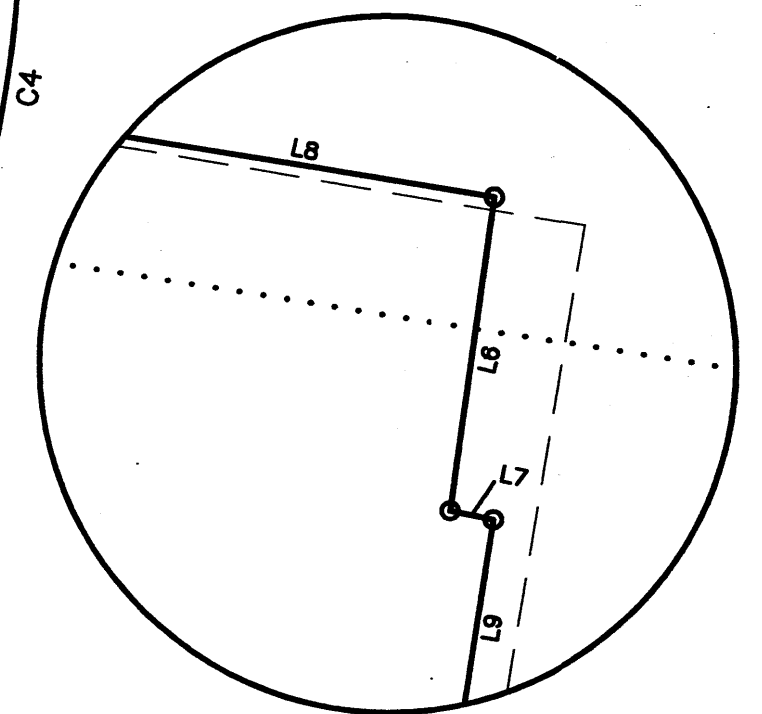
N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (7/27/07, 2007C-201)
⊙	FOUND REBAR W/CAP LS#10464 UNLESS OTHERWISE NOTED
○	SET BATHEY MARKER "LS 14271"
△	FOUND CENTERLINE MONUMENT UNLESS OTHERWISE NOTED



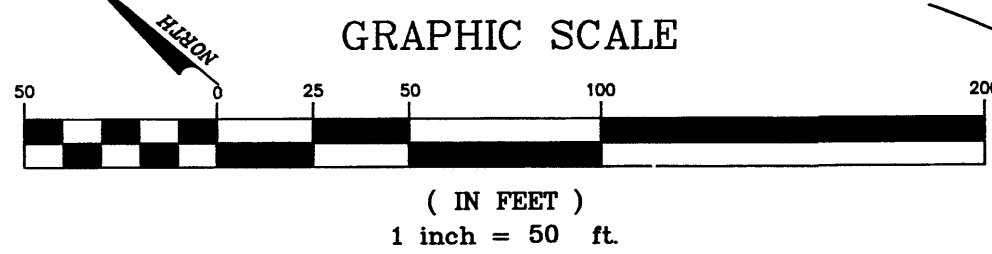
**Detail "A"**



**Detail "B"**



**Vinca Trail, N.E.**  
(47' R/W)



**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.22' (39.27')	25.00 (25.00')	89°52'55"	35.32'	N75°26'23"W
C2	396.05' (396.08')	1007.93 (1007.94')	22°30'48"	393.50'	S41°37'18"E
C3	44.37' (44.37')	1153.45 (1153.45')	2°12'14"	44.36'	N60°43'17"E
C4	384.04' (384.13')	347.65 (347.65')	63°17'36"	364.81'	N57°46'53"E
C5	6.24'	3.93	91°05'08"	5.60'	S80°59'56"E
C8	85.04'	55.68	87°30'55"	77.01'	S74°15'07"E
C9	2.15'	1007.93	0°07'19"	2.15'	S30°25'34"E
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LINE TABLE		
LINE	LENGTH	BEARING
L1	29.09' (29.09')	S30°29'50"E
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L5	15.74'	S59°38'49"W
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L11	14.56'	N30°02'08"W
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L27	48.00'	S60°00'00"W
L28	15.78'	S30°00'00"E
L29	15.00'	S60°00'00"W
L30	15.78'	N30°00'00"W
L31	12.00'	S60°00'00"W

### 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 CORP. 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) 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.

## Plat for Tracts L-1-A-1 and L-1-B-1 Block 11, Panorama Heights Being Comprised of Tracts L-1-A L-1-B & L-1-C, Panorama Heights City of Albuquerque Bernalillo County, New Mexico September 2012

### Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

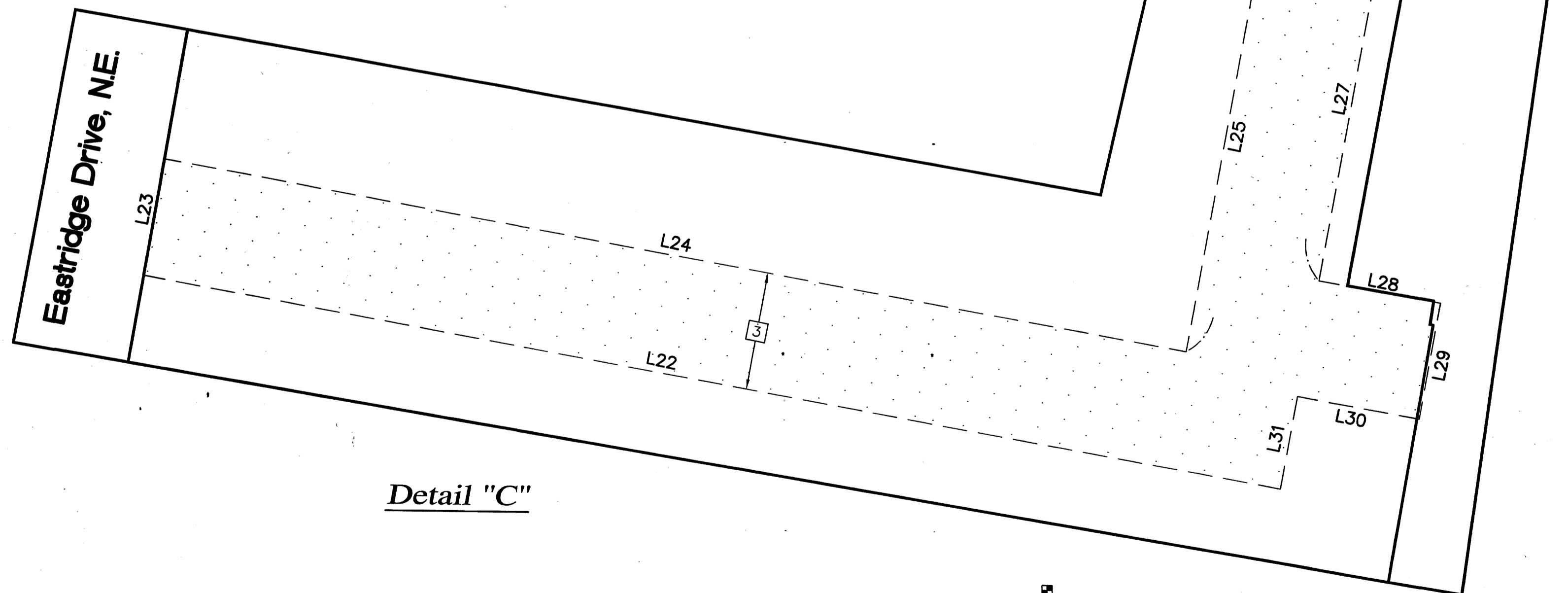
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

### 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.

### Easement Notes

- EXISTING 10' UNDERGROUND EASEMENT (04/01/87, BK. MISC. 469-A, PG. 875, DOC. NO. 87-32969)
- EXISTING 10' P.U.E. (07/27/07, 2007C-201, DOC. NO. 2007108801)
- EXISTING 15' PNM GAS EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801)
- EXISTING 10' P.U.E. (09/17/63, C26-185)
- EXISTING 10' X 30' ANCHOR EASEMENT (04/08/85, BK. 217A, PG. 679)
- EXISTING 30' PRIVATE ACCESS EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801)
- A PRIVATE CROSS LOT ACCESS, PARKING, AND DRAINAGE EASEMENT FILED \_\_\_\_\_ IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_, DOC. \_\_\_\_\_
- PRIVATE CROSS DRAINAGE EASEMENT FILED \_\_\_\_\_ IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, DOC. \_\_\_\_\_
- 10' UTILITY EASEMENT FOR QWEST CORPORATION D/B/A CENTURYLINK TO BE GRANTED WITH THE FILING OF THIS PLAT
- EMERGENCY EXIT FILED \_\_\_\_\_ IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_, DOC. \_\_\_\_\_
- 2' OF 15' GAS EASEMENT TO BE VACATED WITH THE FILING OF THIS PLAT

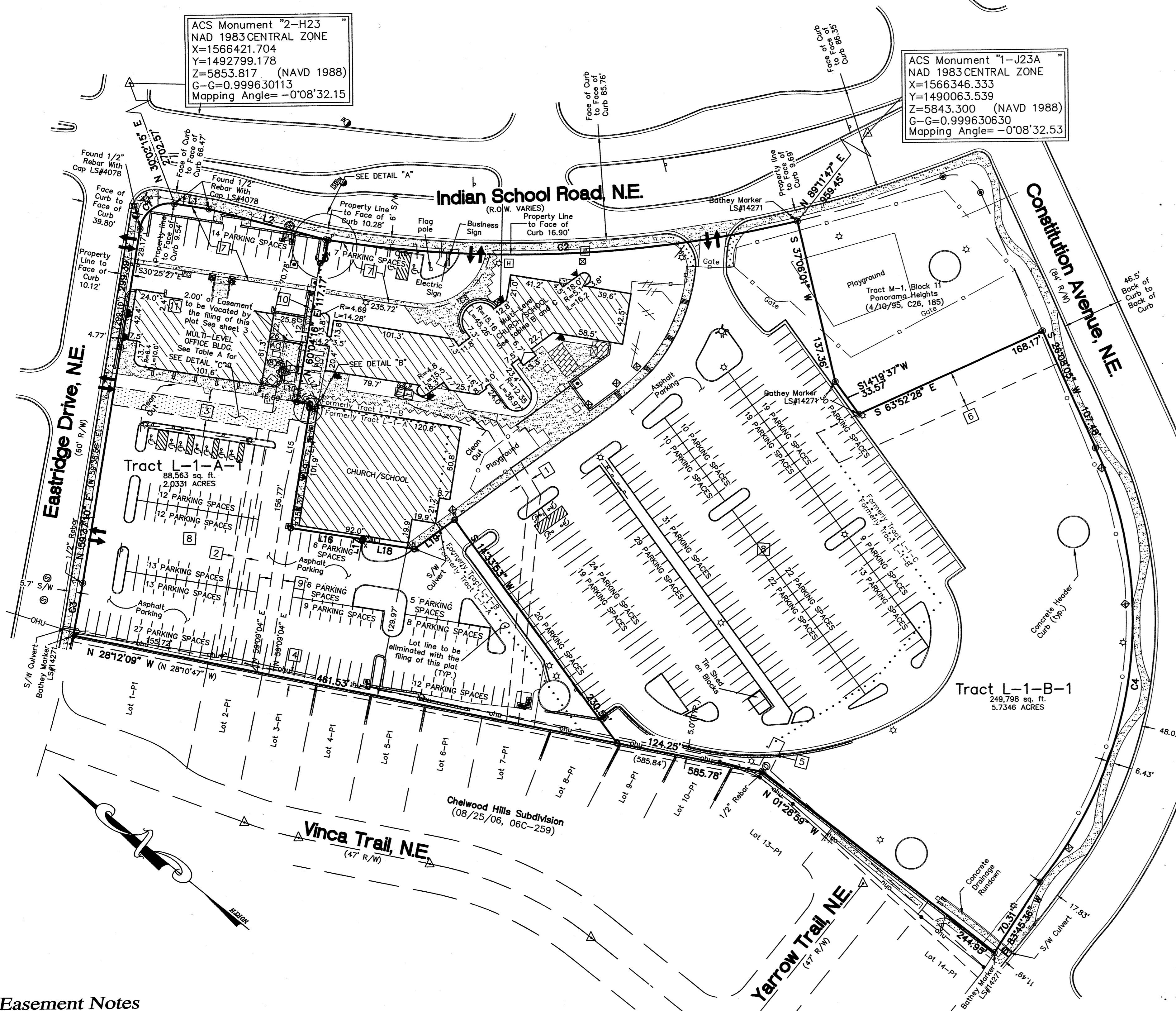


Detail "C"

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244

**Site Sketch for  
Proposed Tracts "L-1-A-1" &  
"L-1-B-1", Panorama Heights  
Block 11  
Being Comprised of Tracts "L-1-A"  
"L-1-B", and "L-1-C", Panorama Heights  
City of Albuquerque  
Bernalillo County, New Mexico  
October 2012**



**Legend**

N 90°00'00" E (N 90°00'00" E)	MEASURED BEARING AND DISTANCES	□	BOLLARD
○	RECORD BEARINGS AND DISTANCES (7/27/07, 2007C-201)	⊗	FIRE HYDRANT
⊗	FOUND REBAR W/CAP LS#10464 UNLESS OTHERWISE NOTED	⊕	LIGHT POST
⊙	SET BATHEY MARKER "LS 14271"	↔	INGRESS/EGRESS
△	FOUND CENTERLINE MONUMENT UNLESS OTHERWISE NOTED	○	UTILITY PEDESTAL
⊠	COVERED AREA	⊗	CHAIN LINK FENCE
⊙	UTILITY POLE	⊗	ROOF DRAIN
⊙	OVERHEAD UTILITY LINES	⊗	WATER VALVE
⊙	ANCHOR	⊗	WATER METER
⊙	BOLLARD	⊗	IRRIGATION BOX
⊙	SIGNAL BOX	⊗	SIGN
⊙	TRAFFIC MAST	⊗	CONCRETE AREA
⊙	FIRE LINE CONNECTION	⊗	BLOCK WALL
⊙	CHAIN LINK FENCE	⊗	ELECTRIC METER
⊙	WOOD FENCE	⊗	TRANSFORMER
⊙	METAL FENCE	⊗	GAS VALVE
		⊗	GAS METER
		⊗	ROOF DRAIN

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.22'	25.00	89°52'55"	35.32'	N75°26'23"W
C2	396.05'	1007.93	22°30'48"	393.50'	S41°37'18"E
C3	44.37'	1153.45	21°12'14"	44.36'	N60°43'17"E
C4	384.04'	347.65	63°17'36"	364.81'	N57°46'53"E
C5	6.24'	3.93	91°05'08"	5.60'	S80°59'56"E
C8	85.04'	55.68	87°30'55"	77.01'	S74°15'07"E
C9	2.15'	1007.93	0°07'19"	2.15'	S30°25'34"E
C10	135.48'	1007.93	7°42'05"	135.38'	S34°20'16"E

**LINE TABLE**

LINE	LENGTH	BEARING
L1	29.09'	S30°29'55"E
L2	100.50'	S24°39'35"E
L4	59.64'	S61°52'20"W
L5	15.74'	S59°38'49"W
L6	3.05'	N58°28'20"E
L7	0.42'	N27°40'17"W
L8	11.19'	N30°20'40"W
L9	101.42'	N59°31'38"E
L10	9.59'	N30°02'08"W
L11	14.56'	N30°02'08"W
L12	26.44'	N22°51'58"E
L13	17.75'	N22°51'58"E
L14	74.24'	N63°37'41"E
L15	70.92'	N63°37'41"E
L16	60.47'	N30°31'20"W
L17	1.42'	S59°23'15"W
L18	43.82'	N30°31'20"W
L19	41.54'	N75°29'00"W
L21	10.00'	N60°00'03"E
L22	147.94'	N30°00'00"W
L23	15.00'	N60°00'00"E
L24	132.94'	S30°00'00"E
L25	60.00'	N60°00'00"E
L26	15.00'	S30°00'00"E
L27	48.00'	S60°00'00"W
L28	15.78'	S30°00'00"E
L29	15.00'	S60°00'00"W
L30	15.78'	N30°00'00"W
L31	12.00'	S60°00'00"W

**Table A on Tract L-1-A-1  
Building for Office Uses**

Level	Leasable Area	Parking Spaces Required
Floor 1	3860	20
Floor 2	4476	22
Floor 3	4602	15
Floor 4	4059	14
Floor 5	5286	18
Floor 6	5527	18
Floor 7	5161	17
<b>Total Required</b>		<b>124</b>

Total Spaces on L-1-A-1 147 Spaces

**Table B  
Parking requirements for a Church**

# of Seats in Main Room	1 space for every 4 seats
266	67

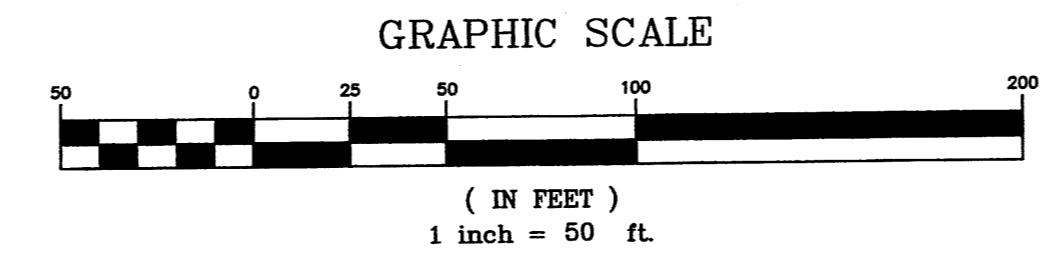
OR

**Table C  
Parking requirements High School**

# of Seats in Main Room	1 space for every 4 seats	Total Required
266	67	67
OR		
# of classrooms	1 Space for every classroom	Total Required
7	4	28 spaces
The greater of the two is 67		
plus		
# of employees	1 space for every employee	Total Required
25	25	62

Total Spaces on L-1-B-1 284 Spaces

- Easement Notes**
- EXISTING 10' UNDERGROUND EASEMENT (04/01/87, BK. MISC. 469-A, PG. 875, DOC. NO. 87-32969)
  - EXISTING 10' P.U.E. (07/27/07, 2007C-201, DOC. NO. 2007108801)
  - EXISTING 15' PNM GAS EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801)
  - EXISTING 10' P.U.E. (09/17/63, C26-185)
  - EXISTING 10' X 30' ANCHOR EASEMENT (04/08/85, BK. 217A, PG. 679)
  - EXISTING 30' PRIVATE ACCESS EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801)
  - A PRIVATE CROSS LOT ACCESS, PARKING, AND DRAINAGE EASEMENT IS GRANTED BY THIS PLAT FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACTS L-1-A-1 AND L-1-B-1, AND IS TO BE MAINTAINED BY SAID OWNERS.
  - A PRIVATE CROSS DRAINAGE EASEMENT, EXCLUSIVE OF BUILDING AREAS IS GRANTED BY THIS PLAT FOR THE BENEFIT OF TRACTS, L-1-A-1 AND L-1-B-1 AND M-1 AND IS TO BE MAINTAINED BY OWNERS OF THEIR INDIVIDUAL TRACT.





**Site Sketch for  
Proposed Tracts "L-1-A-1" &  
"L-1-B-1", Panorama Heights  
Block 11  
Being Comprised of Tracts "L-1-A"  
"L-1-B", and "L-1-C", Panorama Heights  
City of Albuquerque  
Bernalillo County, New Mexico  
September 2012**

**Legend**

N 90°00'00" E	MEASURED BEARING AND DISTANCES		FIRE HYDRANT
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (7/27/07, 2007C-201)		LIGHT POST
	FOUND REBAR W/CAP LS#10484 UNLESS OTHERWISE NOTED		INGRESS/EGRESS
	SET BATHEY MARKER "LS 14271"		UTILITY PEDESTAL
	FOUND CENTERLINE MONUMENT UNLESS OTHERWISE NOTED		CHAIN LINK FENCE
	COVERED AREA		ROOF DRAIN
	UTILITY POLE		WATER VALVE
	OVERHEAD UTILITY LINES		WATER METER
	ANCHOR		IRRIGATION BOX
	BOLLARD		SIGN
	SIGNAL BOX		CONCRETE AREA
	TRAFFIC MAST		BLOCK WALL
	FIRE LINE CONNECTION		ELECTRIC METER
	CHAIN LINK FENCE		TRANSFORMER
	WOOD FENCE		
	METAL FENCE		

**LINE TABLE**

LINE	LENGTH	BEARING
L1	(29.09') 29.09'	(S 30°23'02" E) S 30°29'55" E
L2	(100.50') 100.50'	(S 24°40'22" E) S 24°39'35" E
L3	(33.59') 33.57'	(S 14°18'57" W) S 14°19'37" W
L4	(38.61') 38.62'	(N 63°52'17" W) N 63°52'28" W
L5	(21.55') 21.56'	(S 60°00'00" W) S 59°59'49" W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	(39.27') 39.22'	(25.00') 25.00'	89°52'55"	35.32'	N 75°26'23" W
C2	(396.08') 396.05'	(1007.94') 1007.93'	22°30'48"	393.50'	S 41°37'18" E
C3	(44.37') 44.37'	(1153.45') 1153.45'	02°12'14"	44.36'	N 60°43'17" E

**Table A on Tract L-1-A-1**

**Building for Office Uses**

Level	Leaseable Area	Parking Spaces Required
Floor 1	3990	20
Floor 2	4478	22
Floor 3	4602	15
Floor 4	4059	14
Floor 5	5296	18
Floor 6	5527	18
Floor 7	5181	17
Total Required		124

Total Spaces on L-1-A-1 147 Spaces

**Table B**

**Parking requirements for a Church**

# of Seats in Main Room	1 space for every 4 seats
296	67

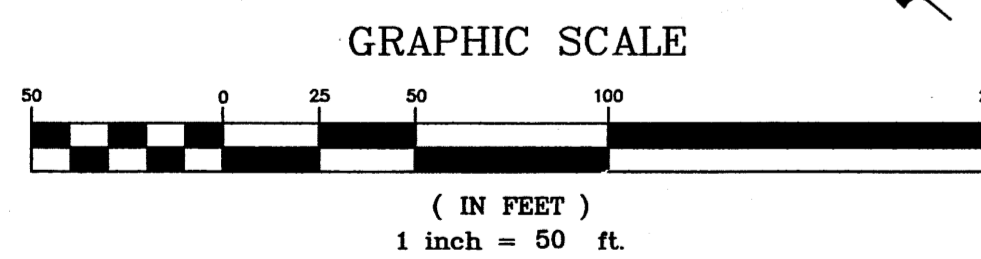
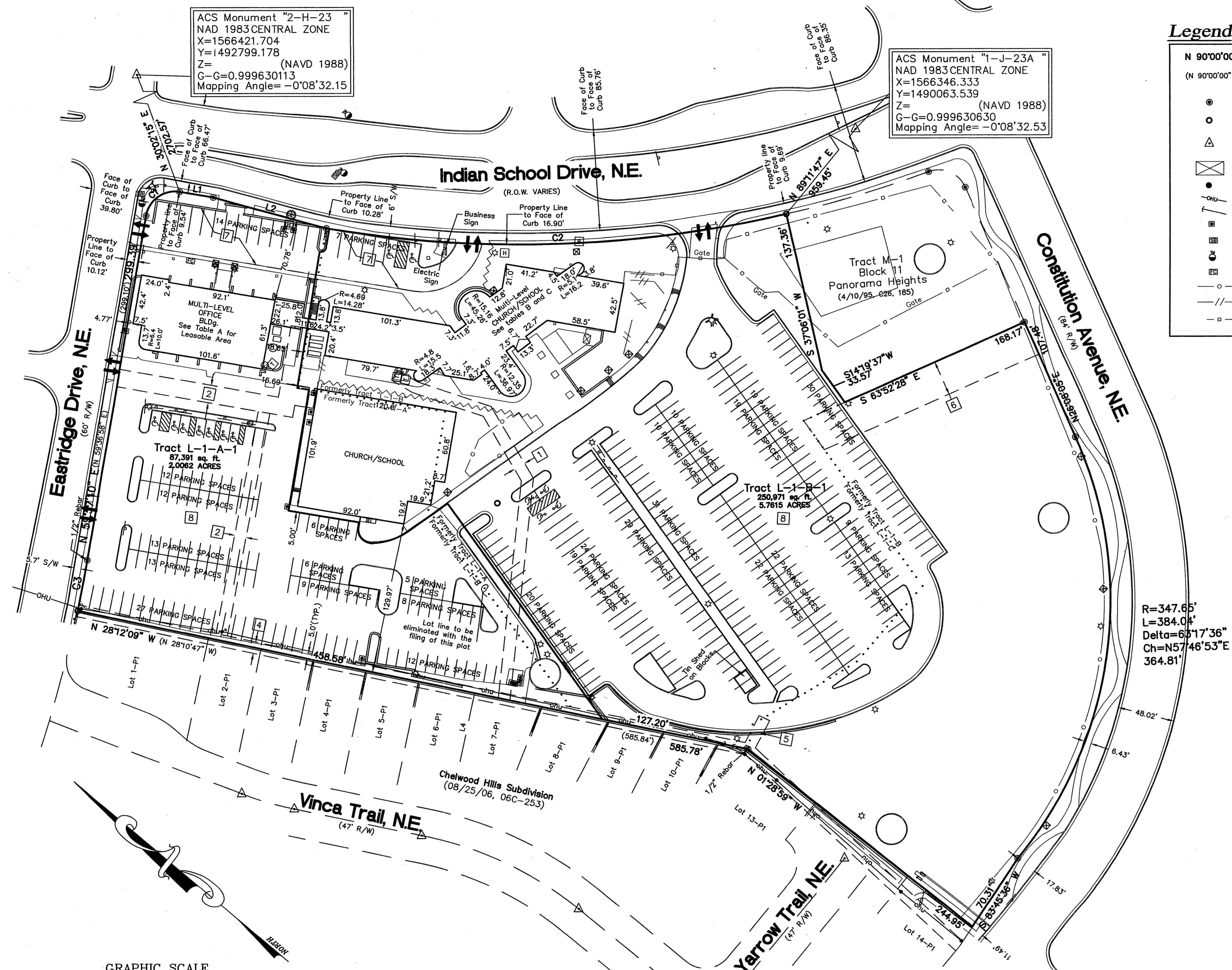
OR

**Table C**

**Parking requirements High School**

# of Seats in Main Room	1 space for every 4 seats	Total Required
296	67	67
OR		
# of classrooms	1 space for every classroom	Total Required
7	4	28 spaces
The greater of the two is 67		
plus		
Parking requirements Middle and Elementary		
# of employees	1 space for every employee	Total Required
25	25	92

Total Spaces on L-1-B-1 284 Spaces



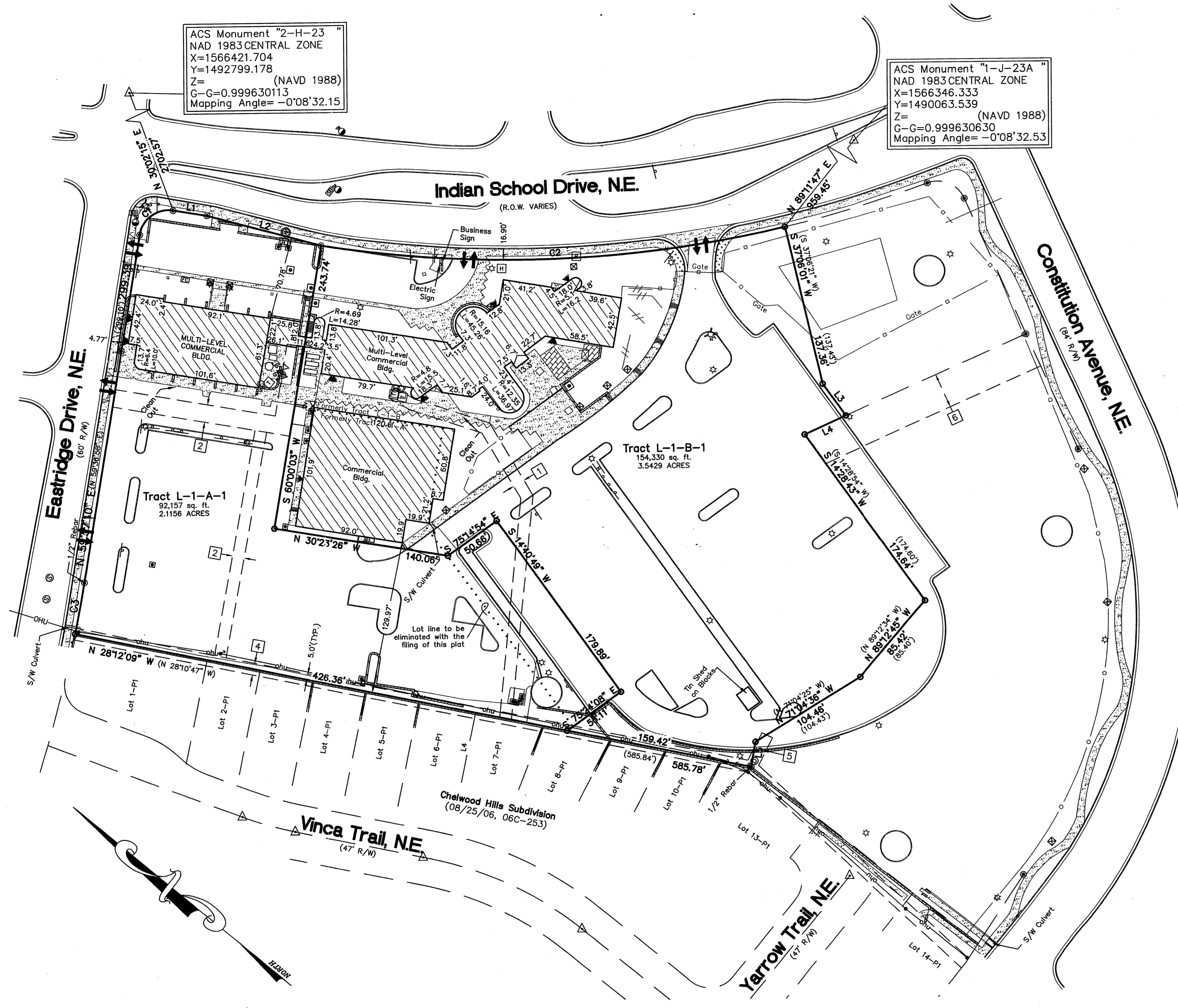
**Easement Notes**

- |  |  |
|--|--|
| <p>1 EXISTING 10' UNDERGROUND EASEMENT (04/01/87, BK. MISC. 469-A, PG. 875, DOC. NO. 87-32969)</p> <p>2 EXISTING 10' P.U.E. (07/27/07, 2007C-201, DOC. NO. 2007108801)</p> <p>3 EXISTING 15' PNM GAS EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801)</p> <p>4 EXISTING 10' P.U.E. (09/17/63, C26-185)</p> <p>5 EXISTING 10' X 30' ANCHOR EASEMENT (04/08/85, BK. 217A, PG. 679)</p> <p>6 EXISTING 30' PRIVATE ACCESS EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801)</p> | <p>7 A PRIVATE CROSS LOT ACCESS, PARKING, AND DRAINAGE EASEMENT IS GRANTED BY THIS PLAT FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACTS L-1-A-1 AND L-1-B-1, AND IS TO BE MAINTAINED BY SAID OWNERS.</p> <p>8 A PRIVATE CROSS DRAINAGE EASEMENT, EXCLUSIVE OF BUILDING AREAS IS GRANTED BY THIS PLAT FOR THE BENEFIT OF TRACTS, L-1-A-1 AND L-1-B-1 AND M-1 AND IS TO BE MAINTAINED BY OWNERS OF THEIR INDIVIDUAL TRACT.</p> |
|--|--|

**Site Sketch for  
Proposed Tracts "L-1-A-1" &  
"L-1-B-1", Panorama Heights  
Being Comprised of Tracts "L-1-A"  
& "L-1-B", Panorama Heights  
City of Albuquerque  
Bernalillo County, New Mexico  
August 2012**

ACS Monument "2-H-23"  
NAD 1983 CENTRAL ZONE  
X=1566421.704  
Y=1492799.178  
Z= (NAVD 1988)  
G-G=0.999630113  
Mapping Angle=-0°08'32.15"

ACS Monument "1-J-23A"  
NAD 1983 CENTRAL ZONE  
X=1566346.333  
Y=1490063.539  
Z= (NAVD 1988)  
G-G=0.999630630  
Mapping Angle=-0°08'32.53"



**Legend**

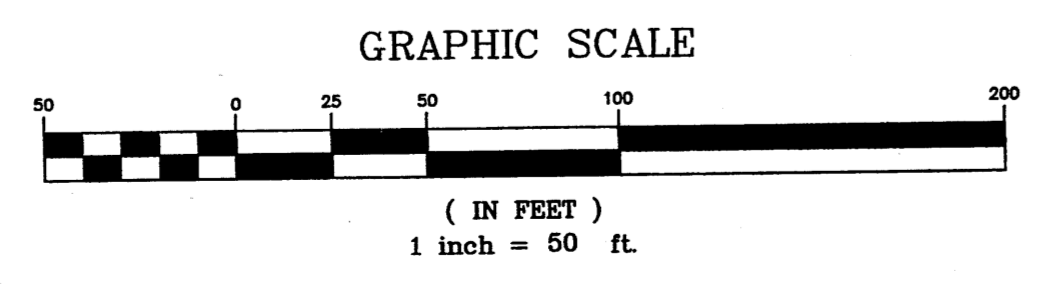
N 90°00'00" E (N 90°00'00" E)	MEASURED BEARING AND DISTANCES		FIRE HYDRANT
○	RECORD BEARINGS AND DISTANCES (7/27/07, 2007C-201)		LIGHT POST
●	FOUND REBAR W/CAP LS#10464 UNLESS OTHERWISE NOTED		INGRESS/EGRESS
○	SET BATHEY MARKER "LS 14271"		UTILITY PEDESTAL
△	FOUND CENTERLINE MONUMENT UNLESS OTHERWISE NOTED		ROOF DRAIN
⊠	COVERED AREA		CHAIN LINK FENCE
—	UTILITY POLE		WATER VALVE
—	OVERHEAD UTILITY LINES		WATER METER
—	ANCHOR		TRANSFORMER
—	BOLLARD		STORM DRAIN INLET
—	SIGNAL BOX		HOT BOX
—	TRAFFIC MAST		ELECTRIC METER
—	FIRE LINE CONNECTION		IRRIGATION BOX
—	GAS VALVE		PULL BOX
—	GAS METER		SIGN
—	CHAIN LINK FENCE		CONCRETE AREA
—	WOOD FENCE		BLOCK WALL
—	METAL FENCE		

LINE TABLE		
LINE	LENGTH	BEARING
L1	(29.09') 29.09'	(S 30°23'02" E) S 30°29'55" E
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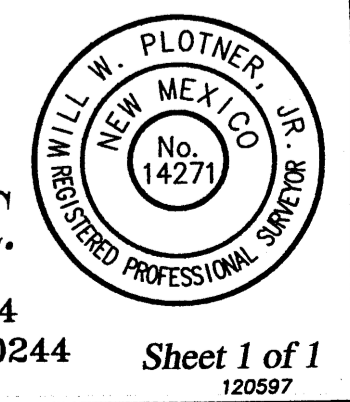
**Easement Notes**

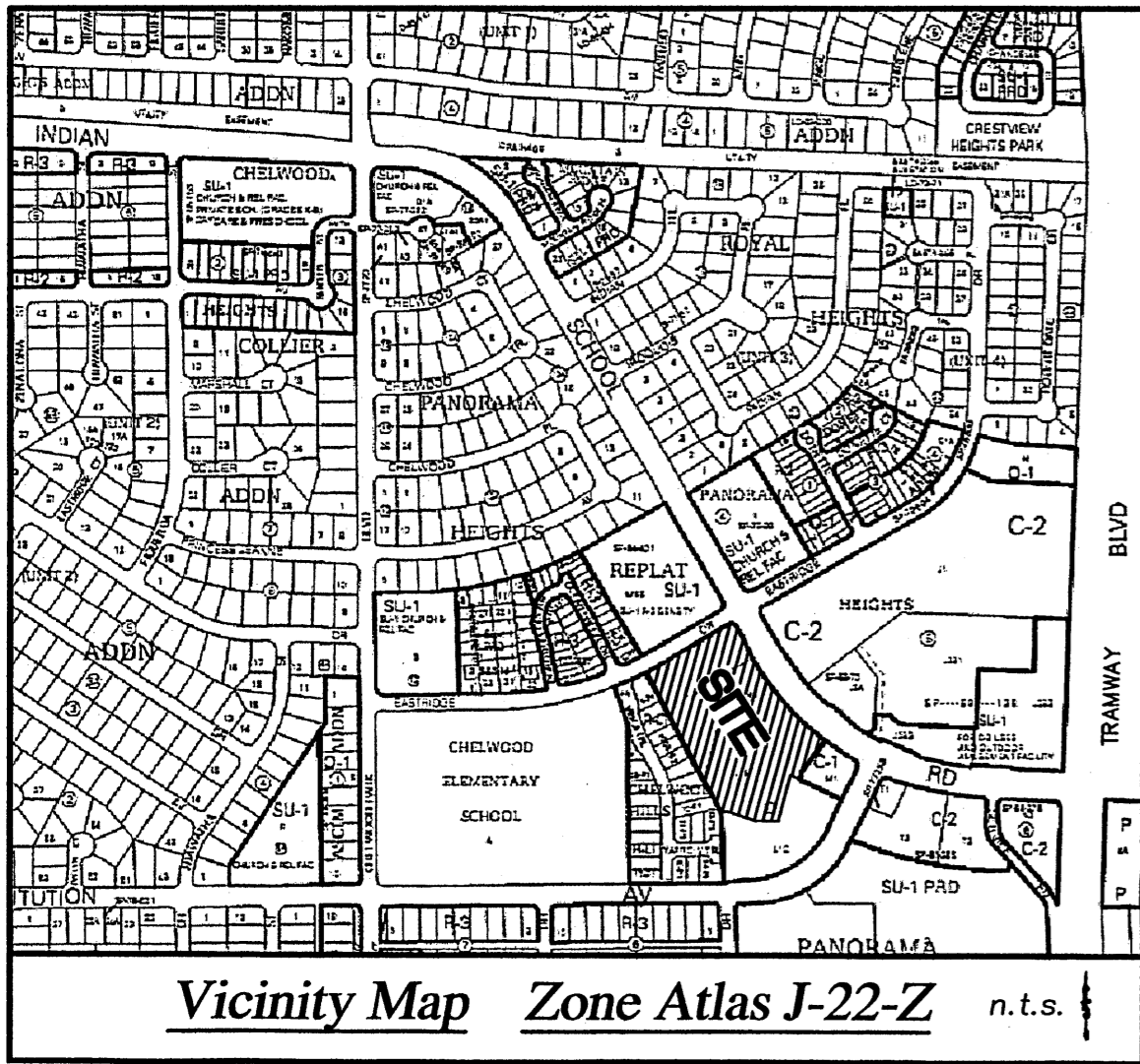
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- EXISTING 10' X 30' ANCHOR EASEMENT (04/08/85, BK. 217A, PG. 679)
- EXISTING 30' PRIVATE ACCESS EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801)



**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244





**Indexing Information**

Section 15, Township 10 North, Range 4 East, N.M.P.M.  
 Subdivision: Panorama Heights  
 Owner: Calvary Chapel East, a New Mexico Non-Profit Corporation  
 UPC #102205837732710167 (Tract L-1-A)  
 UPC #102205839930210168 (Tract L-1-B)

**Purpose of Plat**

1. ADJUST INTERIOR LOT LINES AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE . . . . . 5.6586 ACRES  
 ZONE ATLAS PAGE NO. . . . . J-22-Z  
 NUMBER OF EXISTING LOTS. . . . . 2  
 NUMBER OF LOTS CREATED. . . . . 2  
 MILES OF FULL WIDTH STREETS. . . . . 0.0 MILES  
 MILES OF HALF WIDTH STREETS. . . . . 0.00  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0.0 ACRES  
 DATE OF SURVEY. . . . . MARCH 2012

**Sketch Plat for  
 Tracts "L-1-A-1" & "L-1-B-1"  
 Panorama Heights  
 Being Comprised of Tracts "L-1-A"  
 & "L-1-B", Panorama Heights  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 September 2012**

**Approved and Accepted by:**

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

**Project Number** \_\_\_\_\_

**Application Number** \_\_\_\_\_

**Plat 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
Traffic Engineer	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

**Surveyor's Certificate**

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

WILL PLOTNER JR. \_\_\_\_\_ DATE  
 N.M.R.P.S. No. 14271

**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244



**Notes**

1. FIELD SURVEY PERFORMED IN MARCH 2012.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS. . . . .

**Free Consent & Dedication**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

REPRESENTATIVE ON BEHALF OF \_\_\_\_\_ DATE  
 CALVARY CHAPEL EAST

**Acknowledgment**

STATE OF NEW MEXICO }  
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY: REPRESENTATIVE ON BEHALF OF CALVARY CHAPEL EAST

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**Legal Description**

TRACTS LETTERED "L-1-A" AND "L-1-B" IN BLOCK NUMBERED ELEVEN (11) OF PANORAMA HEIGHTS, (FORMERLY TRACT L-1, BLOCK 11, PANORAMA HEIGHTS), ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 27, 2007, IN PLAT BOOK 2007C, PAGE 201, AS DOC. NO. 2007108801.

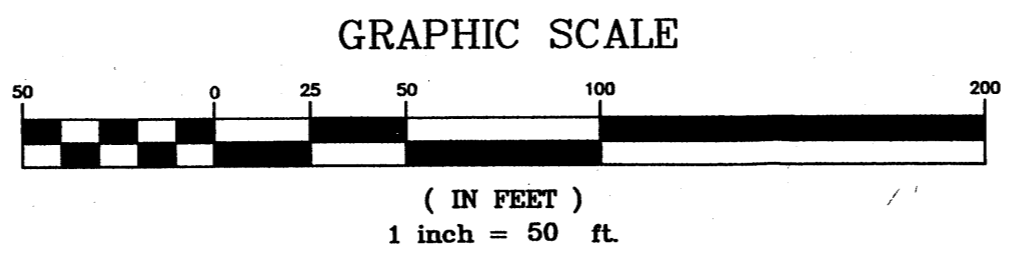
**Flood Notes**

BASED UPON SCALING, THIS SUBJECT PROPERTY APPEARS TO BE IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0357G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 BEING DEFINED AS AN AREA OUT OF THE 500 YEAR FLOODPLAIN.

**Documents**

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, FILE NO. 12030516, EFFECTIVE DATE 3/22/12.
2. PLAT OF PANORAMA HEIGHTS FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 10, 1985, BOOK C26 PAGE 185.
3. PLAT OF PANORAMA HEIGHTS FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 27, 2007, BOOK 2007C, PAGE 201.
4. PLAT FOR CHELWOOD HILLS SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 25, 2006, IN BOOK 2006C, PAGE 259.

NAD 1983 CENTRAL ZONE  
 X=1566421.704  
 Y=1492799.178  
 Z= (NAVD 1988)  
 G-G=0.999630113  
 Mapping Angle=-0°08'32.15

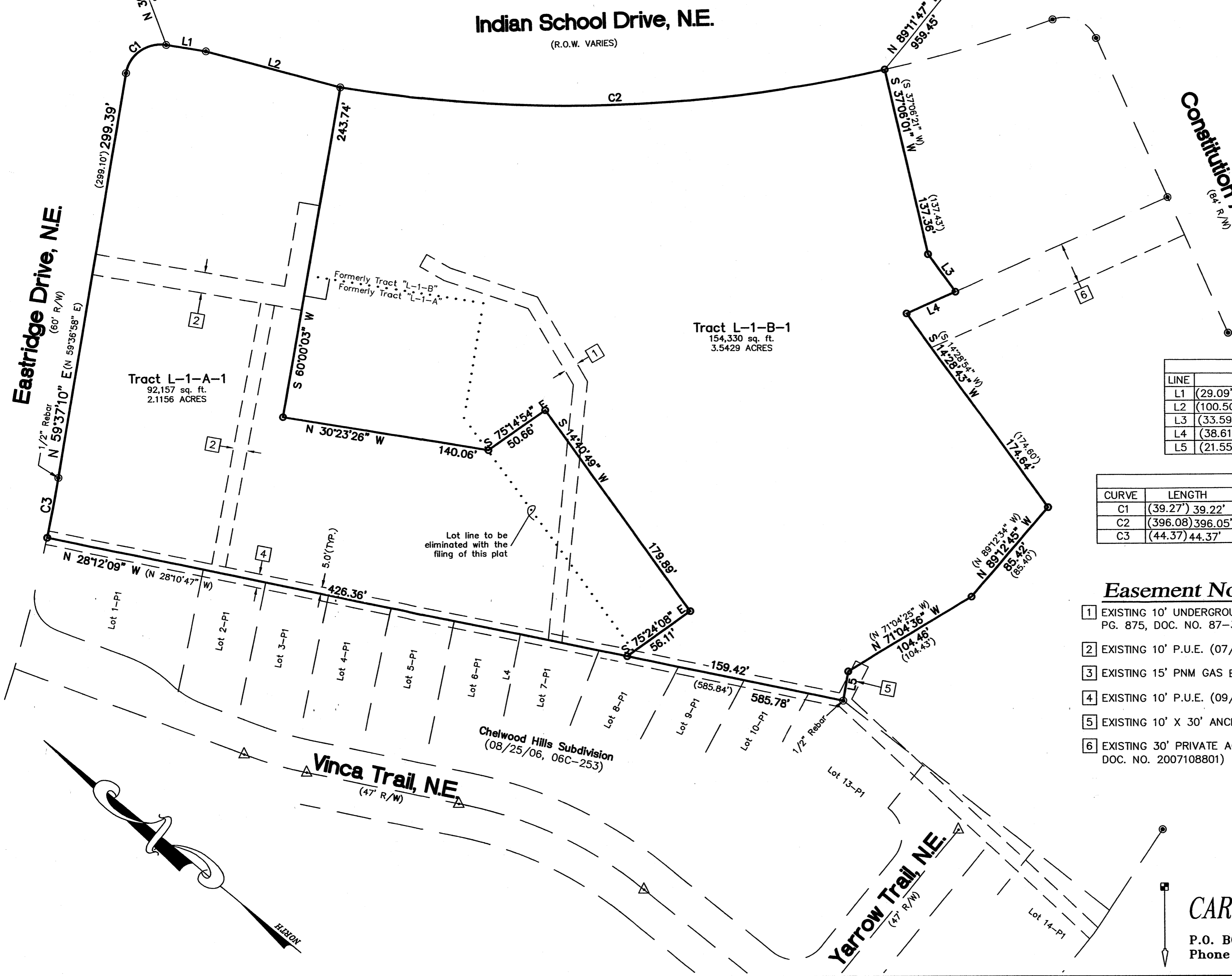


ACS Monument "1-J-23A"  
 NAD 1983 CENTRAL ZONE  
 X=1566346.333  
 Y=1490063.539  
 Z= (NAVD 1988)  
 G-G=0.999630630  
 Mapping Angle=-0°08'32.53

**Sketch Plat for**  
**Tracts "L-1-A-1" & "L-1-B-1"**  
**Panorama Heights**  
 Being Comprised of Tracts "L-1-A"  
 & "L-1-B", Panorama Heights  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 September 2012

**Legend**

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (7/27/07, 2007C-201)
●	FOUND REBAR W/CAP LS#10464 UNLESS OTHERWISE NOTED
○	SET BATHEY MARKER "LS 14271"
△	FOUND CENTERLINE MONUMENT UNLESS OTHERWISE NOTED



**LINE TABLE**

LINE	LENGTH	BEARING
L1	(29.09') 29.09'	(S 30°23'02" E) S 30°29'55" E
L2	(100.50') 100.50'	(S 24°40'22" E) S 24°39'35" E
L3	(33.59') 33.57'	(S 14°18'57" W) S 14°19'37" W
L4	(38.61') 38.62'	(N 63°52'17" W) N 63°52'28" W
L5	(21.55') 21.56'	(S 60°00'00" W) S 59°59'49" W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	(39.27') 39.22'	(25.00') 25.00'	89°52'55"	35.32'	N 75°26'23" W
C2	(396.08') 396.05'	(1007.94') 1007.93'	22°30'48"	393.50'	S 41°37'18" E
C3	(44.37') 44.37'	(1153.45') 1153.45'	02°12'14"	44.36'	N 60°43'17" E

**Easement Notes**

- EXISTING 10' UNDERGROUND EASEMENT (04/01/87, BK. MISC. 469-A, PG. 875, DOC. NO. 87-32969)
- EXISTING 10' P.U.E. (07/27/07, 2007C-201, DOC. NO. 2007108801)
- EXISTING 15' PNM GAS EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801)
- EXISTING 10' P.U.E. (09/17/63, C26-185)
- EXISTING 10' X 30' ANCHOR EASEMENT (04/08/85, BK. 217A, PG. 679)
- EXISTING 30' PRIVATE ACCESS EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801)

**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244



**Site Sketch for  
Proposed Tracts "L-1-A-1" &  
"L-1-B-1", Panorama Heights  
Block 11  
Being Comprised of Tracts "L-1-A"  
"L-1-B", and "L-1-C", Panorama Heights  
City of Albuquerque  
Bernalillo County, New Mexico  
September 2012**

**Legend**

N 90°00'00" E (N 90°00'00" E)	MEASURED BEARING AND DISTANCES		FIRE HYDRANT
	RECORD BEARINGS AND DISTANCES (7/27/07, 2007C-201)		LIGHT POST
	FOUND REBAR W/CAP LS#10464 UNLESS OTHERWISE NOTED		INGRESS/EGRESS
	SET BATHEY MARKER "LS 14271"		UTILITY PEDESTAL
	FOUND CENTERLINE MONUMENT UNLESS OTHERWISE NOTED		CHAIN LINK FENCE
	COVERED AREA		ROOF DRAIN
	ANCHOR		WATER VALVE
	BOLLARD		WATER METER
	SIGNAL BOX		IRRIGATION BOX
	TRAFFIC MAST		SIGN
	FIRE LINE CONNECTION		CONCRETE AREA
	CHAIN LINK FENCE		BLOCK WALL
	WOOD FENCE		ELECTRIC METER
	METAL FENCE		TRANSFORMER

LINE	LENGTH	BEARING
L1	(29.09') 29.09'	(S 30°23'02" E) S 30°29'55" E
L2	(100.50') 100.50'	(S 24°40'22" E) S 24°39'35" E
L3	(33.59') 33.57'	(S 14°18'57" W) S 14°19'37" W
L4	(38.61') 38.62'	(N 63°52'17" W) N 63°52'28" W
L5	(21.55') 21.56'	(S 60°00'00" W) S 59°59'49" W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	(39.27') 39.22'	(25.00') 25.00'	89°52'55"	35.32'	N 75°26'23" W
C2	(396.08') 396.05'	(1007.94') 1007.93'	22°30'48"	393.50'	S 41°37'18" E
C3	(44.37') 44.37'	(1153.45') 1153.45'	02°12'14"	44.36'	N 60°43'17" E

Table A on Tract L-1-A-1

Building for Office Uses		
Level	Leaseable Area	Parking Spaces Required
Floor 1	2680	20
Floor 2	4476	22
Floor 3	4602	15
Floor 4	4059	14
Floor 5	5286	18
Floor 6	5527	18
Floor 7	5181	17
Total Required		124

Total Spaces on L-1-A-1 147 Spaces

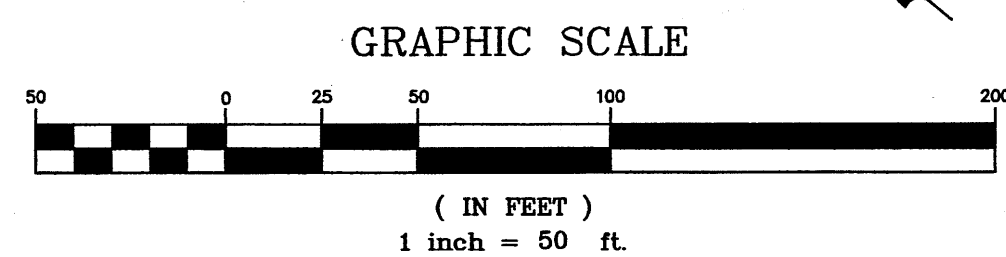
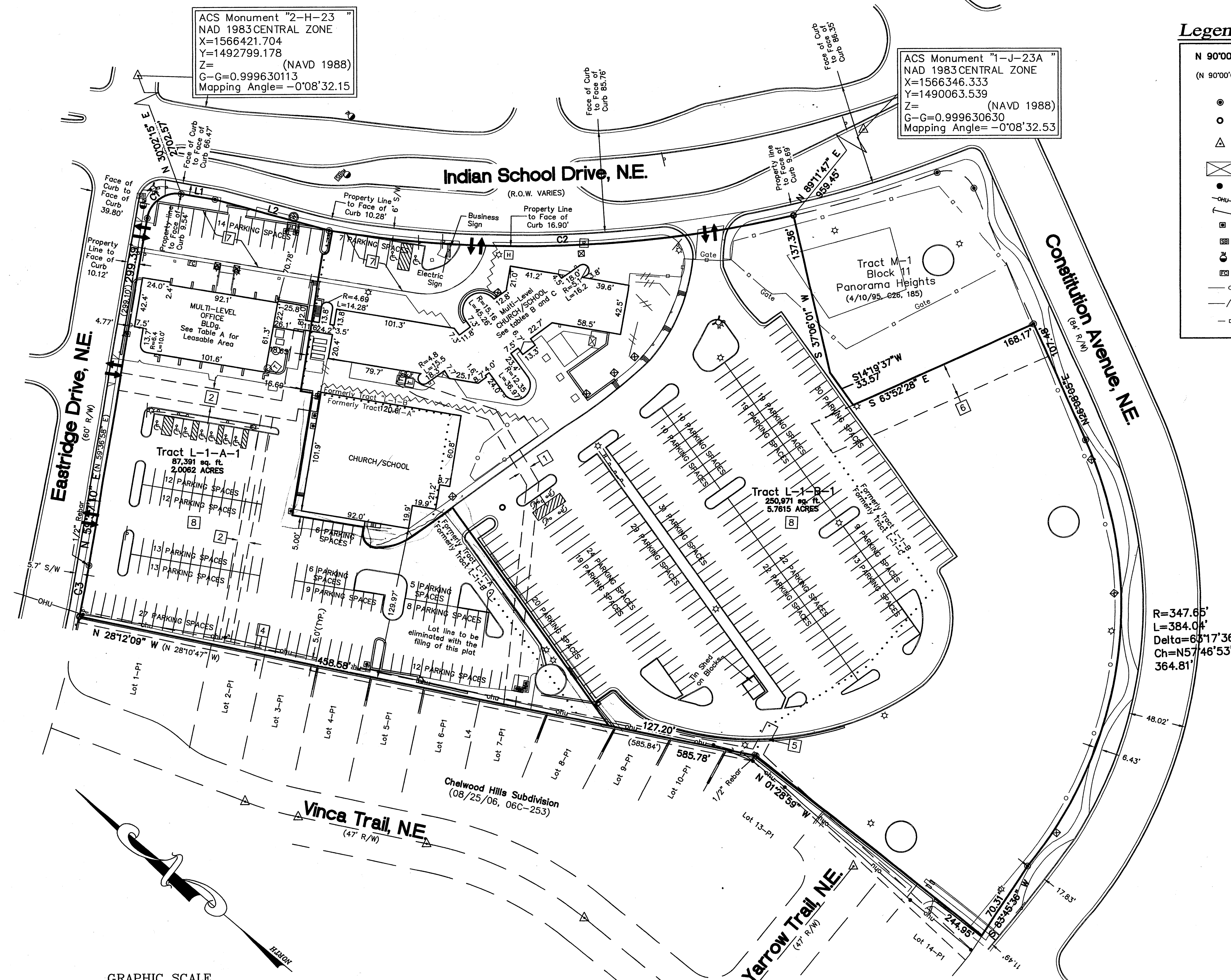
Table B

Parking requirements for a Church		
# of Seats in Main Room	1 space for every	4 seats
200		50

Table C

Parking requirements High School		
# of Seats in Main Room	1 space for every	Total Required
200	4 seats	50
OR		
# of classrooms	1 Space for every classroom	Total Required
7	4	28 spaces
The greater of the two is 57		
plus		
Parking requirements Middle and Elementary		
# of employees	1 space for every employee	Total Required
25	25	25

Total Spaces on L-1-B-1 284 Spaces



**Easement Notes**

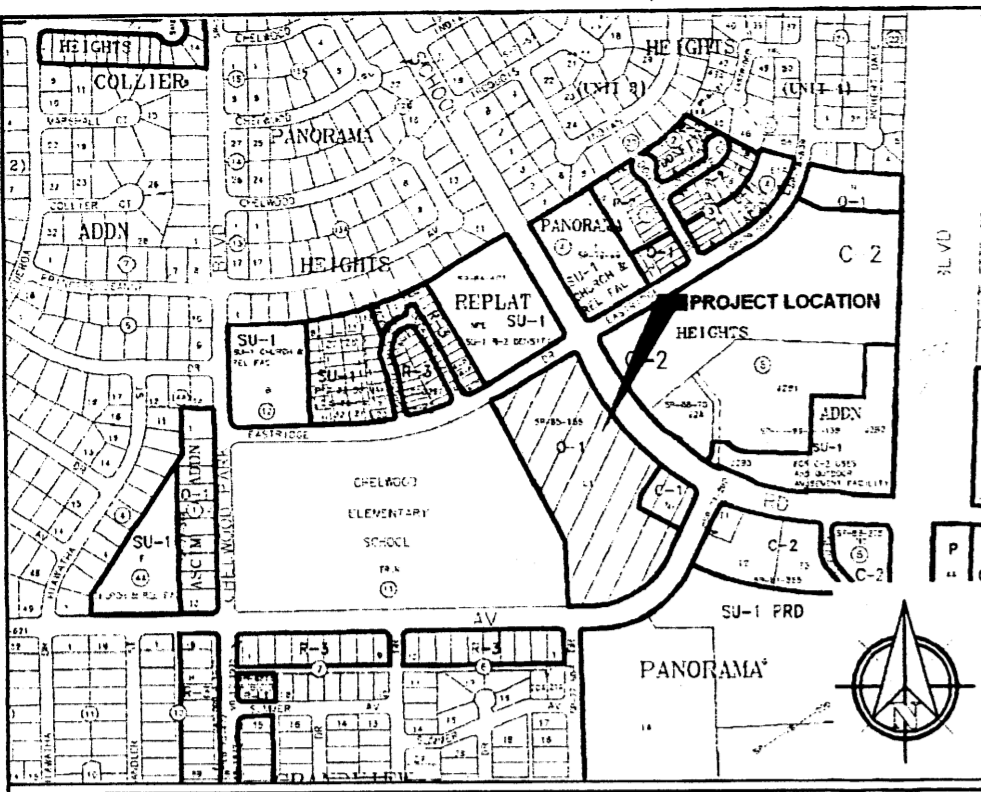
- 1 EXISTING 10' UNDERGROUND EASEMENT (04/01/87, BK. MISC. 469-A, PG. 875, DOC. NO. 87-32969)
- 2 EXISTING 10' P.U.E. (07/27/07, 2007C-201, DOC. NO. 2007108801)
- 3 EXISTING 15' PNM GAS EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801)
- 4 EXISTING 10' P.U.E. (09/17/63, C26-185)
- 5 EXISTING 10' X 30' ANCHOR EASEMENT (04/08/85, BK. 217A, PG. 679)
- 6 EXISTING 30' PRIVATE ACCESS EASEMENT (07/27/07, 2007C-201, DOC. NO. 2007108801)
- 7 A PRIVATE CROSS LOT ACCESS, PARKING, AND DRAINAGE EASEMENT IS GRANTED BY THIS PLAT FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACTS L-1-A-1 AND L-1-B-1, AND IS TO BE MAINTAINED BY SAID OWNERS.
- 8 A PRIVATE CROSS DRAINAGE EASEMENT, EXCLUSIVE OF BUILDING AREAS IS GRANTED BY THIS PLAT FOR THE BENEFIT OF TRACTS, L-1-A-1 AND L-1-B-1 AND M-1 AND IS TO BE MAINTAINED BY OWNERS OF THEIR INDIVIDUAL TRACT.

**CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244

REPLAT OF  
TRACTS L-1-A, L-1-B, L-1-C  
PANORAMA HEIGHTS

FORMERLY TRACT L-1, BLOCK 11  
PANORAMA HEIGHTS  
WITHIN SEC. 15, T. 10 N., R. 4 E.  
ALBUQUERQUE, NEW MEXICO  
JANUARY 2007



VICINITY MAP N.T.S. J-22

Treasurers Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # L-1: 1022-058-399-319-101-14

PROPERTY OWNER(S) OF RECORD: Louise ABQ 2005 LLC  
COUNTY TREASURER: [Signature] DATE: 7/27/07

Legal Description

TRACT L-1, PANORAMA HEIGHTS, SEC 15, T 10 N., R. 4 E., N.M.P.M. AS THE SAME AS IS FILED IN BOOK C26, PAGE 185, DATED APRIL 10, 1985 IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A FOUND REBAR WITH CAP STAMPED "LS 4078" WHENCE AN ACS BRASS CAP STAMPED "1-J23A" BEARS N 75°40'33" E, A DISTANCE OF 928.37 FEET; THENCE,  
S 26°07'43" W, A DISTANCE OF 107.41 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,  
ALONG THE ARC OF A CURVE HAVING A RADIUS OF 347.65 FEET, A DISTANCE OF 384.13 FEET, A DELTA OF 63°18'30", CHORD BEARING S 57°46'58" W, A DISTANCE OF 364.88 FEET TO A POINT OF NON TANGENCY BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,  
S 83°45'33" W, A DISTANCE OF 70.31 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT L-1, BEING A FOUND REBAR WITH CAP STAMPED "LS 11184"; THENCE,  
N 01°27'37" W, A DISTANCE OF 244.96 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 11184"; THENCE,  
N 28°10'47" W, A DISTANCE OF 587.84 FEET TO A POINT BEING THE NORTHWEST CORNER OF TRACT L-1, BEING A FOUND REBAR WITH CAP STAMPED "LS 11184"; THENCE,  
ALONG THE ARC OF A CURVE HAVING A RADIUS OF 1153.45 FEET, A DISTANCE OF 44.37 FEET, A DELTA OF 02°12'15", A CHORD BEARING N 60°43'05" E, A DISTANCE OF 44.37 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 4087"; THENCE,  
N 59°36'58" E, A DISTANCE OF 299.10 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT L-1, BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,  
S 30°23'02" E, A DISTANCE OF 29.09 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,  
S 24°40'22" E, A DISTANCE OF 100.50 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,  
ALONG THE ARC OF A CURVE HAVING A RADIUS OF 1007.94 FEET, A DISTANCE OF 396.08 FEET, A DELTA OF 22°30'54", A CHORD BEARING S 45°01'53" E, A DISTANCE OF 521.81 FEET BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,  
S 37°06'21" W, A DISTANCE OF 137.43 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,  
S 14°18'57" W, A DISTANCE OF 33.59 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,  
S 63°52'17" E, A DISTANCE OF 168.13 FEET TO A POINT BEING THE ORIGINAL POINT AND PLACE OF BEGINNING, CONTAINING 335,855.646 SQUARE FEET, 7.7101 ACRES MORE OR LESS.

Approvals

PROJECT NUMBER: 1005141  
Application Number: 070RB-70037

PLAT APPROVAL

xxx Utility Approvals:  
[Signature] PNM Electric Services 2-22-07  
[Signature] PNM Gas Services 2-22-07  
[Signature] QWEST Telecommunications 2-22-07  
[Signature] Comcast 2-22-07

CITY APPROVALS:

[Signature] City Surveyor 2-12-07  
N/A Real Property Division (conditional) Date  
N/A Environmental Health Department (conditional) Date  
[Signature] Traffic Engineering/Transportation Division 7-24-07  
[Signature] Water Utilities Department 7-11-07  
[Signature] Parks and Recreation Department 7/11/07  
[Signature] AMAFCA 7/11/07  
[Signature] City Engineer 7/11/07  
[Signature] DRB Chairperson, Planning Department 7/24/07

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT L-1 INTO 3 LOTS, GRANT A PRIVATE ACCESS EASEMENT WITHIN TRACT L-1 AND GRANT A PUBLIC DRAINAGE EASEMENT AS SHOWN HEREON.

Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). SAID OWNER WARRANTS THAT HE HOLDS COMPLETE & INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

[Signature]  
TRACT L-1  
HARVEY WOLINETZ, MANAGING PARTNER  
LOUISE ABQ 2005 LLC

STATE OF ~~NEW MEXICO~~ <sup>FLORIDA</sup> } SS  
COUNTY OF ~~BERNALILLO~~ <sup>MIAMI DADE</sup>  
ON THIS 26 DAY OF January, 2007, THE FORGOING INSTRUMENT  
WAS ACKNOWLEDGED BEFORE ME BY HARVEY WOLINETZ  
[Signature]  
NOTARY PUBLIC DATE: 7/24/07

MY COMMISSION EXPIRES [Signature]  
RAFAEL BORRERO  
MY COMMISSION # DD 486160  
EXPIRES: January 29, 2010  
Bonded thru Notary Public Underwriters

General Notes

- A. THE BEARING BASE FOR THIS PLAT ARE FROM MONUMENTS 2-H23 AND 1-J23A. ALL DISTANCES ON PLAT ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927).
- B. RECORDED PLAT FILED ON APRIL 10, 1985 IN BOOK C26, PG 185 FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO.
- C. GROSS ACREAGE: 7.7650 AC
- D. NUMBER OF EXISTING TRACTS: 1
- E. NUMBER OF TRACTS CREATED: 3
- F. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - 1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  - 2. PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
  - 3. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
- G. TALOS LOG NUMBER: 2007012141
- H. CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE.
- I. ZONE CLASSIFICATION; CITY O-1
- J. IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.
- K. ALL PUBLIC/PRIVATE EASEMENTS ARE FOR THE BENEFIT OF ALL LOTS AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER.
- 4. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.  
INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, 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 PURPOSE SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND 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 WITHIN OR NEAR EASEMENTS SHOWN ON THE PLAT.



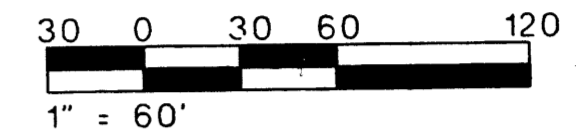
Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 8911, 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 COMPLIES WITH THE SURVEY REQUIREMENTS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 07/24/07  
DAVID R. VIGIL, N.M.P.S. 8911 DATE

REPLAT OF  
TRACTS L-1-A, L-1-B, L-1-C  
PANORAMA HEIGHTS

FORMERLY TRACT L-1, BLOCK 11  
PANORAMA HEIGHTS  
WITHIN SEC. 15, T. 10 N., R. 4 E.  
ALBUQUERQUE, NEW MEXICO  
JANUARY 2007



DOC# 2007108801  
07/27/2007 08:36 AM Page 2 of 2  
PLST R \$12.00 B 2007C P 0201 M Toulouse, Bernalillo County

"ACS 2-H23"  
X=426,176.01  
Y=1,492,736.68  
G-G=0.99966715  
 $\Delta\alpha = 00^{\circ}08'31''$   
NAD 1927  
CENTRAL ZONE  
ELEV=5853.82  
(NAVD88)

CURVE	CURVE			CHORD	
	RADIUS	DISTANCE	DELTA	LENGTH	BEARING
C1	347.65 347.65	384.13	63°18'30" 63°18'30"	364.88 364.88	S 57°46'58" W S 57°46'58" W
C2	1153.45 1153.45	44.37	02°12'15" 02°12'15"	44.37 44.37	N 60°43'05" E N 60°43'05" E
C3	25.00 25.00	39.27	90°00'00" 90°00'00"	35.35 35.35	S 75°23'02" E S 75°23'02" E
C4	1007.94 1007.94	396.08 396.08	22°30'54" 22°30'54"	393.53 393.53	S 41°38'12" E S 41°38'12" E

LINE	LINE DATA TABLE	
	LENGTH	BEARING
L1	15.78	S 30°00'00" E
L2	33.59	S 14°18'57" W
L3	29.09	S 30°23'02" E
L4	100.50	S 24°40'22" E
L5	107.41	S 26°07'43" W
L6	70.31	S 83°45'33" W
L7	38.61	S 63°52'17" E
L8	85.40	N 89°12'34" W
L9	104.43	N 71°04'25" W
L10	21.55	S 60°00'00" W
L11	84.97	S 59°39'09" W
L12	214.46	S 14°25'00" W
L13	62.00	S 60°00'00" W
L14	15.00	S 30°00'00" E
L15	15.12	S 59°58'13" W
L16	15.78	S 30°00'00" E
L17	12.00	S 60°00'00" W
L18	71.51	N 19°44'13" E
L19	66.67	N 21°23'47" W
L20	19.47	N 09°27'47" W
L21	10.00	S 80°32'13" W
L22	20.52	S 09°27'47" E
L23	63.96	S 21°23'47" E
L24	64.48	S 19°44'13" W

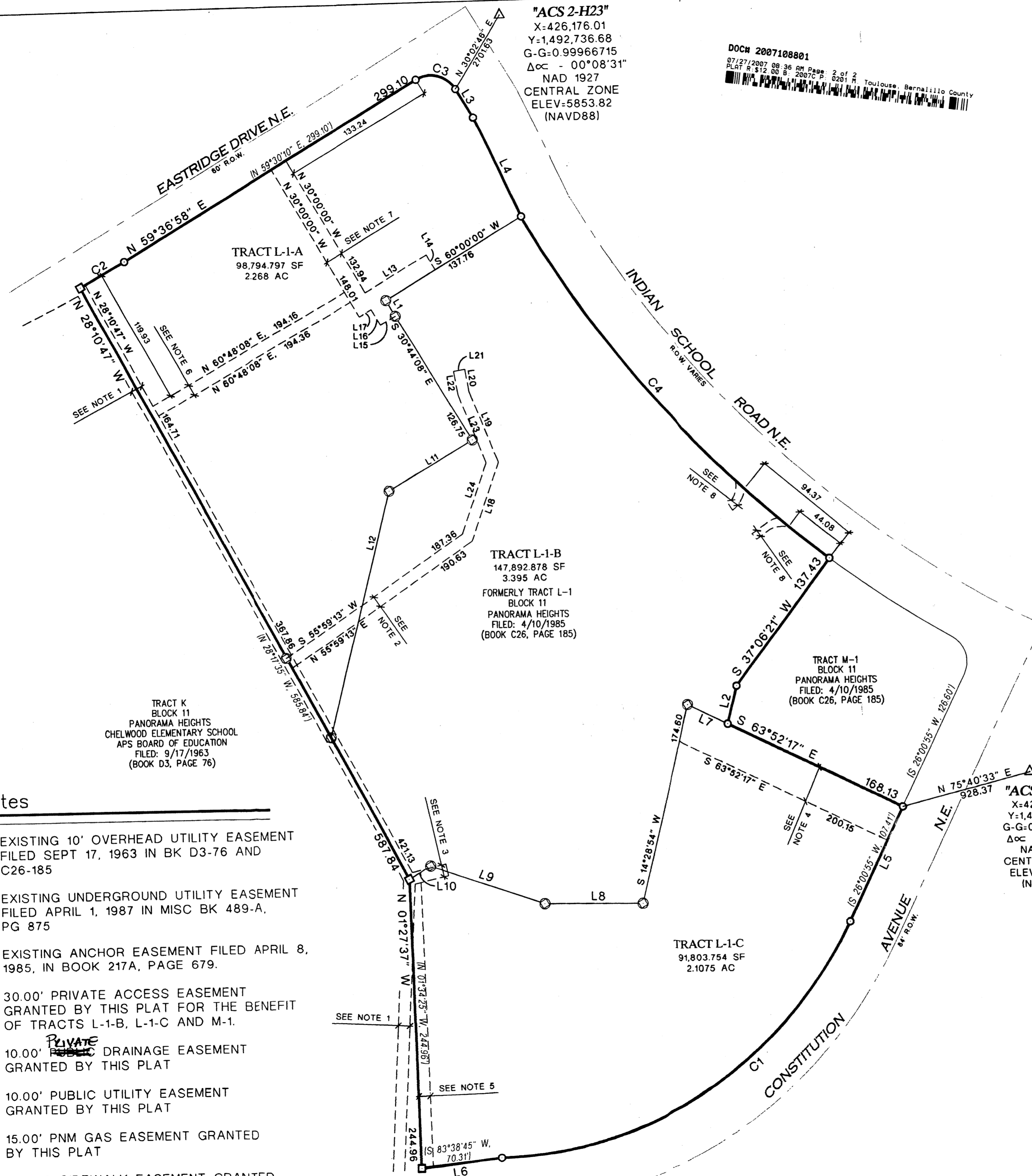
Legend

- FOUND REBAR WITH CAP STAMPED "LS 4078"
- FOUND REBAR WITH CAP STAMPED "LS 11184"
- ⊙ SET REBAR WITH CAP STAMPED "LS 8911"
- △ ACS BRASS CAP BENCHMARK
- PROPERTY BOUNDARY
- - - EASEMENT

**NORTH STAR SURVEYING**  
1240 Sunset Rd. S.W., Albuquerque, N.M. 87105  
Office: 505.877.5469 Fax: 505.452.0031  
Mobile: 505.980.0485

Notes

1. EXISTING 10' OVERHEAD UTILITY EASEMENT FILED SEPT 17, 1963 IN BK D3-76 AND C26-185
2. EXISTING UNDERGROUND UTILITY EASEMENT FILED APRIL 1, 1987 IN MISC BK 489-A, PG 875
3. EXISTING ANCHOR EASEMENT FILED APRIL 8, 1985, IN BOOK 217A, PAGE 679.
4. 30.00' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT OF TRACTS L-1-B, L-1-C AND M-1.
5. 10.00' ~~PUBLIC~~ PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT
6. 10.00' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
7. 15.00' PNM GAS EASEMENT GRANTED BY THIS PLAT
8. PUBLIC SIDEWALK EASEMENT GRANTED BY THIS PLAT.



TRACT K  
BLOCK 11  
PANORAMA HEIGHTS  
CHELWOOD ELEMENTARY SCHOOL  
APS BOARD OF EDUCATION  
FILED: 9/17/1963  
(BOOK D3, PAGE 76)

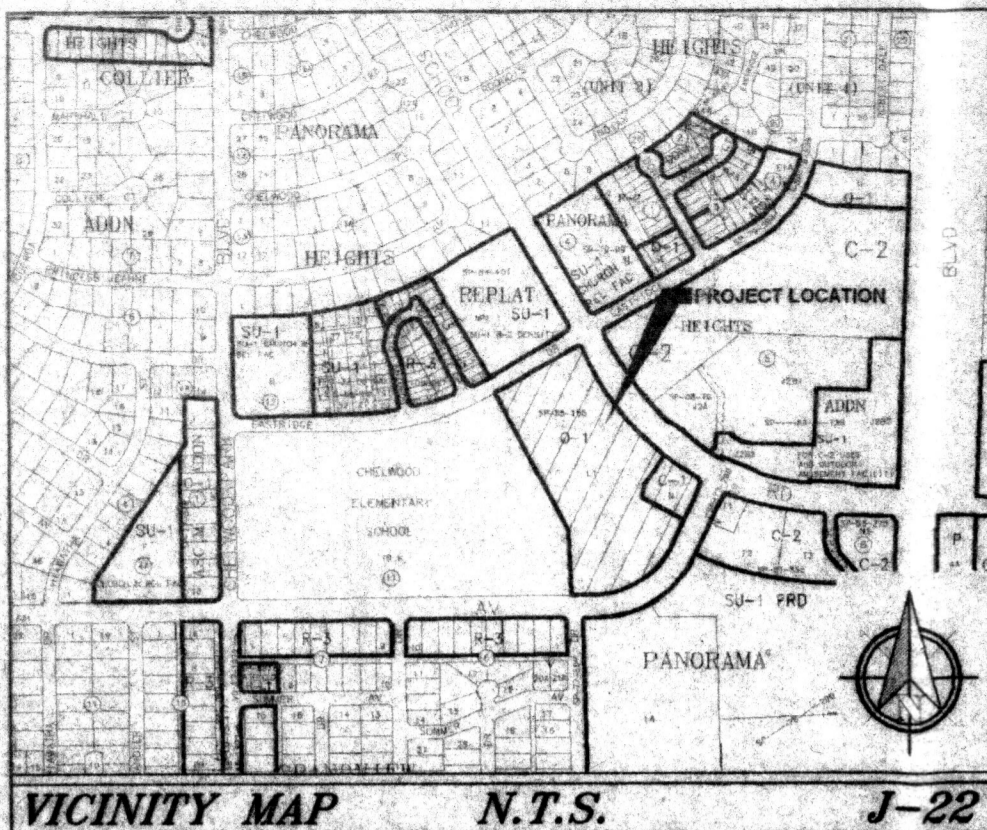
TRACT L-1-B  
147,892.878 SF  
3.395 AC  
FORMERLY TRACT L-1  
BLOCK 11  
PANORAMA HEIGHTS  
FILED: 4/10/1985  
(BOOK C26, PAGE 185)

TRACT M-1  
BLOCK 11  
PANORAMA HEIGHTS  
FILED: 4/10/1985  
(BOOK C26, PAGE 185)

TRACT L-1-C  
91,803.754 SF  
2.1075 AC

REPLAT OF  
TRACTS L-1-A, L-1-B, L-1-C  
PANORAMA HEIGHTS

FORMERLY TRACT L-1, BLOCK 11  
PANORAMA HEIGHTS  
WITHIN SEC. 15, T. 10 N., R. 4 E.  
ALBUQUERQUE, NEW MEXICO  
JANUARY 2007



VICINITY MAP N.T.S. J-22

Treasurers Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # L-1: 1022-058-399-319-101-14  
M-1: 1022-058-426-312-101-15  
PROPERTY OWNER(S) OF RECORD: \_\_\_\_\_

COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

Legal Description

TRACT L-1, PANORAMA HEIGHTS, SEC 15, T 10 N., R. 4 E., N.M.P.M. AS THE SAME AS IS FILED IN BOOK C26, PAGE 185, DATED APRIL 10, 1985 IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A FOUND REBAR WITH CAP STAMPED "LS 4078" WHENCE AN ACS BRASS CAP STAMPED "1-J23A" BEARS N 75°40'33" E. A DISTANCE OF 928.37 FEET; THENCE,  
S 26°07'43" W. A DISTANCE OF 107.41 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,  
ALONG THE ARC OF A CURVE HAVING A RADIUS OF 347.65 FEET, A DISTANCE OF 384.13 FEET, A DELTA OF 63°18'30". CHORD BEARING S 57°46'58" W. A DISTANCE OF 364.88 FEET TO A POINT OF NON TANGENCY BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,  
S 83°45'33" W. A DISTANCE OF 70.31 FEET TO A POINT BEING THE SOUTHWEST CORNER OF SAID TRACT L-1, BEING A FOUND REBAR WITH CAP STAMPED "LS 1184"; THENCE,  
N 01°27'37" W. A DISTANCE OF 244.96 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 1184"; THENCE,  
N 28°10'47" W. A DISTANCE OF 587.84 FEET TO A POINT BEING THE NORTHWEST CORNER OF TRACT L-1, BEING A FOUND REBAR WITH CAP STAMPED "LS 1184"; THENCE,  
ALONG THE ARC OF A CURVE HAVING A RADIUS OF 1153.45 FEET, A DISTANCE OF 44.37 FEET, A DELTA OF 02°12'15". A CHORD BEARING N 60°43'05" E. A DISTANCE OF 44.37 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 4087"; THENCE,  
N 59°36'58" E. A DISTANCE OF 299.10 FEET TO A POINT BEING THE NORTHEAST CORNER OF SAID TRACT L-1, BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,  
S 30°23'02" E. A DISTANCE OF 29.09 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,  
S 24°40'22" E. A DISTANCE OF 100.50 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,  
ALONG THE ARC OF A CURVE HAVING A RADIUS OF 1007.94 FEET, A DISTANCE OF 396.08 FEET, A DELTA OF 22°30'54". A CHORD BEARING S 45°01'53" E. A DISTANCE OF 521.81 FEET BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,  
S 37°06'21" W. A DISTANCE OF 137.43 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,  
S 14°18'57" W. A DISTANCE OF 33.59 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 4078"; THENCE,  
S 63°52'17" E. A DISTANCE OF 168.13 FEET TO A POINT BEING THE ORIGINAL POINT AND PLACE OF BEGINNING, CONTAINING 335,855.646 SQUARE FEET, 7.7101 ACRES MORE OR LESS.

Approvals

PROJECT NUMBER	PRELIMINARY PLAT
Application Number	APPROVED BY DRB
PLAT APPROVAL	ON 7/11/07
*** Utility Approvals:	
PNM Electric Services	2-22-07
PNM Gas Services	2-22-07
QWEST Telecommunications	2-22-07
Comcast	2-22-07
CITY APPROVALS:	
City Surveyor	2-12-07
Real Property Division (conditional)	Date
Environmental Health Department (conditional)	Date
Traffic Engineering, Transportation Division	Date
Water Utilities Department	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT L-1 INTO 3 LOTS, GRANT A PRIVATE ACCESS EASEMENT WITHIN TRACT L-1 AND GRANT A PUBLIC DRAINAGE EASEMENT AS SHOWN HEREON.

Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). SAID OWNER WARRANTS THAT HE HOLDS COMPLETE & INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

TRACT L-1  
HARVEY WOLINETZ, MANAGING PARTNER  
LOUISE ABQ 2005 LLC

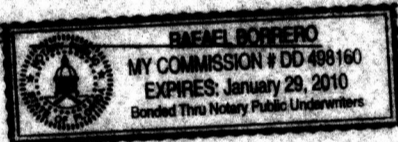
STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

ON THIS 26 DAY OF January, 2007, THE FORGOING INSTRUMENT  
WAS ACKNOWLEDGED BEFORE ME BY HARVEY WOLINETZ

NOTARY PUBLIC

DATE

MY COMMISSION EXPIRES



General Notes

- THE BEARING BASE FOR THIS PLAT ARE FROM MONUMENTS 2-H23 AND 1-J23A. ALL DISTANCES ON PLAT ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927).
- RECORDED PLAT FILED ON APRIL 10, 1985 IN BOOK C26, PG 185 FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO.
- GROSS ACREAGE: 7.7650 AC
- NUMBER OF EXISTING TRACTS: 1
- NUMBER OF TRACTS CREATED: 3
- PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  - PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
  - COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
- QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, 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 PURPOSE SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND 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 WITHIN OR NEAR EASEMENTS SHOWN ON THE PLAT.
- TALOS LOG NUMBER: 2007012141
- CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE.
- ZONE CLASSIFICATION: CITY O-1
- IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.
- ALL PUBLIC/PRIVATE EASEMENTS ARE FOR THE BENEFIT OF ALL LOTS AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER.



Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 8911, 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 COMPLIES WITH THE SURVEY REQUIREMENTS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

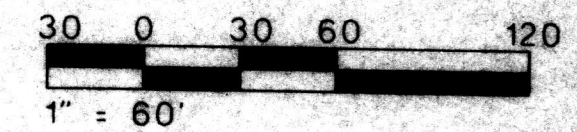
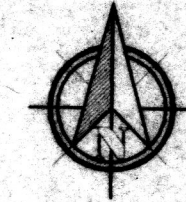
DAVID R. VIGIL, N.M.P.S. 8911 05/24/07 DATE

**NORTH STAR SURVEYING**  
1240 Sunset Rd. S.W., Albuquerque, N.M. 87106  
Office: 505.877.5400 Fax: 505.452.0081  
Mobile: 505.860.0485



# REPLAT OF TRACTS L-1-A, L-1-B, L-1-C PANORAMA HEIGHTS

FORMERLY TRACT L-1, BLOCK 11  
PANORAMA HEIGHTS  
WITHIN SEC. 15, T. 10 N., R. 4 E.  
ALBUQUERQUE, NEW MEXICO  
JANUARY 2007



**"ACS 2-H23"**  
X=426,176.01  
Y=1,492,736.68  
G-G=0.99966715  
 $\Delta\alpha_c = 00^\circ 08' 31''$   
NAD 1927  
CENTRAL ZONE  
ELEV=5853.82  
(NAVD88)

TRACT L-1-A  
58,016.370 SF  
1.3318 AC

TRACT L-1-B  
188,431.330 SF  
4.3257 AC  
FORMERLY TRACT L-1  
BLOCK 11  
PANORAMA HEIGHTS  
FILED: 4/10/1985  
(BOOK C26, PAGE 185)

TRACT M-1  
BLOCK 11  
PANORAMA HEIGHTS  
FILED: 4/10/1985  
(BOOK C26, PAGE 185)

TRACT L-1-C  
91,803.754 SF  
2.1075 AC

TRACT K  
BLOCK 11  
PANORAMA HEIGHTS  
CHELWOOD ELEMENTARY SCHOOL  
APS BOARD OF EDUCATION  
FILED: 9/17/1963  
(BOOK D3, PAGE 76)

CURVE	CURVE			CHORD	
	RADIUS	DISTANCE	DELTA	LENGTH	BEARING
C1	347.65 347.65	384.13 384.13	63°18'30" 63°18'30"	364.88 364.88	S 57°46'58" W S 57°46'58" W
C2	1153.45 1153.45	44.37 44.37	02°12'15" 02°12'15"	44.37 44.37	N 60°43'05" E N 60°43'05" E
C3	25.00 25.00	39.27 39.27	90°00'00" 90°00'00"	35.35 35.35	S 75°23'02" E S 75°23'02" E
C4	1007.94 1007.94	396.08 396.08	22°30'54" 22°30'54"	393.53 393.53	S 41°38'12" E S 41°38'12" E

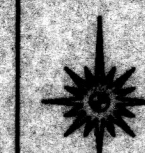
LINE	LINE DATA TABLE	
	LENGTH	BEARING
L1	15.78	S 30°00'00" E
L2	33.59	S 14°18'57" W
L3	29.09	S 30°23'02" E
L4	100.50	S 24°40'22" E
L5	107.41	S 26°07'43" W
L6	70.31	S 83°45'33" W
L7	38.61	S 63°52'17" E
L8	85.40	N 89°12'34" W
L9	104.43	N 71°04'25" W
L10	21.55	S 60°00'00" W
L11	84.97	S 59°39'09" W
L12	100.35	S 14°25'00" W
L13	81.02	S 55°59'13" W

## Notes

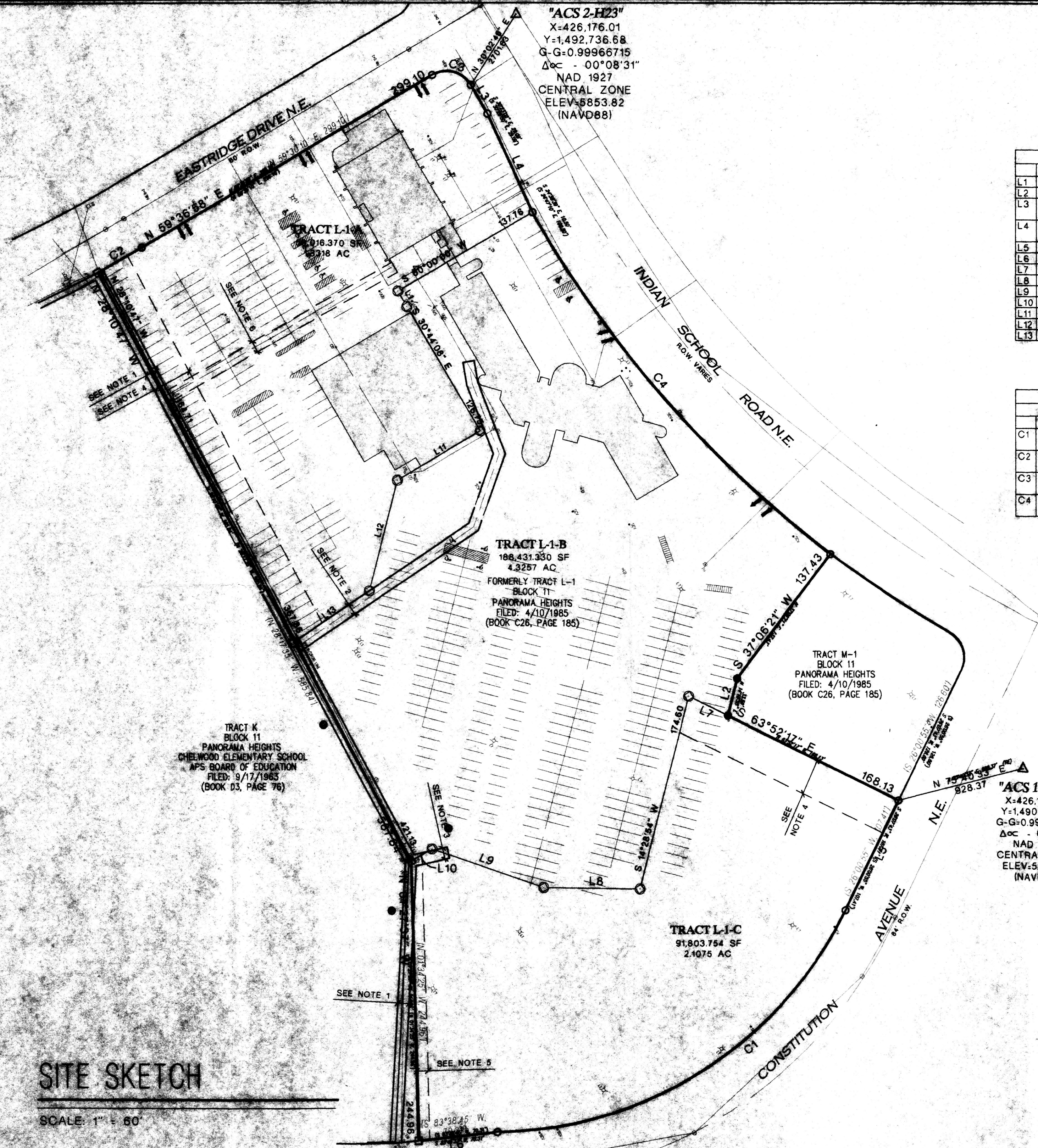
- EXISTING 10' OVERHEAD UTILITY EASEMENT FILED SEPT 17, 1963 IN BK D3-76 AND C26-185
- EXISTING UNDERGROUND UTILITY EASEMENT FILED APRIL 1, 1987 IN MISC BK 489-A, PG 875
- EXISTING ANCHOR EASEMENT FILED APRIL 8, 1985, IN BOOK 217A, PAGE 679.
- NEW 30.00' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT OF TRACTS L-1-A, L-1-B, L-1-C AND M-1.
- NEW 10.00' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT
- NEW 10.00' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

## Legend

- FOUND REBAR WITH CAP STAMPED "LS 4078"
- FOUND REBAR WITH CAP STAMPED "LS 11184"
- SET REBAR WITH CAP STAMPED "LS 8911"
- ACS BRASS CAP BENCHMARK
- PROPERTY BOUNDARY
- EASEMENT



**NORTH STAR SURVEYING**  
1240 Sunset Rd. S.W., Albuquerque, N.M. 87105  
Office: 505.872.5488 Fax: 505.482.0351  
Mobile: 505.980.0485



"ACS 2-H23"  
 X=426,176.01  
 Y=1,492,736.68  
 G-G=0.99966715  
 ΔC - 00°08'31"  
 NAD 1927  
 CENTRAL ZONE  
 ELEV: 5853.82  
 (NAVD88)

LINE DATA TABLE		
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CURVE DATA TABLE					
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C3	25.00	39.27	90°00'00"	35.35	S 75°23'02" E
C4	1007.94	396.08	22°30'54"	393.53	S 41°38'12" E

TRACT K  
 BLOCK 11  
 PANORAMA HEIGHTS  
 CHELWOOD ELEMENTARY SCHOOL  
 APS BOARD OF EDUCATION  
 FILED: 9/17/1985  
 (BOOK 03, PAGE 76)

TRACT L-1-B  
 188,431.330 SF  
 4.3257 AC  
 FORMERLY TRACT L-1  
 BLOCK 11  
 PANORAMA HEIGHTS  
 FILED: 4/10/1985  
 (BOOK C26, PAGE 185)

TRACT M-1  
 BLOCK 11  
 PANORAMA HEIGHTS  
 FILED: 4/10/1985  
 (BOOK C26, PAGE 185)

TRACT L-1-C  
 91,803.754 SF  
 2.1075 AC

"ACS 1-J23A"  
 X=426,100.69  
 Y=1,490,001.03  
 G-G=0.99962698  
 ΔC - 00°08'31"  
 NAD 1927  
 CENTRAL ZONE  
 ELEV: 5843.30  
 (NAVD88)

**SITE SKETCH**

SCALE: 1" = 60'

**ABQ**  
 Engineering, Inc.  
 • Engineers • Planners  
 • Construction Services  
 6730 Academy Rd NE, Suite 130,  
 Albuquerque, NM 87109  
 505-255-7802 FAX 505-255-7902