

**LEGAL DESCRIPTION**

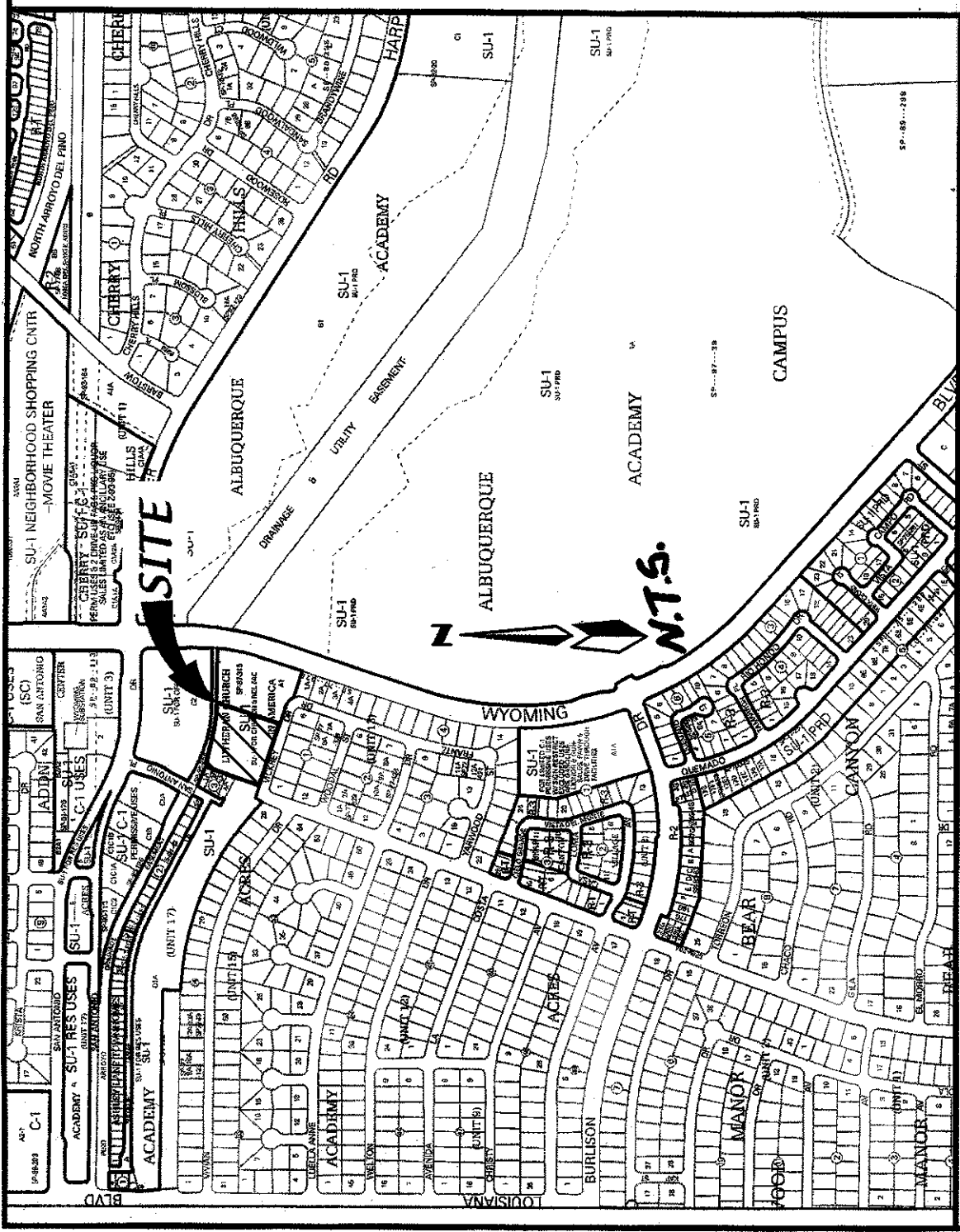
A TRACT OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 30, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF TRACT A-1-A, LANDS OF LUTHERAN CHURCH IN AMERICA, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 5, 2016 IN PLAT BOOK 2016C, PAGE 50 AND CONTAINING 2.1514 ACRES MORE OR LESS.

**PURPOSE OF PLAT**

1. SUBDIVIDE TRACT A-1-A, LANDS OF LUTHERAN CHURCH IN AMERICA, INTO 21 RESIDENTIAL LOTS.
2. DEDICATE PUBLIC RIGHT-OF-WAY AS SHOWN HEREON.
3. GRANT NEW EASEMENTS AS SHOWN ON HEREON.

**NOTES**

1. BEARINGS ARE GRID BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES IN PARENTHESIS ARE RECORD.
4. BASIS OF BOUNDARY ARE THE FOLLOWING PLATS OF RECORD ENTITLED:
  - "TRACT A-1-A, LANDS OF LUTHERAN CHURCH IN AMERICA" (S-2016, 2016C-50)
  - "LANDS OF LUTHERAN CHURCH IN AMERICA", (09-11-1987, C34-138)
  - "ACADEMY ACRES UNIT 13", (09-22-1976, D7-62)
  - "ACADEMY ACRES UNIT 13", (07-09-1977, D7-186)
  - "ACADEMY ACRES UNIT 17", (03-26-1985, C26-162)
  - "ACADEMY ACRES UNIT 17", (12-20-1991, 91C-284)
  - "ASHLEY LANE TOWNHOMES", (11-22-1995, 95C-425)
5. ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
6. FIELD SURVEY PERFORMED IN JUNE, 2015.
7. 100 YEAR FLOOD ZONE DESIGNATION: ZONE X, AS SHOWN ON PANEL 141, OF 825, FLOOD INSURANCE RATE MAP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED SEPTEMBER 26, 2008.
8. ADDRESS OF PROPERTY: 6901 WYOMING BOULEVARD NE, ALBUQUERQUE, NM 87109
9. TITLE REPORT PROVIDED BY: STEWART TITLE OF ALBUQUERQUE, LLC. FILE NO.: 01147-19002 (EFFECTIVE DATE: MARCH 30, 2015).
10. SOLAR NOTE: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.



**E-19-Z**

**SUBDIVISION DATA**

GROSS ACREAGE	2.1514 AC
NO. OF LOTS CREATED	21 LOTS
NO. OF TRACTS CREATED	0 TRACTS
AREA OF RESIDENTIAL	1.6299 AC
ZONE ATLAS NO.	E-19-Z
DATE OF SURVEY	JUNE, 2015
MILES OF FULL WIDTH STREETS CREATED	0.08 MILES
AREA OF PUBLIC RIGHT-OF-WAY DEDICATED	0.5215 AC

**FREE CONSENT AND DEDICATION**

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 SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER, WATER, SEWER AND COMMUNICATION SERVICES 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 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.

OWNER: HOLY CROSS LUTHERAN CHURCH  
 DARRYL DEMONKOS, PRESIDENT OF CHURCH COUNCIL

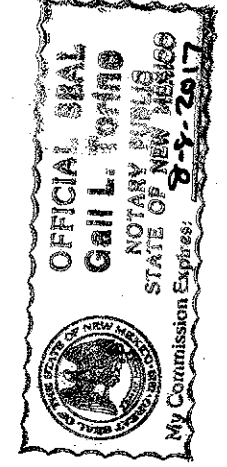
**OWNER'S ACKNOWLEDGMENT:**

STATE OF NEW MEXICO )  
 BERNALILLO COUNTY )

ON THIS 23rd DAY OF March, 2016, THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DARRYL DEMONKOS, PRESIDENT OF CHURCH COUNCIL, HOLY CROSS LUTHERAN CHURCH, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

*Darryl Demonkos*  
 NOTARY PUBLIC

8-8-2017  
 MY COMMISSION EXPIRES



DOCH 2016040768  
 02/05/2016 10:19 AM Page: 1 of 3  
 PLAT #: 2016C-50, S: 2016C-50, 9: 0051 N  
 Toluouse Oliver, Bernalillo Co

**PLAT FOR FRUITA DEL SOL TOWNHOMES SUBDIVISION WITHIN ELENA GALLEGOS GRANT PROJECTED SECTION 30 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MARCH, 2016**

PROJECT NUMBER: 1006844  
 APPLICATION NUMBER: 16DRB-70150

**PLAT APPROVAL**

UTILITY APPROVALS:

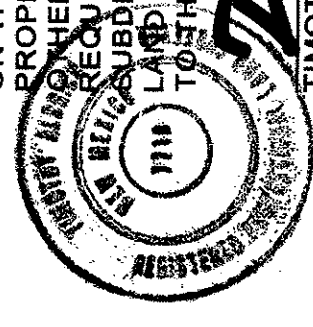
- Gerardo Vigil* PUBLIC SERVICE COMPANY OF NEW MEXICO Date: 4-19-16
- [Signature]* NEW MEXICO GAS COMPANY Date: 4/19/2016
- [Signature]* QWEST CORPORATIO D/B/A CENTURYLINK QC Date: 4/15/16
- [Signature]* COMCAST D/B/A XFINITY Date: 4/15/16

**CITY APPROVALS:**

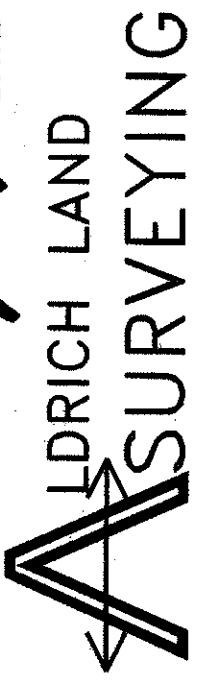
- Steven G. Reinhardt* P.S. CITY SURVEYOR Date: 4/19/16
- NAH* REAL PROPERTY DIVISION Date: 5-4-16
- Ronald M. Malik* TRAFFIC ENGINEERING, TRANSPORTATION DIVISION Date: 5/4/16
- [Signature]* ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY Date: *ostaff*
- Carol S. Diamond* PARKS AND RECREATION DEPARTMENT Date: 5/4/16
- [Signature]* AMAFCA Date: 5-4-16
- [Signature]* CITY ENGINEER Date: 5/4/16
- [Signature]* DEPT. CHAIRPERSON, PLANNING DEPARTMENT Date: 5-4-16

**SURVEYOR'S CERTIFICATION**

"I, TIMOTHY ALDRICH, 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, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST 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."



*Timothy Aldrich*  
 TIMOTHY ALDRICH, S. NO. 7719  
 DATE: 04/27/16



P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

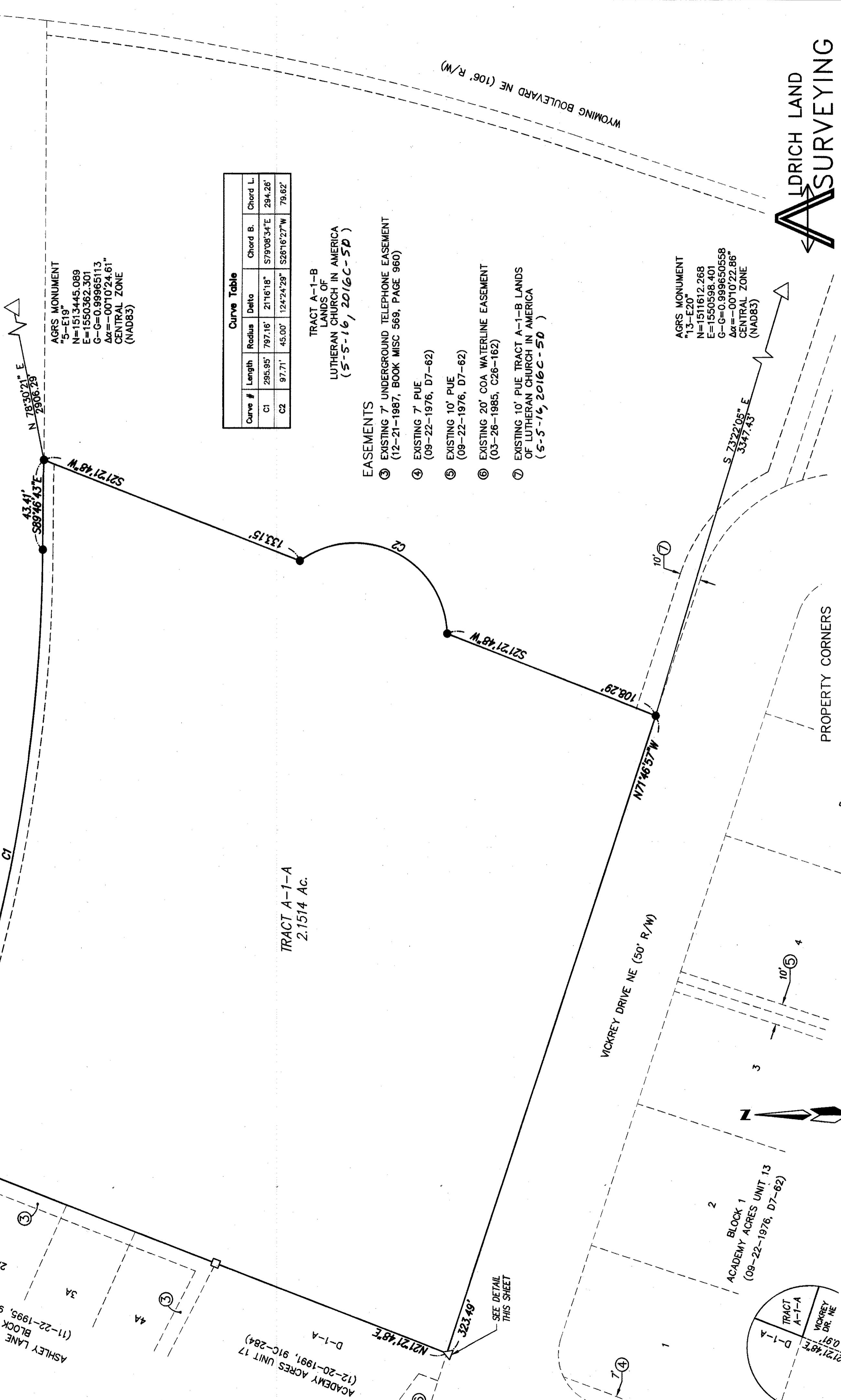
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05/05/2016 10:19 AM Page: 2 of 2  
 PLAT R 528.00 B 2016C P 0651 A  
 TOLUQUE OLIVER, BERNALILLO CO. N.M.

**PLAT FOR  
 FRUITA DEL SOL TOWNHOMES  
 SUBDIVISION**

WITHIN  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTION 30  
 TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2016

PINO ARROYO DRAINAGE (60' R/W)



Curve #	Length	Radius	Delta	Chord B.	Chord L.
C1	295.95'	797.16'	21°16'18"	S79°08'34"E	284.26'
C2	97.71'	45.00'	124°24'29"	S26°16'27"W	79.62'

TRACT A-1-B  
 LANDS OF  
 LUTHERAN CHURCH IN AMERICA  
 (5-5-16, 2016C-5D)

**EASEMENTS**

- ③ EXISTING 7' UNDERGROUND TELEPHONE EASEMENT (12-21-1987, BOOK MISC 569, PAGE 960)
- ④ EXISTING 7' PUE (09-22-1976, D7-62)
- ⑤ EXISTING 10' PUE (09-22-1976, D7-62)
- ⑥ EXISTING 20' COA WATERLINE EASEMENT (03-26-1985, C26-162)
- ⑦ EXISTING 10' PUE TRACT A-1-B LANDS OF LUTHERAN CHURCH IN AMERICA (5-5-16, 2016C-5D)

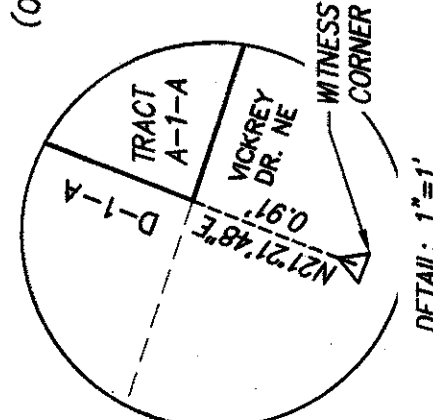
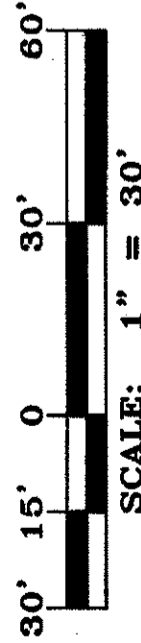
AGRS MONUMENT  
 "13-E20"  
 N=1511612.268  
 E=1550598.401  
 G-G=0.999650558  
 Δα=-00°10'22.86"  
 CENTRAL ZONE  
 (NAD83)



P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

**PROPERTY CORNERS**

- SET 5/8" REBAR W/CAP "LS 7719"
- FOUND 1/2" REBAR W/CAP "LS 7264"
- △ FOUND 5/8" REBAR W/CAP "LS 6544" (WITNESS)



DETAIL: 1"=1'

Drawn: stephen  
 Date: 3/17/2016  
 Checked: TA  
 Job: A14052

PLAT FOR  
FRUITA DEL SOL TOWNHOMES  
SUBDIVISION  
WITHIN

ELENA GALLEGOS GRANT  
PROJECTED SECTION 30  
TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2016

DOC# 2016040768  
NEW MEXICO PUBLIC SERVICE COMPANY  
301 N. TULOUSE AVENUE, BERNALILLO, NM 87001  
TEL: 505-261-1000 FAX: 505-261-1001

PUBLIC UTILITY EASEMENTS (PUE) 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 CORPORATION 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.

COMCAST D/B/A XFINITY 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, 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 GRANTOR, 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/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

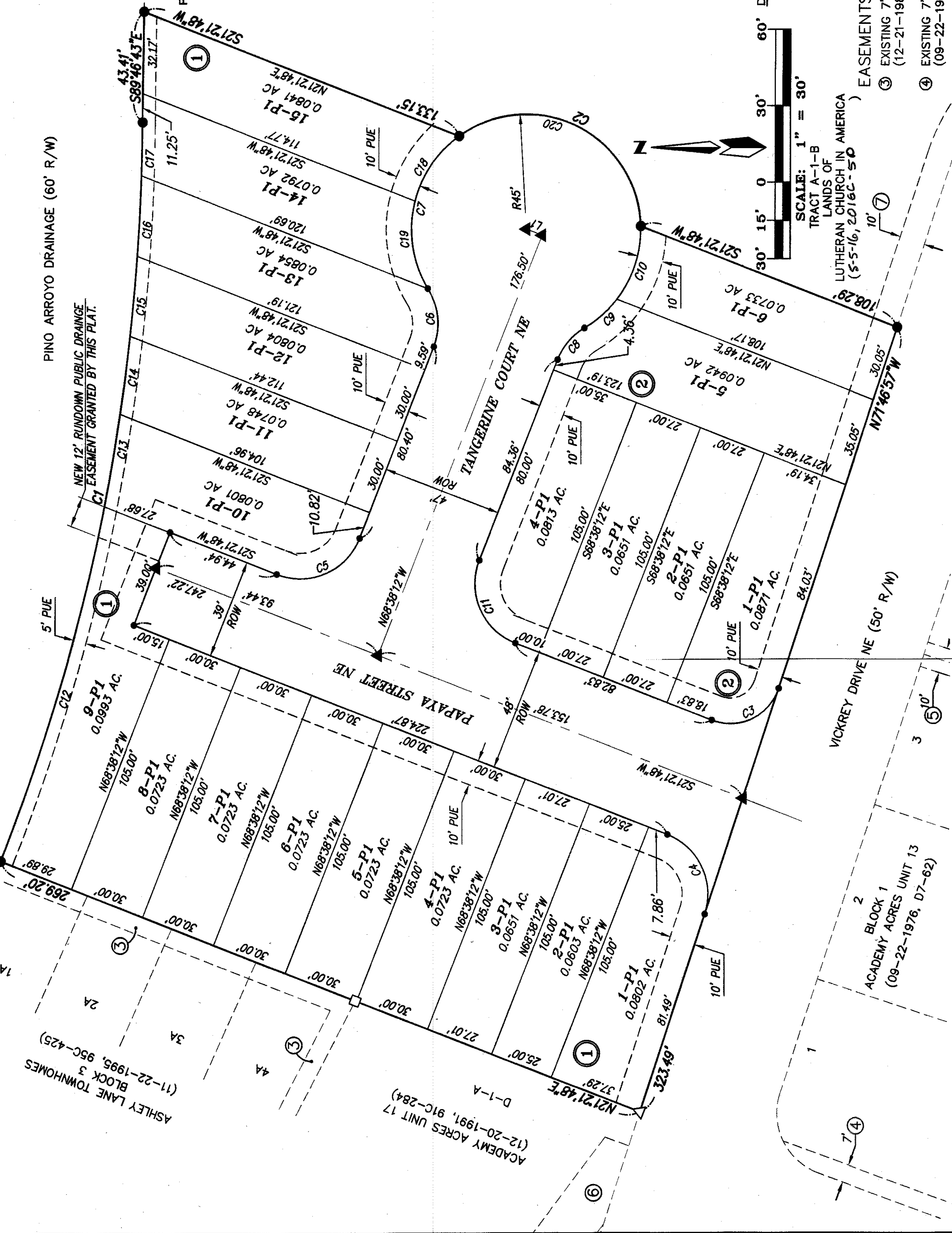
DISCLAIMER  
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION D/B/A CENTURYLINK QC DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

- EASEMENTS
- ① EXISTING 7' UNDERGROUND TELEPHONE EASEMENT (12-21-1987, BOOK MISC 569, PAGE 960)
  - ② EXISTING 7' PUE (09-22-1976, D7-62)
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  - ⑤ EXISTING 10' PUE TRACT A-1-B LANDS OF LUTHERAN CHURCH IN AMERICA (5-5-16, 2016c-50)



P.O. BOX 30701, ALBU., N.M. 87190  
505-884-1990

NOTE: CENTERLINE (IN PLACE OF ROW) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "PLS # 7719".



Curve Table						Curve Table						Curve Table					
Curve	Length	Radius	Delta	Bearing	Chord L.	Curve	Length	Radius	Delta	Bearing	Chord L.	Curve	Length	Radius	Delta	Bearing	Chord L.
C1	295.95'	797.16'	21°16'18"	S79°08'34"E	294.26'	C9	17.21'	45.00'	21°54'48"	N41°33'07"W	17.11'	C17	295.95'	797.16'	21°16'18"	S79°08'34"E	294.26'
C2	97.71'	45.00'	124°24'29"	S26°16'27"W	79.62'	C10	30.64'	45.00'	39°00'47"	N72°00'55"W	30.05'	C18	31.39'	45.00'	39°57'51"	S55°54'43"E	30.76'
C3	32.51'	20.00'	93°08'45"	S25°12'34"E	29.05'	C11	39.27'	25.00'	90°00'00"	S66°21'48"W	35.36'	C19	35.51'	45.00'	45°12'32"	N81°30'06"E	34.59'
C4	37.90'	25.00'	86°51'15"	N64°47'26"E	34.37'	C12	295.95'	797.16'	21°16'18"	N79°08'34"W	294.26'	C20	212.46'	45.00'	270°30'27"	S14°09'03"W	63.36'
C5	39.27'	25.00'	90°00'00"	S23°38'12"E	35.36'	C13	36.56'	797.16'	2°37'41"	N80°13'33"W	36.56'						
C6	23.24'	25.00'	53°15'46"	N84°43'55"E	22.41'	C14	30.92'	797.16'	21°3'21"	N82°39'04"W	30.92'						
C7	35.51'	45.00'	45°12'32"	N81°30'06"E	34.59'	C15	31.25'	797.16'	21°4'46"	N84°53'07"W	31.25'						
C8	16.60'	25.00'	38°02'29"	N49°36'58"W	16.30'	C16	31.64'	797.16'	21°6'26"	N87°08'44"W	31.64'						

PROPERTY CORNERS

- SET 5/8" REBAR W/CAP "LS 7719"
- FOUND 1/2" REBAR W/CAP "LS 7264"
- △ FOUND 5/8" REBAR W/CAP "LS 6544" (WITNESS)