

**PLAT FOR
TRACT A-1-A & A-1-B
LUTHERAN CHURCH IN AMERICA
WITHIN
ELENA GALLEGOS GRANT
PROJECTED SECTION 30
TOWNSHIP 11 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2016**

Project Number: 1006844
Application Number: 15DRB-70241

PLAT APPROVAL

Utility Approvals:

<i>Fernando Vigil</i>	4-19-16
Public Service Company of New Mexico	Date
<i>Off et</i>	4/19/16
New Mexico Gas Company	Date
<i>[Signature]</i>	4/19/2016
Qwest Corporation D/B/A CenturyLink QC	Date
<i>[Signature]</i>	4/15/16
Comcast D/B/A Xfinity	Date
City Approvals:	
<i>Soren M. Rasmussen</i> P.S.	4/19/16
City Surveyor	Date

Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

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 04/07/16
Timothy Aldrich P.S. No. 7119 Date



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

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, 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 SEPTEMBER 11, 1987 IN PLAT BOOK C34, PAGE 138, AND CONTAINING 4.1078 ACRES MORE OR LESS.

PURPOSE OF PLAT:

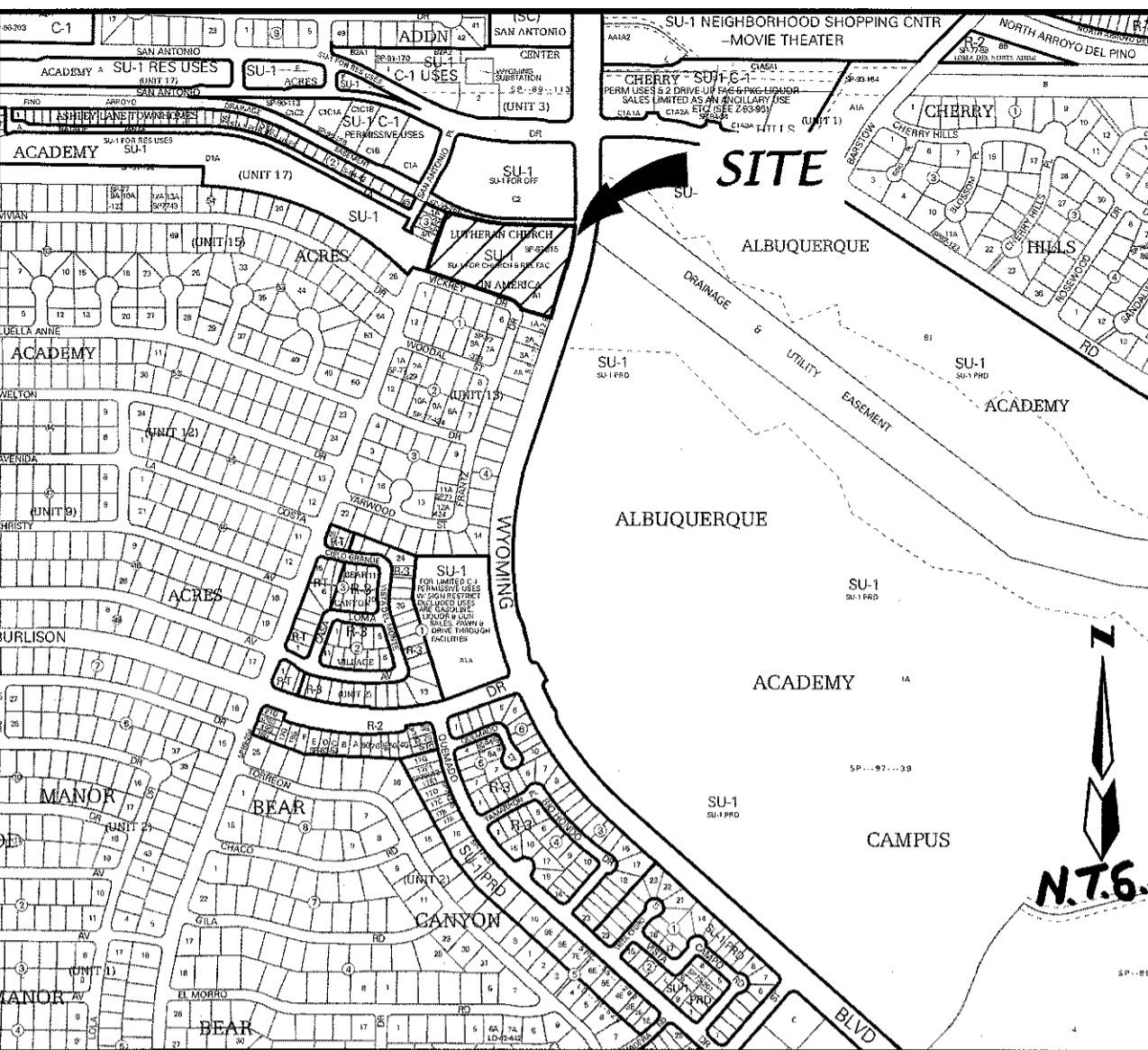
1. TO CREATE TRACT A-1-A AND A-1-B AS SHOWN HEREON.
2. TO VACATE EASEMENT AS SHOWN HEREON.

TABLE OF CONTENTS:

SHEET 1 COVER SHEET
SHEET 2 EXISTING CONDITIONS
SHEET 3 FINAL PLAT GEOMETRY

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:
"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)
ALL BEING RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. FIELD SURVEY PERFORMED IN JUNE, 2015.
6. 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.
7. ADDRESS OF PROPERTY: 6901 WYOMING BOULEVARD NE, ALBUQUERQUE, NM 87109
8. TITLE REPORT PROVIDED BY: STEWART TITLE OF ALBUQUERQUE, LLC. FILE NO.: 01147-19002 (EFFECTIVE DATE: MARCH 30, 2015).
9. 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.



VICINITY MAP NO SCALE ZONE ATLAS: E-19-Z

SUBDIVISION DATA

GROSS ACREAGE 4.1078 Acres
ZONE ATLAS NO. E-19-Z
NO. OF EXISTING LOTS/TRACTS 1 TRACT
NO. OF LOTS/TRACTS CREATED. 2 TRACT
NO. OF LOTS/TRACTS ELIMINATED. 1 TRACT
MILES OF FULL WIDTH STREETS CREATED. 0.0 Miles
AREA DEDICATED TO CITY OF ALBUQUERQUE. 0.0 Acres
DATE OF SURVEY MAY, 2015

FREE CONSENT :

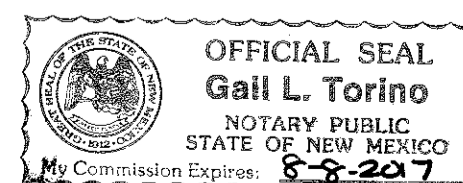
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE CREATION OF TRACTS AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO THE VACATION OF EASEMENT AS SHOWN HEREON AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT: 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 AS SHOWN HEREON AND 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 3-23-16
Darryl Demonkos, President of Church Council Date

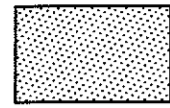
OWNER'S ACKNOWLEDGMENT:

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.

Gail L. Torino 8-8-2017
NOTARY PUBLIC MY COMMISSION EXPIRES



LEGEND

 LIMITS OF VACATED EASEMENT
(.1903 AC.)

EASEMENTS

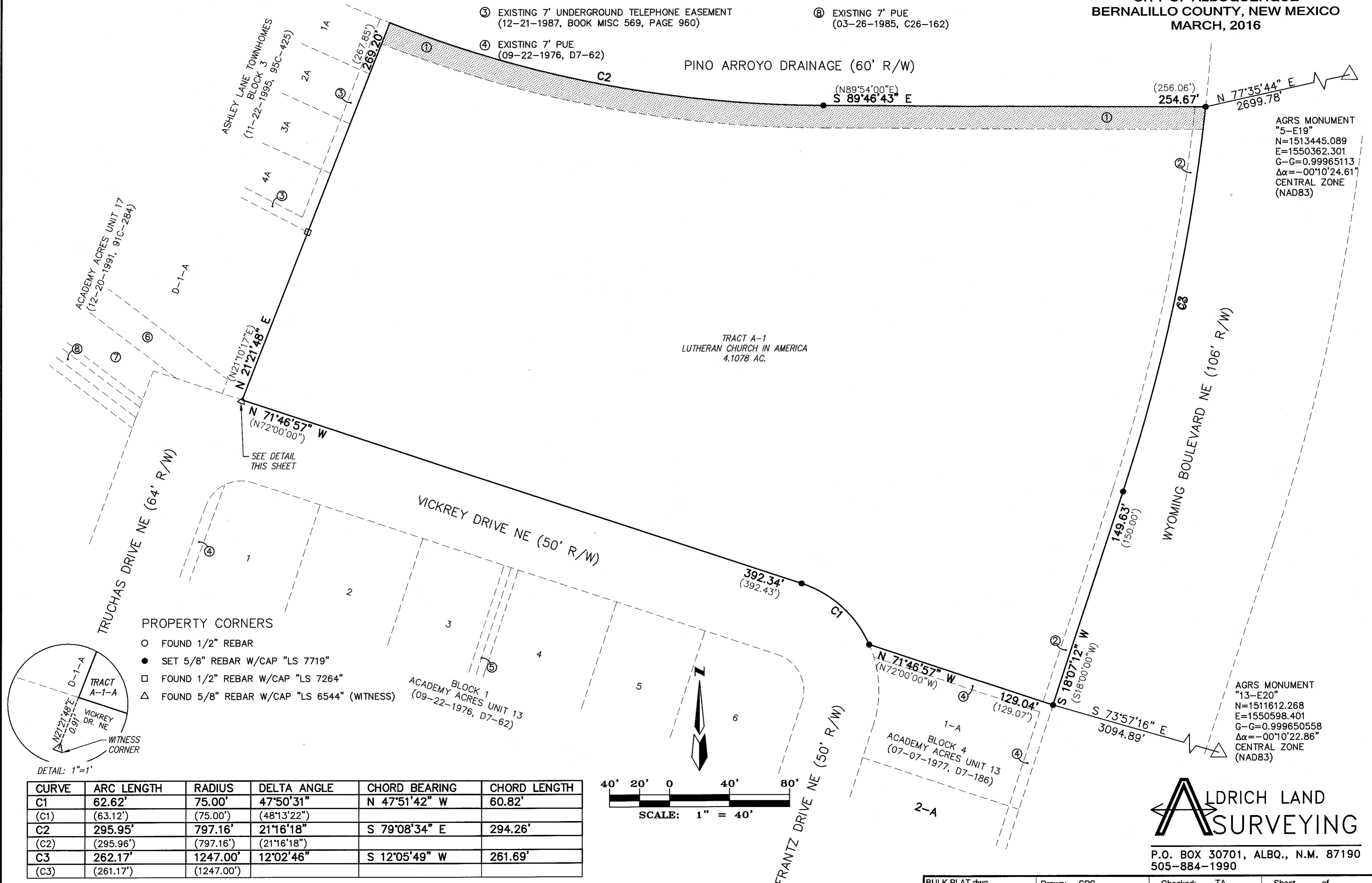
- ① EXISTING 15' STORMWATER DIVERSION EASEMENT
(03-04-1976, BOOK MISC 466, PAGE 83)
(03-11-1976, BOOK MISC 467, PAGE 167)
TO BE VACATED (BOCP TYPE) V-_____
- ② EXISTING 7' UNDERGROUND PUE
(06-21-1972, BOOK MISC 265, PAGE 572)
(08-08-1972, BOOK MISC 272, PAGE 133)
- ③ EXISTING 7' UNDERGROUND TELEPHONE 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 25' COA DRAINAGE EASEMENT
(03-26-1985, C26-162)
- ⑧ EXISTING 7' PUE
(03-26-1985, C26-162)

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CITY OF ALBUQUERQUE
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MARCH, 2016**

AGRS MONUMENT
"5-E19"
N=1513445.089
E=1550362.301
G-G=0.99965113
Δα=-00°10'24.61"
CENTRAL ZONE
(NAD83)

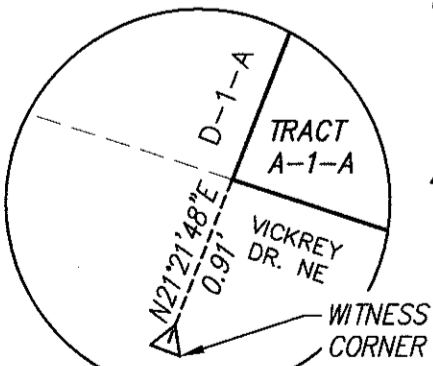
AGRS MONUMENT
"13-E20"
N=1511612.268
E=1550598.401
G-G=0.999650558
Δα=-00°10'22.86"
CENTRAL ZONE
(NAD83)

TRACT A-1
LUTHERAN CHURCH IN AMERICA
4.1078 AC.

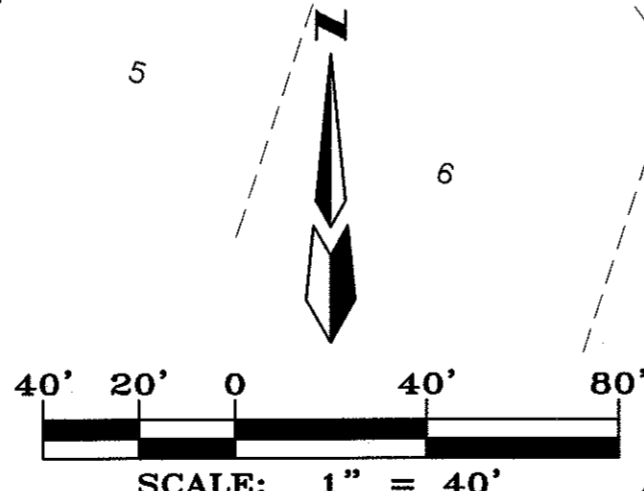


PROPERTY CORNERS

- FOUND 1/2" REBAR
- 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)



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	62.62'	75.00'	47°50'31"	N 47°51'42" W	60.82'
(C1)	(63.12')	(75.00')	(48°13'22")		
C2	295.95'	797.16'	21°16'18"	S 79°08'34" E	294.26'
(C2)	(295.96')	(797.16')	(21°16'18")		
C3	262.17'	1247.00'	12°02'46"	S 12°05'49" W	261.69'
(C3)	(261.17')	(1247.00')			



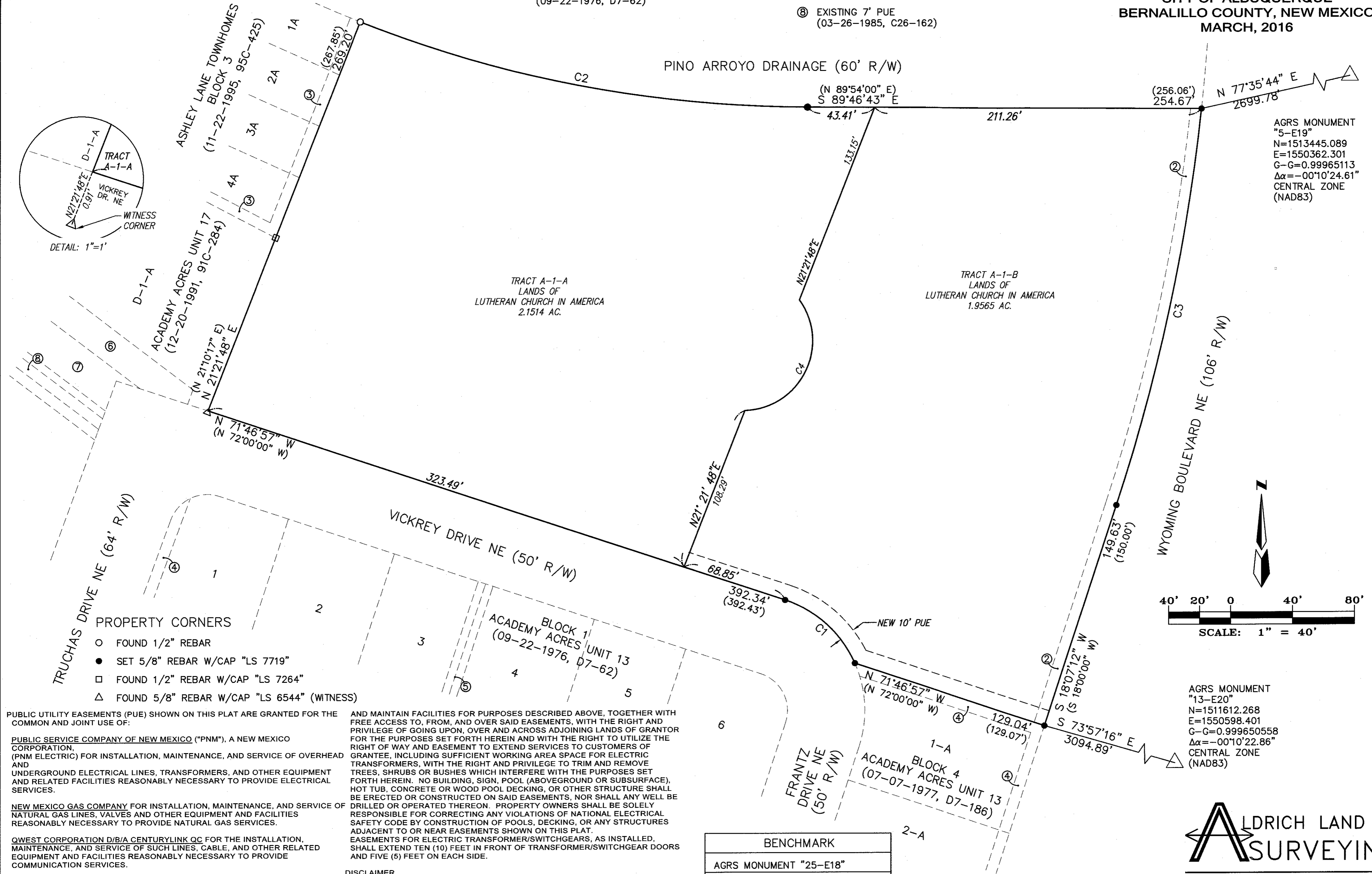
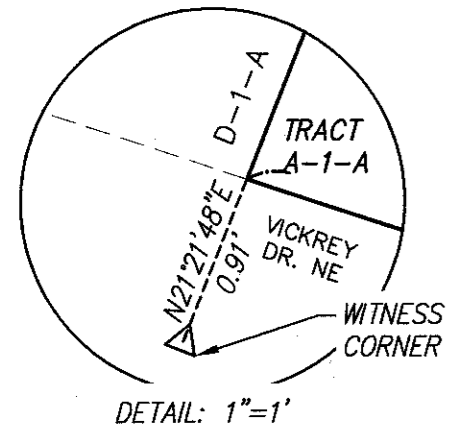
ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	62.62'	75.00'	47°50'31"	N 47°51'42" W	60.82'
(C1)	(63.12')	(75.00')	(48°13'22")		
C2	295.95'	797.16'	21°16'18"	S 79°08'34" E	294.26'
(C2)	(295.96')	(797.16')	(21°16'18")		
C3	262.17'	1247.00'	12°02'46"	S 12°05'49" W	261.69'
(C3)	(261.17')	(1247.00')			
C4	97.71'	45.00'	124°24'29"	N 26°16'27" E	79.62'

EASEMENTS

- ② EXISTING 7' UNDERGROUND PUE (06-21-1972, BOOK MISC 265, PAGE 572) (08-08-1972, BOOK MISC 272, PAGE 133)
- ③ EXISTING 7' UNDERGROUND TELEPHONE EASEMENT (12-21-1987, BOOK MISC 569, PAGE 960)
- ④ EXISTING 7' PUE (09-22-1976, D7-62)
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N=1513445.089
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N=1511612.268
E=1550598.401
G-G=0.999650558
Δα=-00°10'22.86"
CENTRAL ZONE (NAD83)

BENCHMARK	
AGRS MONUMENT "25-E18"	
Elevation (in feet)=5339.186	
(NAVD88)	

- PROPERTY CORNERS**
- FOUND 1/2" REBAR
 - 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)

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.

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 ERRECTED 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), 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.



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