

LOCATION MAP H-14-Z

PURPOSE OF PLAT

1. To create Tract 23-A-1 as shown hereon.
2. To eliminate lot lines as shown hereon.
3. To dedicate right-of-way as shown hereon.

SUBDIVISION DATA

1. DRB Case No.:
2. Project No.:
3. Zone Atlas Index No.: H-14-Z
4. Total Number of Lots created: 0
5. Total Number of existing Lots: 11
6. Total Number of Tracts created: 1
7. Gross Subdivision Acreage: 1.0928 Acres

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:
 "FRANCISCAN ADDITION", (04-30-1990, 90C-123)
 "FRANCISCAN ADDITION", (12-17-1934, D-13)
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed in April, 2011.
6. City of Albuquerque, New Mexico Zone: M-1
7. 100 Year Flood Zone Designation: Zone X, as shown on Panel 332 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.

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. Said owner(s) and/or proprietor(s) do hereby consent to the elimination of lot lines as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public right-of-way shown hereon to the City of Albuquerque in Fee Simple with warranty covenants. 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: First Baptist Church of Albuquerque, NM
James T. Roach
 James T. Roach, Co-Chair, Noon Day Board of Directors

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this 4th day of August, 2011, this instrument was acknowledged before me by James T. Roach, Co-Chair, Noon Day Board of Directors, First Baptist Church of Albuquerque, Bernalillo County, New Mexico.

Notary Public
TIRZAH HALL
 My Commission Expires 2/17/2013

DESCRIPTION

A tract of land situate within the Town of Albuquerque Grant, projected Section 8, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOT 23-A, BLOCK 14, FRANCISCAN ADDITION, 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 April 30, 1990 in Plat Book 90C, Page 123, together with all of LOTS 11 THRU 17 AND THE WESTERLY 30' OF LOTS 36 THRU 38, BLOCK 14, FRANCISCAN ADDITION, 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 December 17, 1934, in Plat Book D, Page 13 and containing 1.0928 acres more or less.

PLAT OF
 TRACT 23-A-1
 BLOCK 14
 FRANCISCAN ADDITION
 WITHIN THE
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 8
 TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2011

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

Fernando Vigil 10-18-11
 Public Service Company of New Mexico Date

John A. [Signature] 10/18/2011
 New Mexico Gas Company Date

Malik Damour 10-18-11
 Qwest Telecommunications Date

[Signature] 10-18-11
 Comcast Date

City Approvals: *[Signature]* 12-15-11
 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 07/18/11
 Timothy Aldrich, P.S. No. 7719 Date



Drawn By:	JPA/TA	Date:	05-24-11
Checked By:	TA	Drawing Name:	10049PLT.DWG
Job No.:	10-049	Sheet:	1 of 2

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

PLAT OF
TRACT 23-A-1
BLOCK 14
FRANCISCAN ADDITION
WITHIN THE
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 8
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2011

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. **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.
- B. **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.
- C. **Qwest** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **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.

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 the proposed plat. The foregoing requirement shall be a condition to approval of this plat.

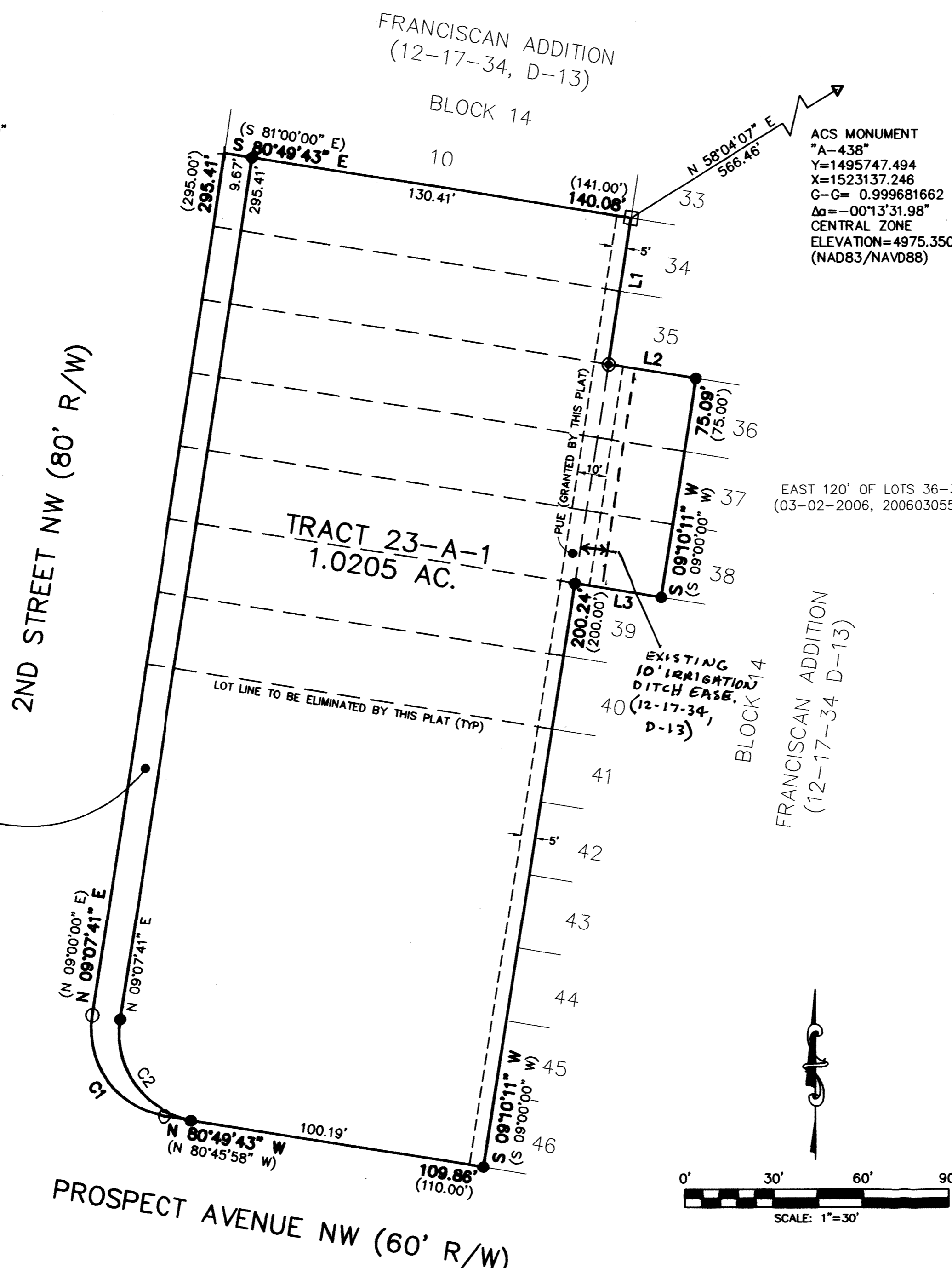
- PROPERTY CORNERS**
- SET 1/2" REBAR W/ TAG "LS 7719"
 - FOUND REBAR W/ TAG "LS 3221"
 - ⊙ FOUND REBAR W/ TAG "LS 10024"
 - FOUND 3/4" PIPE
 - + FOUND + ON CONCRETE

BENCHMARKS
AGRS/NGS Monument "A-438"
Stainless steel rod in a monument box with access cover, located at NW corner BNSF RR and Menaul Blvd.
Geographic Position (NAD83/NAVD88), in feet,
N.M. State Plane Coordinates (Central Zone)
North=1495747.494, East=1523137.246, Elev.=4975.350

0.0723 AC.
PUBLIC RIGHT-OF-WAY
DEDICATED TO THE CITY OF
ALBUQUERQUE BY THIS PLAT

LINE	BEARING	DISTANCE
L1	S 09°10'11" W	50.06'
	(S 09°00'00" W)	(50.00')
L2	S 80°49'43" E	30.00'
	(S 81°00'00" E)	
L3	N 80°49'43" W	30.00'
	(N 81°00'00" W)	

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.10'	42.41'	N 35°51'01" W	89°57'24"
		(47.12')			(90°00'00")
C2	30.00'	47.10'	42.41'	N 35°51'01" W	89°57'24"



ACS MONUMENT
"A-438"
Y=1495747.494
X=1523137.246
G-G= 0.999681662
Δα=-00°13'31.98"
CENTRAL ZONE
ELEVATION=4975.350
(NAD83/NAVD88)

EAST 120' OF LOTS 36-38
(03-02-2006, 2006030559)

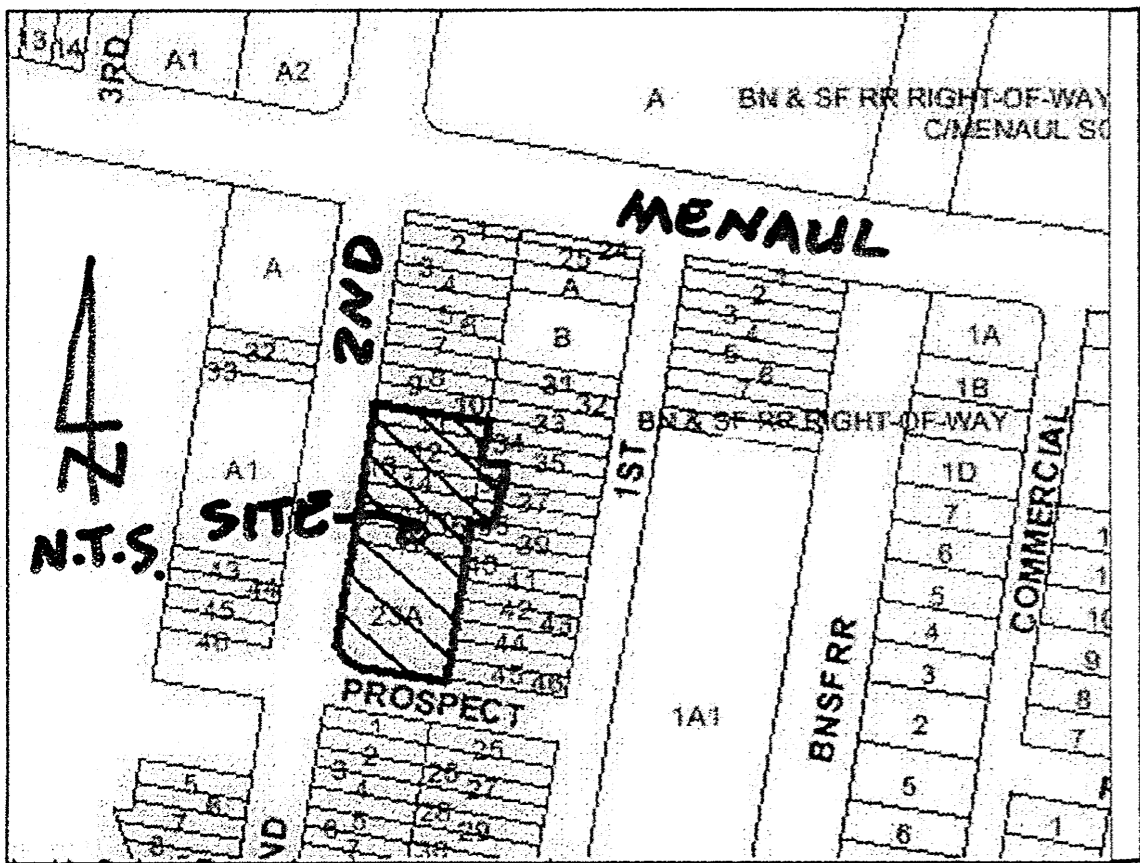
FRANCISCAN ADDITION
(12-17-34 D-13)

12-15-11 rev
10-17-11 rev
07-18-11 rev

Drawn By:	JPA/TA	Date:	05-24-11
Checked By:	TA	Drawing Name:	10049PLT.DWG
Job No.:	10-049	Sheet:	2 of 2



P.O. BOX 30701, ALBQ., N.M. 87190
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1. To create Tract 23-A-1 as shown hereon.
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SUBDIVISION DATA

1. DRB Case No.: 12DRB-70059
2. Project No.: 1009158
3. Zone Atlas Index No.: H-14-Z
4. Total Number of Lots created: 0
5. Total Number of existing Lots: 11
6. Total Number of Tracts created: 1
7. Gross Subdivision Acreage: 1.0928 Acres

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Owner: First Baptist Church of Albuquerque, NM

James T. Roach
 James T. Roach, Co-Chair, Noon Day Board of Directors

STATE OF NEW MEXICO }
 BERNALILLO COUNTY }

On this 4th day of August, 2011, this instrument was acknowledged before me by James T. Roach, Co-Chair, Noon Day Board of Directors, First Baptist Church of Albuquerque, Bernalillo County, New Mexico.



DESCRIPTION

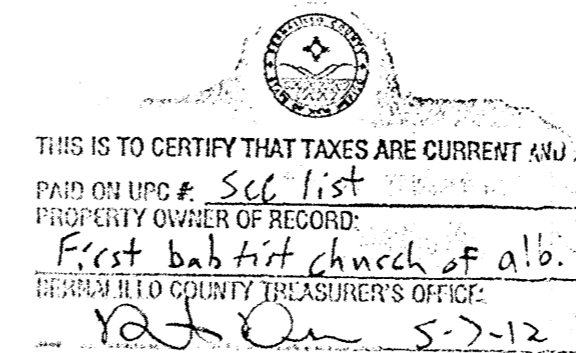
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2011

PROJECT NUMBER: 1009158
 Application Number: 12DRB-70059

PLAT APPROVAL

- Utility Approvals:
- Fernando Vigil* 10-18-11
Public Service Company of New Mexico Date
 - John A. [Signature]* 10/18/2011
New Mexico Gas Company Date
 - Alaluk Ramirez* 10-18-11
Qwest Telecommunications Date
 - [Signature]* 10-18-11
Comcast Date
- City Approvals:
- [Signature]* 12-15-11
City Surveyor Date
 - NA
Real Property Division Date
 - [Signature]* 05-07-12
Traffic Engineering, Transportation Division Date
 - Allan Pesta* 03/21/12
Albuquerque-Bernalillo County Water Utility Authority Date
 - Carol S. Dumont* 3-21-12
Parks and Recreation Department Date
 - Antonia Chew* 3-21-12
AMAFCA Date
 - Antonia Chew* 3-21-12
City Engineer Date
 - Paul Chel* 5-7-12
DRB Chairperson, Planning Department Date



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Drawn By:	JPA/TA	Date:	05-24-11
Checked By:	TA	Drawing Name:	10049PLT.DWG
Job No.:	10-049	Sheet:	1 of 2

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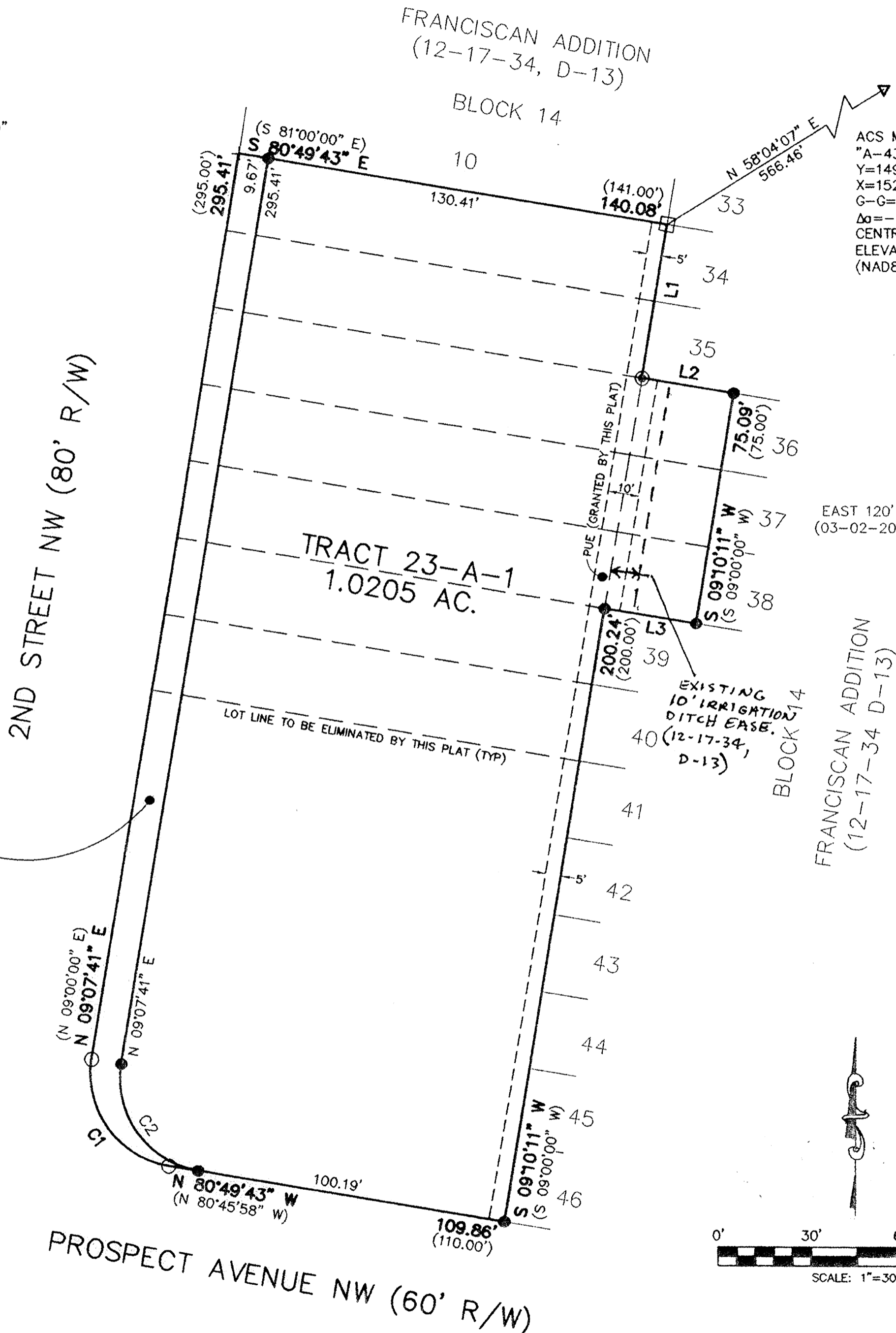
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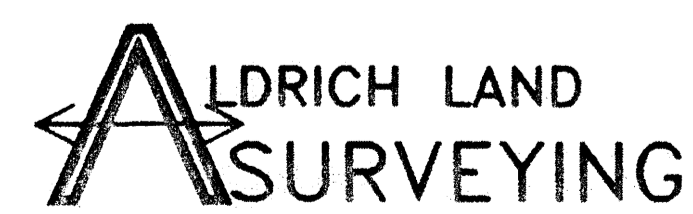
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12-15-2011

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DOCH 2012045903
05/07/2012 11:22 AM Page: 2 of 2
PLAT R:525 00 B: 2012C P: 0054 R Toulouss Olivero, Bernalillo Cou

Drawn By:	JPA/TA	Date:	05-24-11
Checked By:	TA	Drawing Name:	10049PLT.DWG
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