

VICINITY MAP
Not to Scale

GENERAL NOTES

- Bearings are New Mexico State Plane grid bearings, Central Zone - NAD83.
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated.
- City of Albuquerque Zone Atlas: Page G-18-Z

PURPOSE OF PLAT:

The Purpose of this plat is to:

- Combine existing Lots A, B, C and a portion of Lot D, together with a vacated portion of the Floodway and Utility Easement which was Vacated by 13 DRB-70525 into one (1) Lot and create new Lot D-1 from the remainder of Lot D.

SUBDIVISION DATA	
Total number of existing Lots:	4
Total number of new Lots created:	2
Gross Subdivision acreage:	2.0734 acres.

DOCH 2013058064
05/24/2013 02:45 PM Page: 1 of 3
L:\PLAT R-325 00 B 2013C P: 0061 M. Toulous Olivere, Bernalillo Cour

**PLAT OF
LOTS A-1 AND D-1
ALTAMONT**

(BEING A REPLAT OF LOTS A THRU D, ALTAMONT AND A PORTION OF EXISTING FLOODWAY AND UTILITY EASEMENT)

SITUATE WITHIN
SECTION 1, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL 2013

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

101906027521641201, 101806023417241204
Living Hope Church INC

Juan Pailla 5/24/13
Bernalillo County Treasurer

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.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the 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 transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

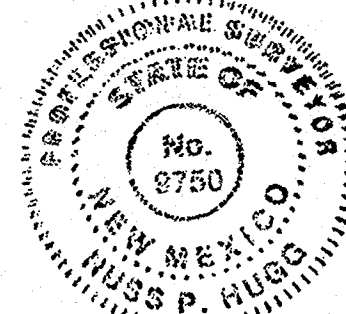
DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a/ Century Link (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.

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
Russ P. Hugg
NMPS No. 9750
April 17, 2013



PROJECT NUMBER: 1009657
Application Number: 13DRB-70525

PLAT APPROVAL

Utility Approvals:

<u>Lernando Vigil</u> Public Service Company of New Mexico (PNM)	<u>5-14-13</u> Date
<u>Amelia P...</u> New Mexico Gas Company (NMGC)	<u>5-10-13</u> Date
<u>Rita Jaramilla</u> QWest Corporation	<u>5-9-13</u> Date
<u>[Signature]</u> Comcast	<u>5/10/13</u> Date

City Approvals:

<u>Di P. Acosta</u> City Surveyor Department of Municipal Development	<u>4-24-13</u> Date
<u>[Signature]</u> Rec'd Property Division	<u>5-24-13</u> Date
<u>N/A</u> Environmental Health Department	Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	<u>05-08-13</u> Date
<u>Allan Peter</u> A.B.C.W.U.A.	<u>05/08/13</u> Date
<u>[Signature]</u> Parks and Recreation Department	<u>5/8/13</u> Date
<u>[Signature]</u> AMAFCA	<u>5-8-13</u> Date
<u>[Signature]</u> City Engineer	<u>5-8-13</u> Date
<u>[Signature]</u> DRP Chairperson, Planning Department	<u>5-24-13</u> Date

PLAT OF
LOTS A-1 AND D-1
ALTAMONT

(BEING A REPLAT OF LOTS A THRU D, ALTAMONT AND
A PORTION OF EXISTING FLOODWAY AND UTILITY EASEMENT)

SITUATE WITHIN
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL 2013

LEGAL DESCRIPTION

That certain parcel of land situate within Section 1, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising All of Lots Lettered "A", "B", "C" and "D", of Altamont as the same are shown and designated on the plat entitled "REPLAT OF LOTS 1 TO 7, INCLUSIVE, IN BLOCK 12, AND FORMER CHEROKEE CT. N.E. (NOW LOTS A, B, C & D) ALTAMONT AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 30, 1956, in Volume B3, Folio 39; Together with a portion of that certain "Floodway and Drainage Easement as the same is shown and designated on the plat entitled "BLOCKS 27, 28, 30, 31, 32, 33, 34, 35 & 36 AND A REPLAT OF PORTIONS OF BLOCKS 9 AND 26 OF ALTAMONT AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 14, 1957, in Volume D2, Folio 43 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Grid Bearings (Central Zone - NAD 83) and ground distances as follows:

BEGINNING at the Southwesterly corner of the parcel herein described (a 1" iron pipe found in place), said point being the Southwesterly corner of said Lot "A", Altamont and a point on the Easterly right of way line of San Pedro Drive N.E. whence Albuquerque Control Survey Monument "NM-367-4" bears N 47°38'16" W, 3,624.51 feet distant; Thence Northeasterly along said Easterly right of way line of San Pedro Drive N.E. for the following Three (3) courses:

- N 00°40'13" E, 144.90 feet to the Southwest corner of said Lot "B" (a survey marker stamped "LS 14271" found in place); Thence,
- N 00°36'24" E, 268.89 feet to the Northwest corner of said Lot "D"; Thence,
- S 44°18'21" E, 163.72 feet along the Northerly line of said Lot "D" to a point; Thence,
- N 89°59'39" E, 16.08 feet to a point; Thence,
- S 47°15'21" E, 333.58 feet to a point; Thence,
- S 42°44'39" W, 28.71 feet to the Northeast corner of said Lot "A" (a concrete nail and brass disc stamped "L.S. 14271" found in place); Thence Southwesterly and Northwesterly along a line common to said Lot "A" and Block 12 of Altamont for the following two (2) courses;
- S 17°33'39" W, 55.33 feet to the Southeast corner of said Lot "A" (a concrete nail and brass disc stamped "L.S. 14271" found in place); Thence,
- N 89°23'40" W, 343.79 feet to the Southwest corner and point of beginning of the parcel herein described.

Said parcel contains 2.0734 acres, more or less.

FREE CONSENT

SURVEYED and REPLATTED and now comprising PLAT OF LOTS A-1 AND D-1, ALTAMONT (BEING A REPLAT OF LOTS A THRU D, ALTAMONT AND AN EXISTING FLOODWAY AND UTILITY EASEMENT) SITUATE WITHIN SECTION 1, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

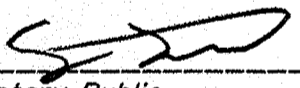
Lots A thru D, Altamont
Living Hope Church, Inc.

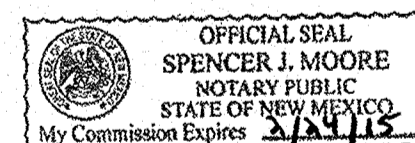
By:  Vice President

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 23
day of April, 2013, by Jeff Lantz.

 My commission expires 2/24/15
Notary Public



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 lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.



SHEET 2 OF 3

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

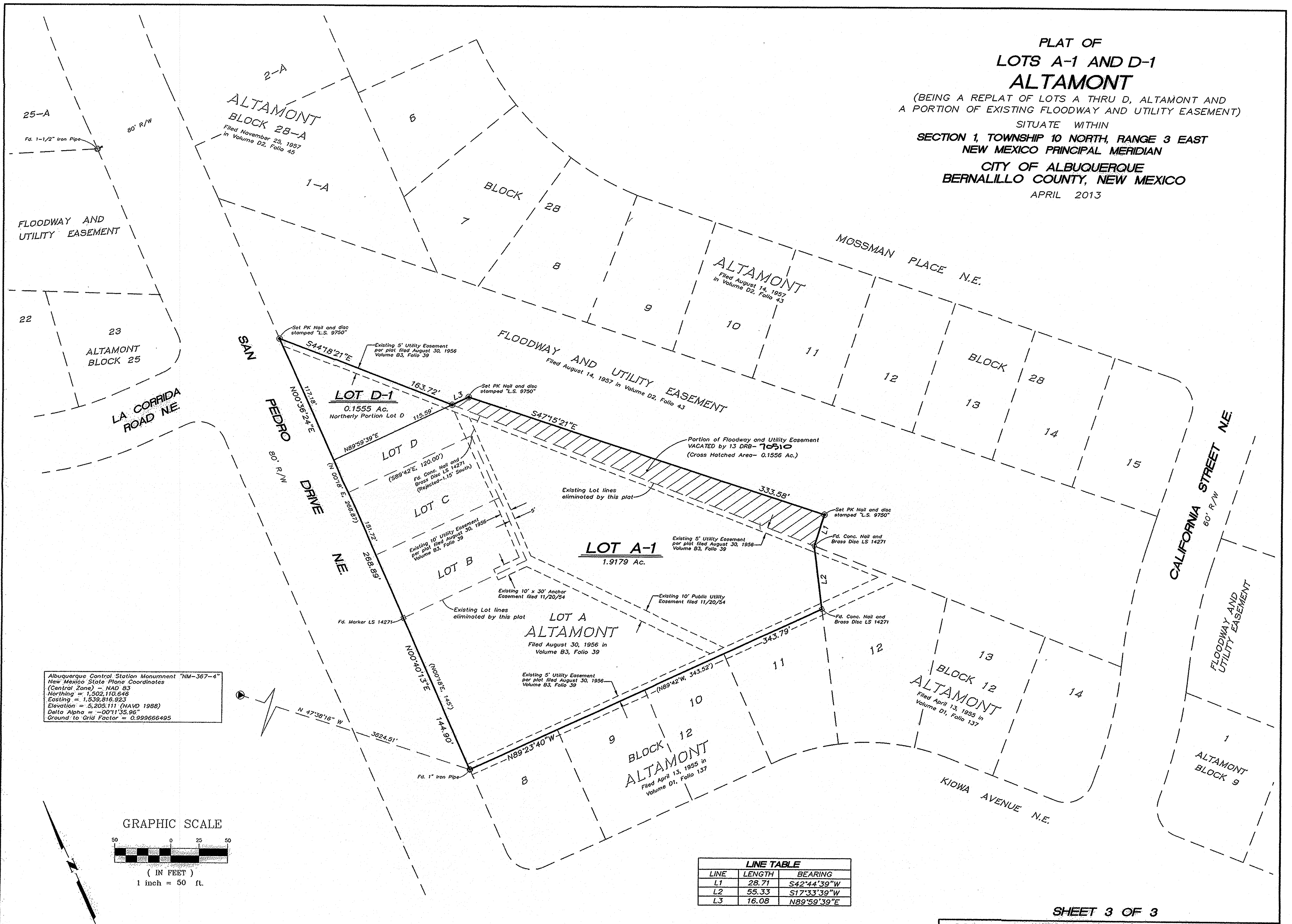
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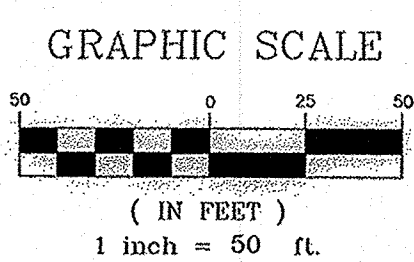
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BERNALILLO COUNTY, NEW MEXICO**

APRIL 2013



Albuquerque Control Station Monument "NM-367-4"
New Mexico State Plane Coordinates
(Central Zone) - NAD 83
Northing = 1,502,110.646
Easting = 1,539,816.923
Elevation = 5,205.111 (NAVD 1988)
Delta Alpha = -00'11"35.96"
Ground to Grid Factor = 0.999666495



LINE	LENGTH	BEARING
L1	28.71	S42°44'39"W
L2	55.33	S17°33'39"W
L3	16.08	N89°59'39"E

SHEET 3 OF 3