

1100  
8887405 A PLAT OF

TRACTS "A", "B", "C", "D" & "E" LANDS OF THE

FIRST BAPTIST CHURCH OF ALBUQUERQUE, NEW MEXICO ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

AUGUST 1987 SHEET 1 OF 2

APPROVED AND ACCEPTED BY:

9/2/88 Fred Sanches 9/6/88  
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LEGAL DESCRIPTION

Being that certain parcel of land situate within Section 20, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being comprised of Disposition Parcels 20, 21 & 22 as described on Warranty Deed No. 77 13802 as filed for record in the County Clerk of Bernalillo County, New Mexico, on March 23, 1977, in Book D27-A, Pages 816-819; Lot 4, Block 1 of the HUNTING HIGHLAND ADDITION to the City of Albuquerque as filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on April 6, 1977, in Book 98, Page 486; and the HUNTING HIGHLAND ADDITION to the City of Albuquerque as filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on April 9, 1977, in Book 98, Page 486; together with vacated East Copper Avenue, N.E. (V-87-116) and vacated alleys therein (Vac. Ord. 59-1973); and being more particularly described by metes and bounds survey as follows:

BEGINNING, FOR A TIE, at the ACS Brass Cap Monument "2-K16 ACS" having New Mexico State Plane coordinate values (Central Zone) of Y=1,486,585.25 and X=380,913.70; whence the ACS Brass Cap Monument "3-K14 ACS" having New Mexico State Plane coordinate values (Central Zone) of Y=1,483,136.24 and X=380,241.23 bears S. 06° 47' 08" W., 1,460.20 feet distance; thence,

N. 89° 36' 39" E., 1,114.33 feet distance to the Northwest corner and TRUE POINT OF BEGINNING of the parcel of land herein described; thence, along the line of the Railroad (A.T. & S.F. R.R.) with the Southern right-of-way line of Tijeras Avenue, N.E. and the Northwest corner of above-mentioned Disposition Parcel 21; thence,

S. 81° 26' 32" E., 625.65 feet distance leaving the aforementioned Easterly right-of-way line of the A.T. & S.F. R.R. along the aforementioned Southerly right-of-way line of Tijeras Avenue, N.E. to a Point of Curvature; thence,

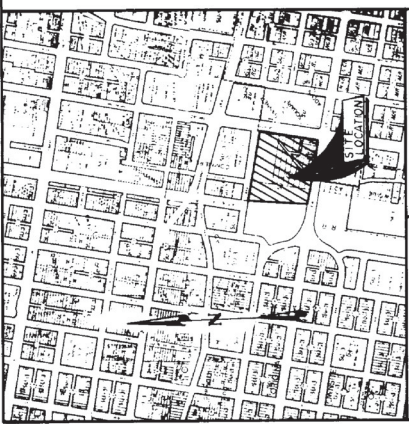
Southeasterly, 19.05 feet distance leaving the aforementioned Southerly right-of-way line of Tijeras Avenue, N.E. along the arc of a curve bearing to the right (said arc having a radius of 12.00 feet, a central angle of 90° 58' 10", and a long chord which bears S. 35° 57' 27" E., 17.11 feet distance) to a Point of Tangency on the Westerly right-of-way line of Broadway Boulevard, N.E.; thence,

S. 09° 31' 38" W., 530.01 feet distance along the aforementioned Westerly right-of-way line of Broadway Boulevard, N.E. to its Point of Intersection with the Northerly right-of-way line of Central Avenue, N.E.; being the Southeast corner of the parcel of land herein described; thence,

N. 80° 54' 02" W., 581.26 feet distance leaving the aforementioned Westerly right-of-way line of Broadway Boulevard, N.E. along the aforementioned Northerly right-of-way line of Central Avenue, N.E. to its Point of Intersection with the above-mentioned Easterly right-of-way line of the A.T. & S.F. R.R.; being the Southwest corner of the parcel of land herein described; thence,

N. 03° 30' 12" E., 538.74 feet distance leaving the aforementioned Northerly right-of-way line of Central Avenue, N.E. along the aforementioned Easterly right-of-way line of the A.T. & S.F. R.R. to the Northwest corner and TRUE POINT OF BEGINNING of the parcel of land herein described containing 328,696 square feet (7.593 acres), more or less.

Now surveyed and replatted as the same appears hereon comprising of Tracts A, B, C, D, and E, Lands of First Baptist Church of Albuquerque, New Mexico, Albuquerque, Bernalillo County, New Mexico.



LOCATION MAP NOT TO SCALE ZONE ATLAS MAP NO. K-14

SUBDIVISION DATA  
1. ZONE ATLAS MAP NUMBER: K-14  
2. (OR) CASE NUMBER: 88-356  
3. SUBDIVISION PLAT NUMBER: 7,858  
4. GROSS SUBDIVISION ACRES: SIX (6)  
5. TOTAL NUMBER OF TRACTS CREATED: SIX (6)  
6. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.04 COMPLETION MILES.  
7. DATE OF SURVEY: AUGUST 1987.

NOTES  
1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE)  
2. DISTANCES ARE GROUND DISTANCES.  
3. THIS PLAT IS FOR THE PURPOSE OF CREATING RIGHT OF WAY FOR THE RELOCATION OF THE EAST BOUND LEG OF GOANO AVENUE OVERPASS AND TO VACATE PORTIONS OF E COPPER AVENUE AND UTILITY EASEMENTS AS SHOWN (V-87-116).  
4. ALL BOUNDARY CORNERS SHOWN: ———— INDICATE: FOUND MONUMENTS.  
5. PLASTIC CAP STAMPED MILES NO. 4078. INDICATE SET 5/8" REAR WITH  
6. SITUATE IN SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M. PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO.  
7. THIS PLAT SUPERSEDES AND VACATES PREVIOUS INTERIOR SUBDIVISION LINES AS SHOWN.

DEDICATION AND CONSENT STATEMENT  
The subdivision herein described is with free consent and in accordance with the desires of the undersigned owner thereof and said owner does hereby grant a Private Access Easement for the benefit of the adjacent tract to the "3" zone. Maintenance of the Private Access Easement shall be the responsibility of the owner of the benefited tract. The Private Access Easement also grants all utility easements shown hereon to the public use. However including the City of Albuquerque, its successors, assigns, agents, representatives, and assigns, shall have the right to ingress and egress (both surface and subsurface) and said owners also grants to the City of Albuquerque, its successors, assigns, agents, representatives, and assigns, the right to construct, operate, repair, and maintain sanitary sewer, water mains, storm sewer, water line, or drainage facility even though only one of these purposes is stated on the easement as shown on the plat.

The undersigned owner does hereby (freely) consent to all the foregoing and does hereby represent that I am authorized to do so.

George F. Stevens, President  
The First Baptist Church of Albuquerque, N.M.  
DATE

ACKNOWLEDGEMENT  
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

Before me, the undersigned, a Notary Public, in and for said State of New Mexico and County of Bernalillo, duly commissioned and qualified, personally appeared George F. Stevens, President of the First Baptist Church of Albuquerque, N.M., a Non-Profit Corporation, on behalf of said Corporation.

Witness my hand and notarial seal this 12th day of August, 1987.

My Commission expires: \_\_\_\_\_ day of \_\_\_\_\_, 1988.  
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I, Fred Sanchez, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, shows all easements as shown on the plat of record, and noted in a title report prepared by LAWYERS TITLE INSURANCE CORPORATION dated \_\_\_\_\_, or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest. I further certify that this plat meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, meets the requirements set forth by the State of New Mexico, and is true and correct to the best of my knowledge and belief.

Fred Sanchez May 11-88  
DATE

ACKNOWLEDGEMENT

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

Before me, the undersigned, a Notary Public, in and for said State of New Mexico and County of Bernalillo, duly commissioned and qualified, personally appeared FRED SANCHEZ, a duly qualified Registered Professional Land Surveyor, on behalf of the undersigned, on this day of \_\_\_\_\_, 1988, for the purposes therein contained to be his own free act and deed.

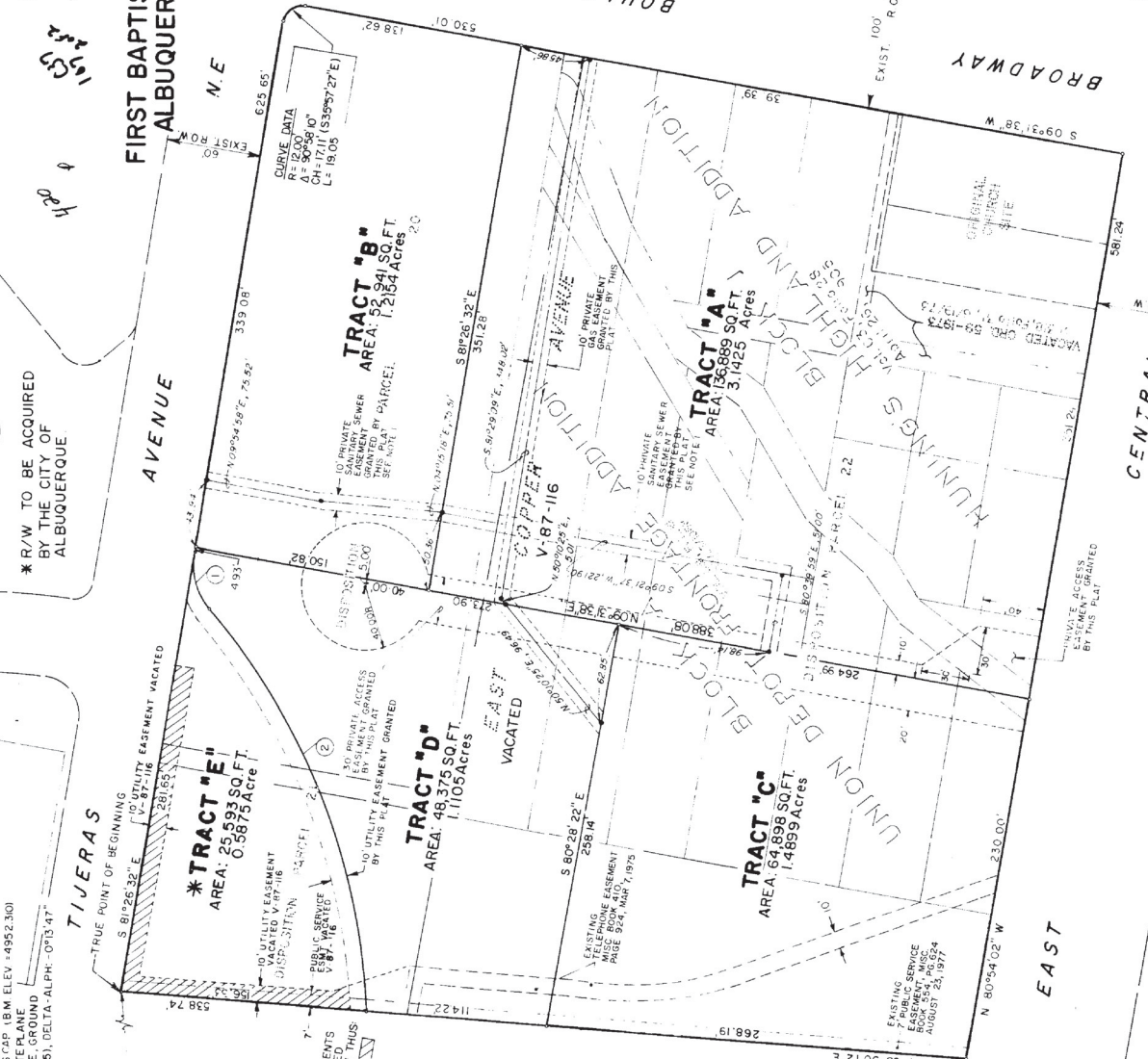
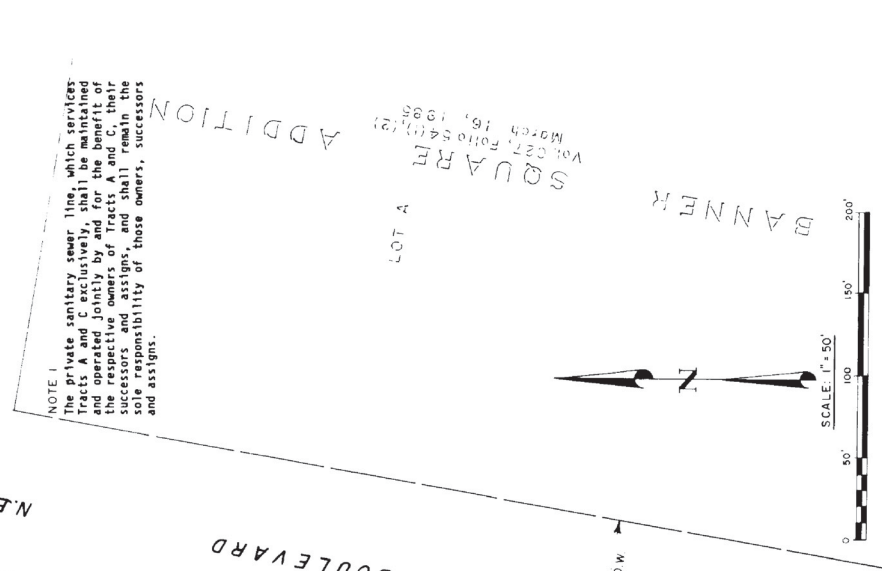
Witness my hand and notarial seal this 11th day of May, 1988.  
My Commission expires: 1-25-89  
NOTARY PUBLIC

CLERK AND RECORDER

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 A PLAT  
 OF  
 TRACTS "A," "B," "C," "D" & "E"  
 LANDS OF THE  
 FIRST BAPTIST CHURCH OF ALBUQUERQUE, NEW MEXICO  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 AUGUST 1987

\* R/W TO BE ACQUIRED  
 BY THE CITY OF  
 ALBUQUERQUE

NOTE 1  
 The private sanitary sewer line, which services  
 Tracts A and C exclusively, shall be maintained  
 and operated jointly by and for the benefit of  
 the owners of Tracts A and C. The owners of  
 successors and assigns, and shall remain the  
 sole responsibility of those owners, successors  
 and assigns.



CURVE DATA

CURVE NO.	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	ARC LENGTH
①	42.79	50°06'12"	S 73°30'22" W	36.24	37.42
②	415.08	30°30'42"	S 07°42'37" W	273.78	279.00

CITY OF ALBUQUERQUE, BRASS CAP, I.B.M. ELEV. +4952.301  
 2-KIACS NEW MEXICO STATE PLANE  
 COORDINATES CENTRAL ZONE, GROUND  
 TO GRID FACTOR (0.99967955), DELTA-ALPH-07°13.47"  
 X=380,413.70  
 Y=1,486,585.75