

Zone Atlas Page C-19-Z

**Indexing Information**

Projected Section 18, Township 11 North, Range 4 East, N.M.P.M. within the Elena Gallegos Grant  
 Subdivision: North Albuquerque Acres, Tract 2, Unit 3  
 Owner: New Covenant Church of Albuquerque  
 UPC #: 101906414703030109

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # 1019-064-147-030-30109  
 PROPERTY OWNER OF RECORD New Covenant Church of Albuquerque  
 BERNALILLO COUNTY TREASURER'S OFFICE

**Subdivision Data**

GROSS ACREAGE.....2.8052 ACRES  
 ZONE ATLAS PAGE NO.....C-19-Z  
 NUMBER OF EXISTING LOTS.....1  
 NUMBER OF LOTS CREATED.....2  
 MILES OF FULL-WIDTH STREETS.....0.000 MILES  
 MILES OF HALF-WIDTH STREETS.....0.000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.000 ACRES  
 DATE OF SURVEY.....NOVEMBER 2016

**Notes**

1. FIELD SURVEY PERFORMED IN OCTOBER 2016.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND), USING GROUND TO GRID FACTOR OF 0.9996592743.

**Documents**

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP00007462 AND AN EFFECTIVE DATE OF AUGUST 9, 2016.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 19, 1997, IN BOOK 97C, PAGE 153.
3. PLAT OF LOTS 11-A AND 22-A, BLOCK 10, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 27, 2012, IN BOOK 2012C, PAGE 9.
4. PLAT OF LOT 7-A-1, BLOCK 10, TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 5, 2009, IN BOOK 2009C, PAGE 2.
5. PLAT OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 10, 1931, IN BOOK D1, PAGE 20.
6. NEW MEXICO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. TPU-4054(3), DATED FEBRUARY 24, 1993.

**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 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.
  - 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.

**Plat for**  
**Lots 9-A-1 and 9-A-2, Block 10,**  
**North Albuquerque Acres, Tract 2, Unit 3**  
 Being Comprised of  
**Lot 9-A, Block 10, North**  
**Albuquerque Acres Tract 2 Unit 3**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 February 2017

**Approved and Accepted by:**  
 APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

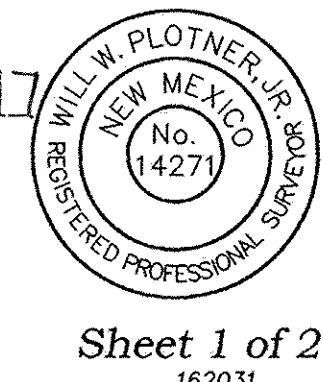
**Project Number:** 1011142  
**Application Number:** 17 DEB-70038  
**Plat Approvals:**

Gerardo Vigil 5-25-17  
 PNM Electric Services  
Chie Salgado 5/25/2017  
 New Mexico Gas Company  
Comcast 5/27/17  
 Comcast

**City Approvals:**  
Jason M. Riechman P.S. 2/9/17  
 City Surveyor  
Roguel M. Mendez 5/31/17  
 Traffic Engineer  
Thieth Cook 06-02-17  
 ABCWA  
Bandora 5/31/17  
 Parks and Recreation Department  
Lynn M. Magan 6-2-17  
 AMAFCA  
Juanita D. Dwyer 5-31-2017  
 City Engineer  
Est. Clark 6-2-17  
 DRE Chairperson, Planning Department

**Surveyor's Certificate**  
 "I, WILL PLOTNER JR., A 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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."

Will Plotner Jr. 2/8/17  
 Will Plotner Jr. Date  
 N.M.R.P.S. No. 14271  
**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244



**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

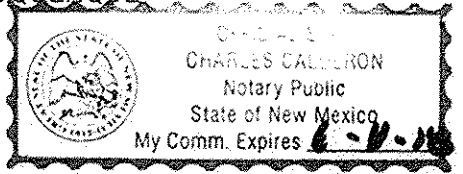
**Legal Description**

LOT NUMBERED NINE-A (9-A), BLOCK NUMBERED 10, PLAT OF TRACT 9-A, BLOCK 10, NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, SITUATE WITHIN PROJECTED SECTION 8, T 11 N, R 4 E, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 18, 1997 IN VOLUME 97C, FOLIO 153.

**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 DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR 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 OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

David Row 2/9/17  
 DAVID ROW, AS PRESIDENT  
 NEW COVENANT CHURCH OF ALBUQUERQUE



STATE OF NEW MEXICO }  
 COUNTY OF Sandoval } SS

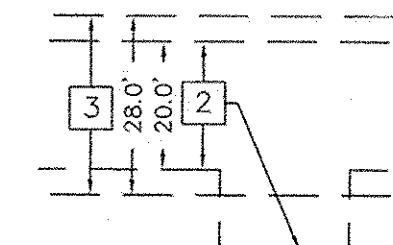
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2nd February 2017  
 BY: DAVID ROW AS PRESIDENT OF NEW COVENANT CHURCH OF ALBUQUERQUE

By: Charles Calderon  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES June 11, 2018

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	● FOUND MONUMENT AS INDICATED
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (5/18/97, 97C-153)	○ SET BATHEY MARKER WITH CAP "LS 14271" UNLESS MARKED OTHERWISE
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (1/5/2009, 2009C-2)	

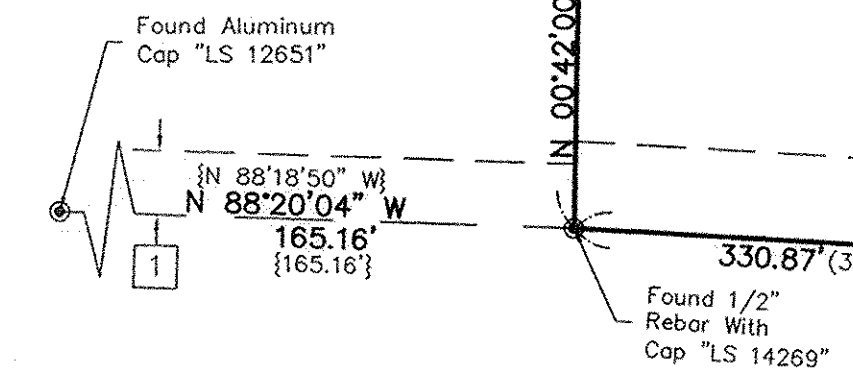
Line #	Direction	Length (ft)
L1	S 89°19'10" E	24.00'
L2	N 86°27'39" E	24.07'
L3	S 89°19'10" E	86.57'
L4	N 00°40'50" E	89.42'
L5	N 00°40'50" E	154.04'



**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.



Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	58.12'	37.00'	90°00'00"	52.33'	S 44°19'10" E

**Paseo Del Norte NE**  
(R/W Varies) NM ROW Proj. No. TPU-4054(3)

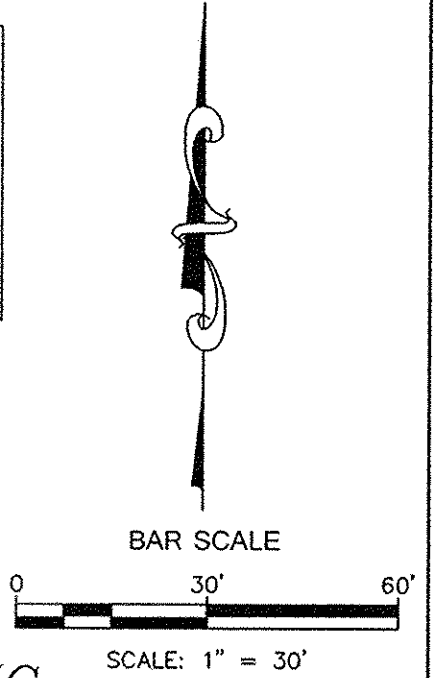
**Plat for**  
**Lots 9-A-1 and 9-A-2, Block 10,**  
**North Albuquerque Acres, Tract 2, Unit 3**  
**Being Comprised of**  
**Lot 9-A, Block 10, North**  
**Albuquerque Acres Tract 2 Unit 3**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
**February 2017**

**Easement Notes**

- 1 EXISTING 10' P.U.E. (BK. 98-5, PG. 9543)
- 2 EXISTING 20' ABCWUA WATER LINE EASEMENT (1/5/2009, 2009C-02)
- 3 EXISTING 28' PRIVATE CROSS-ACCESS EASEMENT (1/5/2009, 2009C-02) BENEFITING LOT 9-A
- 4 EXISTING 13.5' P.U.E. (5/18/97, 97C-153) & (3/7/97, BK. 97-6, PG. 7699)
- 5 EXISTING 10' PRIVATE WATER METER & PRIVATE WATER LINE INSTALLMENT & MAINTENANCE EASEMENT (8/16/83, BK. MISC. 39-A, PG. 652) BENEFITING LOTS 10 AND 23, BLOCK 10, TR. 2, UNIT 3, NORTH ALBUQUERQUE ACRES, NOW KNOWN AS 9-A
- 6 EXISTING 25' PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT (1/27/2012, 2012C-09) BENEFITING LOTS 11-A, 20-A, 21-A AND 22-A, BLOCK 10, TR. 2, UNIT 3 NORTH ALBUQUERQUE ACRES
- 7 EXISTING 5' P.U.E. (1/27/2012, 2012C-09)
- 8 EXISTING 10' PRIVATE SANITARY SEWER EASEMENT (1/27/2012, 2012C-09) BENEFITING LOT 22-A, BLOCK 10, TR. 2, UNIT 3, NORTH ALBUQUERQUE ACRES
- 9 EXISTING 10' P.U.E. (2/23/98, BK. 9805, PG. 84451)
- 10 EXISTING 20' PUBLIC WATERLINE EASEMENT (5/1/98, BK. 9889C, PG. 2182)
- 11 EXISTING PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT (5/8/2013, DOC. NO. 2013050839)
- 12 EXISTING AMAFCA DRAINAGE EASEMENT (5/1/99, BK. MISC. 743A, PG. 965-966)
- 13 CROSS LOT LINE PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF LOT 9-A-2, TO BE MAINTAINED BY THE OWNERS OF LOT 9-A-1 GRANTED WITH THE FILING OF THIS PLAT
- 14 RECIPROCAL PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 9-A-1, 9-A-2 AND 7-A-1 WITHIN AREAS WITHIN THE PARKING LOT AND DRIVE AISLES, EXCLUDING BUILDING AREAS, TO BE MAINTAINED BY THE OWNERS OF LOTS 9-A-1 AND 9-A-2 ON THEIR RESPECTIVE PROPERTIES, GRANTED WITH THE FILING OF THIS PLAT
- 15 INTENTIONALLY OMITTED
- 16 20' PRIVATE WATER AND PRIVATE SEWER LINE EASEMENT FOR THE BENEFIT OF LOT 9-A-2, GRANTED WITH THE FILING OF THIS PLAT. THE OWNERS OF LOT 9-A-2 SHALL MAINTAIN THE UTILITIES SERVING SAID LOT.
- 17 10' PUBLIC UTILITY EASEMENT, GRANTED WITH THE FILING OF THIS PLAT.

ACS Monument " 7-C19 "  
NAD 1983 CENTRAL ZONE  
X=1550417.138  
Y=1522068.52  
Z=5485.723 (NAVD 1988)  
G-G=0.999650745  
Mapping Angle=-0°10'24.78"

ACS Monument " HEAVEN "  
NAD 1983 CENTRAL ZONE  
X=1547297.145  
Y=1518799.515  
Z=5378.235 (NAVD 1988)  
G-G=0.99965581  
Mapping Angle=-0°10'46.22"



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