

LOCATION MAP  
NOT TO SCALE

**SUBDIVISION DATA**

1. DRB No. \_\_\_\_\_
2. Zone Atlas Index Number: E-20-Z
3. Gross Subdivision Acreage: ± 59.8993 acres
4. Total number of Tracts Created: Two (2) Tracts
5. This Plat shows existing easements.
6. Date of Survey: May, 2018
7. Plat is located within the Elena Gallegos Grant, within projected Section 29, Township 11 North, Range 4 East, New Mexico Principal Meridian (N.M.P.M.), Bernalillo County, Albuquerque, New Mexico.
8. 0.0739 acres of public street right-of-way created.

**PURPOSE OF PLAT**

The purpose of this Plat is to subdivide Tract A of the Subdivision Plat Map for Hoffmantown Baptist Church Site, as the same as shown and designated on the plat thereof filed in the office of the County Clerk, Bernalillo County, New Mexico on November 6, 1986 in Book C32, page 7 into two (2) Tracts. Tract B-2, Yorba Linda Subdivision, as the same as shown and designated on the plat thereof filed in the office of the County Clerk, Bernalillo County, New Mexico on December 27, 1984 in Book C26, page 3 will be included with one of the aforementioned Tracts. A portion of one of the aforementioned Tracts will be dedicated as public right-of-way.

**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.
- 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 (above ground 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), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

**DESCRIPTION**

A certain tract of land situate within the Elena Gallegos Grant, within projected Section 29, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract A of the Subdivision Plat Map for Hoffmantown Baptist Church Site, as the same as shown and designated on the plat thereof filed in the office of the County Clerk, Bernalillo County, New Mexico on November 6, 1986 in Book C32, page 7 and all of Tract B-2, Yorba Linda Subdivision, as the same as shown and designated on the plat thereof filed in the office of the County Clerk, Bernalillo County, New Mexico on December 27, 1984 in Book C26, page 3.

Tract contains 59.8993 acres, more or less.

**FREE CONSENT AND DEDICATION**

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant public right-of-way and all new easements as shown hereon in fee simple with warranty covenants.

**HOFFMANTOWN BAPTIST CHURCH**

By: Kim Crissman  
Chairman of Elders

State of New Mexico )  
                                  ) SS  
County of Bernalillo )

This instrument was acknowledged before me on 13 day of February, 2019, by

Kim Crissman

My Commission Expires: 8/13/2022 Susan E. Franse  
Notary Public



**NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 1983 Datum). Basis of Bearings is between two City of Albuquerque Control Monuments "13-E20" and "2-F19". Bearing = S40°47'40"W
2. Distances are ground distances.
3. Record bearings and distances in parenthesis ( ) are from Subdivision Plat Map for Hoffmantown Baptist Church Site, filed in the office of the County Clerk, Bernalillo County, New Mexico on November 6, 1986 in Book C32, page 7; in brackets [ ] are from the Replat of Tract B, Yorba Linda Subdivision, filed in the office of the County Clerk, Bernalillo County, New Mexico on December 27, 1984 in Book C26, page 3.
4. 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 tracts within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat.
5. Tract A-1 is subject to a Memorandum of Agreement filed on March 1, 2004 in Book A73, page 6232 as Document No. 2004026304.
6. Tract A-1 is subject to a Memorandum and Confirmation of Lease filed on May 22, 2002 in Book A36, page 5143 as Document No. 2002065342.
7. Tract A-1 is subject to a Memorandum of Lease filed on February 2, 2006 in Book A111, page 5767 as Document No. 2006015843.
8. Tract A-1 is subject to a Memorandum of Amendment to Communications Site Lease Agreement (Building) filed on January 11, 2008 as Document No. 2008003963.
9. The location of the Temporary Drainage Easement as shown herein is approximate. The following statement was made on the plat of record, of which this easement was granted: "TEMPORARY DRAINAGE EASEMENTS to be granted to A.M.A.F.C.A. with the filing of this PLAT. Permanent drainage easements will be granted and the temporary drainage easement will be vacated, in accordance with the Subdivision Ordinance, upon improvements to the Pino Arroyo. The north easement line is established from measurements of the F.E.M.A. Floodway Maps".

**DOCUMENTS USED IN THE PREPARATION OF THIS PLAT**

1. Subdivision Plat Map for Hoffmantown Baptist Church Site, filed in the office of the County Clerk, Bernalillo County, New Mexico on November 6, 1986 in Book C32, page 7.
2. Replat of Tract B, Yorba Linda Subdivision, filed in the office of the County Clerk, Bernalillo County, New Mexico on December 27, 1984 in Book C26, page 3.
4. Commitment for Title Insurance File No. 2163724-AL04 issued by First American Title Insurance Company, Effective Date: October 27, 2016

**SURVEYOR'S CERTIFICATION**

I, Dean S. Christmas, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Dean S. Christmas  
Dean S. Christmas  
New Mexico Professional Surveyor 23788

FEBRUARY 12, 2019  
Date



PLAT OF  
**TRACTS A-1 AND A-2**  
**HOFFMANTOWN BAPTIST CHURCH SITE**  
(A REPLAT OF TRACT A, HOFFMANTOWN BAPTIST CHURCH SITE AND TRACT B-2, YORBA LINDA SUBDIVISION)  
WITHIN THE ELENA GALLEGOS GRANT,  
WITHIN PROJECTED SECTION 29, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.,  
BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

OCTOBER, 2018

PROJECT NUMBER PR-2019-001560

APPLICATION NUMBER SD-2019-00015

UTILITY APPROVALS	DATE
PNM ELECTRIC SERVICES	<u>2-21-19</u>
NEW MEXICO GAS COMPANY	<u>2/21/19</u>
QWEST CORPORATION d/b/a CENTURYLINK QC	<u>4-8-19</u>
COMCAST CABLE	<u>2/6/19</u>

CITY APPROVALS  
Susan M. Rimbach PS 2/19/19  
CITY SURVEYOR DATE

N/A  
REAL PROPERTY DIVISION DATE  
Rogues M. M... 4/5/19  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

Christi Carr 02-20-19  
ALBUQUERQUE BERNALILLO COUNTY WATER DATE  
UTILITY AUTHORITY

N/A  
PARKS & RECREATION DEPARTMENT DATE  
Wade M. Gredt 7/8/19  
A.M.A.F.C.A. DATE

Renee Brunette 2/20/19  
CITY ENGINEER / HYDROLOGY DATE

2 2 2/20/19  
CODE ENFORCEMENT DATE  
Ky 4-12-2019  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

**TAX CERTIFICATION**  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #  
1-070-062-179339-20950

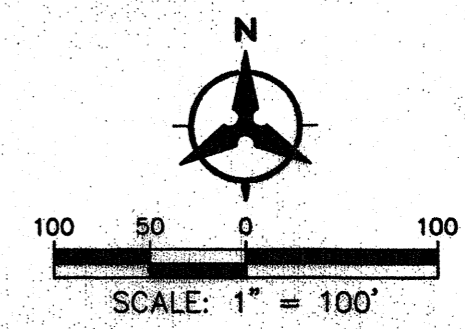
PROPERTY OWNER OF RECORD: Hoffmantown Baptist Church

George Stone 4-12-19  
BERNALILLO COUNTY TREASURER'S OFFICE DATE

**Bohannon & Huston**  
Courtyard I 7500 Jefferson St. NE  
Albuquerque, NM 87109 (505) 823-1000

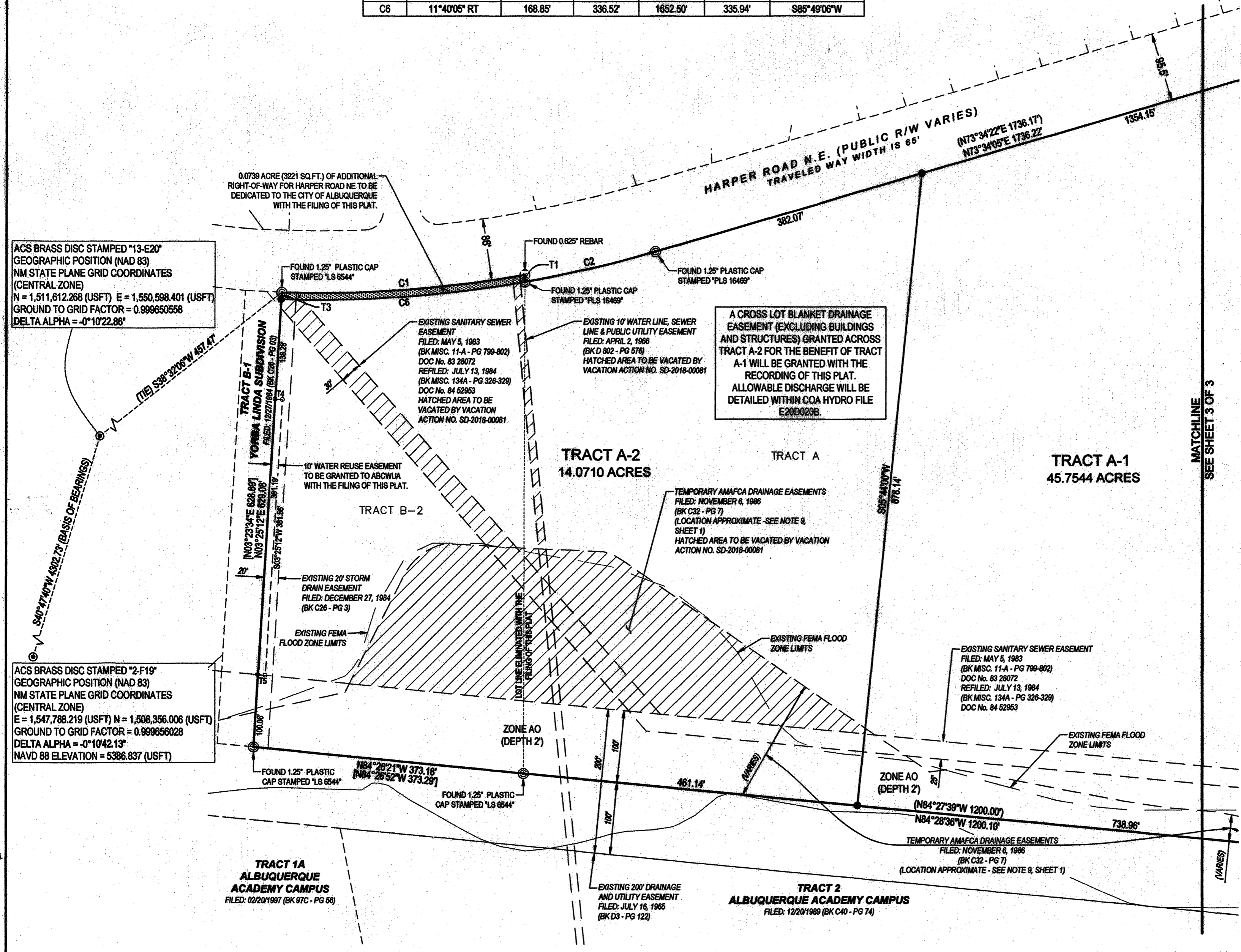
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OCTOBER, 2018



CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	11°42'49" LT [11°43'34" LT]	168.53'	335.89' [316.32']	1643.00' [1643.00']	335.31'	N85°46'19"E
C2	06°24'10" LT [06°24'21" LT]	92.43' (92.48')	184.67' (184.76')	1652.50' (1652.50')	184.57' (184.66')	N76°46'59"E
C3	89°46'54" RT [90°00'43" RT]	34.67' (35.01')	54.84' (54.99')	35.00' (35.00')	49.40' (49.50')	S61°35'57"E
C4	30°20'49" LT [30°22'24" LT]	119.95' (120.06')	234.26' (234.46')	442.29' (442.29')	231.53' (231.73')	S31°39'07"E
C5	45°21'43" RT [45°21'21" RT]	191.08' (191.05')	381.99' (381.94')	457.22' (457.22')	352.61' (352.56')	S24°08'33"E
C6	11°40'05" RT	168.85'	336.52'	1652.50'	335.94'	S85°49'06"W

LEGEND	
	FND-BRASS CAP
	FND-CHEELED MARK IN CONCRETE
	FND-REBAR NO CAP
	FND-REBAR WITH CAP
	SET 0.625" REBAR W/ YELLOW PLASTIC SURVEY CAP STAMPED "PS 2278"
	BOUNDARY
	LOT/TRACT LINE
	ELIMINATED LOT/TRACT LINE
	EXISTING EASEMENT
	ADJOINING PROPERTY LINE
	ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED TO CITY OF ALBUQUERQUE



TANGENT DATA		
ID	BEARING	DISTANCE
T1	S00°29'15"E (S00°02'22"E)	9.75' (9.65')
T2	S15°59'16"E (S16°24'55"E)	46.94' (46.92')
T3	N03°25'12"E	9.55'
T4	S86°34'48"E	10.00'
T5	N84°26'49"W	10.01'



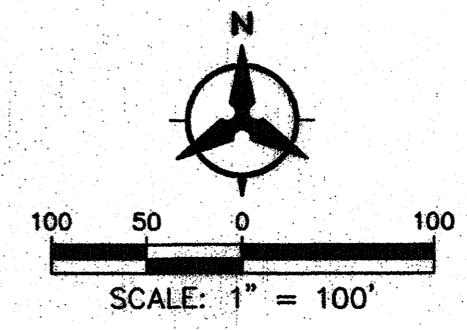
**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St. NE  
 Albuquerque, NM 87109 (505) 823-1000

SHEET 2 OF 3

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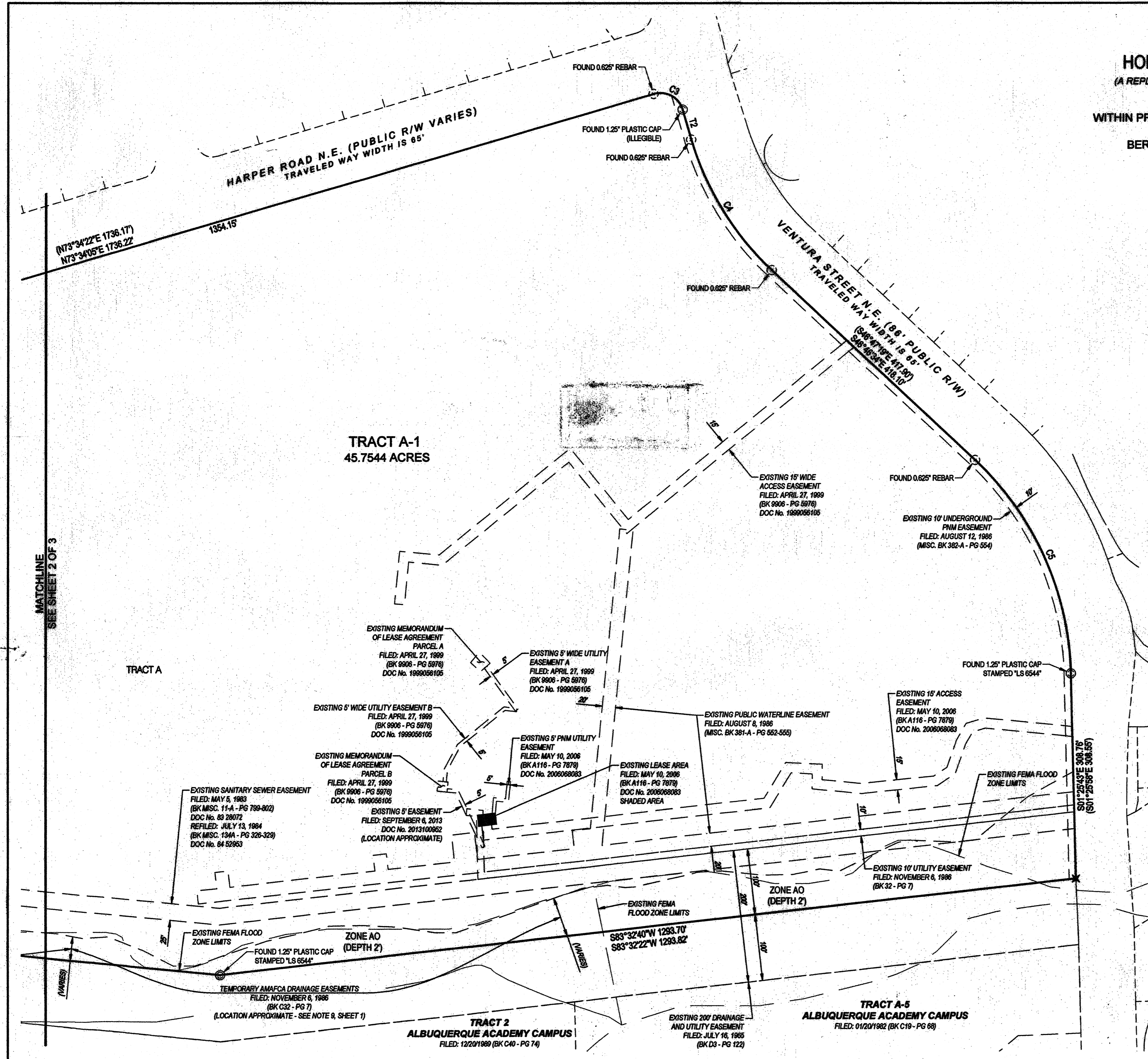
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	BOUNDARY
	LOT / TRACT LINE
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	ADDITIONAL RIGHT-OF-WAY TO BE DEDICATED TO CITY OF ALBUQUERQUE

SEE SHEET 2 OF 3 FOR  
 CURVE AND TANGENT TABLE



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SHEET 3 OF 3