

Vicinity Map - Zone Atlas E-20-Z

**Documents**

- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2666879-AL04 AND AN EFFECTIVE DATE OF MARCH 24, 2022, REVISION NO. 4.
- PLAT OF RECORD FOR HOFFMANTOWN BAPTIST CHURCH SITE, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 12, 2019, IN BOOK 2019C, PAGE 32.
- MEMORANDUM OF PURCHASE AND SALE AGREEMENT AND JOINT ESCROW INSTRUCTIONS BETWEEN PULTE HOMES OF NEW MEXICO, INC., AND HOFFMANTOWN CHURCH, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 3, 2021, AS DOC. NO. 2021105432.
- WARRANTY DEED FOR SUBJECT PROPERTY (TRACT A, YORBA LINDA SUBDIVISION - NOW KNOWN AS HOFFMANTOWN BAPTIST CHURCH SITE), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 6, 1986, IN BOOK D264A, PG. 895-897, DOC. NO. 86 20007.

**Free Consent & Dedication**

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN HARPER RD TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

KEVIN PATTON  
DIRECTOR OF LAND PLANNING AND ENTITLEMENTS  
PULTE HOMES OF NEW MEXICO, INC.

STATE OF NEW MEXICO }  
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 28, 2023  
BY: KEVIN PATTON, DIRECTOR OF LAND PLANNING AND ENTITLEMENTS  
PULTE HOMES OF NEW MEXICO, INC.

By: Dawn Therese Trujillo-Sena  
NOTARY PUBLIC

STATE OF NEW MEXICO  
NOTARY PUBLIC  
DAWN THERESE TRUJILLO-SENA  
COMMISSION NUMBER 1112211  
EXPIRATION DATE 06-05-2027

MY COMMISSION EXPIRES 06-05-27

**Indexing Information**

Projected Section 29, Township 11 North, Range 4 East,  
N.M.P.M. Elena Gallegos Grant  
Subdivision: Hoffmantown Baptist Church Site  
Owner: Pulte Homes of NM Inc.  
UPC #: 102006208633520951

**Purpose of Plat**

- SUBDIVIDE AS SHOWN HEREON.
- VACATE EASEMENTS AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE. . . . . 14.0710 ACRES  
ZONE ATLAS PAGE NO. . . . . E-20-Z  
NUMBER OF EXISTING TRACTS . . . . . 1  
NUMBER OF LOTS CREATED. . . . . 39  
NUMBER OF TRACTS CREATED. . . . . 13  
MILES OF FULL-WIDTH STREETS. . . . . 0.0000 MILES  
MILES OF HALF-WIDTH STREETS. . . . . 0.0000 MILES  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . . 0.1658 ACRES  
DATE OF SURVEY. . . . . MARCH 2023

**Notes**

- FIELD SURVEY PERFORMED IN JANUARY AND MARCH 2023.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY PARTIALLY LIES WITHIN FLOOD ZONE "AO" WHICH IS DEFINED AS AN AREA OF FLOOD DEPTH 2 FEET, AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0143G, DATED SEPTEMBER 26, 2008.

AND

BASED UPON SCALING, THIS PROPERTY PARTIALLY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0143G, DATED SEPTEMBER 26, 2008.

**Solar Collection Note**

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.

**Legal Description**

TRACT A-2 AS SHOWN ON 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, FILED IN THE OFFICE OF THE COUNTY CLERK, SANTA FE COUNTY, NEW MEXICO ON APRIL 12, 2019 IN PLAT BOOK 2019C, PAGE 32.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 102006208633520951

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for  
The Estates at Academy  
Being Comprised of  
Tract A-2  
Hoffmantown Baptist Church Site  
City of Albuquerque  
Bernalillo County, New Mexico  
June 2023**

**Project Number:** PR-2018-001560

**Application Number:** \_\_\_\_\_

**Plat Approvals:**

[Signature] 08/03/2023  
PNM Electric Services  
Abdul A Bhuigan 08/01/2023  
Qwest Corp. d/b/a CenturyLink QC  
[Signature] 8/2/2023  
New Mexico Gas Company  
Mike Montea 08/01/2023  
Comcast

**City Approvals:**

Loren N. Risenhoover P.S. 6/26/2023  
City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

**Surveyor's Certificate**

I, BRIAN J. MARTINEZ, 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 FOR THE CITY OF ALBUQUERQUE 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.

B. J. Martinez 8/9/23  
BRIAN J. MARTINEZ Date  
N.M.R.P.S. No. 18374



**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
cartesianbrian@gmail.com



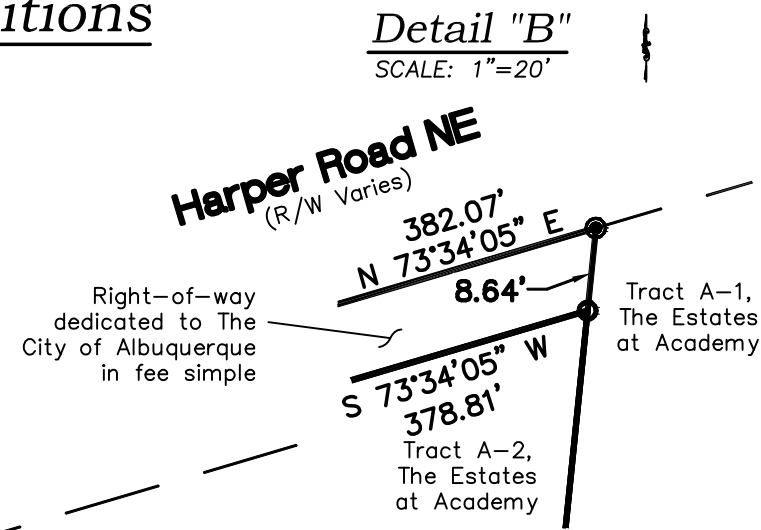
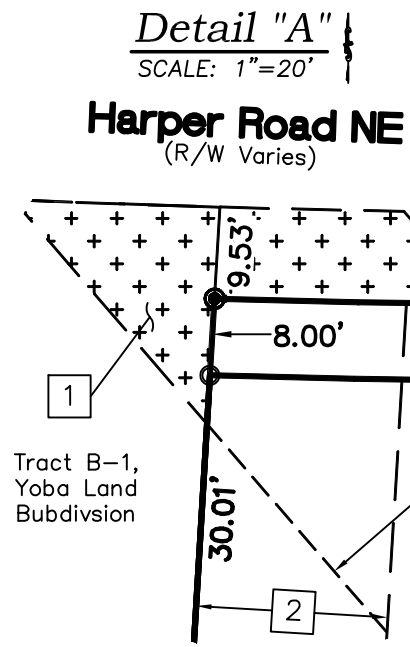
**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (4/12/2019, 2019C-32)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (11/6/1985, C32-7)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (12/27/1984, C26-3)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT STAMPED "LS 18374" UNLESS OTHERWISE NOTED

ACS Monument " 13-E20 "  
 NAD 1983 CENTRAL ZONE  
 X=1550598.401 \*  
 Y=1511612.268 \*  
 Z= N/A \* (NAVD 1988)  
 G-G=0.999650558  
 Mapping Angle= -0°10'22.86"

\*U.S. SURVEY FEET

**This Sheet Shows Existing Conditions**



**Plat for  
 The Estates at Academy  
 Being Comprised of  
 Tract A-2  
 Hoffmantown Baptist Church Site  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 June 2023**

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

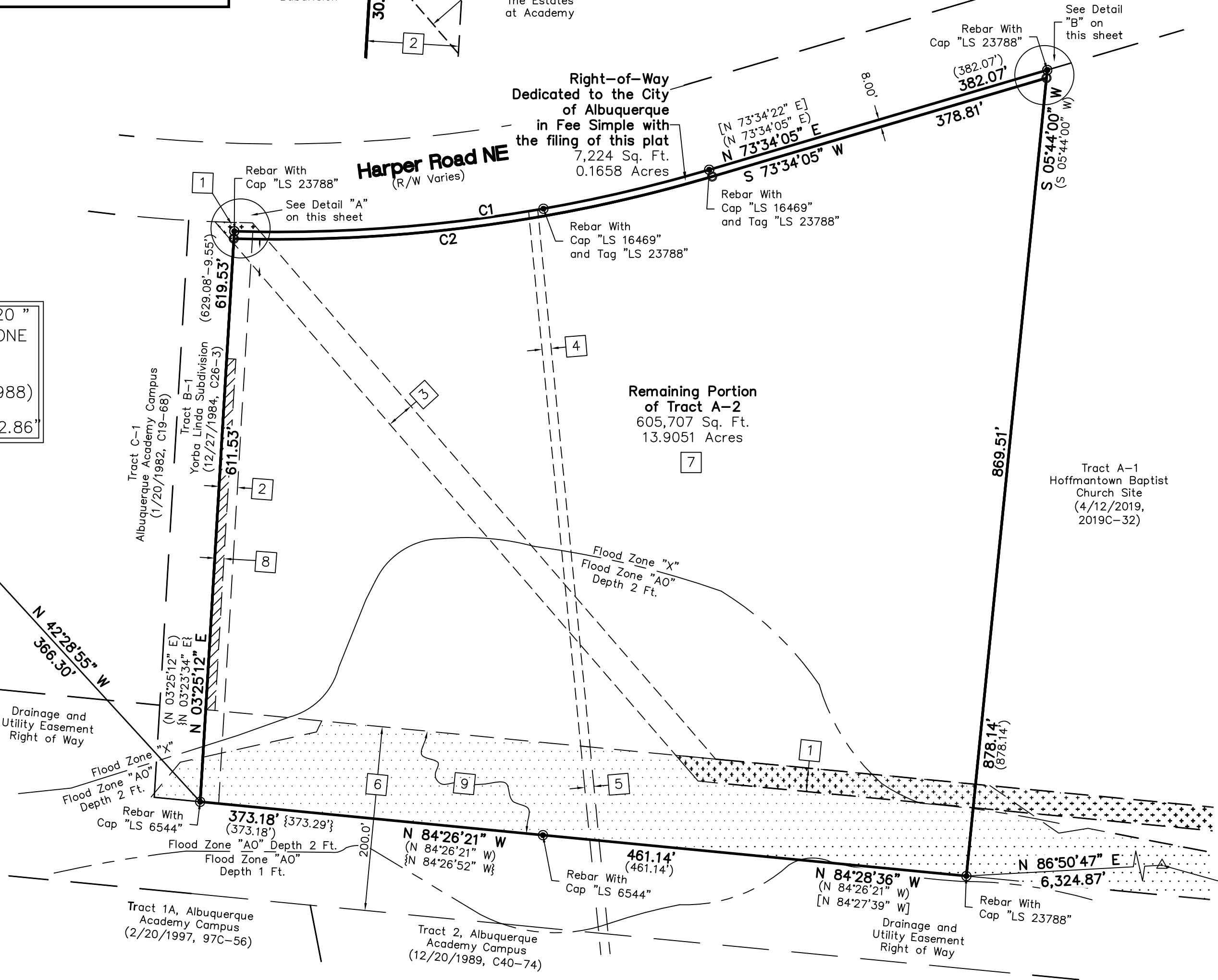
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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**

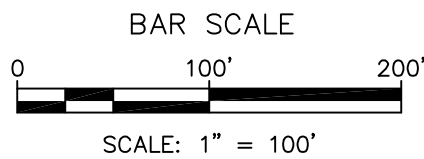
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

ACS Monument " 8-E21 "  
 NAD 1983 CENTRAL ZONE  
 X=1557989.002 \*  
 Y=1511609.176 \*  
 Z=5705.082 \* (NAVD 1988)  
 G-G=0.999638754  
 Mapping Angle= -0°09'31.61"

\*U.S. SURVEY FEET



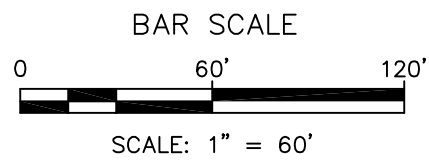
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	521.19' (336.52')	1652.50' (1652.50')	18°04'15"	519.03'	N 82°37'01" E
C2	523.96'	1660.50'	18°04'46"	521.79'	N 82°37'16" E



**CSI-CARTESIAN SURVEYS INC.**

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**Plat for  
The Estates at Academy  
Being Comprised of  
Tract A-2  
Hoffmantown Baptist Church Site  
City of Albuquerque  
Bernalillo County, New Mexico  
June 2023**



**Note:**

DEVELOPER WILL NOT BE ABLE TO OBTAIN A BUILDING PERMIT ON THE FOLLOWING LOTS UNTIL ABCWJA HAS ACCEPTED THE NEW/REALIGNED WATER AND SANITARY SEWER LINES.

LOTS: 2, 3, 17, 18, 19, 20, 27, 28, 29, 30, 31

**Harper Road NE**  
(R/W Varies)

Tract C-1  
Albuquerque Academy Campus  
(1/20/1982, C19-68)

Tract B-1  
Yorba Linda Subdivision  
(12/27/1984, C26-3)

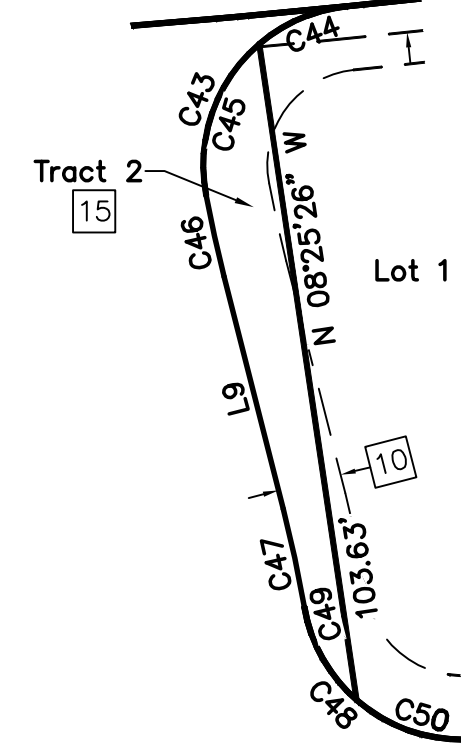
Rebar With  
Cap "LS 16469"  
and Tag "LS 23788"

Rebar With  
Cap "LS 23788"

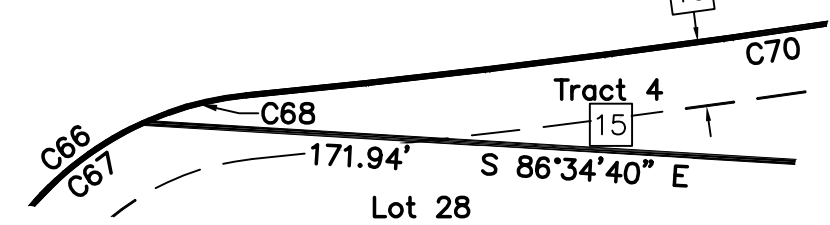
Rebar With  
Cap "LS 23788"



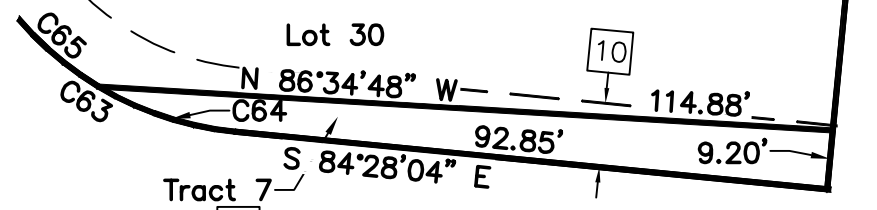
**Detail "A"**  
SCALE: 1"=30'



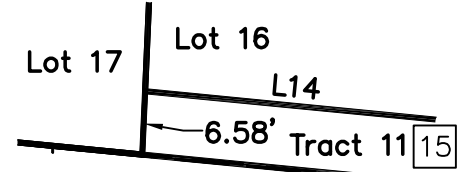
**Detail "B"**  
SCALE: 1"=30'



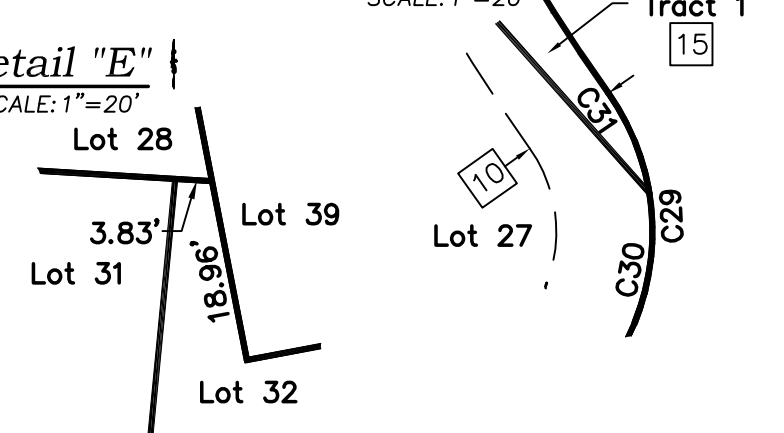
**Detail "C"**  
SCALE: 1"=30'



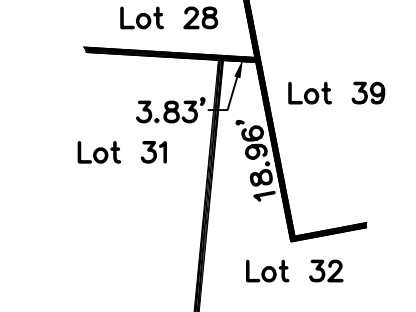
**Detail "F"**  
SCALE: 1"=20'



**Detail "D"**  
SCALE: 1"=20'



**Detail "E"**  
SCALE: 1"=20'



Tract A-1  
Hoffmantown Baptist  
Church Site  
(4/12/2019,  
2019C-32)

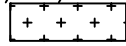

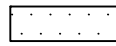
Tract 1A, Albuquerque  
Academy Campus  
(2/20/1997, 97C-56)

Tract 2, Albuquerque Academy Campus  
(12/20/1989, C40-74)

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## Easement Notes

- 1 REMAINING PORTION OF AN EXISTING 25' SANITARY SEWER EASEMENT (5/5/1983, BK. MISC. 11-A, PG. 799-802, DOC. NO. 83 28072) AND (7/10/1984, BK. MISC. 133A, PG. 166-169, DOC. NO. 84 51987) AND REFILED (7/13/1984, BK. MISC. 134A, PG. 326-329, DOC. NO. 84 52953) PORTIONS VACATED PER PLAT (4/12/2019, 2019C-32). REMAINING PORTIONS SHOWN HEREON AS 
- 2 EXISTING PERMANENT 20' STORM DRAIN EASEMENT (12/7/1984, BK. MISC. 181-A, PG. 47-49, DOC. NO. 84 93166) AND REFILED (12/11/1984, BK. MISC. 182-A, PG. 284-289, DOC. NO. 84 94311) AND GRANTED BY PLAT (12/27/1984, C26-3) AND AS SHOWN ON PLAT (4/12/2019, 2019C-32)
- 3 EXISTING EXCLUSIVE, PERMANENT 30' PUBLIC WATER AND PUBLIC SEWER EASEMENT (4/18/2019, AS DOC. NO. 2019030997) VACATED WITH THE FILING OF THIS PLAT
- 4 EXISTING EXCLUSIVE, PERMANENT 10' PUBLIC UTILITY EASEMENT GRANTED TO ABCWUA FOR PUBLIC WATER AND PUBLIC SEWER LINES (4/18/2019, AS DOC. NO. 2019030997) VACATED WITH THE FILING OF THIS PLAT
- 5 EXISTING 10' PERPETUAL FULL AND UNRESTRICTED EASEMENT FOR WATERLINE, SEWER LINE AND PUBLIC UTILITIES (4/28/1966, BK. D 802, PG. 576-577A) PORTIONS VACATED PER PLAT (4/12/2019, 2019C-32)
- 6 EXISTING 200' DRAINAGE AND UTILITY EASEMENT (7/16/1965, D3-122) AND AS SHOWN ON PLATS (11/6/1985, C32-7) (12/27/1984, C26-3) AND (4/12/2019, 2019C-32)
- 7 EXISTING CROSS LOT BLANKET DRAINAGE EASEMENT (EXCLUDING BUILDINGS AND STRUCTURES) OVER AND ACROSS TRACT A-2 FOR THE BENEFIT OF TRACT A-1 (4/12/2019, 2019C-32) VACATED WITH THE FILING OF THIS PLAT
- 8 EXISTING 10' WATER REUSE EASEMENT GRANTED TO ABCWUA (4/12/2019, 2019C-32) SHOWN HEREON AS 
- 9 REMAINING PORTION OF TEMPORARY AMAFCA DRAINAGE EASEMENT (11/6/1966, PG. C32-7) PORTIONS VACATED PER PLAT (4/12/2019, 2019C-32) (LOCATION OF EASEMENT SCALED IN FROM PLAT) SHOWN HEREON AS 
- 10 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 11 20' PRIVATE STORM DRAIN EASEMENT, BENEFITING AND TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, GRANTED WITH THE FILING OF THIS PLAT
- 12 20' PUBLIC SANITARY SEWER EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT
- 13 25' PUBLIC SANITARY SEWER AND WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT
- 14 5' PRIVATE STORM DRAIN EASEMENT, BENEFITING AND TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, GRANTED WITH THE FILING OF THIS PLAT
- 15 PRIVATE DRAINAGE EASEMENT, BLANKET IN NATURE, BENEFITING AND TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, SEE "DRAINAGE FACILITIES MAINTENANCE NOTE" ON THIS SHEET FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES, GRANTED WITH THE FILING OF THIS PLAT, BLANKET IN NATURE OVER AND ACROSS TRACTS 1 THROUGH 12
- 16 PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT, BLANKET IN NATURE, OVER AND ACROSS TRACT 13, BENEFITING AND MAINTAINED BY ABCWUA, GRANTED WITH THE FILING OF THIS PLAT
- 17 PRIVATE SURFACE AND SUBSURFACE DRAINAGE EASEMENT TO THE CITY OF ALBUQUERQUE, BLANKET IN NATURE, OVER AND ACROSS TRACT 13, SEE "DRAINAGE FACILITIES MAINTENANCE NOTE" ON THIS SHEET FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES, GRANTED WITH THE FILING OF THIS PLAT
- 18 PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT, BLANKET IN NATURE, OVER AND ACROSS TRACT 13, BENEFITING AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, GRANTED WITH THE FILING OF THIS PLAT
- 19 PUBLIC 20' WATER REUSE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT

## ABCWUA Water & Sanitary Sewer Easements

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATIONS, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH USE OF THE EASEMENT.

## Drainage Facilities Maintenance Notes

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ["DETENTION AREAS"] ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES [STORM WATER DETENTION FACILITIES] IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION (UNLESS SHOWN ON THE APPROVED GRADING PLAN) MAY BE PLACED OR MAINTAINED IN THE EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY

## Waiver Notes

1. THE FOLLOWING WAIVERS WERE APPROVED BY THE DEVELOPMENT REVIEW BOARD AND ENVIRONMENTAL PLANNING COMMISSION:
  - DPM SECTION 7-4(E) - PEDESTRIAN FACILITIES - WAIVER TO ALLOW A SIDEWALK ON ONE SIDE OF THE STREET AT THE PRIVATE ENTRYWAYS TO THE SUBDIVISION.
  - DPM SECTION 7-2(C) - TEMPORARY SIDEWALK DEFERRAL - WAIVER TO DEFER THE INSTALLATION OF SIDEWALKS UNTIL EACH HOME CONSTRUCTION IS COMPLETED.
  - DPM SECTION 7-4(A)(3) CONNECTIVITY - WAIVER TO ALLOW TWO BLOCKS WITHIN THE HOFFMANTOWN ESTATES SUBDIVISION TO EXCEED 600 FEET, THE MAXIMUM BLOCK LENGTH FOR A LOCAL STREET. AKADEMA LOOP, THE PRIMARY LOCAL STREET WITHIN THE SUBDIVISION IS 1,565 FEET IN LENGTH.
  - DPM SECTION 7-4(I)(2) STANDARD CENTERLINE RADIUS FOR A LOCAL ACCESS STREET OF 75 FEET WITH APPROVAL OF THE TRAFFIC ENGINEER. WAIVER TO THE CENTERLINE RADIUS AT FOUR CORNERS OF THE LOW-SPEED, PRIVATE THOROUGHFARE OF AKADEMA LOOP, WHERE THE ROAD IS 90 DEGREES OR NEAR 90 DEGREES.
  - IDO SECTION 5-4(F)(2)(B) - RESIDENTIAL LOTS SHALL AVOID LAYOUTS WHERE THE REAR LOT LINE IS ADJACENT TO A COLLECTOR OR ARTERIAL STREET. WAIVER TO ALLOW FOR THE SEVEN LOTS ON THE NORTH SIDE OF THE SUBDIVISION WITH REAR YARD LOT LINES ADJACENT TO HARPER ROAD.

**Plat for  
The Estates at Academy  
Being Comprised of  
Tract A-2  
Hoffmantown Baptist Church Site  
City of Albuquerque  
Bernalillo County, New Mexico  
June 2023**

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Sheet 4 of 5

230123

**Plat for  
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Tract A-2  
Hoffmantown Baptist Church Site  
City of Albuquerque  
Bernalillo County, New Mexico  
June 2023**

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.1734	7,551
Lot 2	0.1781	7,760
Lot 3	0.1782	7,762
Lot 4	0.1782	7,763
Lot 5	0.1781	7,760
Lot 6	0.1738	7,572
Lot 7	0.2256	9,826
Lot 8	0.4318	18,811
Lot 9	0.3858	16,805
Lot 10	0.2030	8,841
Lot 11	0.1970	8,580
Lot 12	0.1970	8,580
Lot 13	0.1970	8,580
Lot 14	0.2637	11,485
Lot 15	0.3860	16,815
Lot 16	0.2636	11,484
Lot 17	0.1921	8,368
Lot 18	0.1850	8,060
Lot 19	0.1981	8,630
Lot 20	0.1850	8,060
Lot 21	0.1850	8,060
Lot 22	0.2292	9,982
Lot 23	0.3063	13,344
Lot 24	0.2590	11,283
Lot 25	0.1850	8,060
Lot 26	0.2136	9,302
Lot 27	0.3225	14,050
Lot 28	0.3016	13,139
Lot 29	0.2176	9,480
Lot 30	0.2062	8,980
Lot 31	0.2097	9,136
Lot 32	0.1979	8,619
Lot 33	0.2955	12,873
Lot 34	0.1753	7,636
Lot 35	0.1761	7,669
Lot 36	0.1830	7,971
Lot 37	0.1832	7,981
Lot 38	0.2640	11,500
Lot 39	0.1850	8,060
Tract 1	0.1222	5,325
Tract 2	0.0189	825
Tract 3	0.1182	5,149
Tract 4	0.0688	2,996
Tract 5	0.0636	2,771
Tract 6	0.2214	9,643
Tract 7	0.0178	778
Tract 8	0.0681	2,968
Tract 9	0.2217	9,656
Tract 10	0.0723	3,150
Tract 11	0.1395	6,079
Tract 12	1.9221	83,725
Tract 13	1.9841	86,425

Line Table		
Line #	Direction	Length (ft)
L1	N 73°34'05" E	41.76'
L2	S 24°58'34" E	56.44'
L3	N 84°28'04" W	29.40'
L4	N 73°34'05" E	41.76'
L5	N 73°34'05" E	41.76'
L6	S 73°18'45" E	32.80'
L7	N 73°18'07" E	40.64'
L8	S 87°26'26" E	53.06'
L9	N 14°14'30" W	37.47'
L10	N 03°43'34" E	57.10'
L11	S 21°06'34" E	8.89'
L12	N 27°21'00" W	43.20'
L13	S 25°35'45" E	42.92'
L14	N 84°28'04" W	32.95'
L15	S 81°05'26" W	58.47'
L16	S 69°41'11" W	38.11'
L17	N 05°31'56" E	101.36'
L18	N 05°28'00" W	23.06'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	521.19'	1652.50'	18°04'15"	519.03'	N 82°37'01" E
C2	523.96'	1660.50'	18°04'46"	521.79'	N 82°37'16" E
C3	120.78'	1660.50'	4°10'03"	120.76'	N 86°21'07" E
C4	309.71'	1660.50'	10°41'11"	309.26'	N 78°55'29" E
C5	35.73'	99.00'	20°40'35"	35.53'	S 83°54'22" W
C6	24.54'	99.00'	14°12'15"	24.48'	S 80°40'12" W
C7	11.18'	99.00'	6°28'21"	11.18'	N 88°59'30" W
C8	15.15'	25.00'	34°42'59"	14.92'	N 76°53'11" E
C9	126.83'	51.67'	140°38'34"	97.30'	N 50°09'02" W
C10	32.24'	51.67'	35°45'05"	31.72'	S 77°24'13" W
C11	40.66'	51.67'	45°05'12"	39.62'	N 62°10'38" W
C12	39.33'	51.67'	43°36'55"	38.39'	N 17°49'35" W
C13	14.60'	51.67'	16°11'23"	14.55'	N 12°04'34" E
C14	15.15'	25.00'	34°42'59"	14.92'	S 02°48'46" W
C15	35.04'	99.00'	20°16'44"	34.86'	N 04°24'22" W
C16	155.16'	99.00'	89°47'55"	139.76'	N 50°37'58" E
C17	35.48'	99.00'	20°31'58"	35.29'	N 15°59'59" E
C18	57.24'	99.00'	33°07'41"	56.45'	N 42°49'49" E
C19	57.24'	99.00'	33°07'41"	56.45'	N 75°57'30" E
C20	5.20'	99.00'	3°00'35"	5.20'	S 85°58'22" E
C21	151.86'	99.00'	87°53'16"	137.40'	S 40°31'26" E
C22	35.85'	99.00'	20°45'00"	35.66'	S 74°05'34" E
C23	20.14'	99.00'	11°39'18"	20.10'	S 57°53'25" E
C24	46.95'	99.00'	27°10'27"	46.51'	S 38°28'32" E
C25	48.91'	99.00'	28°18'30"	48.42'	S 10°44'03" E
C26	60.82'	99.00'	35°12'05"	59.87'	S 21°01'14" W
C27	28.74'	99.00'	16°37'58"	28.64'	S 11°44'11" W
C28	32.08'	99.00'	18°34'07"	31.94'	S 29°20'13" W
C29	32.24'	25.00'	73°52'47"	30.05'	N 01°40'53" E
C30	20.89'	25.00'	47°52'09"	20.28'	N 14°41'12" E
C31	11.35'	25.00'	26°00'38"	11.25'	N 22°15'12" W
C32	82.20'	200.00'	23°33'00"	81.63'	S 23°29'01" E
C33	18.67'	286.00'	3°44'22"	18.66'	S 09°50'20" E
C34	36.48'	25.00'	83°35'43"	33.33'	N 49°46'00" W
C35	93.47'	1660.50'	3°13'31"	93.46'	S 89°57'06" E
C36	59.20'	1660.50'	2°02'33"	59.19'	N 87°24'52" E
C37	52.10'	1660.50'	1°47'52"	52.10'	N 83°22'09" E
C38	64.65'	1660.50'	2°13'51"	64.65'	N 81°21'17" E
C39	61.59'	1660.50'	2°07'30"	61.58'	N 85°19'50" E
C40	64.65'	1660.50'	2°13'51"	64.65'	N 79°07'26" E
C41	64.65'	1660.50'	2°13'51"	64.65'	N 76°53'35" E
C42	63.64'	1660.50'	2°11'46"	63.64'	N 74°40'46" E
C43	41.47'	25.00'	95°02'17"	36.88'	S 36°44'57" W
C44	15.20'	25.00'	34°50'00"	14.97'	S 66°51'05" W
C45	26.27'	25.00'	60°12'17"	25.08'	S 19°19'57" W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C46	12.99'	214.00'	3°28'42"	12.99'	S 12°30'33" E
C47	15.71'	210.00'	4°17'08"	15.70'	N 12°05'56" W
C48	37.54'	25.00'	86°01'56"	34.11'	S 52°58'21" E
C49	16.94'	25.00'	38°49'47"	16.62'	S 29°22'16" E
C50	20.60'	25.00'	47°12'10"	20.02'	S 72°23'14" E
C51	322.44'	1769.00'	10°26'36"	321.99'	N 78°47'23" E
C52	46.77'	1769.00'	1°30'53"	46.77'	N 83°15'14" E
C53	69.16'	1769.00'	2°14'24"	69.16'	N 81°22'35" E
C54	69.18'	1769.00'	2°14'26"	69.17'	N 79°08'10" E
C55	69.19'	1769.00'	2°14'27"	69.18'	N 76°53'44" E
C56	68.14'	1769.00'	2°12'25"	68.14'	N 74°40'17" E
C57	99.84'	51.00'	112°09'56"	84.64'	N 50°20'58" W
C58	81.87'	51.00'	91°58'55"	73.36'	N 60°26'28" W
C59	17.97'	51.00'	20°11'01"	17.87'	N 04°21'30" W
C60	79.93'	51.00'	89°47'55"	72.00'	N 50°37'58" E
C61	22.16'	51.00'	24°53'33"	21.98'	N 18°10'47" E
C62	57.77'	51.00'	64°54'22"	54.73'	N 63°04'45" E
C63	78.23'	51.00'	87°53'16"	70.78'	S 40°31'26" E
C64	22.69'	51.00'	25°29'37"	22.51'	S 71°43'16" E
C65	55.54'	51.00'	62°23'39"	52.83'	S 27°46'38" E
C66	72.11'	51.00'	81°00'51"	66.25'	S 43°55'37" W
C67	55.43'	51.00'	62°16'15"	52.74'	S 34°33'19" W
C68	16.68'	51.00'	18°44'36"	16.61'	S 75°03'45" W
C69	344.59'	1817.00'	10°51'58"	344.08'	N 79°00'04" E
C70	150.21'	1817.00'	4°44'12"	150.17'	N 82°03'57" E
C71	64.64'	1817.00'	2°02'18"	64.63'	N 78°40'42" E
C72	115.76'	1817.00'	3°39'00"	115.74'	N 75°50'03" E
C73	13.99'	1817.00'	0°26'28"	13.99'	N 73°47'19" E
C74	76.66'	1690.51'	2°35'54"	76.66'	S 89°36'25" E
C75	56.65'	1690.51'	1°55'12"	56.65'	S 89°56'46" E
C76	20.01'	1690.51'	0°40'42"	20.01'	S 88°38'49" E
C77	75.04'	1939.00'	2°13'02"	75.03'	N 76°33'02" E
C78	67.49'	1939.00'	1°59'40"	67.49'	N 78°39'23" E
C79	58.25'	1939.00'	1°43'16"	58.25'	N 78°47'35" E
C80	84.28'	1939.00'	2°29'26"	84.28'	N 76°41'14" E
C81	115.04'	75.00'	87°53'16"	104.09'	S 40°31'26" E
C82	93.53'	254.09'	21°05'26"	93.00'	S 14°16'40" E
C83	106.05'	75.00'	81°00'51"	97.43'	S 43°55'37" W
C84	80.59'	75.00'	61°33'59"	76.77'	S 34°12'11" W
C85	25.46'	75.00'	19°26'52"	25.34'	S 74°42'37" W
C86	340.04'	1793.00'	10°51'58"	339.53'	N 79°00'04" E
C87	146.82'	75.00'	112°09'56"	124.48'	N 50°20'58" W
C88	117.55'	75.00'	89°47'55"	105.88'	N 50°37'58" E