



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>SUBDIVISIONS</b>	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input checked="" type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
VACATION OF FLOATING DRAINAGE EASEMENT		

<b>APPLICATION INFORMATION</b>		
Applicant: MESA VIEW UNITED METHODIST CHURCH		Phone:
Address: 4701 MONTAÑO RD NW		Email:
City: ALBUQUERQUE	State: NM	Zip: 87120
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS		Phone: 505.980.8365
Address: P.O. BOX 25911		Email: arch.plan@comcast.net
City: ALBUQUERQUE	State: NM	Zip: 87125
Proprietary Interest in Site: OWNER	List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: 27-A-1 & 27-A-2	Block:	Unit: 1-011-062-527-286-104-40
Subdivision/Addition: TAYLOR RANCH	MRGCD Map No.:	UPC Code: 1-011-062-502-300-104-39
Zone Atlas Page(s): E-11	Existing Zoning: MX-L	Proposed Zoning:
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 8±
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 4701 MONTAÑO NW	Between: MONTAÑO PLAZA DR.	and: TAYLOR RANCH DR
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
PR 2019.002606		

Signature:	Date: 12.22.2020				
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent				
<b>FOR OFFICIAL USE ONLY</b>					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	



**FORM V: Vacations of Easements or Right-of-way- DRB**

**Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.**

**VACATION OF RIGHT-OF-WAY – DRB**

**VACATION OF RIGHT-OF-WAY – COUNCIL**

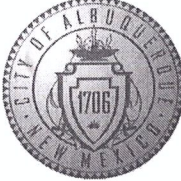
- Interpreter Needed for Meeting? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s) (7 copies, folded)  
*Not required for City owned public right-of-way.*
- Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- If easements, list number to be vacated \_\_\_\_\_
- Square footage to be vacated (see IDO Section 14-16-6-6(M) \_\_\_\_\_)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)
  - Office of Neighborhood Coordination neighborhood meeting inquiry response
  - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)(6)
  - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
  - Sign Posting Agreement - IDO Section 14-16-6-6(K)(4) is satisfied

**VACATION OF PRIVATE EASEMENT**

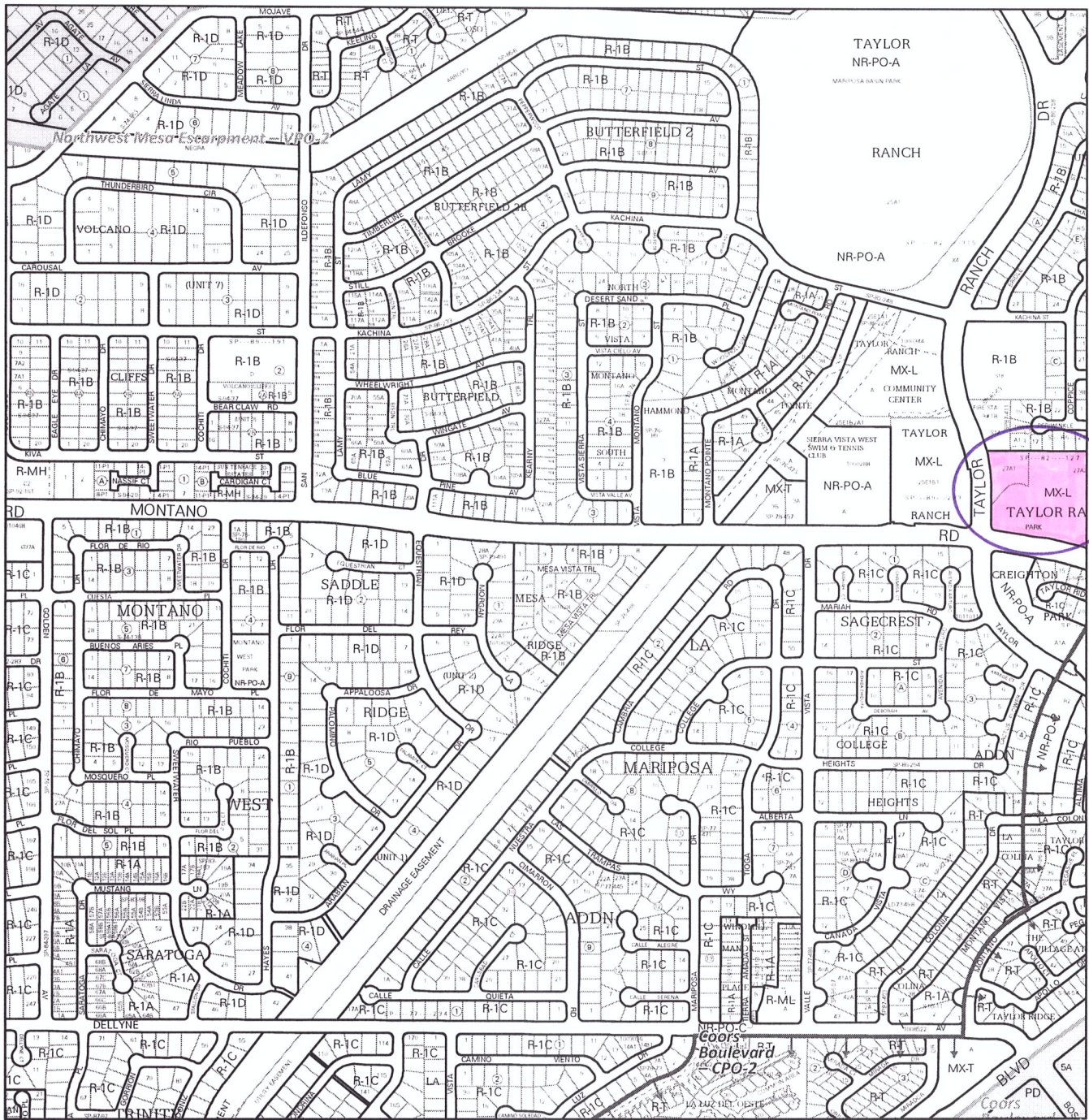
**VACATION OF PUBLIC EASEMENT**

- Interpreter Needed for Meeting? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form V at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s) (7 copies, folded)
- Drawing showing the easement to be vacated (7 copies, not to exceed 8.5" by 11")
- List number to be vacated \_\_\_\_\_
- Proof of Pre-Application meeting

**The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.**

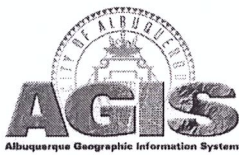
<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <u>Derrick Archuleta</u></p>	<p>Date: <u>12.22.2020</u></p>
<p>Printed Name: <u>DERRICK ARCHULETA</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Case Numbers: _____</p>	<p>Project Number: _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



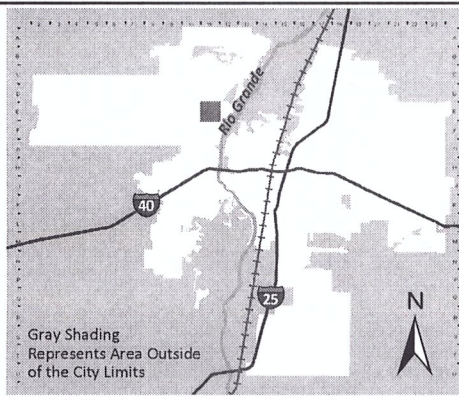


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**E-11-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone



Gray Shading  
Represents Area Outside  
of the City Limits



MESA VIEW UNITED METHODIST CHURCH  
4701 MONTAÑO RD NW  
ALBUQUERQUE NM 87120

December 21, 2020

Jolene Wolfley, Chair  
City of Albuquerque  
Development Review Board  
600 2<sup>nd</sup> St NW  
Albuquerque NM

**RE: OWNER AUTHORIZATION  
TRACTS 27-A-1 & 27-A-2, TAYLOR RANCH SUBDIVISION  
PR 2019-002606**

Ms. Wolfley and members of the Board:

Headstart Enterprises is authorizing Derrick Archuleta, ARCH+PLAN Land Use Consultants to serve as agent for vacation of a private easement review for a minor subdivision for the above mentioned property.

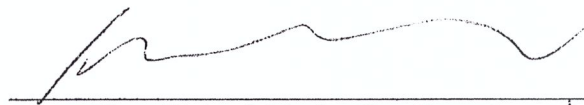
The vacation is in conjunction with an interior lot line adjustment for existing tracts 27-A-1 and 27-A-2, Taylor Ranch Subdivision. All tracts involved are 8± acres on property zoned MX-L (Mixed Use – Light Intensity).

The authorization will include, but not limited to:

- Preparation of materials for the Development Review Board
- Project management
- Project representation
- Execution of all documents to be submitted to the City of Albuquerque

If you have any questions, please contact me.

Sincerely,



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Mesa View United Methodist Church - Jacob Sherling  
Chair of Board of Trustees

**ARCH+PLAN  
LAND USE CONSULTANTS  
ALBUQUERQUE NM**

December 22, 2020

Jolene Wolfley, Chair  
City of Albuquerque  
Development Review Board  
600 2<sup>nd</sup> St NW  
Albuquerque NM

**RE: VACATION OF PRIVATE DRAINAGE EASEMENT  
RE: PR 2019-002606**

Ms. Wolfley and members of the Board:

I would like to request Vacation of a private floating drainage easement on Tract 27-A-1 granted by Tract 27-A-2 in 1982.

The property owner would like to vacate the floating drainage easement to eliminate any potential interference with future development on the property.

Preliminary Final Plat was approved by the DRB on September 23, 2020 for the subject properties. The approval was for an interior lot line adjustment, 2 lots into 2 lots. The plat has yet to be recorded in an effort to address the vacation.

Subject to criteria for vacation of easement in IDO Section 14-16-6-6(M)(3), we believe is met in the following manner:

- (a) The public welfare does not require that the public right-of-way or easement be retained. ***As a result of the vacation of the private drainage easement, it will not affect the public welfare in that the vacation will eliminate a floating easement which in 1982 was intended to address drainage from storm runoff. A well defined drainage easement on proposed Tract 27-A-1-A will assign a specific area rather than the existing floating easement. The formal vacation of the floating drainage easement will eliminate potential future developing issues associated with a floating easement.***
- (b) There is a net benefit to the public welfare because the development made possible by the vacation is clearly more beneficial to the public welfare than the minor detriment resulting from the vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. ***The existing floating drainage easement only affects one of the existing lots within the subject property. No other properties are directly affected by the vacation. Approval of the vacation will support and allow for completion of proposed interior lot line adjustment recently approved by the DRB. The net benefit to the public welfare is a well defined drainage easement on the property at an appropriate location. The well defined easement will allow for proposed future development on the property eliminating the consequences of dealing with a floating easement. Redevelopment opportunities are clearly more beneficial to the public welfare and vacating the floating drainage easement will contribute to this effort. There is no evidence of substantial property right being abridged since it is the property owner who is initiating the subject application***

Thank you for your time and consideration of the proposed vacation.

Sincerely,

  
Derrick Archuleta, Principal

C19.145

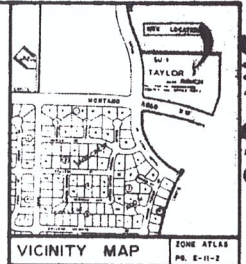
C19.145

REDIVISION OF TRACT '27-A' INTO TRACT '27-A1' AND TRACT '27-A2' 82 25850

TAYLOR RANCH

OF THE PLAT OF TRACTS '27-A', 'S-1', 'S-2', AND 'S-3' SITUATE WITHIN SECTIONS 23, 25, AND 26, TOWNSHIP 11 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO MAY 1, 1982

State of New Mexico I SS Dept. of Bernalillo... MAY 17 1982



TRACT '27-A2' GRANTS TRACT '27-A1' A FLOODING DRAINAGE EASEMENT FOR STORM RUNOFF. VACATION OF THIS EASEMENT REQUIRES CITY ENGINEER APPROVAL.

- o - MENTIONED EASEMENT
o - A MENTIONED EASEMENT
(See note below)

This map/plan is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, encroachments, distances, location of easements, acreage, or other matters shown thereon.

RELATIONS

THE UNDERSIGNED OWNERS OF THE LAND HEREIN SHOWN, TRACT 27-A, NOW REDIVIDED INTO TRACT 27-A1 AND TRACT 27-A2 TAYLOR RANCH, SAID TRACT 27-A ORIGINALLY SHOWN AND DESIGNATED ON THE PLAT OF TAYLOR RANCH, TRACT 27-A AND TRACTS S-1, S-2 AND S-3, SITUATE WITHIN SECTIONS 23, 25 AND 26, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN PLAT OF WHICH WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, DECEMBER 15, 1966 IN VOL. C17, FOLIO 159, BERNALILLO COUNTY RECORDS; DO HEREBY CONSENT TO THE REDIVISION HEREBY SHOWN; IN THE MANNER HEREIN SHOWN; DEDICATE ANY EASEMENT SHOWN; (FOR THE PURPOSE SHOWN) AND HEREBY CERTIFY THAT THIS REDIVISION IS THEIR FREE ACT AND DEED.

BELLAGAM COMMUNITY DEVELOPMENT BY: BELLAGAM CORPORATION GENERAL PARTNER

ATTEST: Karen L. Baack, SECRETARY

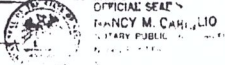
Signature of Larry M. Baack

COUNTY OF BERNALILLO

I DO HEREBY ACKNOWLEDGE AND CERTIFY THAT THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF May 1982 BY LARRY M. BAACK, GENERAL PARTNER OF BELLAGAM CORPORATION AND KAREN L. BAACK, SECRETARY OF BELLAGAM CORPORATION OFFICIAL SEAL

Signature of Nancy M. Campbell

Signature of Shirley



APPROVAL AND JURISDICTIONAL ACCEPTANCE

AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE

V. Harmon by Rex King, Planning Director, City of Albuquerque

5/14/82

E-11

SP-82-127

Signature of James

Signature of Robert S. Gantner

5-11-82

5/12/82

DATE

Signature of Roni Shnell

Signature of [unclear]

Signature of [unclear]

Signature of Doug Henderson

5-12-82

5-11-82

5-14-82

5-14-82

NOTARIAL CERTIFICATE

I, FRED SANCHEZ, HEREBY CERTIFY THAT I AM A duly qualified land surveyor, registered under the laws of the State of New Mexico and that this plat was prepared by me or under my supervision, based on the facts and circumstances shown on the plat, and that the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and is true and correct.

Signature of Fred Sanchez, N.M.R.T.S. No. 4076

MARKING SHALL BE AS SHOWN AND NOT TO BE DEPARTED FROM.

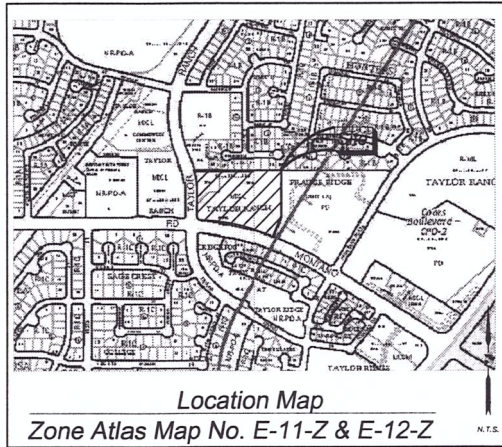
ALL CORNERS AND POINTS SHALL BE MARKED WITH AN IRON STAKE WITH CAP MARKED "I" OR "X" CHISELED THEREON, UNLESS OTHERWISE INDICATED.

BEARING BEARS TO BE LEFT OR TRAIL BEARINGS SHOWN ON THE PLAT OF TAYLOR RANCH, TRACT 27-A AND TRACTS S-1, S-2 AND S-3, SITUATE IN SECTIONS 23, 25 AND 26, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, DECEMBER 15, 1966, VOL. C-17, FOLIO 159.

C19.145

C19.145





**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 8.1000 ACRES±  
 ZONE ATLAS INDEX NO.: E-11-Z AND E-12-Z  
 NO. OF TRACTS CREATED: 2  
 NO. OF LOTS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0  
 DATE OF SURVEY: FEBRUARY 2019

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO TWO NEW TRACTS, TO DEDICATE ADDITIONAL RIGHT OF WAY FOR STREET PURPOSES FOR MONTANO ROAD, NW AND TAYLOR RANCH DRIVE, NW, AND TO GRANT EASEMENTS, AND TO VACATE AN EASEMENT.

**Notes:**

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Public Utility Easements**

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, REWIND, 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 GRANOR 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

**Disclaimer**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

RECORDING STAMP

Plat of  
 Tracts 27-A-1-A & 27-A-2-A  
**Taylor Ranch**  
 Sections 25 & 26, Township 11 North, Range 2 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 December 2020

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 25 AND 26, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS 27-A-2 AND 27-A-1, TAYLOR RANCH, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 17, 1982, IN MAP BOOK C19, PAGE 145, NOW COMPRISING OF TRACTS 27-A-1-A AND 27-A-2-A, TAYLOR RANCH.

Project No. PR-2019-  
 Application No. SD-2019-  
 Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE

**City Approvals**

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE

**Solar Note:**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Free Consent and Dedication**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, SAID OWNER WARRANTS THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE ALL ADDITIONAL PUBLIC RIGHTS OF WAY FOR STREET PURPOSES SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

KEN TRUEBA  
 CHAIR OF THE BOARD OF TRUSTEES  
 MESA VIEW UNITED METHODIST CHURCH

**Acknowledgment**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020 BY  
 KEN TRUEBA, CHAIR OF THE BOARD OF TRUSTEES, MESA VIEW UNITED METHODIST CHURCH

BY \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE, AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

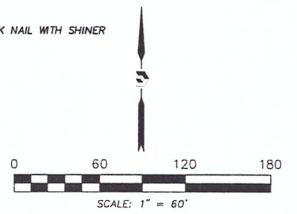
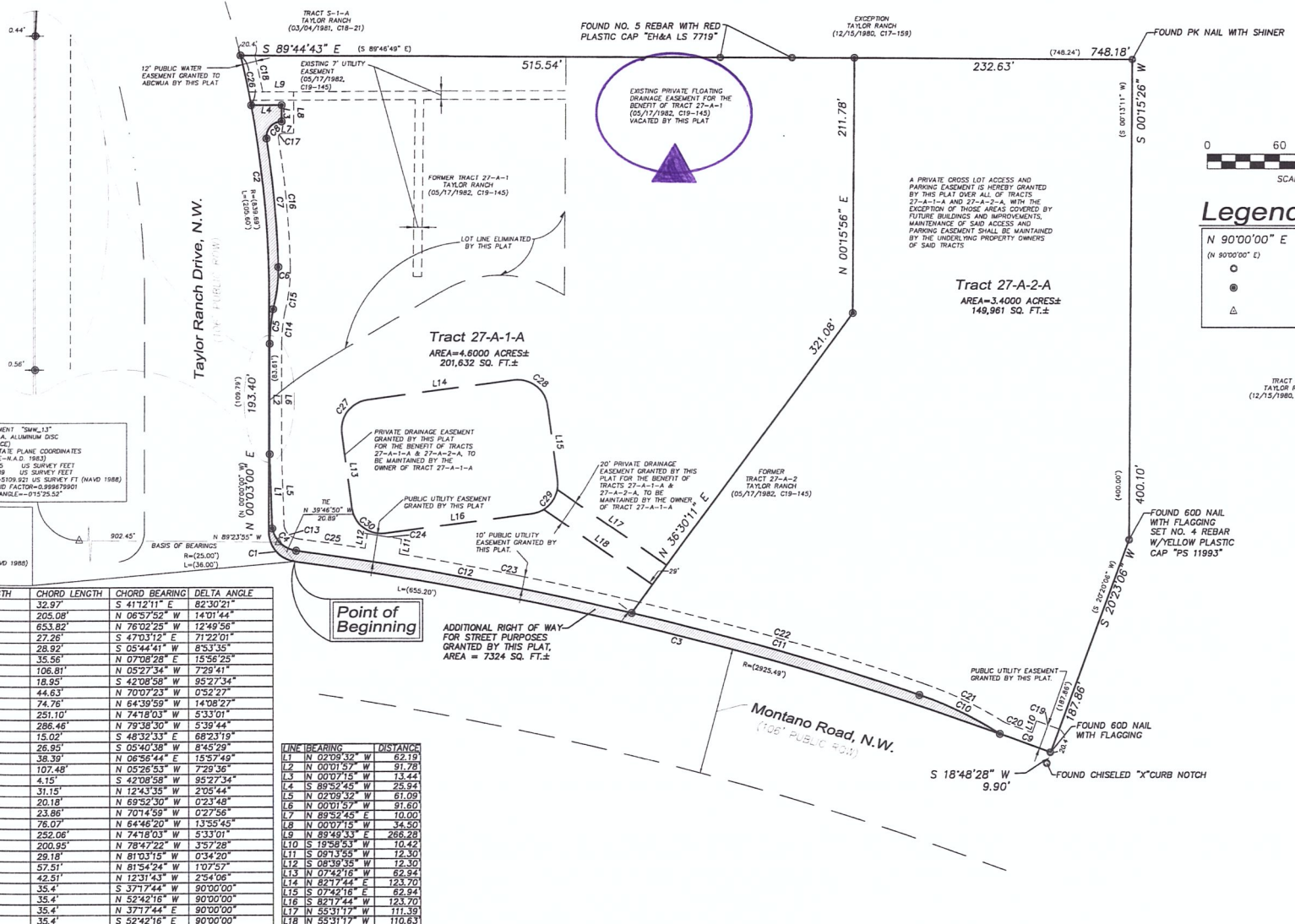
LARRY W. MEDRANO  
 N.M.P.S. No. 11993

COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION		
STATE PLANE ZONE: <b>NM-C</b>	GRID <b>NAVD88</b>	TYPE: <b>STANDARD</b>	LAND GRANT <b>N/A</b>	PROPERTY OWNER <b>MESA VIEW UNITED METHODIST CHURCH, INC.</b>				CREW/TECH: <b>MT/MC</b>	DATE OF SURVEY <b>02/26-27/2019</b>	
HORIZONTAL DATUM: <b>NAD83</b>	VERTICAL DATUM: <b>NAVD88</b>	ROTATION ANGLE: <b>0° 00' 00.00"</b>	SECTION <b>25 &amp; 26</b>	TOWNSHIP <b>11 NORTH</b>	RANGE <b>02 EAST</b>			MERIDIAN <b>NMPM</b>	DRAWN BY: <b>JK/MP</b>	CHECKED BY: <b>LM</b>
CONTROL USED: <b>ALBUQUERQUE GEODETIC REFERENCE SYSTEM</b>		BASE POINT FOR SCALING AND/OR ROTATION: <b>N = 0 E = 0</b>	CITY <b>ALBUQUERQUE</b>	COUNTY <b>BERNALILLO</b>	STATE <b>NM</b>	SUBDIVISION NAME <b>TAYLOR RANCH</b>	UPC <b>101106252728610440</b>	ADDRESS <b>4701 MONTANO ROAD, N.W.</b>	PSI JOB NO. <b>19-2022P</b>	SHEET NUMBER <b>1 OF 2</b>
COMBINED SCALE FACTOR: <b>GRID TO GROUND: 1.000320316 GROUND TO GRID: 0.999679798</b>		DISTANCE ANNOTATION: <b>GROUND</b>	ELEVATION TRANSLATION: <b>ELEVATIONS VALID: ±0.00'</b>		OFFICE LOCATION: <b>9200 San Mateo Boulevard, NE Albuquerque, NM 87113</b>		PHONE: <b>505.856.5700</b>		FAX: <b>505.856.7900</b>	



RECORDING STAMP

Plat of  
**Tracts 27-A-1-A & 27-A-2-A**  
**Taylor Ranch**  
 Sections 25 & 26, Township 11 North, Range 2 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 December 2020



**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DEVOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

A.G.R.S. MONUMENT "30x1.13" STANDARD C.O.A. ALUMINUM DISC (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE - N.A.D. 1983)  
 N=1011100.06 W=1507830.738 US SURVEY FEET  
 PUBLISHED EL=5109.922 US SURVEY FT (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999679901  
 DELTA ALPHA ANGLE=-0°15'25.53"

A.G.R.S. MONUMENT "3.1, 61" STANDARD C.O.A. ALUMINUM DISC (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE - N.A.D. 1983)  
 N=1011100.06 W=1507830.738 US SURVEY FEET  
 PUBLISHED EL=5109.922 US SURVEY FT (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999679901  
 DELTA ALPHA ANGLE=-0°15'25.53"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	38.00'	32.97'	S 41°12'11" E	82°30'21"
C2	839.68'	205.60'	205.08'	N 06°57'52" W	14°01'44"
C3	2925.46'	655.19'	653.82'	N 76°02'25" W	12°49'56"
C4	23.37'	29.11'	27.26'	S 47°03'12" E	71°22'01"
C5	186.50'	28.95'	28.92'	S 05°44'41" W	8°53'35"
C6	128.23'	35.67'	35.56'	N 07°05'28" E	18°56'29"
C7	872.10'	106.88'	106.81'	N 05°27'34" W	7°29'41"
C8	12.80'	21.33'	18.95'	S 42°08'58" W	95°27'34"
C9	2925.44'	44.63'	44.63'	N 70°07'23" W	0°52'27"
C10	303.69'	74.95'	74.76'	N 64°39'59" W	14°08'27"
C11	2593.08'	251.19'	251.10'	N 74°18'03" W	5°33'01"
C12	2899.77'	286.57'	286.46'	N 79°35'30" W	5°39'44"
C13	13.37'	15.95'	15.02'	S 48°32'33" E	68°23'19"
C14	176.49'	26.98'	26.95'	S 05°40'38" W	8°45'29"
C15	138.23'	38.51'	38.39'	N 06°56'44" E	18°57'49"
C16	822.42'	107.56'	107.48'	N 05°26'53" W	7°29'36"
C17	2.80'	4.67'	4.15'	S 42°08'58" W	95°27'34"
C18	851.68'	31.15'	31.15'	N 12°43'35" W	2°05'44"
C19	2914.71'	20.18'	20.18'	N 69°52'30" W	0°23'48"
C20	2935.46'	23.86'	23.86'	N 70°14'59" W	0°27'56"
C21	313.69'	76.26'	76.07'	N 64°46'20" W	13°55'45"
C22	2603.08'	252.16'	252.06'	N 74°18'03" W	5°33'01"
C23	2909.78'	200.95'	200.95'	N 79°47'22" W	3°57'28"
C24	2922.08'	29.18'	29.18'	N 81°03'15" W	0°34'20"
C25	2909.78'	57.51'	57.51'	N 81°54'24" W	1°07'57"
C26	839.44'	42.51'	42.51'	N 12°31'43" W	2°34'06"
C27	25.00'	39.3'	35.4'	S 37°17'44" W	90°00'00"
C28	25.00'	39.3'	35.4'	N 52°42'16" E	90°00'00"
C29	25.00'	39.3'	35.4'	N 37°17'44" E	90°00'00"
C30	25.00'	39.3'	35.4'	S 52°42'16" E	90°00'00"

LINE BEARING	DISTANCE
L1	N 02°09'39" W 62.19'
L2	N 00°01'57" W 91.28'
L3	N 00°07'15" W 13.44'
L4	S 89°52'45" W 25.94'
L5	N 02°09'39" W 61.09'
L6	N 00°01'57" W 91.60'
L7	S 89°52'45" E 10.00'
L8	N 00°07'15" W 34.50'
L9	N 89°49'33" E 266.28'
L10	S 18°48'28" W 10.45'
L11	S 09°15'55" W 12.30'
L12	S 06°39'35" W 12.30'
L13	N 07°42'16" W 62.94'
L14	N 82°17'44" E 123.70'
L15	S 07°42'16" E 62.94'
L16	S 82°17'44" W 123.70'
L17	N 55°31'17" W 111.39'
L18	N 55°31'17" W 110.63'

<b>COORDINATE AND DIMENSION INFORMATION</b> STATE PLANE ZONE: NM-C GRID TYPE: STANDARD HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88 ROTATION ANGLE: 0° 00' 00.00" MATCHES DRAWING UNITS: YES CONVERSION USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM COMBINED SCALE FACTOR: GRID TO GROUND: 1.000320316 GROUND TO GRID: 0.999679798		<b>PLSS INFORMATION</b> LAND GRANT: N/A SECTION: 25 & 26 TOWNSHIP: 11 NORTH RANGE: 02 EAST MERIDIAN: NMPM CITY: ALBUQUERQUE COUNTY: BERNALILLO STATE: NM		<b>INDEXING INFORMATION FOR COUNTY CLERK</b> PROPERTY OWNER: MESA VIEW UNITED METHODIST CHURCH, INC. SUBDIVISION NAME: TAYLOR RANCH UPC: 101106252728610440 ADDRESS: 4701 MONTANO ROAD, N.W.		<b>PROJECT INFORMATION</b> OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX CREW/TECH: MT/MC DATE OF SURVEY: 02/26-27/2019 DRAWN BY: JK/MP CHECKED BY: LM PSI JOB NO. 19-2022P SHEET NUMBER 2 OF 2	
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