

LEGAL DESCRIPTION:

TRACT B-1, LAND OF MEL SANCHEZ AND LATH & PLASTER SUPPLY CO. INC., AS THE SAME IS SHOWN AND DESIGNATED ON THAT CERTAIN PLAT ENTITLED, "IMPROVEMENT SURVEY PLAT OF TRACT B-1, LAND OF MEL SANCHEZ AND LATH & PLASTER SUPPLY CO. INC.," RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 14, 2013, IN BOOK 2013S, PAGE 50, AS DOCUMENT NUMBER 2013091046, SITUATE WITHIN THE TOWN OF ELENA GALLEGOS GRANT, PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, STATE OF NEW MEXICO. SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 5.4514 ACRES (237,461.58 SQUARE FEET) MORE OR LESS.

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACT B-1, LAND OF MEL SANCHEZ AND LATH & SUPPLY CO., INC. DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND DO HEREBY GRANT EASEMENTS AS SHOWN HEREON AND DEDICATE TO THE CITY OF ALBUQUERQUE ADDITIONAL RIGHT-OF-WAY IN FEE SIMPLE WITH WARRANTY COVENANTS AS SHOWN HEREON, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

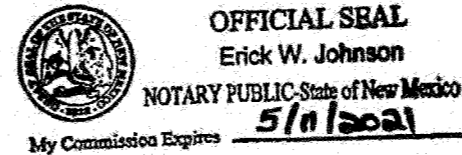
BY: *Matthew Williams* President
 CITY CHURCH OF ALBUQUERQUE INC.
 TRACTS B-1-A, B-1-B & B-1-C

ACKNOWLEDGMENT

STATE OF New Mexico)
 COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24th DAY OF February, 2021, BY Matthew Williams, CITY CHURCH OF ALBUQUERQUE INC.

NOTARY PUBLIC: *Eric W. Johnson*
 MY COMMISSION EXPIRES: 5/11/2021



DOCUMENTS USED:

1. PLAT ENTITLED, "IMPROVEMENT SURVEY PLAT OF TRACT B-1, LAND OF MEL SANCHEZ AND LATH & PLASTER SUPPLY CO., INC.," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 14, 2013 IN BOOK 2013S, PAGE 50 AS DOCUMENT NUMBER 2013091046.
2. PLAT ENTITLED, "AMENDED PLAT OF DIVISION OF LAND OF MEL SANCHEZ AND LATH & SUPPLY CO. INC.," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 3, 1978 IN VOLUME B15, FOLIO 54.
3. PLAT ENTITLED, "PLAT OF DIVISION OF TRACT B OF LAND OF MEL SANCHEZ AND LATH & SUPPLY CO. INC.," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 27, 1979 IN VOLUME B16, FOLIO 92.
4. PLAT ENTITLED, "PLAT FOR LOTS C-1 THROUGH C-8 OF LAND OF MEL SANCHEZ AND LATH & SUPPLY CO. INC.," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 12, 1998, IN BOOK 98C, PAGE 163, AS DOCUMENTS NUMBER 1998072572.
5. PLAT ENTITLED, "CORRECTION PLAT FOR LOT C-1-A LAND OF MEL SANCHEZ AND LATH AND SUPPLY CO. INC.," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 26, 2002, IN BOOK 2002C, BOOK 141, AS DOCUMENT NUMBER 2002054625.
6. PLAT ENTITLED, "PLAT FOR LOT C-4-A LAND OF MEL SANCHEZ AND LATH & SUPPLY CO. INC.," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 13, 1998 IN BOOK 98C, PAGE 324, DOCUMENT NUMBER 1998146289.
7. DOCUMENT ENTITLED, "GRANT OF EASEMENT," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 1986 IN MISC. 357A, PAGE 375-377.
8. DOCUMENT ENTITLED, "PNM EASEMENT," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 11, 1986 IN MISC. 229A, PAGE 876.
8. DOCUMENT ENTITLED, "UNDERGROUND EASEMENT," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 10, 1986 IN MISC. 360A, PAGE 684.

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 ANY 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 FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. COMCAST 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 ERRECTED 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

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

PLAT OF
TRACTS B-1-A, B-1-B & B-1-C
LAND OF MEL SANCHEZ AND
LATH & PLASTER SUPPLY CO. INC.
SITUATE WITHIN
PROJECTED SECTION 33, T. 11 N., R. 3 E., N.M.P.M.
ELENA GALLEGOS GRANT
M.R.G.C.D. MAP 32
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2020

PROJECT NUMBER: PR-2019-003030
 APPLICATION NUMBER: SD-2020-00213

APPROVALS:

- | | |
|--|-----------------------------|
| <u><i>Rodney Fuentes</i></u>
PUBLIC SERVICE OF NEW MEXICO | <u>02/18/2021</u>
DATE |
| <u><i>Matthew Williams</i></u>
NEW MEXICO GAS COMPANY | <u>2/22/2021</u>
DATE |
| <u><i>Natalia Antonio</i></u>
QWEST CORPORATION D/B/A CENTURY LINK | <u>2/18/21</u>
DATE |
| <u><i>Eric W. Johnson</i></u>
COMCAST | <u>2/23/21</u>
DATE |
| <u><i>Loren N. Rianchoover</i></u>
CITY OF ALBUQUERQUE SURVEYOR | <u>2/22/2021</u>
DATE |
| N/A | |
| <u><i>Carl Garcia</i></u>
REAL PROPERTY DIVISION | <u>Mar 29, 2021</u>
DATE |
| <u><i>Jeanne Wolfenbarger</i></u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | <u>Mar 30, 2021</u>
DATE |
| <u><i>Kristopher Adams</i></u>
ALBUQUERQUE BERNALILLO COUNTY WATER MUNICIPALITY AUTHORITY | <u>Apr 5, 2021</u>
DATE |
| <u><i>Chris Hamplatt</i></u>
PARKS & RECREATION DEPARTMENT | <u>Mar 30, 2021</u>
DATE |
| <u><i>David M. Griedt</i></u>
A.M.A.F.C.A. | <u>3/1/2021</u>
DATE |
| <u><i>Ernest Armijo</i></u>
CITY ENGINEER | <u>Mar 30, 2021</u>
DATE |
| <u><i>Maggie Gould</i></u>
DRB CHAIRPERSON, PLANNING DEPT. | <u>Apr 6, 2021</u>
DATE |

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 1-015-061-115176-3-11-34
 PROPERTY OWNER OF RECORD: CITY CHURCH OF ALBUQUERQUE INC.

BERNALILLO COUNTY TREASURE'S OFFICE: GEORGE STONE 4-8-2021

INDEXING INFORMATION FOR THE COUNTY CLERK:
 OWNER: CITY CHURCH OF ALBUQUERQUE INC.
 LEGAL: TRACTS B-1-A, B-1-B & B-1-C, LAND OF MEL SANCHEZ AND LATH & PLASTER SUPPLY CO., INC.
 LOCATION: PROJECTED SECTION 13, T.11N., R.2E., N.M.P.M., TOWN OF ALAMEDA GRANT



TERRA LAND SURVEYS, LLC
 P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

PURPOSE OF PLAT:
 THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE TRACT B-1, LAND OF MEL SANCHEZ AND LATH & PLASTER SUPPLY CO., INC. INTO 3 SEPARATE TRACTS AND GRANT A 5 FOOT PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT AND DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AS SHOWN HEREON.

SUBDIVISION DATA:
 DRB PROJ. NO. PR-2019-003030 GROSS SUBDIVISION ACREAGE 5.4514 ACRES
 ZONE ATLAS INDEX NO. F-15-Z CURRENT ZONING NR-LM
 DATE OF SURVEY JANUARY 2020
 TOTAL NO. OF LOTS EXISTING 1
 TOTAL NO. OF LOTS CREATED 3
 TOTAL MILEAGE OF STREETS CREATED: 0 MILES
 TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: 0 MILES

- NOTES:**
1. FIELD SURVEY PERFORMED IN JANUARY 2020.
 2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
 3. ALBUQUERQUE CONTROL STATIONS USED:
 ALBUQUERQUE CONTROL STATION "STA NM47-10" DATA:
 STANDARD N.M.S.H.C. BRASS CAP (FOUND IN PLACE)
 NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=1,523,633.488 US SURVEY FEET Y=1,500,810.208 US SURVEY FEET
 ELEV.=4,970.252 US SURVEY FEET (NAVD 1988)
 GROUND TO GRID FACTOR = 0.999681770 DELTA ALPHA = (-)00'13"28.96"
 ALBUQUERQUE CONTROL STATION "6-G15 1979" DATA:
 STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)
 NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=1,524,070.574 US SURVEY FEET Y=1,498,622.035 US SURVEY FEET
 ELEV.=4,978.419 US SURVEY FEET (NAVD 1988)
 GROUND TO GRID FACTOR = 0.999681260 DELTA ALPHA = (-)00'13"25.75"
 4. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 3. (S01'04'02"W).
 5. CORNERS IDENTIFIED AS "SET", ARE 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702", AND DEPICTED AS, UNLESS OTHERWISE INDICATED.
 6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

MRGCD NOTE:
 APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

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


SURVEYOR'S CERTIFICATE:
 I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE JULY 24, 2016; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

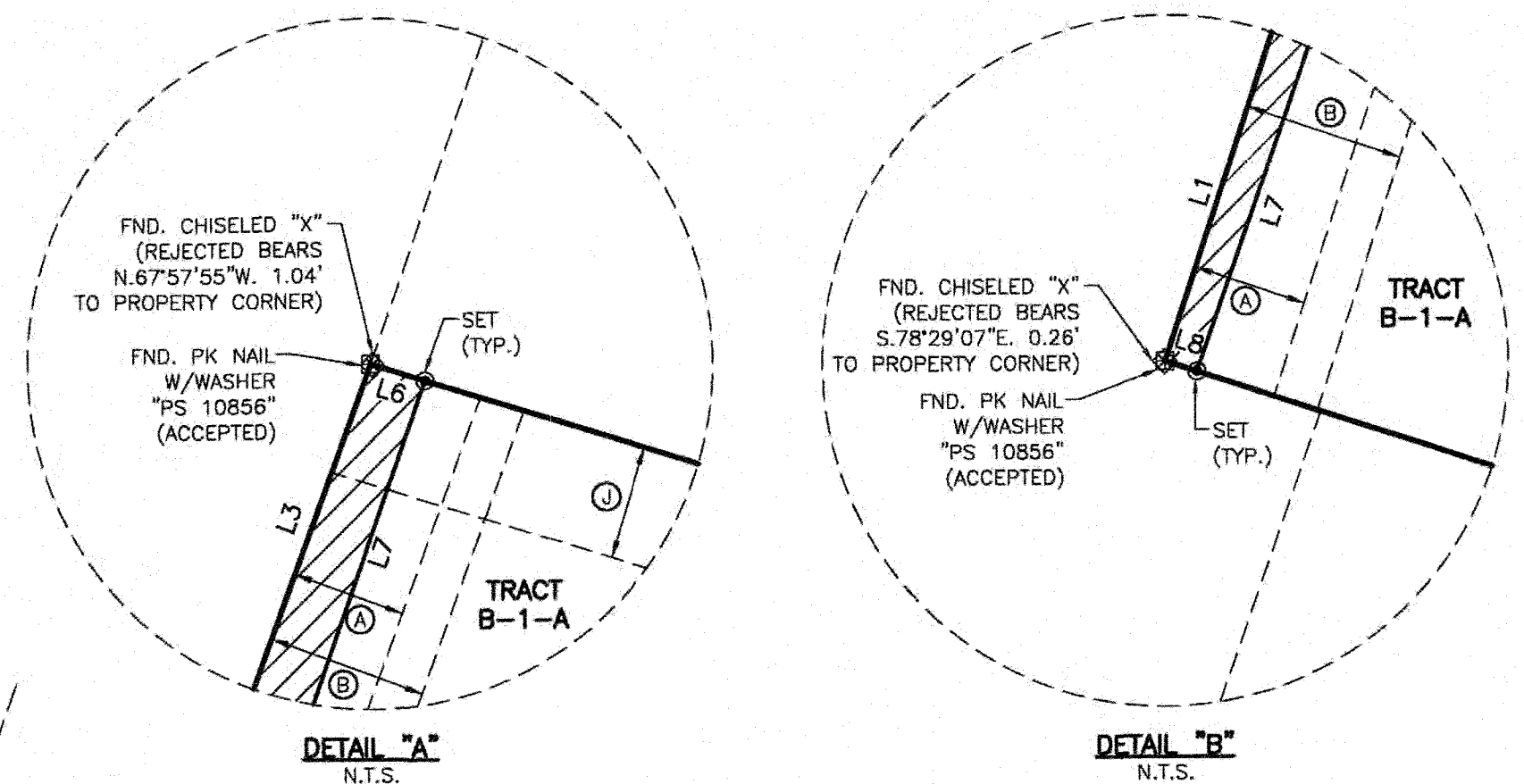
Christopher A. Medina FEBRUARY 4, 2021
 CHRISTOPHER A. MEDINA, NMPLS NO. 15702 DATE

**PLAT OF
TRACTS B-1-A, B-1-B & B-1-C
LAND OF MEL SANCHEZ AND
LATH & PLASTER SUPPLY CO. INC.
SITUATE WITHIN
PROJECTED SECTION 33, T. 11 N., R. 3 E., N.M.P.M.
ELENA GALLEGOS GRANT
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2020**

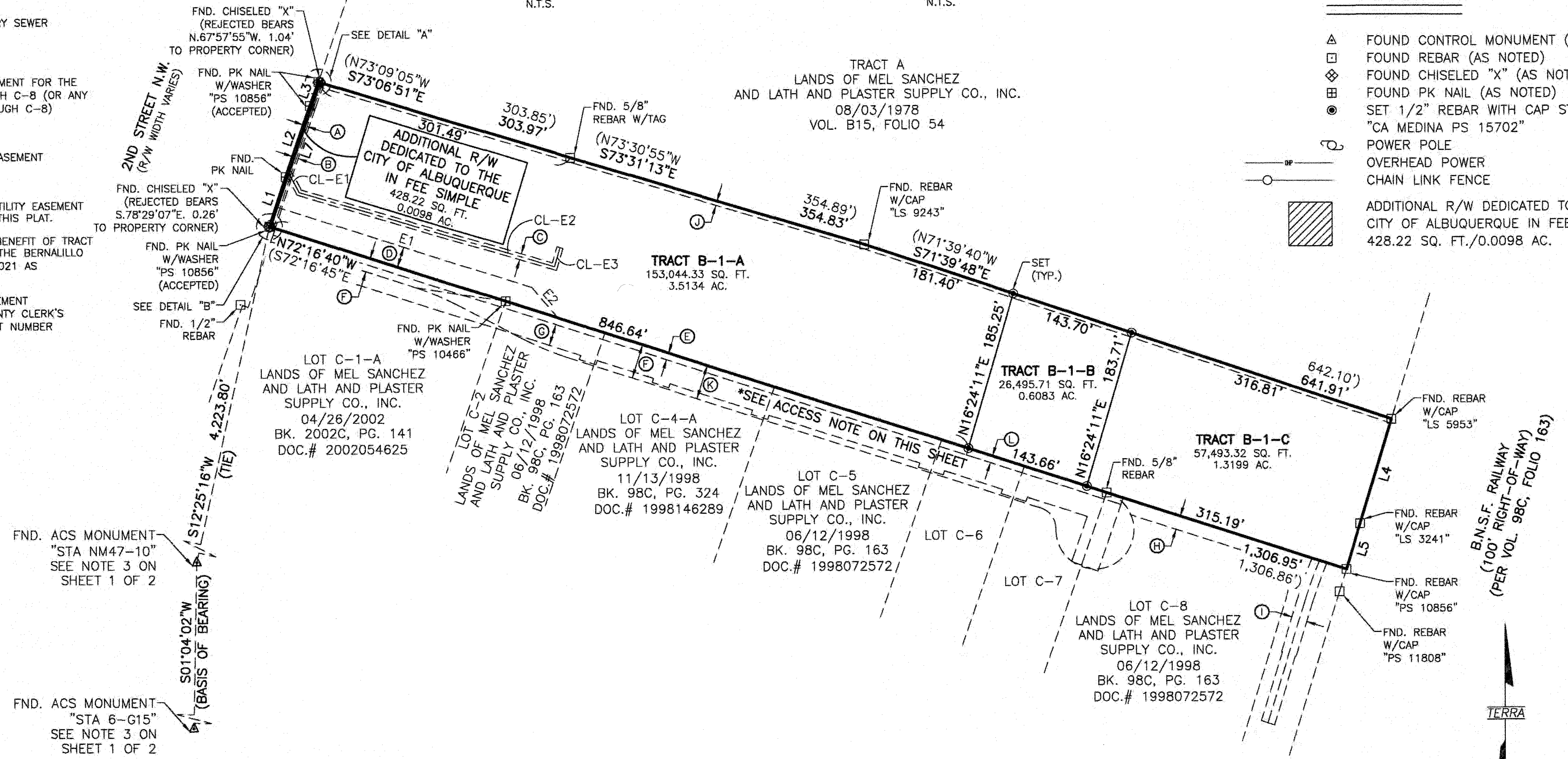
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04/09/2021 11:01 AM Page: 2 of 2
PLAT R: \$25.00 B: 2021C P: 0038 Linda Stover, Bernalillo County

LEGEND

- △ FOUND CONTROL MONUMENT (AS NOTED)
- FOUND REBAR (AS NOTED)
- ◇ FOUND CHISELED "X" (AS NOTED)
- ⊞ FOUND PK NAIL (AS NOTED)
- SET 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702"
- ⊕ POWER POLE
- OVERHEAD POWER
- CHAIN LINK FENCE
-  ADDITIONAL R/W DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE 428.22 SQ. FT./0.0098 AC.



- EASEMENT NOTES:**
- A 5.0' UTILITY EASEMENT 04/27/1979 VOL. B16, FOLIO 92
 - B 7.0' PNM EASEMENT 03/11/1986 MISC. 229A, PG. 876
 - C 7.0' UNDERGROUND EASEMENT 06/10/1986 MISC. 360A, PG. 684
 - D GRANT OF EASEMENT (24.0' ACCESS EASEMENT BENEFITING TRACT C) 05/30/1986 MISC. 357A, PGS. 375-377 AND AMENDMENT TO GRANT OF EASEMENT RECORDED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON 01/05/2021 AS DOCUMENT NUMBER 2021000516.
 - E 8.0' GAS COMPANY OF NEW MEXICO EASEMENT 06/12/1998 BK. 98C, PG. 163
 - F PRIVATE ACCESS EASEMENT FOR THE EXCLUSIVE USE OF LOTS C-2 THROUGH C-8 (OR ANY RECONFIGURATION OF LOTS C-1 THROUGH C-8) 06/12/1998 BK. 98C, PG. 163
 - G EXCLUSIVE PUBLIC WATER AND SANITARY SEWER EASEMENT 06/12/1998 BK. 98C, PG. 163
 - H PRIVATE RAILROAD SPUR ACCESS EASEMENT FOR THE EXCLUSIVE USE OF LOTS C-2 THROUGH C-8 (OR ANY RECONFIGURATION OF LOTS C-1 THROUGH C-8) 06/12/1998 BK. 98C, PG. 163
 - I EXISTING RAILROAD INDUSTRY TRACK EASEMENT MISC. BK. 741, PG. 624 DOC.# 79-94860
 - J 5.0' PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT.
 - K PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF TRACT B-1-B AND B-1-C RECORDED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON 03/26/2021 AS DOCUMENT NUMBER 2021036277.
 - L 8 FOOT PUBLIC WATER & SEWER EASEMENT RECORDED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON 03/17/2021 AS DOCUMENT NUMBER 2021031575.

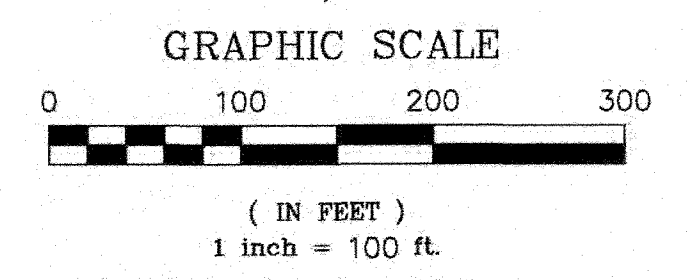


***ACCESS NOTE:**
TRACT B-1-B AND B-1-C SHALL BE ACCESSED UTILIZING THE PRIVATE ACCESS EASEMENT WITHIN LOTS C-1-A, C-2, C-4-A, C-5, C-6, C-7 AND C-8 OF LANDS OF MEL SANCHEZ AND LATH & PLASTER SUPPLY CO., INC. RECORDED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON 03/26/2021 AS DOCUMENT NUMBER 2021036277.

LINE	BEARING	DISTANCE
L1	N18°17'03"E	60.03'
	(S18°19'27"E)	(59.99')
L2	N19°02'17"E	85.96'
	(S19°01'37"W)	(86.00')
L3	N20°04'17"E	29.08'
	(S20°00'07"W)	(29.02')
L4	S16°52'54"W	125.51'
	(N16°57'27"E)	(125.51')
L5	S16°54'00"W	54.78'
	(N16°55'59"E)	(54.82')
L6	S73°06'51"E	2.48'
L7	S19°17'07"W	175.12'
L8	N72°16'40"W	1.46'

LINE	BEARING	DISTANCE
E1	S72°16'40"E	310.00'
E2	S40°56'16"E	46.14'

LINE	BEARING	DISTANCE
CL-E1	S28°36'02"E	28.20'
CL-E2	S73°36'02"E	307.00'
CL-E3	N16°23'58"E	23.00'



TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

2021C-38

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