

VICINITY MAP NOT TO SCALE  
ZONE ATLAS MAP F-11-Z

**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.

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 (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Lumen Technologies 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 within the easement, 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, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**NOTES:**

1. The basis of bearings is the line between Centerline of Quaker Heights Place N.W. between Centerline Monuments (as shown), as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane, Central zone, NAD83. Distances are ground distances. Elevation Datum is NAVD88.
2. Bearings and distances shown in ( ) are per record plat of Coors Village recorded June 13, 2000.
3. Documents used (on file at Bernalillo County Clerk unless noted):
  - 3.1. Plat: Coors Village, Recorded June 13, 2000, 200C-0155;
  - 3.2. Plat: Rancho Encantado Del Norte, January 15, 2004, 2004C-0020
  - 3.3. Special Warranty Deed, 12/19/2013, Doc.#2013134349
4. These properties are located in Zone X, areas of minimal flood hazard per FEMA Flood Insurance Rate Map 35001C0114H, effective date 08/16/2012, as shown on this plat.
5. Cross lot drainage easement is granted with the filing of this plat, benefiting Lot 2-A.
6. All known easements of record are shown on this plat.

**PURPOSE OF PLAT :**

The purpose of this plat is to divide one (1) existing tract into two (2) new tracts, to grant a blanket cross drainage easement between Tracts 2-A and 2-B, to grant a new Public Utility Easement, to grant a new Private Drainage Easement and to dedicate additional Public Right-of-Way along along the south side of Western Trail Blvd. NW.

**FREE CONSENT:**

The undersigned owner and proprietor of the properties represented hereon does hereby certify and affirm that this replat is created with his free will and consent in accordance with his expressed wishes and desires and does hereby dedicate Public Right-of-Way in fee simple with warranty covenants.

by Dr. Oladipo Adaniyi Date \_\_\_\_\_  
for: House of Life Ministries, Inc., a New Mexico non-profit corporation

**ACKNOWLEDGEMENT**

State of New Mexico)  
County of \_\_\_\_\_ ) SS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2021  
by: Dr. Oladipo Adaniyi

Notary Public: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**SOLAR NOTE:**

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 parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

**INFO FOR COUNTY CLERK:**

OWNER: House of Life Ministries Inc.  
8420 Elena Drive NE, Albuquerque NM 87122-3834

PROPERTY: Tract 2, Coors Village

UPC # 10110611609131202

**TREASURER'S CERTIFICATION:**

This is to certify that all taxes due and payable have been paid in full for year 2020 pursuant to New Mexico statute 78-38-44.1

Tract 2, Coors Village

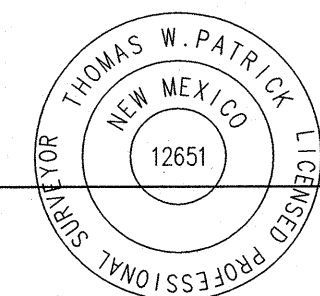
UPC #10110611609131202

Bernalillo County Treasurer's Office: by: \_\_\_\_\_ date: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, Thomas W. Patrick, New Mexico Professional Surveyor no. 12651, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and to the City of Albuquerque Subdivision Ordinance.

Thomas W. Patrick  
New Mexico Professional Surveyor No. 12651



Date \_\_\_\_\_

**FINAL PLAT**  
**Tracts 2-A and 2-B**  
**Coors Village**  
BEING A REPLAT OF TRACT 2, COORS VILLAGE  
SITUATE WITHIN  
PROJECTED SECTION 36, T.11N., R.2E., N.M.P.M.,  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST 2021

**SITE DATA:**

FEMA Map Number	35001C0114-H
Zoning	MX-T
No. of Existing Tracts	1
No. of Tracts Created	2
R/W Dedicated (area)	0.0155 acres
Total Area	5.0686 acres

Project Number: PR-2020-004664  
Subdivision Application Number: PS 2020-00105

**PLAT APPROVAL**

UTILITY APPROVALS

PNM Electric Services	_____	date
New Mexico Gas Company	_____	date
Lumen Technologies	_____	date
Comcast	_____	date

CITY APPROVALS

City Surveyor	_____	date
Parks & Recreation Department	_____	date
City Engineer	_____	date
AMAFA	_____	date
ABCWUA	_____	date
Transportation Department	_____	date
DRB Chair, Planning Department	_____	date

<p><b>FINAL PLAT</b> Tracts 2-A and 2-B Coors Village</p>		<p>1 of 2</p>
<p>NO. DATE DESCRIPTION</p> <p>1 12/10/21 ADD 2.5' R/W</p>	<p>DWG PATH: F:\N2020 - Misc Clients\140-Dr Lad\N2020-140 Plat revised RW.dwg</p> <p>GPS: TIO Created: 10/22/2020 Last Rev: 12/10/2021 SCALE: 1"=40'</p> <p>CREW: LRC DRAWN: DKS JOB NO: N2020-140</p>	
<p>Community Sciences Corporation Land Surveying (505) 897.0000</p>		

C4 (C31)  
 R=25.00 (R=25.00')  
 L=25.30 (L=25.30')  
 C=24.24 (C=24.24')  
 CB=N52°40'17"E (CB=N52°38'05"E)  
 Δ=57°59'41" (Δ=57°59'41")

C5 (C30)  
 R=75.00 (R=75.00')  
 L=35.80 (L=35.80')  
 C=35.46 (C=35.46')  
 CB=N67°59'42"E (CB=N67°57'30"E)  
 Δ=27°20'51" (Δ=27°20'51")

C6 (C29)  
 R=25.00 (R=25.00')  
 L=24.06 (L=24.06')  
 C=23.14 (C=23.14')  
 CB=N81°53'19"E (CB=N81°51'08"E)  
 Δ=55°08'05" (Δ=55°08'05")

**LEGAL DESCRIPTION**

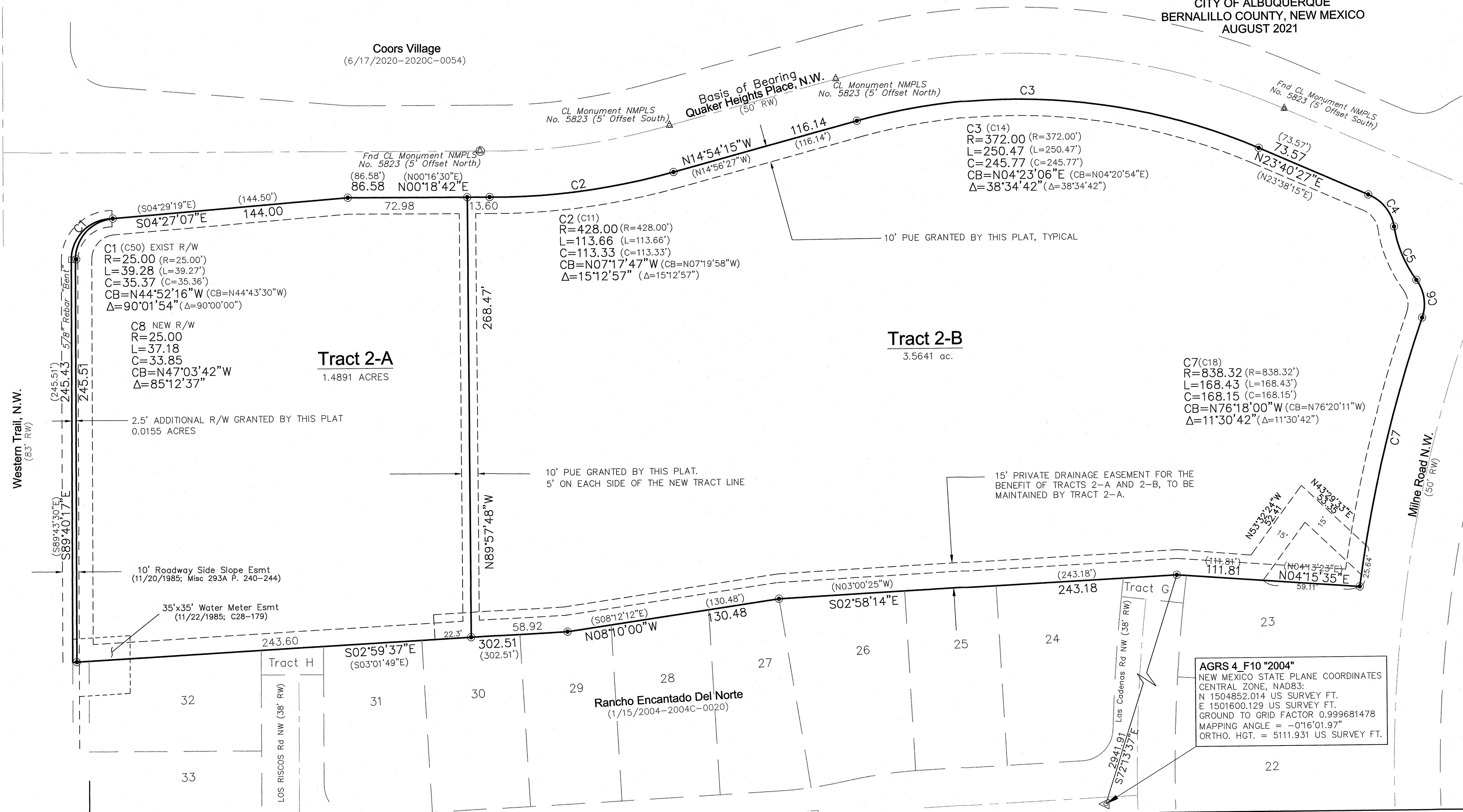
Tract 2, of Coors Village as the same is shown and designated on the plat thereof, recorded in the office of the county clerk of Bernalillo County, New Mexico on June 13, 2000.

Contains 5.0708 acres, more or less.

**FINAL PLAT**  
**Tracts 2-A and 2-B**  
**Coors Village**

BEING A REPLAT OF TRACT 2, COORS VILLAGE  
 SITUATE WITHIN  
 PROJECTED SECTION 36, T.11N., R.2E., N.M.P.M.,  
 TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 AUGUST 2021

Coors Village  
 (6/17/2020-2020C-0054)



C1 (C50) EXIST R/W  
 R=25.00 (R=25.00')  
 L=39.28 (L=39.27')  
 C=35.37 (C=35.36')  
 CB=N44°52'16"W (CB=N44°43'30"W)  
 Δ=90°01'54" (Δ=90°00'00")

C8 NEW R/W  
 R=25.00  
 L=37.18  
 C=33.85  
 CB=N47°03'42"W  
 Δ=85°12'37"

**Tract 2-A**  
 1.4891 ACRES

C2 (C11)  
 R=428.00 (R=428.00')  
 L=113.66 (L=113.66')  
 C=113.33 (C=113.33')  
 CB=N07°17'47"W (CB=N07°19'58"W)  
 Δ=15°12'57" (Δ=15°12'57")

**Tract 2-B**  
 3.5641 ac.

C7 (C18)  
 R=838.32 (R=838.32')  
 L=168.43 (L=168.43')  
 C=168.15 (C=168.15')  
 CB=N76°18'00"W (CB=N76°20'11"W)  
 Δ=11°30'42" (Δ=11°30'42")

**AGRS 4 F10 "2004"**  
 NEW MEXICO STATE PLANE COORDINATES  
 CENTRAL ZONE, NAD83:  
 N 1504852.014 US SURVEY FT.  
 E 1501600.129 US SURVEY FT.  
 GROUND TO GRID FACTOR 0.999681478  
 MAPPING ANGLE = -0°16'01.97"  
 ORTHO. HGT. = 5111.931 US SURVEY FT.

**MONUMENT LEGEND**

- FOUND MONUMENT AS NOTED
- △ ACS CONTROL STATION
- SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED

NO.	DATE	REVISIONS	DESCRIPTION	BY
1				
2				
3				
4				

**FINAL PLAT**  
**Tracts 2-A and 2-B**  
**Coors Village**

DWG PATH: F:\N2020 - Misc Clients\140-Dr Lodi\N2020-140 Plat revised RW.dwg

GPS: TIO  
 Created: 10/22/2020  
 Last Rev: 12/10/2021  
 SCALE: 1"=40'

CREW: LRC  
 DRAWN: DKS  
 JOB NO.: N2020-140

**Community Sciences Corporation**  
 Land Surveying  
 (505) 897.0000

2 of 2