

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. ~~Quest Corporation dba Century Link QC~~ <sup>Lumen Technologies</sup> (Quest) 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) tract into two (2) new tracts, to grant a blanket cross drainage easement between tracts 2-A and 2-B and to grant a new Public Utility Easement.

**FREE CONSENT:**

The undersigned owners and proprietors of the properties represented hereon do hereby certify and affirm that this replat is created with our free will and consent in accordance with our expressed wishes and desires.

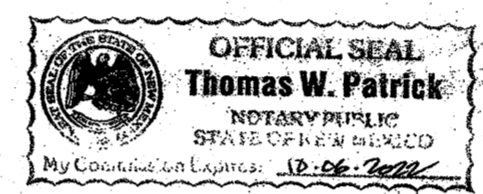
by Dr. Oladipo Adaniyi 8/25/2021 Date  
for: House of Life Ministries, Inc., a New Mexico non-profit corporation

**ACKNOWLEDGEMENT**

State of New Mexico  
County of Bernalillo ) SS

The foregoing instrument was acknowledged before me this 25th day of August, 2021  
by: Dr. Oladipo Adaniyi

Notary Public: Thomas W. Patrick  
My commission expires: 10-06-2022



**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

8-30-2021 Date



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

BEING A REPLAT OF TRACT 2, COORS VILLAGE  
SITUATE WITHIN  
PROJECTED SECTION 35, 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  
Total Area 5.0708 acres

Project Number: PR-2020-004664

Subdivision Application Number: PS 2020-00105

**PLAT APPROVAL**

**UTILITY APPROVALS**

Jeff Estvanko 11-4-21 date  
PNM Electric Services  
Digitally signed by Jeff Estvanko  
Date: 2021.11.08 12:49:56 -07'00'

Abdul A. Bhuayan 11/8/2021 date  
New Mexico Gas Company

Comcast 11/10/21 date  
Quest Corporation dba Century Link QC  
Lumen Technologies

**CITY APPROVALS**

Loren N. Risenhoover P.S. 8/30/2021 date  
City Surveyor

\_\_\_\_\_ date  
Parks & Recreation Department

\_\_\_\_\_ date  
City Engineer

\_\_\_\_\_ date  
AMAFCA

\_\_\_\_\_ date  
ABCWUA

\_\_\_\_\_ date  
Traffic Engineer, Transportation Department

\_\_\_\_\_ date  
Environmental Health Department

\_\_\_\_\_ date  
DRB Chair, Planning Department

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

DWG PATH: F:\N2020 - Misc Clients\140-Dr Lot\N2020-140 Plat 082021.dwg  
GPS: TIO  
Created: 10/22/2020  
Last Rev: 8/24/2021  
SCALE: 1"=40'  
CREW: LRC  
DRAWN: DKS  
JOB NO: N2020-140

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

1 of 2

COORS VILLAGE - FINAL PLAT

**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.

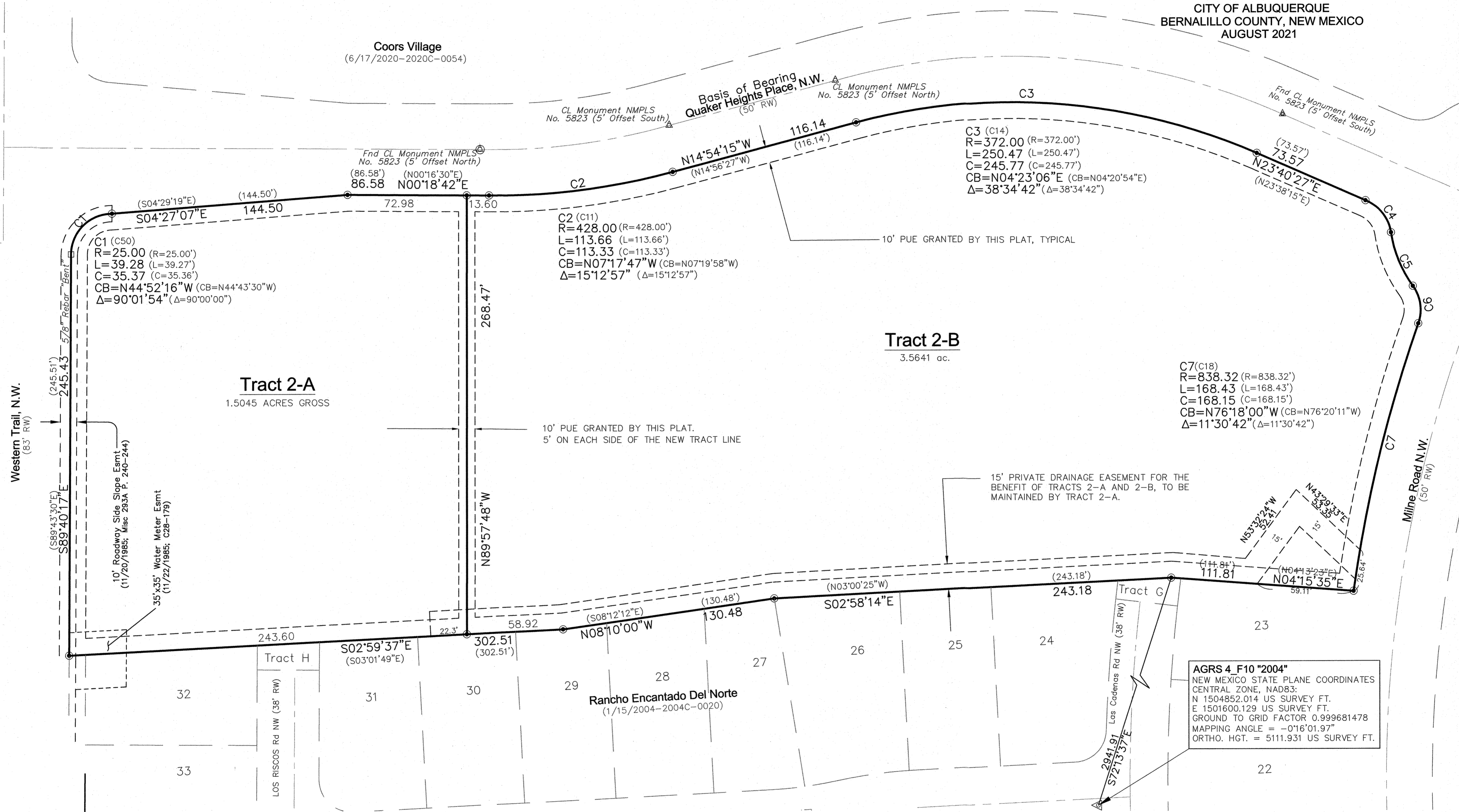
Contains 5.0708 acres, more or less.

**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

- 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")

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



Western Trail, N.W.  
(83' RW)

Milne Road N.W.  
(50' RW)

**Tract 2-A**  
1.5045 ACRES GROSS

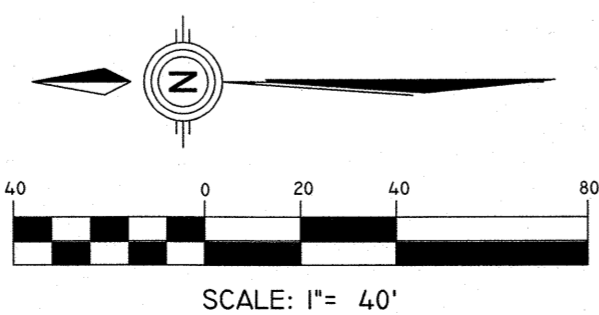
**Tract 2-B**  
3.5641 ac.

10' PUE GRANTED BY THIS PLAT.  
5' ON EACH SIDE OF THE NEW TRACT LINE

15' PRIVATE DRAINAGE EASEMENT FOR THE  
BENEFIT OF TRACTS 2-A AND 2-B, TO BE  
MAINTAINED BY TRACT 2-A.

Rancho Encantado Del Norte  
(1/15/2004-2004C-0020)

**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 | DESCRIPTION |
|-----|------|-------------|
| 1   |      |             |
| 2   |      |             |
| 3   |      |             |

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

DWG PATH: F:\N2020 - Misc Clients\140-Dr Lodi\N2020-140 Plat 082021.dwg

GPS: TIO  
Created: 10/22/2020  
Last Rev: 11/23/2021  
SCALE: 1"=40'  
CREW: LRC  
DRAWN: DKS  
JOB NO: N2020-140

**Community Sciences Corporation**  
Land Surveying  
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2 of 2



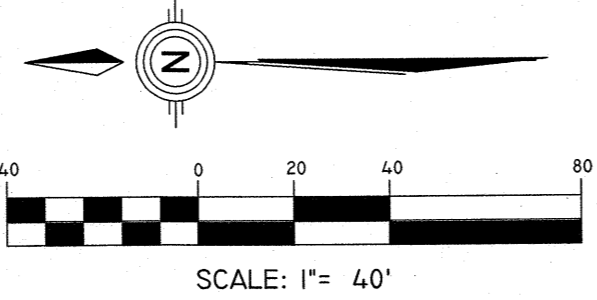
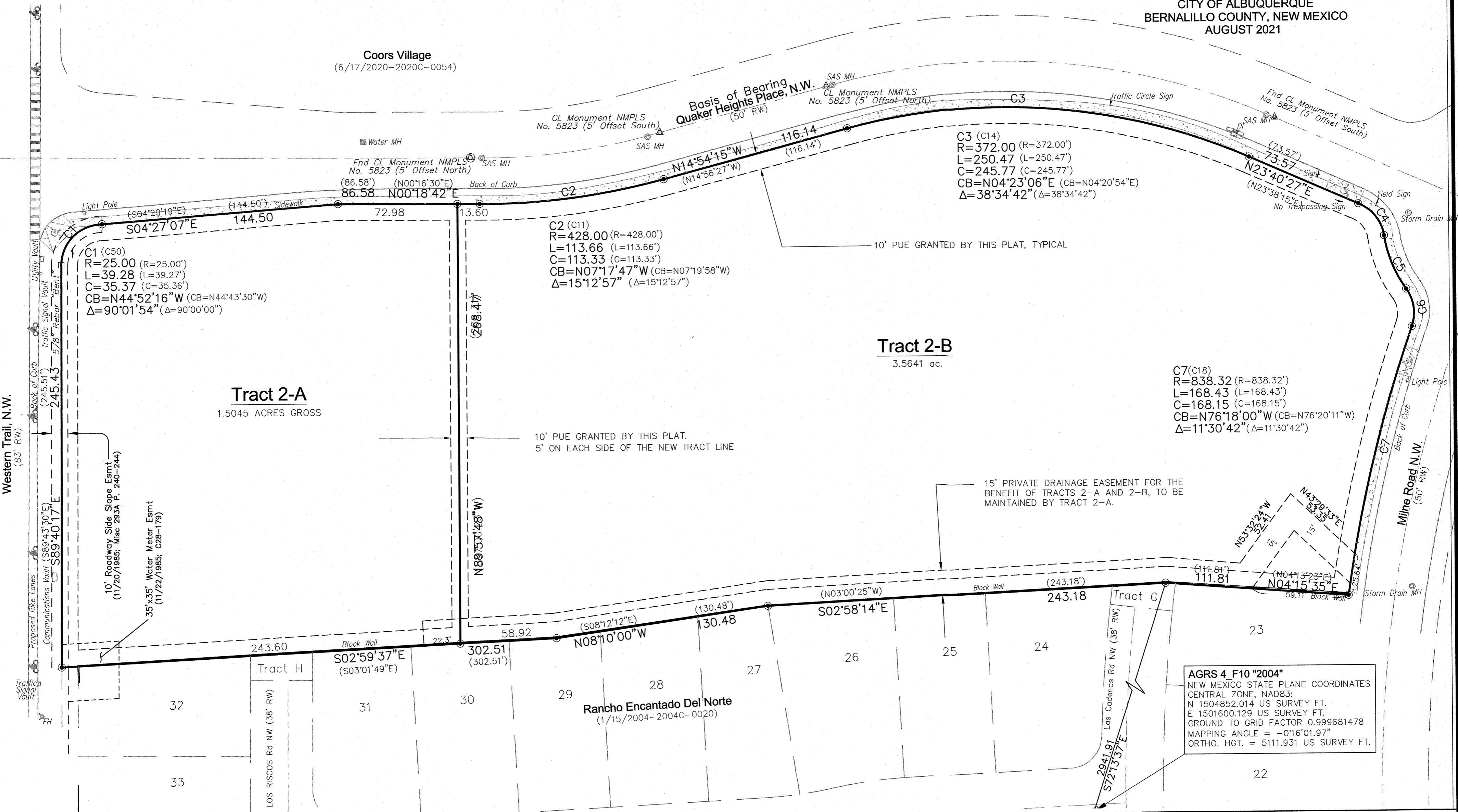
# SITE PLAN Tracts 2-A and 2-B Coors Village

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

**NOTES:**

1. The subject site is located in the CPO 2 Coors Corridor. Future development on the site must comply with this overlay zone and the requirements for the MX-T zone.
2. This property is required to have street frontage trees along Western Trail (a minor arterial) as described in the City of Albuquerque IDO Part 5-6(B).
3. Public Sanitary Sewer along Quaker Heights Place is likely as it will be required to provide access for proposed Tract 2-A.

|  |  |  |
|--|--|--|
| C4 (C31)<br>R=25.00 (R=25.00')<br>L=25.30 (L=25.30')<br>C=24.24 (C=24.24')<br>CB=N52°40'17"E (CB=N52°38'05"E)<br>Δ=57°59'41" (Δ=57°59'41") | C5 (C30)<br>R=75.00 (R=75.00')<br>L=35.80 (L=35.80')<br>C=35.46 (C=35.46')<br>CB=N67°59'42"E (CB=N67°57'30"E)<br>Δ=27°20'51" (Δ=27°20'51") | C6 (C29)<br>R=25.00 (R=25.00')<br>L=24.06 (L=24.06')<br>C=23.14 (C=23.14')<br>CB=N81°53'19"E (CB=N81°51'08"E)<br>Δ=55°08'05" (Δ=55°08'05") |
|--|--|--|



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

| NO. | DATE | REVISIONS | DESCRIPTION |
|-----|------|-----------|-------------|
| 1   |      |           |             |
| 2   |      |           |             |
| 3   |      |           |             |
| 4   |      |           |             |

## SITE PLAN

### Tracts 2-A and 2-B

### Coors Village

DWG PATH: F:\N2020 - Misc Clients\140-Dr Lodi\N2020-140 Plot 082021.dwg

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