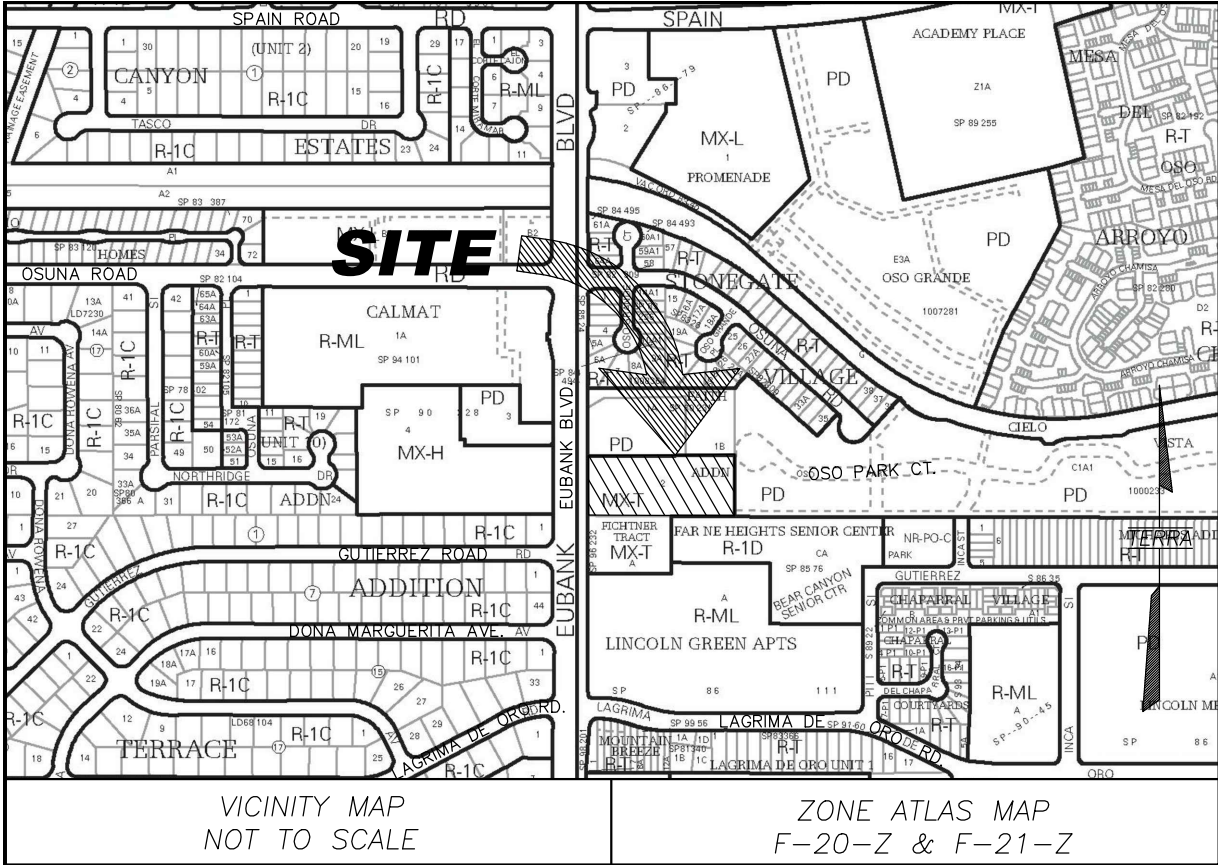




PURPOSE OF PLAT:

THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 2, FAITH ADDITION INTO 2 SEPARATE LOTS, GRANT A 20' PRIVATE WATER AND PRIVATE SEWER EASEMENT, GRANT A 20' PRIVATE ACCESS EASEMENT, GRANT A CROSS LOT DRAINAGE EASEMENT AND DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AS SHOWN HEREON.

SUBDIVISION DATA:

DRB PROJ. NO. _____ GROSS SUBDIVISION ACREAGE 2.3467 ACRES
ZONE ATLAS INDEX NO. F-20-Z & F-21-Z CURRENT ZONING MX-T
DATE OF SURVEY AUGUST 2020
TOTAL NO. OF LOTS EXISTING 1
TOTAL NO. OF LOTS CREATED 2

TOTAL MILEAGE OF STREETS CREATED: 0 MILES
TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: 0 MILES

NOTES:

1. FIELD SURVEY PERFORMED IN AUGUST 2020.

2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

3. ALBUQUERQUE CONTROL STATIONS USED:

ALBUQUERQUE CONTROL STATION "30-F21 1995" DATA:
STANDARD CITY OF ALBUQUERQUE 3 1/4 INCH ALUMINUM DISC (FOUND IN PLACE)
NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=1,556,845.546 US SURVEY FEET Y=1,502,967.887 US SURVEY FEET
ELEV.=5,606.788 US SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR = 0.999643671 DELTA ALPHA = (-)00°09'39.03"

ALBUQUERQUE CONTROL STATION "31-F21 1995" DATA:
STANDARD CITY OF ALBUQUERQUE 3 1/4 INCH ALUMINUM DISC (FOUND IN PLACE)
NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=1,558,298.549 US SURVEY FEET Y=1,503,005.627 US SURVEY FEET
ELEV.=5,639.332 US SURVEY FEET (NAVD 1988)
GROUND TO GRID FACTOR = 0.999641835 DELTA ALPHA = (-)00°09'28.96"

4. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 3. (N88°30'44"E).

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.

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 ERECTED 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, NMPLS NO. 15702
APRIL 20, 2022
DATE

X:\PROJECTS\2020 PROJECTS\2020-118\2020-118-FINAL.TXD

LEGAL DESCRIPTION:

LOT 2, FAITH ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THAT CERTAIN PLAT ENTITLED, "PLAT OF FAITH ADDITION" RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 1, 1972, IN VOLUME C8, FOLIO 163, SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 4 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, STATE OF NEW MEXICO. SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 2.3428 ACRES (102,055.31 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 LOT 2, FAITH ADDITION, 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: STEVE LUCERO DATE
LOTS 2-A & 2-B, FAITH ADDITION

BY: HOPE LUCERO DATE
LOTS 2-A & 2-B, FAITH ADDITION

ACKNOWLEDGMENT

STATE OF)) SS.
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2022, BY STEVE LUCERO, LOTS 2-A & 2-B, FAITH ADDITION

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT

STATE OF)) SS.
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2022, BY HOPE LUCERO, LOTS 2-A & 2-B, FAITH ADDITION

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

DOCUMENTS USED:

1. PLAT ENTITLED "FAITH ADDITION" FILED AUGUST 1, 1972 IN VOL. C8, FOLIO 163 WITH THE BERNALILLO COUNTY CLERKS OFFICE.

2. PLAT ENTITLED "LOTS 1-A AND 1-B, FAITH ADDITION" FILED JULY 3, 1980 IN VOL. C17, FOLIO 10 WITH THE BERNALILLO COUNTY CLERKS OFFICE.

3. PLAT ENTITLED "FAR NORTHEAST HEIGHTS SENIOR CENTER" FILED FEBRUARY 22, 1985 IN VOL. C26, FOLIO 99 WITH THE BERNALILLO COUNTY CLERKS OFFICE.

4. PLAT ENTITLED "TRACT A FICHTNER TRACT" FILED OCTOBER 1, 1996 IN VOL. 96C, FOLIO 450 WITH THE BERNALILLO COUNTY CLERKS OFFICE.

5. PLAT ENTITLED "TRACT C-1-A-1, CIELO VISTA" FILED MAY 26, 2000 IN BK. 2000C, PG. 143 WITH THE BERNALILLO COUNTY CLERKS OFFICE.

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 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.

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
LOTS 2-A AND 2-B
FAITH ADDITION
SITUATE WITHIN
PROJECTED SECTION 33, T. 11 N., R. 4 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2022**

PROJECT NUMBER: **PR-2021-005089**
APPLICATION NUMBER: **PS-2022-00037**

UTILITY APPROVALS:

PUBLIC SERVICE OF NEW MEXICO DATE
NEW MEXICO GAS COMPANY DATE
QWEST CORPORATION D/B/A CENTURY LINK DATE
COMCAST DATE
CITY APPROVALS:
Loren N. Eisenhower P.S. 4/22/2022
CITY OF ALBUQUERQUE SURVEYOR DATE

N/A
REAL PROPERTY DIVISION DATE
CODE ENFORCEMENT DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
ALBUQUERQUE BERNALILLO COUNTY WATER MUNICIPALITY AUTHORITY DATE
PARKS & RECREATION DEPARTMENT DATE
A.M.A.F.C.A. DATE
CITY ENGINEER DATE
DRB CHAIRPERSON, PLANNING DEPT. DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 1-021-061-032146-3-04-04
PROPERTY OWNER OF RECORD: STEVE AND HOPE LUCERO

BERNALILLO COUNTY TREASURE'S OFFICE: _____

INDEXING INFORMATION FOR THE COUNTY CLERK:

OWNER: STEVE AND HOPE LUCERO
LEGAL: LOTS 2-A & 2-B, FAITH ADDITION
LOCATION: PROJECTED SECTION 33, T.11N., R.4E., N.M.P.M., ELENA GALLEGOS GRANT



TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513
SHEET 1 OF 2
TERRA PROJECT NO. 2020-118

LOT 2-A

SET 1/2" REBAR
W/CAP "CA MEDINA
PS 15702"

FND. CHISELED "X"

S 00° 06' 42" W 191.92'

S 89° 05' 21" E 131.54' (N)

FND. ACS MON.
"30-F21"
(SEE NOTE NO. 3 ITEM A)

LOT 2-A

SET 1/2" REBAR
W/CAP "CA MEDINA
PS 15702"

FND. CHISELED "X"

LOT 2-A

△	FND. CONTROL MONUMENT (AS NOTED)
□	FND. REBAR W/CAP (UNLESS OTHERWISE NOTED)
◇	FND. CHISELED "X"
●	SET 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702"

EUBANK BOULEVARD N.E.
(106' R.O.W. PER PLAT C17-10)

LOT 1-A FAITH ADDITION
(7/3/1980)
(VOL. C17, FOLIO 10)

LOT 1-B FAITH ADDITION
(7/3/1980)
(VOL. C17, FOLIO 10)

LOT 2-A FAITH ADDITION
1.2005 ACRES
(52,295.34 SQ. FT.)

LOT 2-B FAITH ADDITION
1.1423 ACRES
(49,759.97 SQ. FT.)

TRACT A FICHTNER TRACT
(10/31/1996)
(PLAT BK. 96C, PG. 450)

TRACT CA FAR NORTHEAST HEIGHTS SENIOR CENTER
(2/2/1985)
(VOL. C26, FOLIO 99)

ADDITIONAL R/W DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE
0.0038 AC./167.70 SQ. FT.

DETAIL "A"
FND. REBAR W/CAP "PS WAYJOHN 14269"

DETAIL "B"
FND. REBAR W/CAP "CA MEDINA PS 15702"

SET 1/2" REBAR W/CAP "CA MEDINA PS 15702"

LEASE AREA

EASEMENTS
E1, E2, E3, E4, E5, E6, E7, E8, E9, E10, E11, E12, E13, E14, E15, E16, E17, E18, E19, E20, E21, E22, E23, E24, E25, E26, E27, E28, E29, E30, E31, E32, E33, E34

BOUNDARY BEARINGS AND DISTANCES
 (S89°52'00"E S89°55'12"E 249.20'
 (N00°08'00"W N00°04'48"E 209.67'
 (N00°04'48"E 210.07'
 (S00°06'42"W 191.92'
 (S00°08'00"W 486.44'
 (S00°11'01"W 487.00')
 (N89°49'05"W N89°58'00"W 249.20'
 (N88°30'44"E (BASIS OF BEARING)
 (S39°05'21"E 1,731.54'
 (N00°04'48"E 210.07'
 (S00°08'00"W 486.44'
 (S00°11'01"W 487.00')
 (N00°04'48"E 210.07'
 (S00°06'42"W 191.92'
 (N89°49'05"W N89°58'00"W 249.20'
 (N88°30'44"E (BASIS OF BEARING)
 (S39°05'21"E 1,731.54'
 (N00°04'48"E 210.07'
 (S00°08'00"W 486.44'
 (S00°11'01"W 487.00')

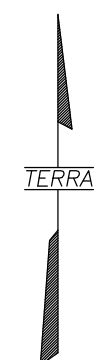
CHISELED "X"

SEE DETAIL "A" ON THIS SHEET

SEE DETAIL "B" ON THIS SHEET

0

- (A) 20.0' PUBLIC UTILITY EASEMENT
08/1/1972
VOL. C8, FOLIO 163
- (B) 4.0' MOUNTAIN STATES TELEPHONE
& TELEGRAPH R/W EASEMENT
10/16/1981
MISC. BK. 885, PG. 667
- (C) 5.0' MOUNTAIN STATES TELEPHONE
TELEGRAPH R/W EASEMENT
7/5/1979
MISC. BK. 701, PG. 502
- (D) LEASE AREA ACCESS & UTILITY EASEMENT
3/16/2006
BK. A113, PG. 7394
4/21/2006
BK. A115, PG. 6629
11/19/2009
DOC. NO. 2009127977
- (E) 5.0' QWEST EASEMENT
6/13/2006
BK. A118, PG. 6456
DOC. NO. 2006086702
- (F) 20.0' PRIVATE WATER AND PRIVATE
SANITARY SEWER EASEMENT TO BE
GRANTED WITH THE FILING OF THIS PLAT
- (G) 20.0' PRIVATE ACCESS EASEMENT TO BE
GRANTED WITH THE FILING OF THIS PLAT
- (H) A CROSS LOT DRAINAGE EASEMENT TO BE
GRANTED WITH THE FILING OF THIS PLAT
FOR THE BENEFIT OF LOT 2-A AND LOT
2-B TO BE MAINTAINED BY OWNERS OF
LOT 2-A AND 2-B



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

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E1	N00°04'48"E	72.00	E11	S80°47'35"W	31.09	E21	N00°08'05"W	20.00	E31	N00°04'48"E	20.00
E2	N88°51'28"E	159.53	E12	N40°50'34"W	21.63	E22	S88°51'28"W	11.55	E32	S89°43'55"E	250.00
E3	N00°05'15"E	133.91	E13	S29°33'58"W	57.20	E23	N00°05'15"E	5.00	E33	N00°04'48"E	20.00
E4	S29°23'14"W	97.24	E14	S29°33'58"W	57.20	E24	N89°43'48"E	282.66	E34	S89°49'05"E	250.00
E5	N60°19'32"E	6.09	E15	S60°45'33"W	48.78	E25	N30°11'26"E	182.56	E35	N60°14'27"W	9.00
E6	S29°45'33"E	6.09	E16	N60°14'27"W	2.78	E26	N59°48'34"W	6.44	E36	S29°43'37"W	8.77
E7	N60°14'27"E	8.05	E17	S29°23'14"W	88.99	E27	S29°54'43"E	5.00	E37	N60°17'54"E	9.90
E8	S29°09'48"E	46.47	E18	S88°15'59"W	145.30	E28	S59°48'34"E	11.46	E38	S88°40'04"W	15.50
E9	N31°52'02"E	23.67	E19	N88°51'28"E	160.05	E29	S30°11'26"W	190.42	E39	N40°54'12"E	8.06
E10	N00°15'56"W	12.86	E20	N88°51'28"E	11.48	E30	S89°43'48"W	285.58	E40	S29°55'52"W	16.58
T1	N00°04'48"E	21.00	T2	N00°04'48"E	19.96	T3	S00°04'48"W	8.78			

LINE	BEARING	DISTANCE
L1	N89°49'05"W	0.80'
L2	S89°55'12"E	0.80'
L3	S00°04'48"W	209.63'