

VICINITY MAP: F-13-Z

SUBDIVISION DATA

- 1. DRB NO. PR-2021-006261 and SD-2022-00008
2. ZONE ATLAS MAP NO. F-13; ZONING: R-A.
3. GROSS SUBDIVISION ACREAGE: 18.573 ACRES.
4. DATE OF SURVEY: JUNE 2019 TO JANUARY 2022
5. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO REPLAT FOURTEEN (14) EXISTING TRACTS INTO TWO (2) NEW TRACTS.

NOTES

- 1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. GROUND TO GRID SCALE FACTOR USED IS 0.99968333
3. DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FOOT).
4. THIS SURVEY IS BASED UPON THE PLATS RECORDED IN THE RECORDS OF BERNALILLO COUNTY CLERKS OFFICE, SEE SHEET 2.

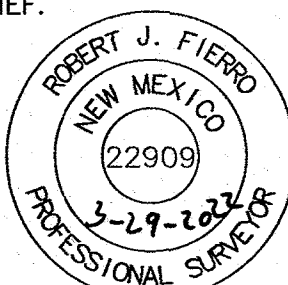
M.R.G.C.D. NOTE:

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAYS, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR 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.

SURVEYOR'S CERTIFICATION

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT ACCURATELY MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Robert J. Fierro
ROBERT J. FIERRO
N.M.P.S. No. 22909



DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS TRACTS 143, 144A2, 144B3, 167A, 168A1, 168A2, 168A3, 168A4, 169, 170, 170A, 171 AND 175 AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 31 TOGETHER WITH THE SOUTH 40' OF LOT 3-A, CORDOVA'S SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 26, 1956, IN PLAT BOOK B3, PAGE 40, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, BEING COMMON WITH THE NORTHEAST CORNER OF TRACT 144-B-2 AS SHOWN ON SAID MRGCD MAP NO. 31, WHICH LIES S52°02'01"E, A DISTANCE OF 1056.42 FEET FROM A FOUND CORNER FOR CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT "11-F13R";

THEN, S67°35'43"E, A DISTANCE OF 35.14 FEET TO A 1/2" REBAR FOUND FOR A CORNER OF THIS TRACT;
THEN, S04°58'37"W, A DISTANCE OF 117.59 FEET TO A 5/8" REBAR FOUND FOR A CORNER OF THIS TRACT;
THEN, S28°51'37"E, A DISTANCE OF 33.94 FEET TO A 1/2" REBAR FOUND FOR A CORNER OF THIS TRACT;
THEN, S35°04'20"E, A DISTANCE OF 40.38 FEET TO A 1/2" REBAR WITH CAP MARKED "NMPS 10464" FOUND FOR A CORNER OF THIS TRACT;
THEN, S38°31'34"W, A DISTANCE OF 66.40 FEET TO A 1/2" REBAR WITH CAP MARKED "F&C PS 22909" SET FOR A CORNER OF THIS TRACT;
THEN, S66°59'18"E, A DISTANCE OF 460.88 FEET TO A 1/2" REBAR WITH CAP MARKED "F&C PS 22909" SET FOR A CORNER OF THIS TRACT;
THEN, N65°25'15"E, A DISTANCE OF 61.00 FEET TO A PK NAIL MARKED "F&C PS 22909" SET FOR A CORNER OF THIS TRACT;
THEN, N76°57'10"E, A DISTANCE OF 87.13 FEET TO A PK NAIL MARKED "F&C PS 22909" SET FOR A CORNER OF THIS TRACT;
THEN, S75°54'34"E, A DISTANCE OF 31.02 FEET TO A PK NAIL MARKED "F&C PS 22909" SET FOR A CORNER OF THIS TRACT;
THEN, N62°57'29"E, A DISTANCE OF 59.66 FEET TO A 1/2" REBAR WITH CAP MARKED "F&C PS 22909" SET FOR THE NORTHEAST CORNER OF THIS TRACT;
THEN, S24°06'32"W, A DISTANCE OF 765.50 FEET TO A 1/2" REBAR WITH CAP MARKED "NMPS 10464" FOUND FOR A CORNER OF THIS TRACT;
THEN, S67°34'33"E, A DISTANCE OF 230.51 FEET TO A 1/2" REBAR FOUND ON THE WESTERLY RIGHT-OF-WAY LINE OF SAN ISIDRO STREET N.W., BEING A CORNER OF THIS TRACT;
THEN, FOLLOWING SAID WESTERLY RIGHT-OF-WAY LINE OF SAN ISIDRO STREET N.W., S22°00'14"W, A DISTANCE OF 40.00 FEET TO A 1/2" REBAR WITH CAP MARKED "F&C PS 22909" SET FOR A CORNER OF THIS TRACT;
THEN, LEAVING SAID WESTERLY RIGHT-OF-WAY OF SAN ISIDRO STREET N.W., N67°34'33"W, A DISTANCE OF 231.98 FEET TO A 1/2" REBAR WITH CAP MARKED "F&C PS 22909" SET FOR A CORNER OF THIS TRACT;
THEN, S24°06'32"W, A DISTANCE OF 257.18 FEET TO A 1/2" REBAR FOUND FOR A CORNER OF THIS TRACT, BEING COMMON WITH A CORNER ON THE WESTERLY RIGHT-OF-WAY OF KOOGLER LATERAL;
THEN, FOLLOWING SAID WESTERLY RIGHT-OF-WAY LINE OF KOOGLER LATERAL, S15°05'40"W, A DISTANCE OF 136.44 FEET TO A 1/2" REBAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;
THEN, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF KOOGLER LATERAL, N63°07'59"W, A DISTANCE OF 359.90 FEET TO A 1/2" REBAR WITH CAP MARKED "NMPS 10464" FOUND FOR A CORNER OF THIS TRACT;
THEN, S23°10'12"W, A DISTANCE OF 135.88 FEET TO A 1/2" REBAR WITH CAP MARKED "3949" FOUND FOR A CORNER OF THIS TRACT;
THEN, N64°27'43"W, A DISTANCE OF 176.36 FEET TO A 1/2" REBAR WITH CAP MARKED "NMPS 10464" FOUND FOR A CORNER OF THIS TRACT;
THEN, N22°26'01"E, A DISTANCE OF 149.31 FEET TO A 1/2" REBAR WITH CAP MARKED "NMPS 10464" CAP FOUND FOR A CORNER OF THIS TRACT;
THEN, N58°22'32"W, A DISTANCE OF 29.93 FEET TO A 1/2" REBAR FOUND FOR A CORNER OF THIS TRACT;
THEN, N22°46'35"E, A DISTANCE OF 116.30 FEET TO A 1" IRON PIPE FOUND FOR A CORNER OF THIS TRACT;
THEN, N59°59'29"W, A DISTANCE OF 135.76 FEET TO A 3/4" IRON PIPE WITH TAG MARKED "LS 8686" FOUND FOR A CORNER OF THIS TRACT;
THEN, N67°49'29"W, A DISTANCE OF 68.16 FEET TO A 1/2" REBAR WITH CAP MARKED "LS 8686" FOUND FOR A CORNER OF THIS TRACT;
THEN, N83°52'30"W, A DISTANCE OF 45.09 FEET TO A 1/2" REBAR WITH CAP MARKED "F&C PS 22909" SET FOR THE SOUTHWEST CORNER OF THIS TRACT;
THEN, N28°30'32"E, A DISTANCE OF 841.03 FEET TO A 1/2" REBAR FOUND FOR A CORNER OF THIS TRACT;
THEN, N81°05'32"E, A DISTANCE OF 58.90 FEET TO A 1/2" REBAR WITH CAP ILLEGIBLE FOUND FOR A CORNER OF THIS TRACT;
THEN, N01°47'31"W, A DISTANCE OF 69.91 FEET TO A 1/2" REBAR WITH CAP ILLEGIBLE FOUND FOR A CORNER OF THIS TRACT;
THEN, S88°52'58"E, A DISTANCE OF 10.00 FEET TO A 1/2" REBAR WITH CAP ILLEGIBLE FOUND FOR A CORNER OF THIS TRACT;
THEN, N03°13'33"E, A DISTANCE OF 66.61 FEET TO A 1/2" REBAR WITH CAP ILLEGIBLE FOUND FOR A CORNER OF THIS TRACT;
THEN, N06°56'26"E, A DISTANCE OF 105.85 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.573 ACRES MORE OR LESS.

FREE CONSENT

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING, BULK LAND PLAT OF TRACTS 1 AND 2, OUR LADY OF GUADALUPE, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT EASEMENTS AS SHOWN HEREON.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

OWNER: ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION
BY: Thomas P. Macken
TITLE: Executive Director

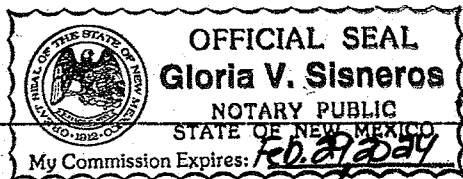
Signature of Thomas P. Macken, dated 3/30/22

ACKNOWLEDGEMENT:

STATE OF New Mexico
COUNTY OF Bernalillo
ON THIS 30th DAY OF March, 2022, BEFORE ME PERSONALLY APPEARED Thomas P. Macken
KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: Feb. 29, 2024
Gloria V. Sisneros
NOTARY PUBLIC



OWNER: ROMAN CATHOLIC CHURCH ARCHDIOCESE OF SANTA FE
BY: Thomas P. Macken
TITLE: Chancellor

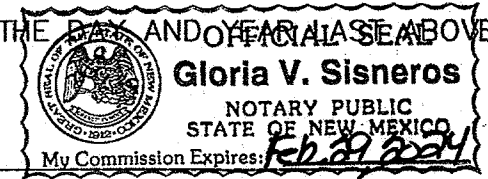
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WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: Feb. 29, 2024
Gloria V. Sisneros
NOTARY PUBLIC



BULK LAND PLAT OF TRACTS 1 AND 2 OUR LADY OF GUADALUPE BEING A REPLAT OF TRACTS 143, 144A2, 144B3, 167A, 168A1, 168A2 168A3, 168A4, 169, 170, 170A, 171, 175, M.R.G.C.D. MAP No. 31 AND S. 40' OF LOT 3-A, CORDOVA'S SUBDIVISION WITHIN ELENA GALLEGOS LAND GRANT PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JANUARY 2022

DRB NO. PR-2021-006261 and SD-2022-00008

UTILITY APPROVALS:

PNM ELECTRIC SERVICES: Digitally signed by Jeff Estvanko, Date: 2022.03.11 13:17:15 -0700
NEW MEXICO GAS COMPANY
CENTURY LINK: Natalia Antonio, 3/11/22
COMCAST: 4/6/22

CITY APPROVALS:

Loren N. Riesshoover P.S., 1/12/2022
CITY SURVEYOR
Jeanne Wolfenbarger, Apr 14, 2022
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
Blaine Carter, Apr 27, 2022
ABCWUA
Cheryl Sommerfeldt, Apr 13, 2022
PARKS & RECREATION DEPARTMENT
Ernest Armijo, Apr 14, 2022
CITY ENGINEER/HYDROLOGY
Jeff Palmer, Apr 14, 2022
CODE ENFORCEMENT
Jun 16, 2022
BRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURER'S OFFICE CERTIFICATION

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: See attachment

PROPERTY OWNER OF RECORD Archdioces of Santa Fe Real Estate Corporation

BERNALILLO COUNTY TREASURER'S OFFICE: V. J. [Signature], 0-21-22

PROJECT NO. 20038



Fierro & Company

ENGINEERING | SURVEYING
3201 4th. STREET NW, ALBUQUERQUE, NM 87107
PHONE: 505.352.8930

UTILITY NOTES:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

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.

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.

QWEST CORPORATION D/B/A/ CENTURY LINK QC, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES 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 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 PLAT.

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

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 SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

SOLAR NOTE:

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "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 ERRECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT.

A.B.C.W.U.A. NOTE:

THE INSTALLATION OF PUBLIC WATERLINE AND/OR PUBLIC SANITARY SEWER MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL, ONCE THE WATER SERVICE, FIRE PROTECTION AND SANITARY SEWER SERVICE REQUIREMENTS OF ANY FUTURE DEVELOPMENT IS KNOWN.

GRADING AND DRAINAGE NOTES:

1. LOTS MUST ACCEPT HISTORICAL STORMWATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES, UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN.
2. UPON THE DEVELOPMENT OF TRACT 1, TRACT 1 SHALL BE RESPONSIBLE FOR THEIR OWN DRAINAGE AND SHALL NOT ALLOW THEIR DRAINAGE TO CROSS OVER INTO TRACT 2. UPON THE DEVELOPMENT OF TRACT 2, TRACT 2 SHALL BE RESPONSIBLE FOR THEIR OWN DRAINAGE AND SHALL NOT ALLOW THEIR DRAINAGE TO CROSS OVER INTO TRACT 1.
3. AT THE TIME OF PROPOSED DEVELOPMENT ON EITHER TRACT 1 OR 2 AN OVERALL DRAINAGE ANALYSIS WILL BE REQUIRED. ALL DRAINAGE IMPROVEMENTS REQUIREMENTS PERMANENT AND/OR TEMPORARY MUST BE CONSTRUCTED FOR BOTH TRACT 1 AND TRACT 2 AT THAT TIME.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN FLOOD ZONE X AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS PER FLOOD MAP 35001C0118G, EFFECTIVE DATE 09/26/2008.

BULK LAND NOTE

6-6(L)(2)(c) BULK LAND SUBDIVISION
1. IN ADDITION TO THE PROCEDURES ABOVE, THE BULK LAND SUBDIVISION WILL REQUIRE FURTHER REVIEW DURING THE SUBDIVISION OR SITE PLAN APPROVAL PROCESS IN ORDER TO USE THE LAND FOR DEVELOPMENT AND/OR BUILDING PURPOSES. APPROVAL OF A BULK LAND SUBDIVISION DOES NOT INDICATE THAT LAND WITHIN THAT SUBDIVISION COMPLIES WITH APPLICABLE IDO SUBDIVISION OR SITE PLAN STANDARDS.

2. THE PLAT SHALL REFLECT THE APPLICANT'S AGREEMENT THAT BUILDING PERMITS SHALL NOT BE ISSUED FOR ANY AREA WITHIN THE BULK LAND SUBDIVISION BEFORE A PRELIMINARY PLAT AND FINAL PLAT HAVE BEEN APPROVED AND THE FINAL PLAT FOR THE SUBJECT AREA HAS BEEN RECORDED.

**BULK LAND PLAT OF
TRACTS 1 AND 2
OUR LADY OF GUADALUPE
BEING A REPLAT OF TRACTS 143, 144A2, 144B3, 167A, 168A1, 168A2
168A3, 168A4, 169, 170, 170A, 171, 175, M.R.G.C.D. MAP No. 31 AND
S. 40' OF LOT 3-A, CORDOVA'S SUBDIVISION
WITHIN ELENA GALLEGOS LAND GRANT
PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2022**

DOCUMENTS FOR REFERENCE:

1. ROAD EASEMENT, FILED: JUNE 21, 1967, BK. MISC. 71, PG. 587
2. WARRANTY DEED, FILED: OCTOBER 25, 2005, BK. A105, PG. 8122
3. SPECIAL WARRANTY DEED, FILED APRIL 17, 2006, BK. A105, PG. 3709
4. WARRANTY DEED, FILED AUGUST 23, 2008, DOC. BK. A122, PG. 8090
5. WARRANTY DEED, FILED OCTOBER 10, 2007, DOC. #2007143292
6. WARRANTY DEED, FILED OCTOBER 16, 2007, DOC. #2007145619
7. WARRANTY DEED, FILED JUNE 25, 2008, DOC. #2008072168
8. WARRANTY DEED, FILED AUGUST 27, 2013, DOC. #2013096616
9. WARRANTY DEED, FILED NOVEMBER 14, 2013, DOC. #2013123877
10. WARRANTY DEED, FILED JULY 30, 2014, DOC. #2014059998
11. SPECIAL WARRANTY DEED, FILED NOVEMBER 06, 2014, DOC. #2014088874
12. WARRANTY DEED, FILED APRIL 03, 2017, DOC. #2017031491
13. QUITCLAIM DEED, FILED DECEMBER 14, 2017, DOC. #2017118897
14. ROAD EASEMENT, FILED JUNE 21, 1967, BK. MISC. 71, PG. 589-589
15. REAL ESTATE CONTRACT, FILED MARCH 30, 1967, BK. MISC. 63, PG. 472-479

PLATS FOR REFERENCE:

1. DEES ADDITION, FILED: SEPTEMBER 18, 1935, BK. C2, PG. 138
2. LOS VICINOS, FILED DECEMBER 01, 1948, BK. C, PG. 118
3. LUKE SUBDIVISION, FILED OCTOBER 27, 1949, BK. C, PG. 166
4. CORDOVA'S SUBDIVISION, FILED: SEPTEMBER 26, 1956, BK. B3, PG. 40
5. DEES ADDITION, FILED JUNE 22, 1971, BK. B5, PG. 170
6. DEES ADDITION, FILED JUNE 07, 1979, BK. A7, PG. 90
7. LANDS OF BETTY SKOGEN, FILED SEPTEMBER 02, 1988, BK. C37, PG. 63
8. LOS VICINOS, FILED AUGUST 09, 1993, BK. 93C, PG. 228
9. LANDS OF TORIBIO & EVA CANDELARIA, FILED JUNE 06, 1996, BK. 96C, PG. 245
10. LANDS OF KELLY/PERKINS, FILED SEPTEMBER 29, 1997, BK. 97C, PG. 297
11. CORDOVA'S SUBDIVISION, FILED MARCH 23, 1998, BK. 98C, PG. 79
12. LANDS OF ROBERT & EVA GARCIA, FILED MAY 18, 1999, BK. 99C, PG. 120
13. VILLA DE LA CAPILLA, FILED MAY 10, 2004, BK. 2004C, PG. 145
14. LANDS OF KEN BALIZER, FILED OCTOBER 25, 2006, BK. 2006C, PG. 319
15. LANDS OF LORRAINE CANDELARIA, FILED SEPTEMBER 02, 2008, BK. 2008S, PG. 132
16. LUKE ADDITION, FILED NOVEMBER 04, 2008, BK. 2008C, PG. 245
17. LANDS OF FR. JOE VIGIL, FILED MARCH 03, 2015, BK. 2015C, PG. 21
18. GREIGOS ROAD R/W, FILED FEBRUARY 25, 1969, BK. C7, PG. 44-49

DEFINITE STATEMENT OF RECORD BEARING AND DISTANCE:

1. RECORD BEARINGS AND DISTANCES ARE SHOWN IN BRACKET () AND ARE THE SAME AS SHOWN ON THE PLAT FOR VILLA DE LA CAPILLA AS SHOWN ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 10, 2004, IN BK. 2004C, PG. 145, AS DOC. #2004063252.
2. RECORD BEARINGS AND DISTANCES ARE SHOWN IN BRACKET { } AND ARE THE SAME AS SHOWN ON THE FOLLOWING PLATS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO AS FOLLOWS:
DEES ADDITION, FILED SEPTEMBER 18, 1935, IN BK. C2, PG. 138, AS DOC. #1935091835.
LOS VICINOS, FILED DECEMBER 01, 1948, BK. C, PG. 118, AS DOC. #1948048618.
DEES ADDITION, FILED JUNE 22, 1971, BK. B5, PG. 170, AS DOC. #1971031745.
DEES ADDITION, FILED JUNE 07, 1979, BK. A7, PG. 90, AS DOC. #1979042380.
LOS VICINOS, FILED AUGUST 09, 1993, BK. 93C, PG. 228, AS DOC. #1993086301.
CORDOVA'S SUBDIVISION, FILED MARCH 23, 1998, BK. 98C, PG. 79, AS DOC. 1998033465.
LANDS OF KEN BALIZER, FILED OCTOBER 25, 2006, BK. 2006C, PG. 319
AS DOC. #2006162647.
3. RECORD BEARINGS AND DISTANCES ARE SHOWN IN BRACKET [] AND ARE THE SAME AS DESCRIBED IN WARRANTY DEED FILED IN THE OFFICE OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 10, 2007, AS DOC. #2007143292.

LEGEND

- PROPERTY LINE
 - - - - - EXISTING EASEMENT LINE
 - - - - - NEW EASEMENT LINE
 - - - - - TRACT LINE ELIMINATED
 - OHE — EXISTING OVERHEAD ELECTRIC LINE
 - FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
 - SET 1/2" REBAR WITH BLUE PLASTIC CAP "F&C PS 22909"
 - ⊗ SET PK NAIL MARKED "F&C PS 22909"
 - ⬡ PLAT REFERENCE, THIS SHEET.
- (N00°00'00"E, 00.00') RECORD BEARING & DISTANCE
N00°00'00"E, 00.00' MEASURED BEARING & DISTANCE

DOC# 2022059011
06/21/2022 12:19 PM Page: 2 of 4
PLAT R-325.00 B: 2022 C: 0080 Linda Stover, Bernalillo County

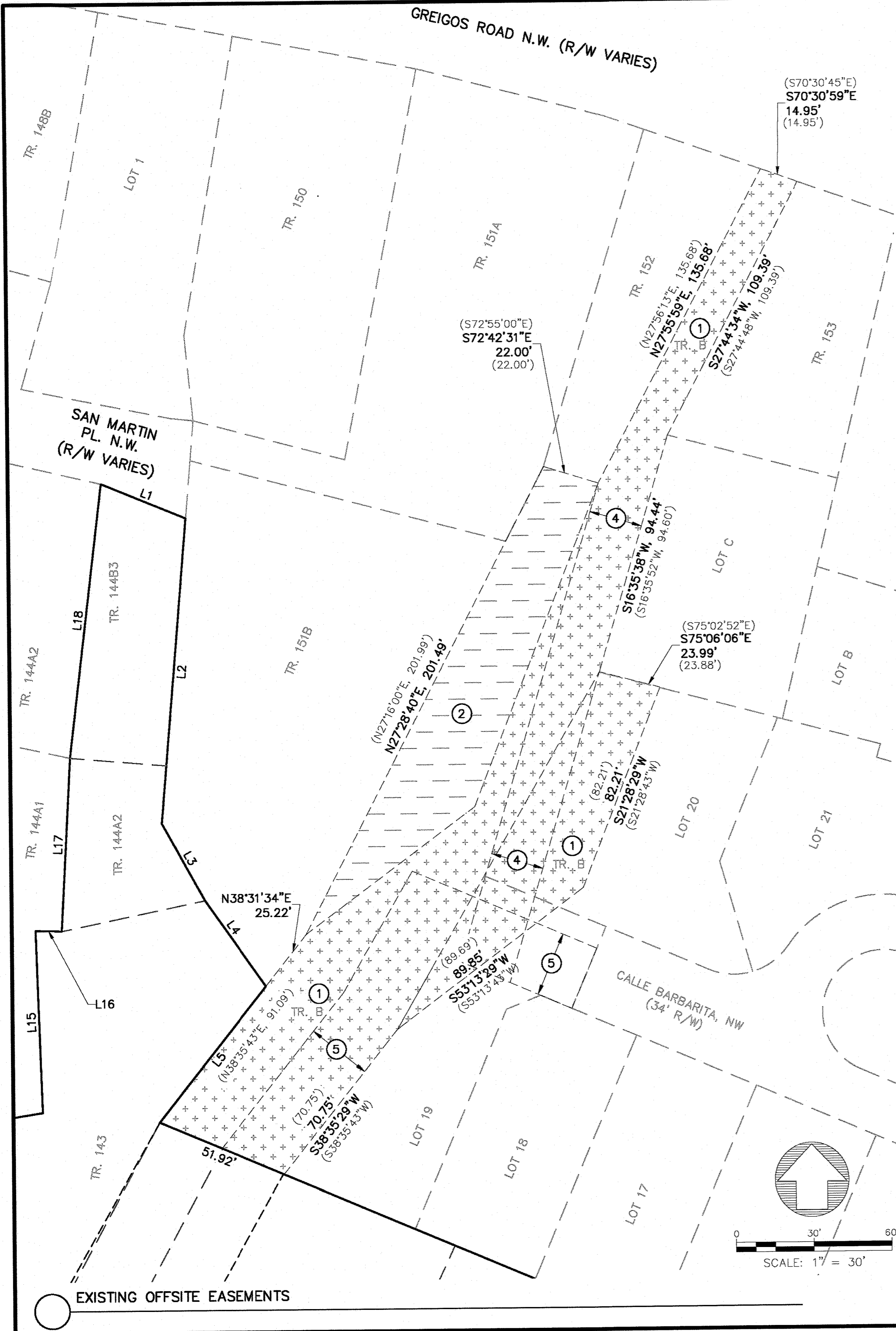
PROJECT NO. 20038


Fierro & Company
ENGINEERING | SURVEYING
3201 4th. STREET NW, ALBUQUERQUE, NM 87107
PHONE: 505.352.8930

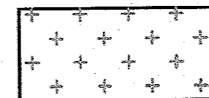

2022C-60

(2)

**BULK LAND PLAT OF
TRACTS 1 AND 2
OUR LADY OF GUADALUPE**
BEING A REPLAT OF TRACTS 143, 144A2, 144B3, 167A, 168A1, 168A2
168A3, 168A4, 169, 170, 170A, 171, 175, M.R.G.C.D. MAP No. 31 AND
S. 40' OF LOT 3-A, CORDOVA'S SUBDIVISION
WITHIN ELENA GALLEGOS LAND GRANT
PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2022



EXISTING EASEMENTS

- ① EXISTING ROAD EASEMENT
FILED: MARCH 30, 1967
BK. MISC. 63, PG. 472-479. 
- ② EXISTING EASEMENT
FILED: JUNE 21, 1967
BK. MISC. 71, PG. 587-589. 
- ③ EXISTING 40-FOOT ACCESS EASEMENT
FILED: AUGUST 27, 1997, DOC. #1997088434.
- ④ EXISTING 20-FOOT (UNLESS OTHERWISE NOTED) PUBLIC WATER EASEMENT
FILED: MAY 10, 2004
BK. 2004C, PG. 145.
- ⑤ EXISTING 25-FOOT PUBLIC WATER AND SANITARY SEWER EASEMENT
FILED: MAY 10, 2004
BK. 2004C, PG. 145.
- ⑥ EXISTING 40-FOOT COMMON DRIVEWAY EASEMENT
FILED: AUGUST 27, 1997
DOCUMENT NO. 1997088484.
- ⑦ EXISTING 10-FOOT PUBLIC SERVICE COMPANY OF NEW MEXICO
AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY EASEMENT
FILED: APRIL 30, 1974
BK. MISC. 364, PG. 957.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	233.50	184.98	72°19'19"	S12°56'41"E	218.30
C2	221.53	174.48	72°44'42"	S13°09'23"E	206.95
C3	267.12	214.49	71°21'22"	S12°27'41"E	250.19
C4	41.82	180.00	13°18'47"	N52°26'50"W	41.73
C5	50.72	210.00	13°50'22"	N52°11'03"W	50.60
C6	118.84	75.00	90°47'14"	S69°30'09"W	106.79
C7	166.38	105.00	90°47'14"	S69°30'09"W	149.51

DOCH 2022059011
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PLAT R: \$25.00 B: 2022C P: 0050 Linda Stover, Bernalillo County

PROJECT NO. 20038


Fierro & Company
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3201 4th. STREET NW, ALBUQUERQUE, NM 87107
PHONE: 505.352.8930

SHEET 3 OF 4

2022C-60

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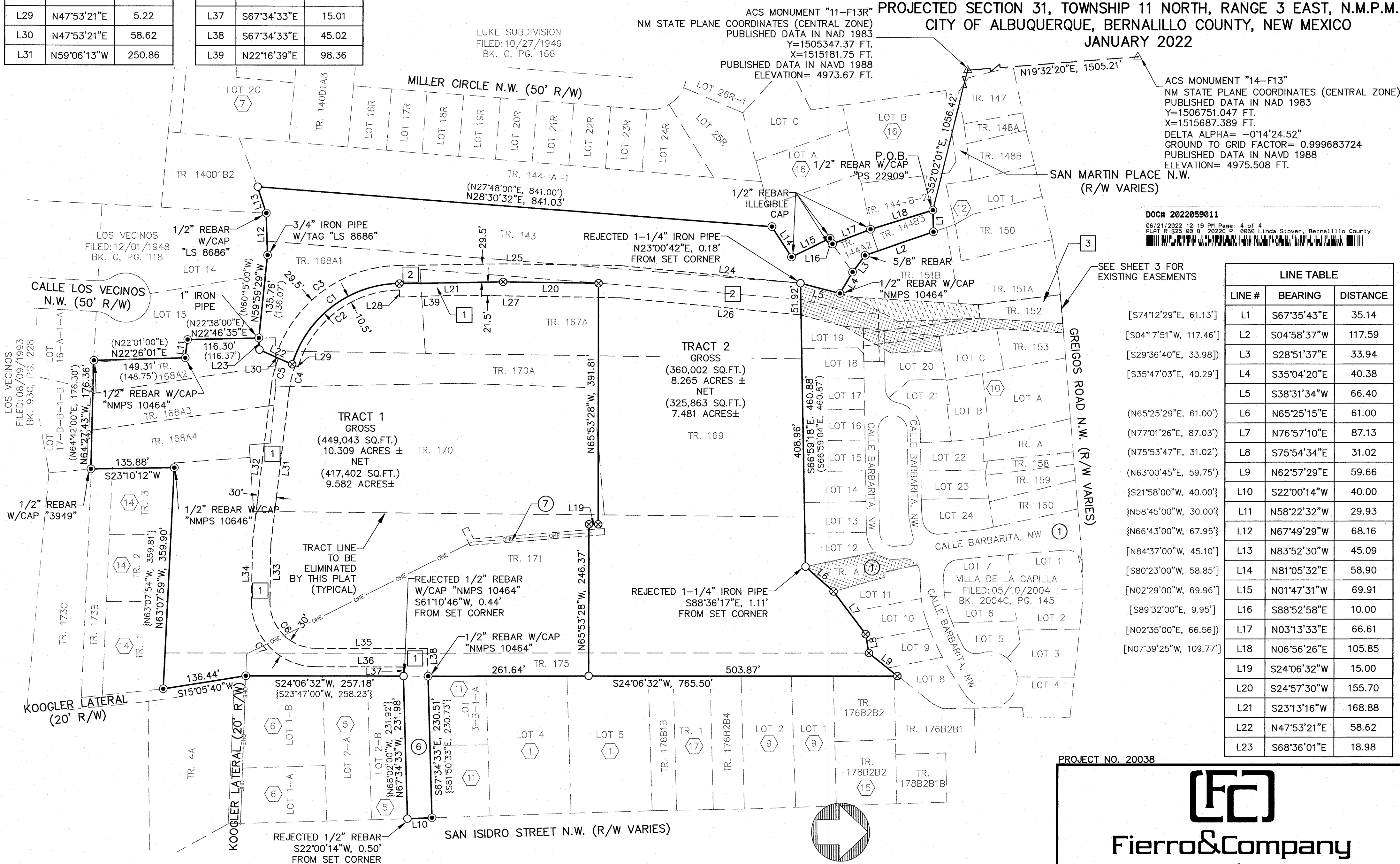
LINE TABLE		
LINE #	BEARING	DISTANCE
L24	S29°40'14"W	296.00
L25	S24°57'30"W	190.84
L26	N29°29'08"E	293.99
L27	N25°06'16"E	253.19
L28	N66°46'44"W	11.46
L29	N47°53'21"E	5.22
L30	N47°53'21"E	58.62
L31	N59°06'13"W	250.86

LINE TABLE		
LINE #	BEARING	DISTANCE
L32	N59°06'13"W	252.43
L33	N65°06'13"W	93.46
L34	N65°06'13"W	95.03
L35	S24°06'32"W	181.53
L36	S24°06'32"W	142.40
L37	S67°34'33"E	15.01
L38	S67°34'33"E	45.02
L39	N22°16'39"E	98.36

NEW EASEMENTS

- 1 PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT AND FOR THE BENEFIT OF TRACTS 1 AND 2. THIS EASEMENT TO BE MAINTAINED BY OWNERS OF TRACTS 1 AND 2.
- 2 PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT AND FOR THE BENEFIT OF TRACTS 1 AND 2. THIS EASEMENT TO BE MAINTAINED BY OWNERS OF TRACTS 1 AND 2.
- 3 PRIVATE ACCESS EASEMENT ON TRACT 152, M.R.G.C.D. MAP No. 31 GRANTED BY THIS PLAT. THIS EASEMENT FOR THE BENEFIT OF TRACTS 1 AND 2 AND TO BE MAINTAINED BY OWNERS OF TRACTS 1 AND 2.

**BULK LAND PLAT OF
TRACTS 1 AND 2
OUR LADY OF GUADALUPE**
BEING A REPLAT OF TRACTS 143, 144A2, 144B3, 167A, 168A1, 168A2, 168A3, 168A4, 169, 170, 170A, 171, 175, M.R.G.C.D. MAP No. 31 AND S. 40' OF LOT 3-A, CORDOVA'S SUBDIVISION WITHIN ELENA GALLEGOS LAND GRANT
PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2022



ACS MONUMENT "11-F13R"
NM STATE PLANE COORDINATES (CENTRAL ZONE)
PUBLISHED DATA IN NAD 1983
Y=1505347.37 FT.
X=1515181.75 FT.
ELEVATION= 4973.67 FT.

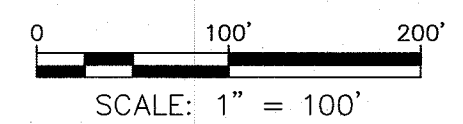
ACS MONUMENT "14-F13"
NM STATE PLANE COORDINATES (CENTRAL ZONE)
PUBLISHED DATA IN NAD 1983
Y=1506751.047 FT.
X=1515687.389 FT.
DELTA ALPHA= -0°14'24.52"
GROUND TO GRID FACTOR= 0.999683724
PUBLISHED DATA IN NAVD 1988
ELEVATION= 4975.508 FT.

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PLAT R-525.00 B: 2022C P: 0060 Linda Stover, Bernalillo County

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S67°35'43"E	35.14
L2	S04°58'37"W	117.59
L3	S28°51'37"E	33.94
L4	S35°04'20"E	40.38
L5	S38°31'34"W	66.40
L6	N65°25'15"E	61.00
L7	N76°57'10"E	87.13
L8	S75°54'34"E	31.02
L9	N62°57'29"E	59.66
L10	S22°00'14"W	40.00
L11	N58°22'32"W	29.93
L12	N67°49'29"W	68.16
L13	N83°52'30"W	45.09
L14	N81°05'32"E	58.90
L15	N01°47'31"W	69.91
L16	S88°52'58"E	10.00
L17	N03°13'33"E	66.61
L18	N06°56'26"E	105.85
L19	S24°06'32"W	15.00
L20	S24°57'30"W	155.70
L21	S23°13'16"W	168.88
L22	N47°53'21"E	58.62
L23	S68°36'01"E	18.98

PROJECT NO. 20038


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2022C-60

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