

LOCATION MAP K-15-Z
NOT TO SCALE

SUBDIVISION DATA:

1. DRB No. _____
2. Zone Atlas Index Nos. K-15
3. Gross Subdivision Acreage: 6.0244 Acres.
4. Total Number of Tracts Created: 2 Tracts.
5. Date of Survey: May - June, 2022.
6. Plat is located within Projected Section 21, T10 N, R 3 E, N.M. P.M.
7. No public streets were created.
8. Zoning: R-ML.

PURPOSE OF PLAT:

The purpose of this Plat is to Subdivide Tract A St. Charles Borromeo as shown on the Corrected Plat of Survey Tract A St. Charles Borromeo, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on August 9, 2022 in Book 2022C, Page 080 as Document No. 2022073313 into two tracts and to grant easements as may be shown herein.

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 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 QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV 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 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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

LEGAL DESCRIPTION:

A certain tract of land situated in the Town of Albuquerque Grant, within Projected Section 21, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, comprising of Tract A St. Charles Borromeo as shown on the Corrected Plat of Survey Tract A St. Charles Borromeo, recorded in the Office of the County Clerk of Bernalillo County, New Mexico on August 9, 2022 in Book 2022C, Page 080, as Document No. 2022073313 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows;

BEGINNING at the southeast corner of the tract herein described a found 1.25" yellow plastic cap stamped "PS 11184" WHENCE a found City of Albuquerque 3.25" aluminum disc set flush in the top of curb and is stamped "7-L15 1984" bears South 18° 31' 48" East a distance of 3,473.50 feet;

THENCE North 89° 30' 24" West a distance of 170.81 feet along the southerly line of the tract herein described and also being the northerly right-of-way line of Coal Avenue SE;

THENCE along the arc of a tangent curve to the right, having a central angle of 60° 28' 11", having a radius of 386.74 feet, a chord bearing of North 59° 16' 18" West a distance of 389.48 feet and an arc distance of 408.16 feet;

THENCE along the arc of a tangent compound curve to the right, having a central angle of 62° 22' 33", having a radius of 15.00 feet, a chord bearing of North 02° 09' 03" East a distance of 15.54 feet and an arc distance of 16.33 feet to the intersection of University Blvd SE;

THENCE along the easterly right-of-way line of University Blvd SE along the arc of a tangent reverse curve to the left, having a central angle of 33° 53' 11", having a radius of 314.79 feet, a chord bearing of North 16° 23' 44" East a distance of 183.47 feet and an arc distance of 186.18 feet to a point of tangency;

THENCE North 00° 32' 52" West a distance of 197.15 feet to the northwest corner of the tract herein described;

THENCE leaving the easterly right-of-way line of University Blvd SE South 89° 51' 31" East a distance of 458.67 feet along the northerly line of tract herein described to a found 1.25" yellow plastic cap stamped "PS 11184";

THENCE North 85° 45' 59" East a distance of 1.18 feet to the northeast corner of the tract herein described to a found Chiseled Mark in top of a wall under loose rock;

THENCE along the easterly boundary of the tract herein described South 00° 28' 49" West a distance of 588.14 feet to the POINT OF BEGINNING.

Tract contains ± 6.0244 acres (262423 Sq. Ft.), more or less

FREE CONSENT AND DEDICATION:

The foregoing Plat of that certain tract of land situate within Section 10, Township 10 North, Range 3 East, New Mexico Principal Meridian, within the Town of Albuquerque Grant, Albuquerque, Bernalillo County, New Mexico, comprising of Tract A St. Charles Borromeo as shown on the Corrected Plat of Survey Tract A St. Charles Borromeo recorded in the Office of the Office of the County Clerk of Bernalillo County, New Mexico on August 9, 2022 in Book 2022C, Page 080 as Document No. 2022073313 is with the free consent and in accordance with the desires of the undersigned owner(s) and/ or proprietor(s) thereof and said owner(s) and/ proprietors(s) do hereby grant: said easement as shown hereon, to run with the land, and do hereby consent to all of the foregoing and do hereby certify that this Plat is their free act and deed.

Archdiocese of Santa Fe Real Estate Corporation

By: Magr. Lambert J. Luna
Rev. Magr. Lambert J. Luna, President

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 07 day of November, 2022
by Rev. Magr. Lambert J. Luna, President on behalf of Archdiocese of Santa Fe Real Estate Corporation

My Commission Expires: August 30th 2024 Kimberly Diane Legan
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
Kimberly Diane Legan
Commission No. 140659
August 30, 2024

NOTES:

1. Tract is subject to Flood Zone X as designated on FIRM Maps 35001C0334G revised September 26, 2008
2. Record Easements taken from Title Commitment referenced: Fidelity National Title Insurance Company Commitment Number: SP000135573, Effective Date: May 19, 2022.
3. SOLAR NOTE - Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "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 tracts within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
4. Basis of Bearings: City of Albuquerque Control Stations "7-L15 1984" having NM NAD 1983 NM State Plane Grid Coordinates Central Zone: N=1,479,550.205 and E=1,529,067.366 and "I9-L16 1984" having NM NAD 1983 NM State Plane Grid Coordinates Central Zone: N=4,478,691.641 and E=1,531,755.929. Bearing= S 72° 17' 21" E.
5. Distances are ground distances.

SURVEYOR'S CERTIFICATION:

I, Alan R. Benham a Registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and is true and accurate to the best of my knowledge and belief.

Alan R. Benham NOV 2, 2022
ALAN R. BENHAM Date:
New Mexico Professional Surveyor 15700



PLAT OF
TRACTS A-1 AND A-2
ST. CHARLES BORROMEO
CORRECTED PLAT OF
TRACT A
ST. CHARLES BORROMEO
WITHIN THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 21,
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2022

Project Number: PR-2022-007081
Application Number: SD-2022-00198

PLAT APPROVAL

Utility Approvals:

<u>PNM Electric Services</u>	<u>11/29/2022</u>
Date	
<u>New Mexico Gas Company</u>	<u>11/23/2022</u>
Date	
<u>Natalia Antonio</u>	<u>12/1/2022</u>
CenturyLink	Date
<u>Mike Mortus</u>	<u>11/28/2022</u>
Comcast	Date

City Approvals:

<u>Loren N. Risenhoover P.S.</u>	<u>11/3/2022</u>
City Surveyor	Date

Traffic Engineering, Transportation Division Date

ABCWUA Date

Parks and Recreation Department Date
11/28/2022

City Engineer/Hydrology Date

Code Enforcement Date

DRB Chairperson, Planning Department Date

JURISDICTIONAL AFFIDAVIT:

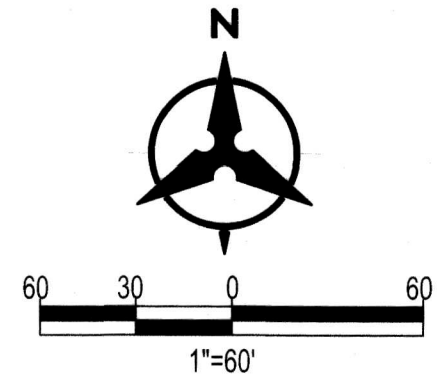
I Alan R. Benham, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque.
Alan R. Benham 11/2/22
Alan R. Benham
New Mexico Professional Surveyor 15700

TAX CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #
ST. CHARLES CATHOLIC CHURCH/ARCHDIOCESE OF SANTA FE UNPLATTED TRACT
UPC#10150573921140407
PROPERTY OWNER OF RECORD: ARCHDIOCESE OF SANTA FE REAL ESTATE CORP/
ST CHARLES BORROMEO UNPLATTED TRACT
BERNALILLO COUNTY TREASURER'S OFFICE DATE



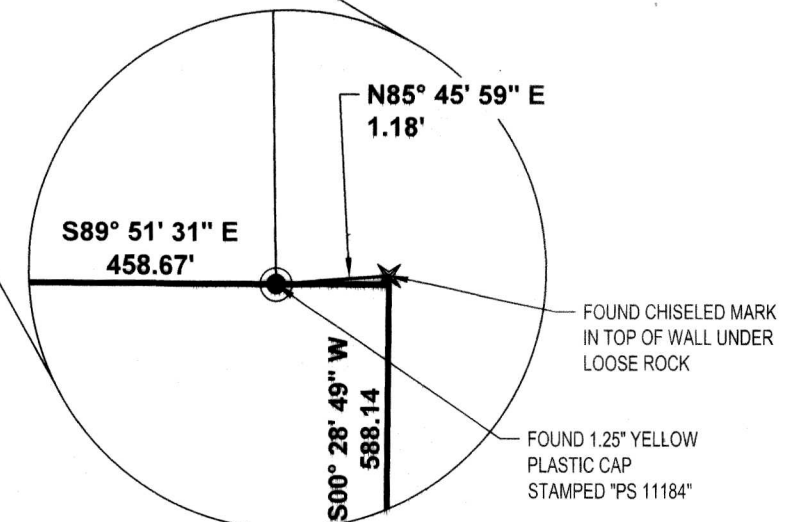
**PLAT OF
TRACTS A-1 AND A-2
ST. CHARLES BORROMEO**
CORRECTED PLAT OF
TRACT A
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WITHIN THE TOWN OF ALBUQUERQUE GRANT
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2022



LEGEND

- FOUND PLASTIC CAP AS NOTED
- SET PLASTIC CAP AS NOTED
- ✕ FOUND CHISELED MARK AS NOTED
- ⊗ FOUND 5/8" REBAR AS NOTED
- ⊕ FOUND NAIL AS NOTED
- ⊕ SET NAIL AS NOTED
- SET 1.25" ORANGE PLASTIC CAP ON 5/8" REBAR STAMPED "BENHAM PS 15700" OR AS NOTED

- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - NEW EASEMENT LINE
- · · · · PREVIOUSLY VACATED PROPERTY LINE



CURVE DATA

ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	408.16'	386.74'	225.40'	60°28'10"	389.48'	N59°16'18"W
C2	16.33'	15.00'	9.08'	62°22'33"	15.54'	N02°09'03"E
C3	69.51'	314.79'	34.90'	12°39'08"	69.37'	N27°00'45"E
C4	116.66'	314.79'	59.01'	21°14'03"	116.00'	N10°04'10"E
C5	186.18'	314.79'	95.90'	33°53'11"	183.47'	N16°23'44"E

NOTE: RECIPROCAL CROSS LOT DRAINAGE AND ACCESS EASEMENT FOR THE BENEFIT OF EACH PLATTED TRACT HEREIN TO BE MAINTAINED BY EACH TRACT, GRANTED WITH THE RECORDING OF THIS PLAT.

ALBUQUERQUE GEODETIC REFERENCE STATION "19-L16 1984"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N= 1,478,691.641 USft E= 1,531,755.929 USft
GROUND TO GRID FACTOR = 0.999664048
Δα = -00°12'31.00"
NAVD 1988 ELEVATION = 5297.506 USft



ALBUQUERQUE GEODETIC REFERENCE STATION "7-L15 1984"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N= 1,479,550.205 USft E= 1,529,067.366 USft
GROUND TO GRID FACTOR = 0.999671093
Δα = -00°12'49.65"
NAVD 1988 ELEVATION = 5164.135 USft

