

Vicinity Map - Zone Atlas J-11-Z

N.T.S.

Notes

- FIELD SURVEY PERFORMED IN FEBRUARY 2024.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS
- THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON June 26TH, 2024.
- THIS EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

Documents

- PLAT OF SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 8, 1965, IN BOOK B4, PAGE 52.
- QUITCLAIM DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 26, 1979, IN BOOK D98A, PAGE 926, DOC. NO. 7955757.
- MEMORANDUM OF LEASE FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 15, 2017, AS DOC. NO. 2017057840.
- CITY COMMISSION ORDINANCE NO. "33-1973" (V-69-32), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 3, 1973, IN BOOK MISC. 306, PAGE 103, AS DOC. NO. 43923.
- BOUNDARY SURVEY PLAT FOR TRACTS A-2, B AND A PORTION OF VACATED ALLEY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 18, 1995, IN BOOK 95C, PAGE 154, DOC. NO. 95106612.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Indexing Information

Projected Section 14, Township 10 North, Range 2 East, N.M.P.M. within the Town of Alameda Grant
 Subdivision: Northern Heights Subdivision
 Owner: Rio Grande Presbyterian Church
 UPC #: 101105802720432503

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 2.4077 ACRES
 ZONE ATLAS PAGE NO. J-11-Z
 NUMBER OF EXISTING LOTS. 1
 NUMBER OF LOTS CREATED. 2
 MILES OF FULL-WIDTH STREETS. 0.0000 MILES
 MILES OF HALF-WIDTH STREETS. 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0012 ACRES
 DATE OF SURVEY. FEBRUARY 2024

Legal Description

LOT LETTERED "C", BLOCK LETTERED "J", OF NORTHERN HEIGHTS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 8, 1965, IN PLAT BOOK B4, FOLIO 52.

AND THE SOUTHERLY PORTION OF A 20 FOOT ALLEY VACATED PER CITY ORDINANCE NO. "33-1973" (V-69-32), FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 3, 1973, IN BOOK MISC. 306, PG. 103, AS DOCUMENT NO. 43923.

BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT "C", POINT LYING ON THE EASTERLY RIGHT OF WAY OF COORS BOULEVARD NW, BEING MARKED BY A 5/8" REBAR, WHENCE A TIE TO ACS MONUMENT "20-J11", BEARS N 58°50'47" E, A DISTANCE OF 4,115.02 FEET;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT OF WAY, S 89°23'47" E, A DISTANCE OF 459.62 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE EASTERLY BOUNDARY OF SAID VACATED ALLEY AND BEING THE NORTHWEST CORNER OF LOT "D", BLOCK LETTERED "J", OF NORTHERN HEIGHTS, AS SHOWN ON SAID PLAT, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID EASTERLY BOUNDARY OF VACATED ALLEY, S 00°34'56" W, A DISTANCE OF 140.25 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID VACATED ALLEY AND THE SOUTHWEST CORNER OF SAID LOT "D", POINT LYING ON THE NORTHERLY RIGHT OF WAY OF DAYTONA ROAD NW, BEING MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID RIGHT OF WAY, S 75°01'13" W, A DISTANCE OF 558.81 FEET, TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT "C", POINT LYING ON THE EASTERLY RIGHT OF WAY OF COORS BOULEVARD NW, BEING MARKED BY A CHISELED "X";

THENCE, COINCIDING WITH SAID EASTERLY COORS RIGHT OF WAY, 300.85 FEET ALONG A CURVE TO THE RIGHT, BEING NON-TANGENT FROM PREVIOUS COURSE, HAVING A RADIUS OF 5,669.58 FEET, A DELTA OF 03°02'25", AND A CHORD BEARING N 15°45'00" E, A DISTANCE OF 300.82 FEET TO THE POINT OF BEGINNING, CONTAINING 2.4077 ACRES (104,879 SQ. FT.), MORE OR LESS.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0327J, DATED NOVEMBER 4, 2016.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: 101105802720432503

PROPERTY OWNER OF RECORD
 Rio Grande Presbyterian church
 BERNALILLO COUNTY TREASURER'S OFFICE
 Jennie Valpando 9/19/24

Plat for
 Lots C-1 and C-2, Block J
 Northern Heights
 Being Comprised of
 Lot "C" and Southerly Portion of
 A Vacated Alley, Block J
 Northern Heights
 City of Albuquerque, Bernalillo County, New Mexico
 March 2024

Project Number: PR-2024-010457

Application Number: SD-2024-00103

Plat Approvals:

- Daniel Aragon 4/12/24
PNM Electric Services
- Natalia Antonio Apr 4, 2024
Natalia Antonio (Apr 4, 2024 10:52 PM)
- Qwest Corp. d/b/a CenturyLink QC Apr 12, 2024
Stephen B. Asa II (Apr 12, 2024 10:15 AM)
- New Mexico Gas Company Apr 9, 2024
Mike Morrus (Apr 9, 2024 1:43 PM)
- Comcast

City Approvals:

- Loren N. Risenhoover P.S. 4/2/2024
City Surveyor
Ernest Ormeyer Aug 8, 2024
Traffic Engineering, Transportation Division
- Jim Galt Aug 22, 2024
- ABCWUA Aug 8, 2024
Wally Blevins
- Parks and Recreation Department Apr 4, 2024
J.P. Ryan
- AMAFCA Aug 8, 2024
Teresa Chan
- Hydrology Aug 8, 2024
M. Deane
- Code Enforcement Aug 8, 2024
Jay Redenbach
- Planning Department Sep 10, 2024
Sheela Prasad
City Engineer

Surveyor's Certificate

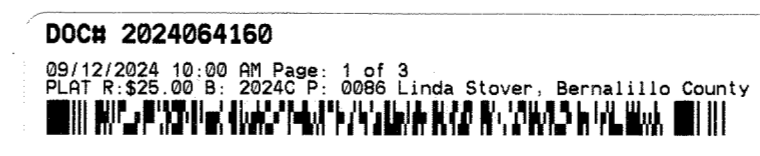
I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Martinez 4/15/24
 Brian J. Martinez Date
 N.M.R.P.S. No. 18374



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com



Easement Notes

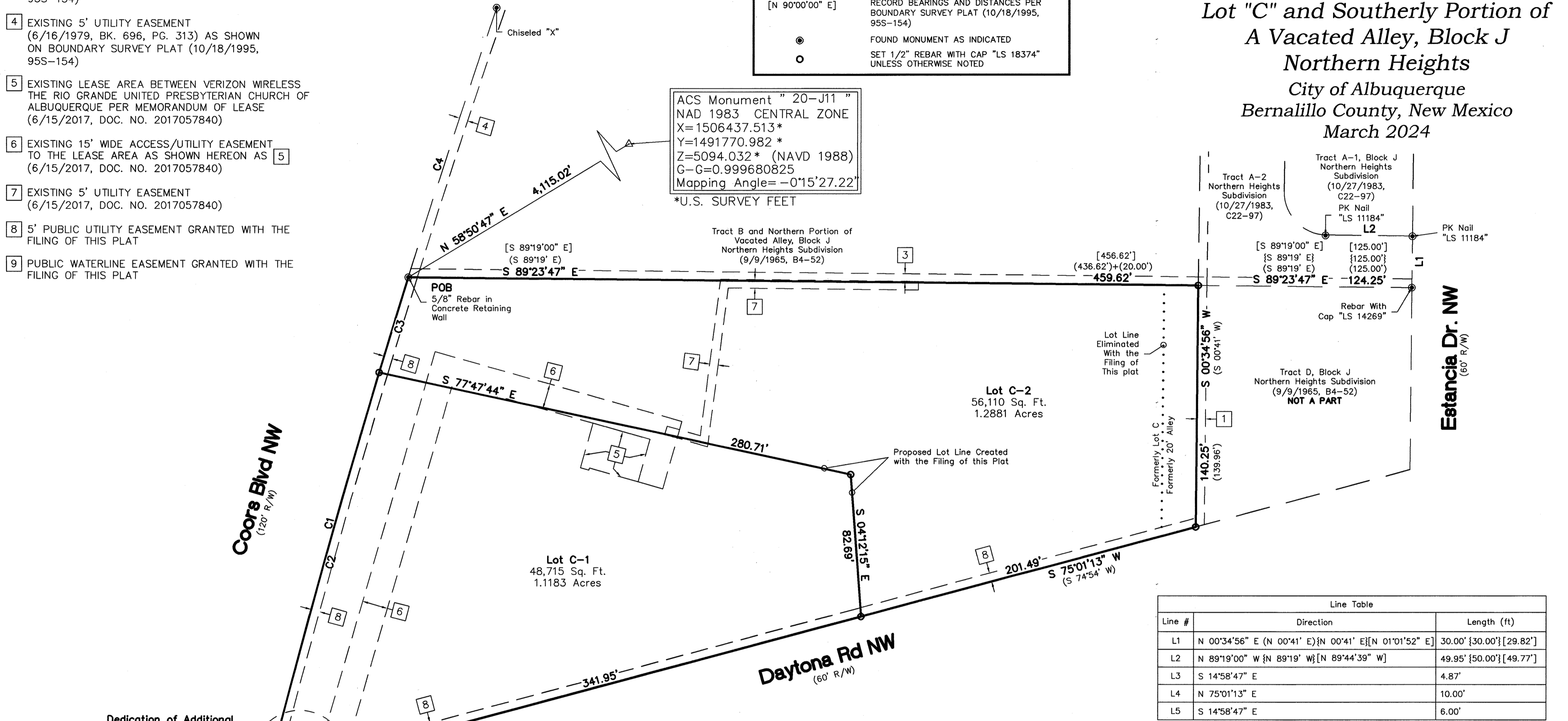
- 1 EXISTING 5' UTILITY EASEMENT (9/9/1965, B4-52)
- 2 INTENTIONALLY OMITTED
- 3 APPARENT 5' UTILITY EASEMENT AS SHOWN ON BOUNDARY SURVEY PLAT (10/18/1995, 95S-154)
- 4 EXISTING 5' UTILITY EASEMENT (6/16/1979, BK. 696, PG. 313) AS SHOWN ON BOUNDARY SURVEY PLAT (10/18/1995, 95S-154)
- 5 EXISTING LEASE AREA BETWEEN VERIZON WIRELESS THE RIO GRANDE UNITED PRESBYTERIAN CHURCH OF ALBUQUERQUE PER MEMORANDUM OF LEASE (6/15/2017, DOC. NO. 2017057840)
- 6 EXISTING 15' WIDE ACCESS/UTILITY EASEMENT TO THE LEASE AREA AS SHOWN HEREON AS 5 (6/15/2017, DOC. NO. 2017057840)
- 7 EXISTING 5' UTILITY EASEMENT (6/15/2017, DOC. NO. 2017057840)
- 8 5' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 9 PUBLIC WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT

DOC# 2024064160
 09/12/2024 10:00 AM Page: 2 of 3
 PLAT R: \$25.00 B: 2024C P: 0085 Linda Stover, Bernalillo County

Legend

| | |
|-----------------|--|
| N 90°00'00" E | MEASURED BEARINGS AND DISTANCES |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES PER PLAT (9/9/1965, B4-52) |
| {N 90°00'00" E} | RECORD BEARINGS AND DISTANCES PER PLAT (10/27/1983, C22-47) |
| [N 90°00'00" E] | RECORD BEARINGS AND DISTANCES PER BOUNDARY SURVEY PLAT (10/18/1995, 95S-154) |
| ● | FOUND MONUMENT AS INDICATED |
| ○ | SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED |

Plat for
Lots C-1 and C-2, Block J
Northern Heights
Being Comprised of
Lot "C" and Southerly Portion of
A Vacated Alley, Block J
Northern Heights
City of Albuquerque
Bernalillo County, New Mexico
March 2024

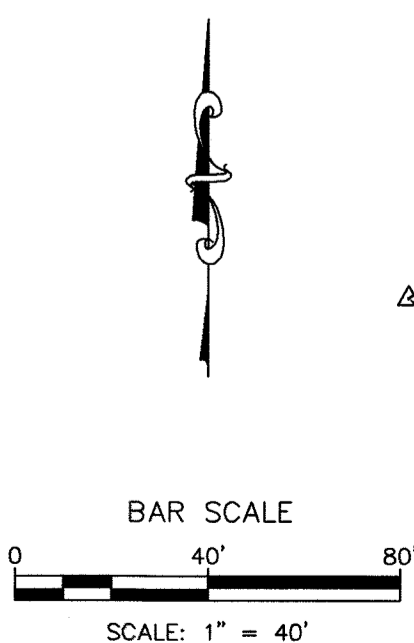
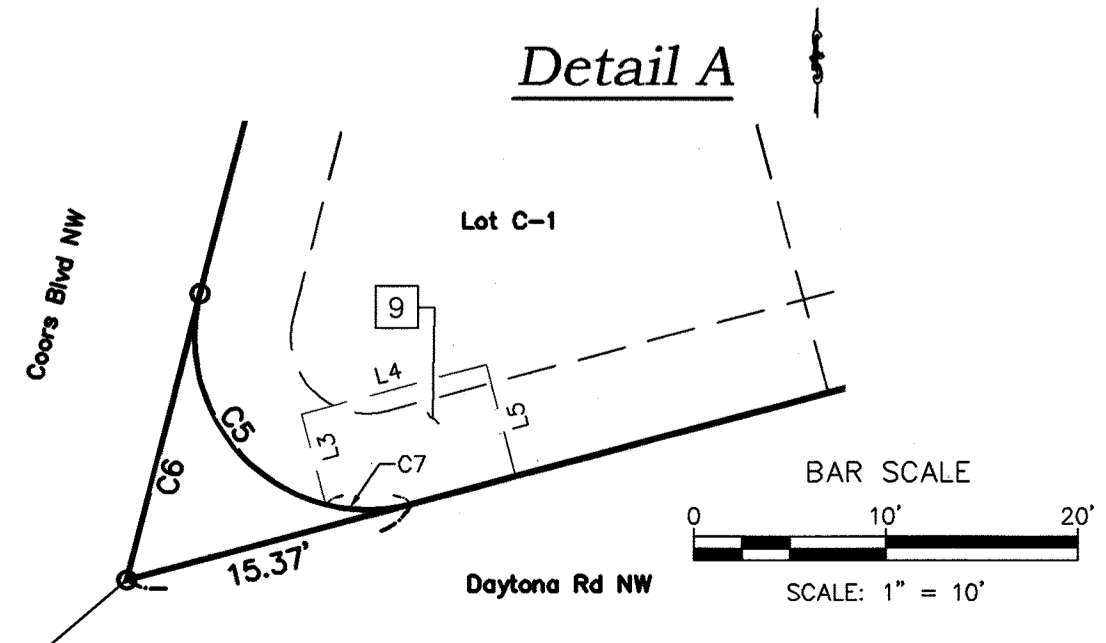


ACS Monument " 20-J11 "
 NAD 1983 CENTRAL ZONE
 X=1506437.513*
 Y=1491770.982*
 Z=5094.032* (NAVD 1988)
 G-G=0.999680825
 Mapping Angle=-0°15'27.22"
 *U.S. SURVEY FEET

ACS Monument " 9-K10 "
 NAD 1983 CENTRAL ZONE
 X=1498430.817*
 Y=1485617.623*
 Z=5117.72* (NAVD 1988)
 G-G=0.999682230
 Mapping Angle=-0°16'22.01"
 *U.S. SURVEY FEET

| Line # | Direction | Length (ft) |
|--------|---|--------------------------|
| L1 | N 00°34'56" E (N 00°41' E){N 00°41' E}{N 01°01'52" E} | 30.00' {30.00'} [29.82'] |
| L2 | N 89°19'00" W {N 89°19' W}{N 89°44'39" W} | 49.95' {50.00'} [49.77'] |
| L3 | S 14°58'47" E | 4.87' |
| L4 | N 75°01'13" E | 10.00' |
| L5 | S 14°58'47" E | 6.00' |

| Curve # | Length | Radius | Delta | Chord Length | Chord Direction |
|---------|-----------------------------|--------------------------------|------------|--------------|-----------------|
| C1 | 300.85' (301.81') | 5669.58' (5689.58') | 3°02'25" | 300.82' | N 15°45'00" E |
| C2 | 227.60' | 5669.58' (5689.58') | 2°18'00" | 227.58' | N 15°32'07" E |
| C3 | 57.87' | 5669.58' (5689.58') | 0°35'06" | 57.87' | N 16°58'40" E |
| C4 | 165.18' (164.92') [164.94'] | 5669.58' (5689.58') [5689.58'] | 1°40'09" | 165.17' | N 18°06'17" E |
| C5 | 18.75' | 9.00' | 119°21'53" | 15.54' | N 45°17'50" W |
| C6 | 15.38' | 5669.58' (5689.58') | 0°09'20" | 15.38' | N 14°18'27" E |
| C7 | 4.56' | 9.00' | 29°00'31" | 4.51' | N 89°31'29" E |



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Bernalillo County, New Mexico
March 2024**

Public Utility Easements

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) 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.

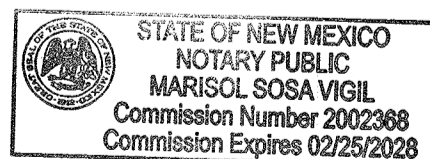
Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN COORS BOULEVARD NW AND DAYTONA ROAD NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Marsha Bedell June 20, 2024
MARSHA BEDELL, CLERK OF SESSION DATE
RIO GRANDE PRESBYTERIAN CHURCH

STATE OF NEW MEXICO }
COUNTY OF } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON June 20, 2024
BY: MARSHA BEDELL, CLERK OF SESSION, RIO GRANDE PRESBYTERIAN CHURCH

By: Marisol Sosa Vigil
NOTARY PUBLIC

MY COMMISSION EXPIRES 02/25/2028

CSI-CARTESIAN SURVEYS INC.

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