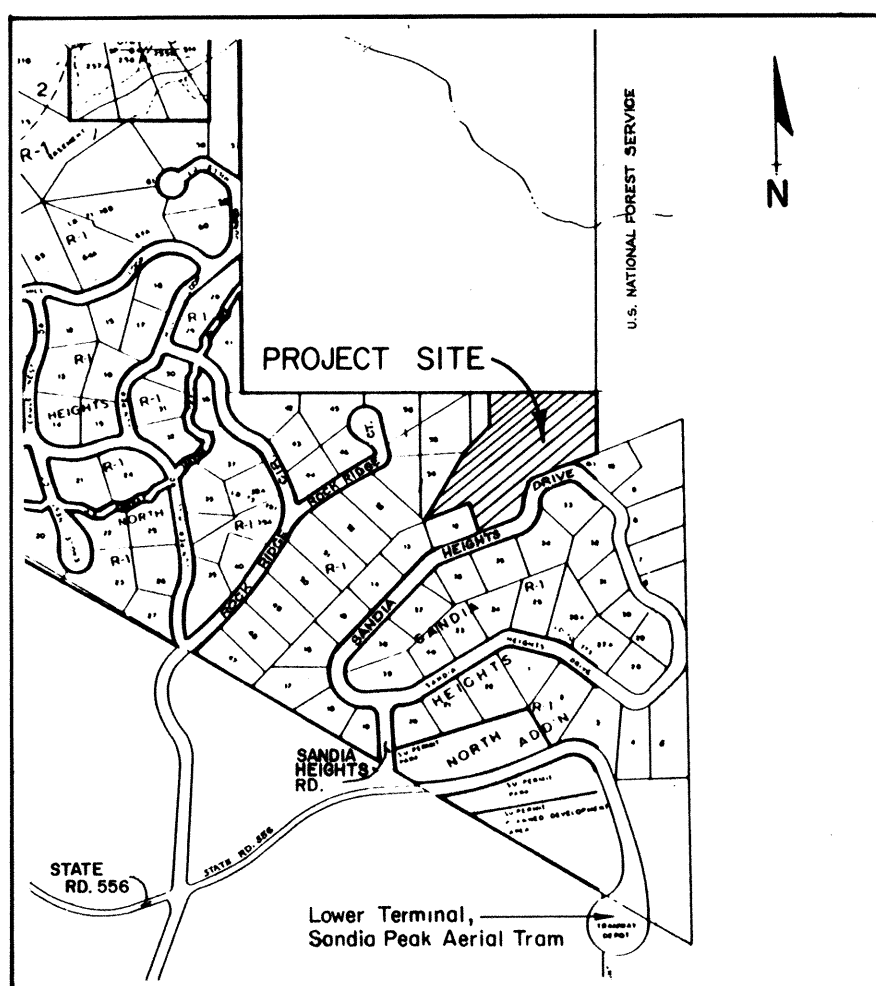


86 58990

SUBDIVISION PLAT MAP FOR LOTS IIA, IIB AND IIC SANDIA HEIGHTS ADDITION

BERNALILLO COUNTY, NEW MEXICO APRIL, 1986

FREE CONSENT AND DEDICATION



LOCATION MAP NOT TO SCALE ZONE ATLAS MAP NO. B-23-Z

DESCRIPTION

A certain tract of land situate within Section 11, T11N, R4E, N.M.P.M., Bernalillo County, New Mexico being TRACT A, SANDIA HEIGHTS ADDITION, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on February 16, 1984 in Volume C23, Folio 56 and Lot 11, SANDIA HEIGHTS ADDITION, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on May 28, 1965 in Volume D3, Folio 177 being more particularly described by plat bearings and ground distances as follows:

BEGINNING at the southwest corner of said Tract A whence corner Number 4 of HOMESTEAD ENTRY SURVEY 268 a brass cap in rock being also an angle point in the north boundary of Lot 13 of said SANDIA HEIGHTS ADDITION bears S69°13'37"W, 99.87 feet and from said point of beginning running thence along the westerly boundary of said Tract A being also the westerly boundary of the tract herein described, N32°36'53"E, 311.93 feet to a point; thence, N44°47'56"E, 127.51 feet to a point; thence, N00°03'44"W, 133.06 feet to the northwest corner of said Tract A being also the northwest corner of the tract herein described; thence continuing along the north boundary of the tract herein described, S89°53'07"E, 390.80 feet to the northeast corner of said Tract A being also the northeast corner of the tract herein described; thence continuing along the east boundary of the tract herein described, S00°07'13"W, 239.65 feet to the southeast corner of said Tract A; thence continuing along the southerly boundary of said Tract A, S69°13'37"W, 223.00 feet to a point of curvature on the northerly right-of-way of Sandia Heights Drive being the most easterly corner of said Lot 11; thence continuing along said right-of-way, 73.98 feet along the arc of a curve to the left having a radius of 75.00 feet and a chord bearing S40°58'05"W, 71.02 feet to a point of tangency; thence, S12°42'33"W, 82.68 feet to a point of curvature; thence, 49.32 feet along the arc of a curve to the right having a radius of 50.00 feet and a chord bearing S40°58'05"W, 47.35 feet to a point of tangency; thence, S69°13'37"W, 120.13 feet to the southwest corner of said Lot 11; thence leaving said right-of-way and continuing along the westerly boundary of said Lot 11, N20°46'23"W, 125.00 feet to the northwest corner of said Lot 11 being also a point on the southerly boundary of said Tract A; thence continuing along said southerly boundary, S69°13'37"W, 200.18 feet to the point and place of beginning.

Tract contains 4.2105 acres, more or less.

The foregoing Replat of that certain tract of land situate within Section 11, T11N, R4E, N.M.P.M., Bernalillo County, New Mexico, being TRACT A, SANDIA HEIGHTS ADDITION, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on February 16, 1984 in Volume C23, Folio 56, and Lot 11, SANDIA HEIGHTS ADDITION, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on May 28, 1965 in Volume D3, Folio 177, and now shown hereon and comprising the SANDIA HEIGHTS ADDITION is with free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof, and said owner(s) and/or proprietor(s) do hereby grant all easements as shown on this plat. Electrical Power and Communication easements are reserved for overhead distribution lines for pole type utilities and buried distribution lines, conduits and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs.

Estate of Ben L. Abruzzo and Patricia A. Abruzzo State of New Mexico ) County of Bernalillo ) ss This instrument was filed for record on 12:30 JUN 12 1986 130 at the clock (L.M. Registrar in Vol. 177 of records of said County folio 177) [Signature] Clerk & Recorder Deputy Clerk

The foregoing instrument was acknowledged before me this 23rd day of May, 1986 by Louis C. Abruzzo on behalf of the Estate of Ben L. Abruzzo and Patricia A. Abruzzo.

My commission Expires: 7-19-89 [Signature] Notary Public

[Signature] Richard Abruzzo 7-19-89

State of New Mexico ) County of Bernalillo ) ss

The foregoing instrument was acknowledged before me this 23rd day of May, 1986 by Richard Abruzzo on behalf of the Estate of Ben L. Abruzzo and Patricia A. Abruzzo.

My commission Expires: 7-19-89 [Signature] Notary Public

[Signature] Benny Abruzzo

State of New Mexico ) County of Bernalillo ) ss

The foregoing instrument was acknowledged before me this 23rd day of May, 1986 by Benny Abruzzo on behalf of the Estate of Ben L. Abruzzo and Patricia A. Abruzzo.

My commission Expires: 7-19-89 [Signature] Notary Public

JOB NO. 61055

SUBDIVISION DATA

- 1. DRB No. 86-307
2. Zone Atlas Index No. B-23-Z
3. Gross Subdivision Acreage: 4.2105 Acres
4. Total Number of tracts created: 3
5. No streets created or deleted.
6. Within Section 11, T11N, R4E, N.M.P.M.
7. Date of Survey: April 1986
8. This plat shows existing easements.
9. The purpose of this plat is to relocate interior lot lines.

NOTES

- 1. Record bearings and distances of recorded plats are shown in parenthesis.
2. Distances are ground distances.
3. Bearings are based on bearing between Corner No. 4, HES 268 and Corner No. 1, HES 268. Bearing = N69°13'37"E.
4. 5/8" rebar with 1-1/4" red plastic survey cap stamped "WEAVER LS 6544" were set on corners designated by
5. #5 rebar with 1-1/2" aluminum cap were found at all corners designated by
6. 1-1/2" aluminum cap set in rock were found at all corners designated by

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

[Signature] A. Dwain Weaver
A. Dwain Weaver
P.L.S. No. 6544
State of New Mexico )
County of Bernalillo ) ss

Bohannon-Huston, Inc.
4125 Carlisle Blvd. N.E.
Albuquerque, NM 87107



The foregoing instrument was acknowledged before me this 30 day of April, 1986, by A. Dwain Weaver.
My Commission Expires: [Signature] Notary Public

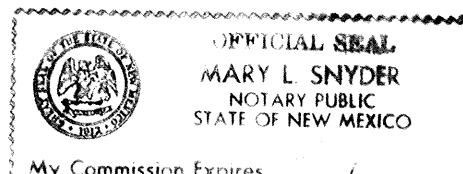
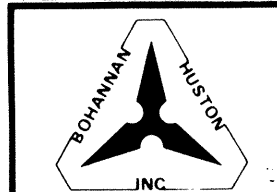
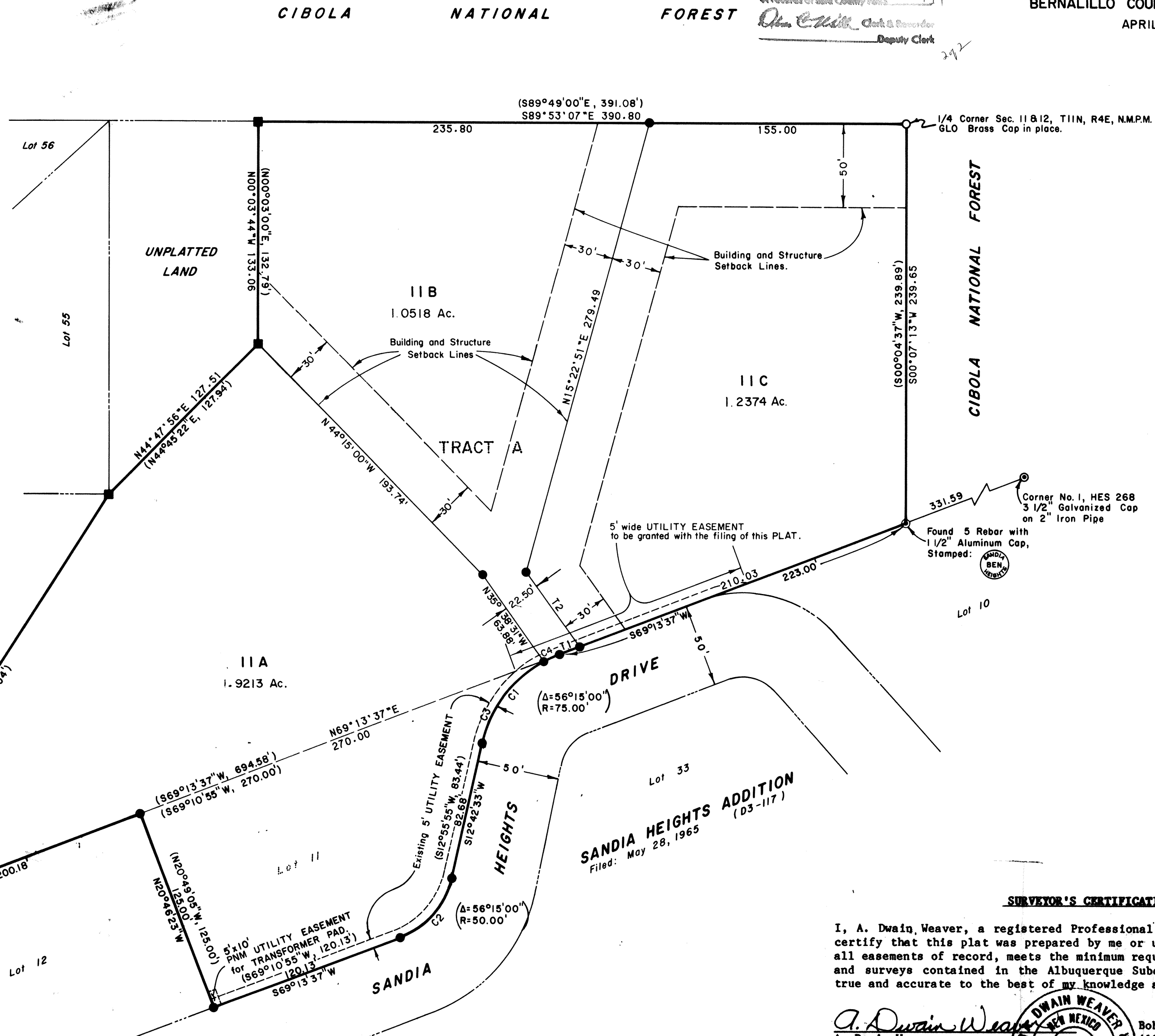
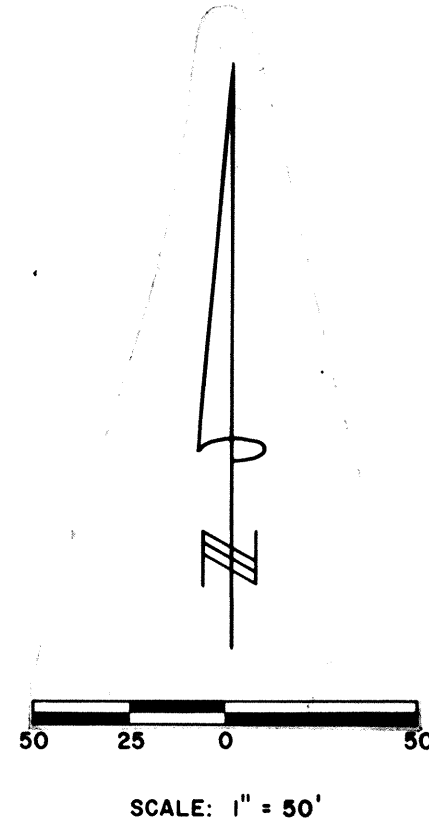


Table with columns for APPROVALS, PLAT NUMBER (3P-86-214), and various professional roles (PLANNING DIRECTOR, CITY ENGINEER, TRAFFIC ENGINEER, CITY SURVEYOR, PROPERTY MANAGEMENT, WATER RESOURCES DEPARTMENT, PARKS AND RECREATION, PUBLIC SERVICE CO. OF NEW MEXICO, MOUNTAIN BELL) with dates and signatures.



State of New Mexico }  
 County of Bernalillo } SS  
 This instrument was filed for record on  
 JUN 12 1986  
 At \_\_\_\_\_ o'clock P.M. Recorded in Vol. \_\_\_\_\_  
 of records of said County Falls Due \_\_\_\_\_ 199  
 \_\_\_\_\_ Clerk & Recorder  
 \_\_\_\_\_ Deputy Clerk

SUBDIVISION PLAT MAP FOR  
 LOTS IIA, IIB AND IIC  
**SANDIA HEIGHTS ADDITION**  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 1986



**SANDIA HEIGHTS NORTH**  
 (04-66)  
 Filed: January 23, 1970

**SANDIA HEIGHTS ADDITION**  
 (03-117)  
 Filed: May 28, 1965

CURVE DATA					
NUMBER	ARC	RADIUS	DELTA	CHORD	TANGENT
C1	73.98	75.00	56°31'04"	71.02	40.31
C2	49.32	50.00	56°31'04"	47.35	26.88
C3	63.82	75.00	48°45'24"	61.91	33.99
C4	10.16	75.00	07°45'40"	10.15	5.09

TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	N69°13'37"E	12.97
T2	S35°38'31"E	55.34

**SURVEYOR'S CERTIFICATION**

I, A. Dwain Weaver, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

*A. Dwain Weaver*  
 A. Dwain Weaver  
 P.L.S. No. 6544



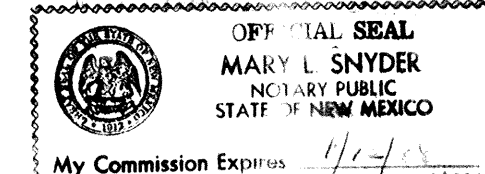
Bohannon-Huston, Inc.  
 4125 Carlisle Blvd. N.E.  
 Albuquerque, NM 87107

State of New Mexico )  
 ) ss  
 County of Bernalillo )

The foregoing instrument was acknowledged before me this 30 day of April, 1986, by A. Dwain Weaver.

My Commission Expires: \_\_\_\_\_

*Mary L. Snyder*  
 Notary Public



My Commission Expires: 4/1/87

