

92C-247 (1)

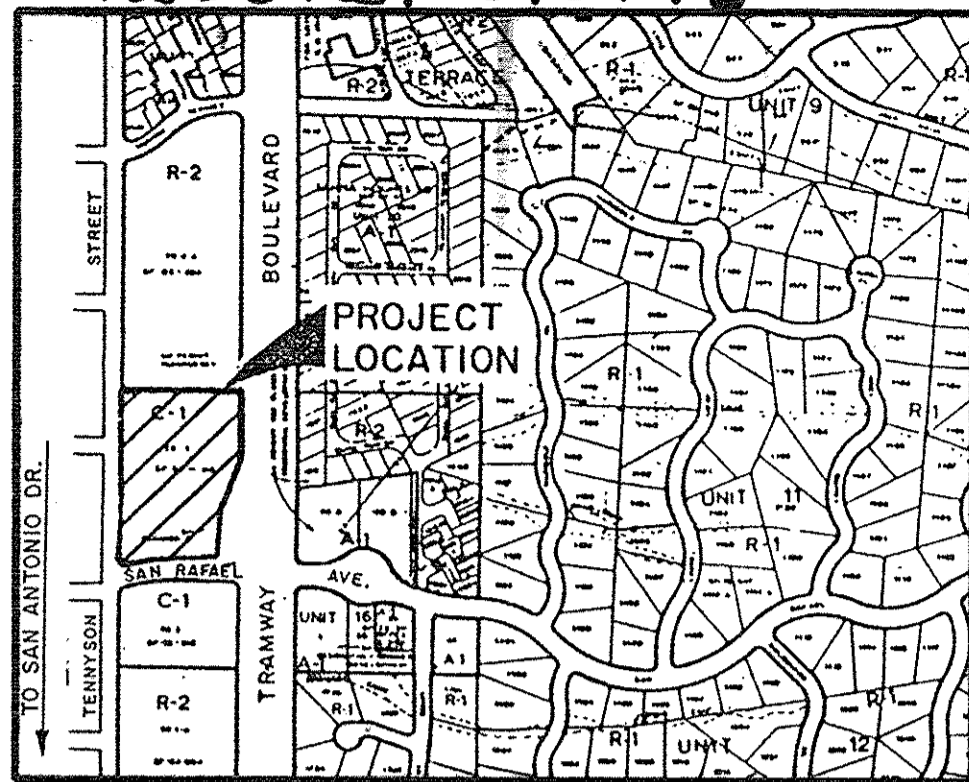
92C-247 (1)

920612/0010148

92111345

SUBDIVISION PLAT MAP FOR SANDIA HEIGHTS SOUTH UNIT 23

WITHIN PROJECTED SECTION 23, T11N, R4E, NMPM BERNALILLO COUNTY, NEW MEXICO MAY, 1992



LOCATION MAP

ZONE ATLAS INDEX MAP No. D-23 NOT TO SCALE

SUBDIVISION DATA

- 1. DRB Number 92-0042 / SC5-92-6
2. Zone Atlas Index Number: D-23-Z.
3. Gross Subdivision Acreage: 5.8168 Acres.
4. Number of lots created: 26 Lots.
5. Dedicated Right-of-Way: 1.4674 Acres.

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances of adjoining recorded plats are shown in parenthesis.
4. Date of Survey: May, 1992.
5. This site may be subject to Flood Insurance as required by the Flood Insurance Agency.
6. No lot shall have direct access to either Tramway Boulevard, San Rafael Avenue, or Tennyson Street.
7. Water services will be provided by Sandia Peak Utility Company.
8. Sewer services will be provided by Sandia Peak Services, Inc.
9. All water and sewer lines will be placed within Bernalillo County dedicated rights-of-way and/or dedicated easements.

DISCLOSURE STATEMENT

The purpose of this Replat is to subdivide Tract 3A into twenty-six (26) Lots, SANDIA HEIGHTS SOUTH, UNIT 23, to dedicate street right-of-way to the County of Bernalillo and to grant additional easements.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS (PUE) shown on this plat are seven (7) feet wide and are for the common joint use of:

- A. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
B. The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
C. U.S. West for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
D. Jones Interchange for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 (above ground 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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, in Projected Section 23, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract 3A of LANDS OF SANDIA PEAK TRAM COMPANY as the same is shown and designated on the Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 26, 1991 in Volume 91C, Folio 128 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at a point of curvature on the south boundary line of said Tract 3A, also being a point on the north right-of-way line of San Rafael Avenue, N.E., whence the City of Albuquerque Survey Control Monument "TUMBLE 1969", (having New Mexico State Plane Coordinates, Central Zone values of X=425,465.55 and Y=1,513,470.01) bears S24°35'10"W, a distance of 1786.61 feet and from said point of beginning running thence along the south boundary of said Tract 3A and also along said right-of-way, 133.23 feet along the arc of a curve to the left having a radius of 484.00 feet and a chord bearing S82°09'56"W, a distance of 132.81 feet to a point of reverse curvature; thence, 46.16 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N52°49'50"W, a distance of 39.87 feet to a point of tangency on the west boundary line of said Tract 3A and also being a point on the east right-of-way line of Tennyson Street, thence running along the west boundary line of said Tract 3A and also along said east right-of-way line, N00°03'34"E, a distance of 624.54 feet to the northwest corner of said Tract 3A, thence leaving said right-of-way line and running thence along the north boundary line of said Tract 3A, S89°56'55"E, a distance of 427.11 feet to the northeast corner of said Tract 3A, a point on the west right-of-way line of Tramway Boulevard, thence running along the east boundary of said Tract 3A and also along said right-of-way line, S00°03'05"W, a distance of 277.19 feet to a point; thence, S16°02'58"W, a distance of 212.50 feet to a point; thence, S00°01'55"W, a distance of 125.00 feet to a point; thence, S83°24'24"W, a distance of 206.71 feet to the point and place of beginning.

Tract contains 5.8168 acres, more or less.

APPROVALS

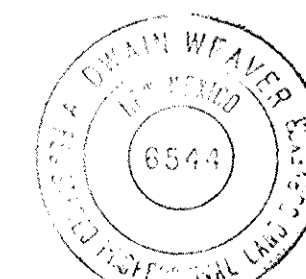
PLAT NUMBER SC5-92-6
Planning Director: Jack Clark 10-30-92
City Engineer: Robert Alby 7-07-92
A.M.A.P.C.: [Signature] 7-7-92
Traffic Engineer: [Signature] 7-07-92
City Surveyor: N/A
Property Management: Robert W. Kane 7-7-92
Water Resources Department: [Signature] 7-7-92
Parks & Recreation Department: [Signature] 7-7-92
Bernalillo County Public Works: Bolso A. Romero 10/15/92

Sandia Peak Services, Inc.: [Signature] 6/15/92
Sandia Peak Utility Company: [Signature] 6/15/92
Public Service Company of New Mexico: [Signature] 6-25-92
U.S. West Communications: [Signature] 6-25-92
Gas Company of New Mexico: [Signature] 7-6-92
County Planning Commission, Chairman: [Signature] 7-20-92
Bernalillo County Commission, Chairman: [Signature] 7-21-92

SURVEYOR'S CERTIFICATION

I, A. Dwin Weaver, a registered Professional New Mexico Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors in November, 1989 and 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.

Bohannon-Huston, Inc. A. Dwin Weaver
Court yard I New Mexico Professional Surveyor 6544
7500 Jefferson Street, N.E. Date: June 2, 1992
Albuquerque, New Mexico 87109



JOB NO. 91280-82



92C-247(1)

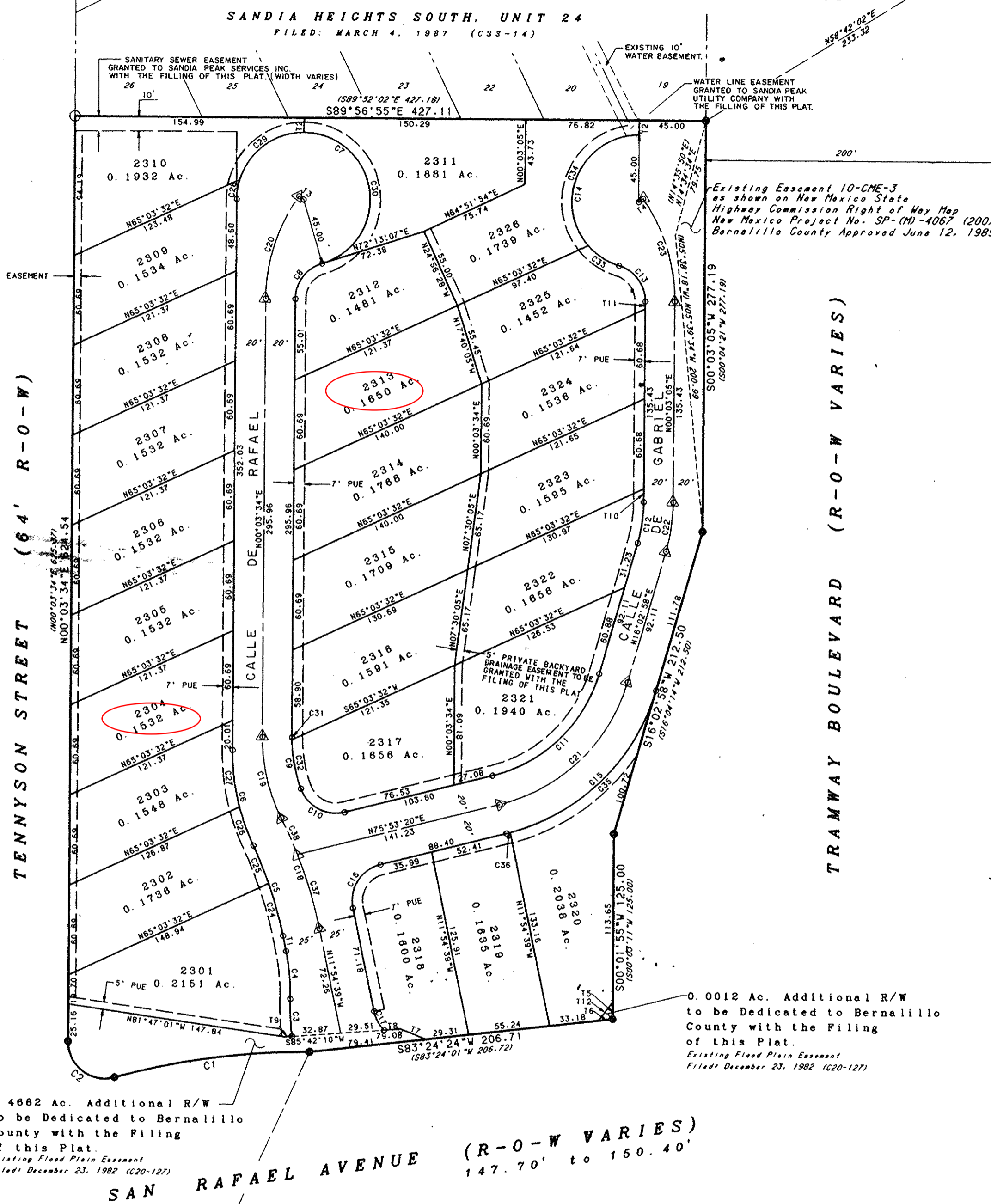
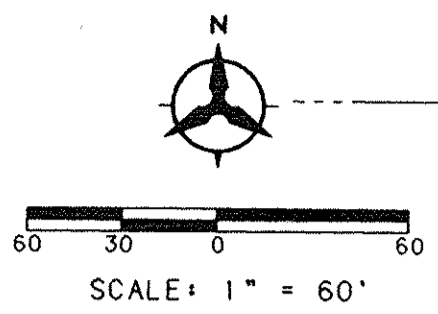
SC5-92-6 10/14/92 92C-247(1)

92C-247(2)

92C-247(2)

92111345 SUBDIVISION PLAT MAP FOR
SANDIA HEIGHTS SOUTH
UNIT 23
 WITHIN PROJECTED SECTION 23, T11N, R4E, NMPM
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 1992

"1-D23, 1973"
 ACS Brass Cap
 N.M. State Plane Coordinates (Central Zone)
 X = 426,672.37 Y = 1,515,844.89
 Ground-to-Grid Factor = 0.9996160
 ΔCX = -00°08'29"
 Elev. = 6067.423



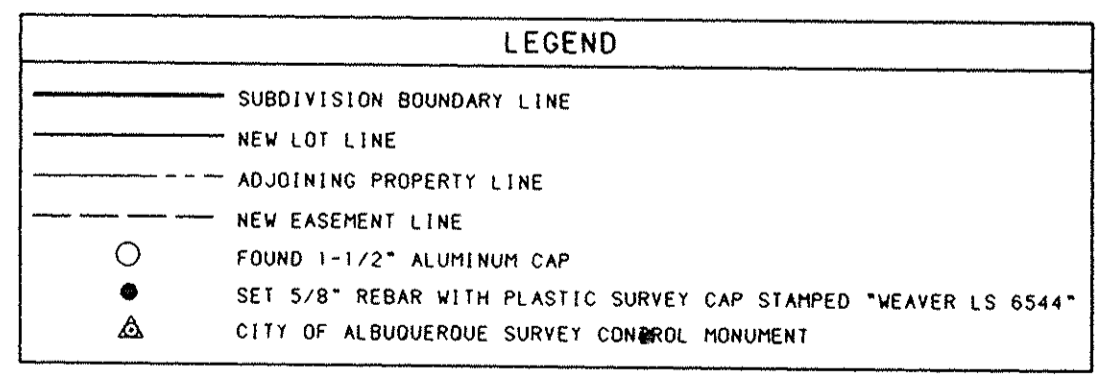
CURVE DATA

NUMBER	ARC	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	133.23 (133.07)	484.00 (483.41)	15°46'19" (15°46'19")	132.81	S82°09'56"W	67.04 (66.96)
C2	46.16	25.00	105°46'47"	39.87	N52°49'50"W	33.04
C3	25.28	159.00	9°06'38"	25.26	N03°12'15"W	12.67
C4	32.64	141.00	13°15'42"	32.56	N05°16'48"W	16.39
C5	64.22	275.00	13°22'48"	64.07	N18°36'03"W	32.26
C6	66.37	150.00	25°21'00"	65.83	N12°36'57"W	33.74
C7	199.02	45.00	253°23'55"	72.16	S53°14'29"E	0.00
C8	32.03	25.00	73°23'55"	29.88	S36°45'31"W	18.63
C9	35.51	100.00	20°20'49"	35.33	S10°06'51"E	17.95
C10	36.57	25.00	83°49'24"	33.40	S62°11'57"E	22.44
C11	104.44	100.00	59°50'22"	99.76	N45°58'09"E	57.55
C12	27.92	100.00	15°59'53"	27.83	N08°03'01"E	14.05
C13	32.03	25.00	73°23'55"	29.88	N36°38'52"W	18.63
C14	128.33	45.00	163°23'55"	89.06	N08°21'08"E	308.44
C15	146.22	140.00	59°50'23"	139.66	S45°58'09"W	80.57
C16	38.31	25.00	87°47'59"	34.67	S31°59'21"W	24.06
C17	14.79	25.00	33°53'56"	14.58	S28°51'36"E	7.62
C18	78.93	300.00	15°04'26"	78.70	N19°26'52"W	39.69
C19	56.64	120.00	27°02'38"	56.12	N17°40'22"E	28.86
C20	73.78	120.00	35°13'37"	72.62	N17°40'22"E	38.10
C21	125.33	120.00	59°50'23"	119.71	N45°58'09"E	69.06
C22	33.51	120.00	15°59'53"	33.40	N08°03'01"E	16.86
C23	73.78	120.00	35°13'37"	72.62	N17°33'44"W	38.10
C24	36.63	275.00	7°37'53"	36.60	N15°43'35"W	18.34
C25	27.59	275.00	5°44'55"	27.58	N22°24'59"W	13.81
C26	27.59	150.00	10°32'15"	27.55	N20°01'19"W	13.83
C27	38.78	150.00	14°48'45"	38.67	N07°20'49"W	19.50
C28	13.16	45.00	16°45'21"	13.11	N08°26'16"E	6.63
C29	57.52	45.00	73°14'10"	53.68	N53°26'00"E	33.44
C30	128.34	45.00	163°24'23"	89.06	S08°14'43"E	308.59
C31	1.78	100.00	1°01'15"	1.78	S00°27'04"E	0.89
C32	33.73	100.00	19°19'35"	33.57	S10°37'28"E	17.03
C33	25.27	45.00	32°10'09"	24.94	N57°15'45"W	12.98
C34	103.07	45.00	131°13'46"	81.97	N24°26'12"E	99.27
C35	143.58	140.00	58°45'46"	137.37	S45°25'51"W	78.83
C36	2.63	140.00	1°04'36"	2.63	S75°21'00"W	1.32
C37	52.15	300.00	9°57'37"	52.09	N16°53'27"W	26.14
C38	26.77	300.00	5°06'49"	26.77	N24°25'40"W	13.40

State of New Mexico }
 County of Bernalillo } SS
 This instrument was filed for record on
 NOV 04 1992
 1:57 p.m. Recorded in Vol 92C
 of records of said County Folio 247
 Blodgett & Brown, Clerk & Recorder
 Deputy Clerk

TANGENT DATA

NUMBER	BEARING	DISTANCE
T1	N11°54'39"W	10.59
T2	N00°03'05"E	10.00
T3	S54°42'49"E	3.70
T4	S54°49'30"W	3.70
T5	S00°01'55"W	11.35
T6	S83°24'24"W	9.57
T7	N68°08'50"W	18.34
T8	S85°42'10"W	11.42
T9	S85°42'10"W	5.28
T10	N00°03'05"E	8.92
T11	N00°03'05"E	5.15
T12	N37°23'04"E	15.66



NOTE: CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF FOUR-INCH (4") ALUMINUM CAP (WITH MAGNET ATTACHED) STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.L.S. NO. 6544".

"TUMBLE, 1969"
 ACS Brass Cap
 N.M. State Plane Coordinates (Central Zone)
 X = 425,465.55 Y = 1,513,470.01
 Ground-to-Grid Factor = 0.99961970
 ΔCX = -00°08'37"
 Elev. = 6009.155

JOB NO. 9128082



92C-247(2)

SB592-6 10/14/92 92C-247(2)