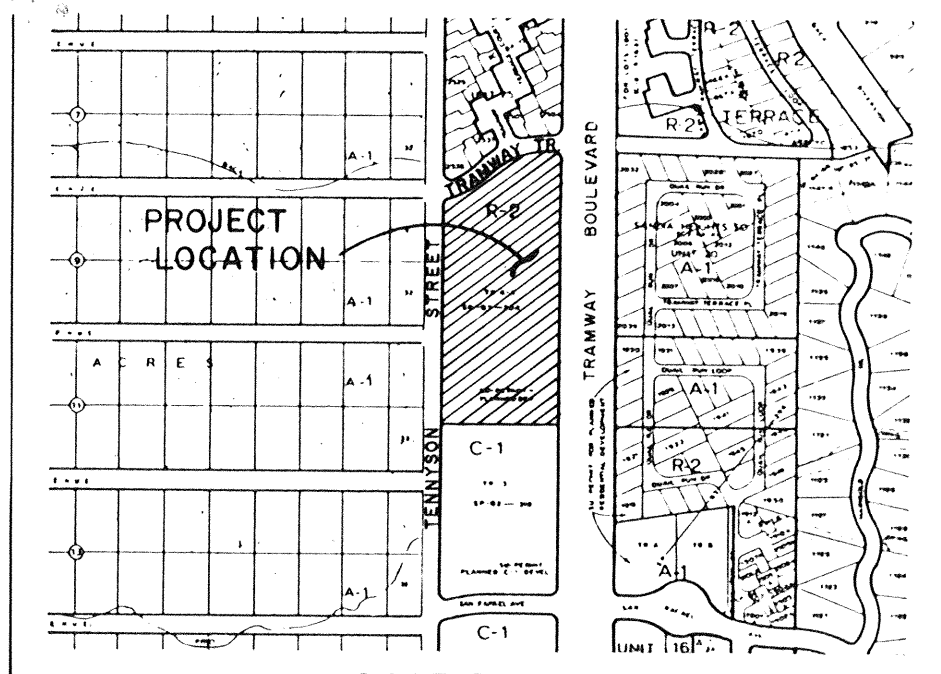


12-17-1602

08722050



LOCATION MAP NOT TO SCALE ZONE ATLAS INDEX NO. D-23

SUBDIVISION DATA

- 1. DRB No. 86-695
2. Zone Atlas Index No. D-23-7
3. Gross Subdivision Acreage: 9.0722 acres
4. Total number of lots created: 54 lots
5. 2.2943 acres of public street right-of-way created with this replat.
6. This plat shows existing easements.
7. The purpose of this plat is to divide Tract 4A into 54 lots, dedicate right-of-way and grant easements.
8. This plat was compiled from Plats of Record, field work and corners set are from previous surveys.
9. Block control monumentation to be installed at all right-of-way PC's and PI's and angle points prior to acceptance of subdivision street improvement and will consist of a 5/8" rebar with red plastic cap stamped "LS6544".
10. No vehicular parking is permitted within the private access and utility easements granted by this plat.
11. Maintenance of the private access easements granted by this plat shall be the responsibility of the lot owners designated to use the access easement

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Number 5 rebar with 1-1/2" aluminum survey cap stamped "LS 6544" were found on corners designated by circled numbers.
4. Residential streets shall have 40 and 44 feet of right-of-way, with 32 and 36 feet of pavement respectively, and no sidewalks. Additional pavement width may be necessary where curb is required for drainage.
5. 24 feet of paving shall be required in Tennyson Street, west of the centerline for better utilization of the existing roadway. In the event of a future assessment district, the owners of abutting Sandia Heights lots of parcels, shall be credited for the 24 feet of pavement installed.

PNM and COMMUNICATION EASEMENTS shown on this plat are seven (7) feet wide and are granted 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 and related facilities reasonably necessary to provide electrical service.
B. Mountain Bell 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.
C. Jones Intercable 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 of ingress and egress for the construction and maintenance and the right to trim interfering trees and shrubs. Also included is the right to install and maintain service lines.

State of New Mexico }
County of Bernalillo } SS
This instrument was filed for record on
MAR 4 1987
At 10:55 o'clock a.m. Recorded in Vol. C33
of records of said County Folio 14
Blacks & Sons Clerk & Recorder

SUBDIVISION PLAT MAP FOR

SANDIA HEIGHTS SOUTH UNIT 24

WITHIN PROJECTED SEC. 23 T11N. R4E. NMPM
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 1986

DESCRIPTION

A certain tract of land situated within the Elena Gallegos Grant in the west 1/2 of projected Section 23, T11N, R4E, NMPM, Bernalillo County, New Mexico being Tract 4A, LANDS OF SANDIA PEAK TRAM COMPANY as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 1983 in Volume C21, Folio 176 and being more particularly described by New Mexico State Plane Grid bearings and ground distances as follows:

BEGINNING at a point on the easterly right-of-way of Tennyson Street, whence the ACS Station "2-D23" a brass cap (New Mexico State Plane Coordinates, Central Zone: X=425,956.89, Y=1,518,445.23) bears N02°40'36"W a distance of 1926.06 feet, and from said point of beginning leaving said easterly right-of-way along the southerly right-of-way of Trammel Terrace, 32.93 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N37°47'47"E, 30.60 feet to a point of reverse curvature; thence, 18.29 feet along the arc of a curve to the left having a radius of 330.00 feet and a chord bearing N59°47'43"E, 179.02 feet to a point of reverse curvature; thence, 216.74 feet along the arc of a curve to the right having a radius of 270.00 feet and a chord bearing N67°03'16"E, 210.97 feet to a point of tangency; thence continuing along said right-of-way, S89°56'55"E, 34.43 feet to a point of curvature; thence, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S44°56'55"E, 35.36 feet to a point of tangency on the westerly right-of-way of Trammel Boulevard; thence continuing along said westerly right-of-way, S00°03'05"W, 969.82 feet to a southeast corner of the tract herein described; thence continuing along the southerly boundary of the tract herein described, N89°56'55"W, 427.11 feet to a point on the said easterly right-of-way of Tennyson Street being the southwest corner of the tract herein described; thence along said easterly right-of-way, N00°03'34"E, 798.00 feet to the point and place of beginning.

Tract contains 9.0722 acres, more or less.

FREE CONSENT AND DEDICATION

The foregoing Replat of that certain tract of land situate within the Elena Gallegos Grant in the west 1/2 of projected Section 23, T11N, R4E, N.M.P.M., Bernalillo County, New Mexico being Tract 4A, LANDS OF SANDIA PEAK TRAM COMPANY as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on August 3, 1983 in Volume C21, Folio 176 and now hereon shown and designated as UNIT 24, SANDIA HEIGHTS SOUTH is with free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof, said owner(s) and/or proprietor(s) do hereby dedicate to Bernalillo County, New Mexico the 2.2943 acres of public right-of-way and do hereby grant all easements shown on this plat. An easement for utilities, seven feet in width, is reserved from each lot along each street right-of-way for Public Service Company of New Mexico, Mountain Bell, and Jones Intercable. 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 and other related equipment where shown or indicated, including the right of ingress and egress for construction maintenance, and the right to trim interfering trees and shrubs.

SANDIA PEAK TRAM COMPANY

Signature of Robert M. Murphy, President Sandia Peak Tram Company

State of New Mexico
County of Bernalillo

The foregoing instrument was acknowledged before me this 22nd day of December, 1986, by Robert M. Murphy, President, Sandia Peak Tram Company, a New Mexico Corporation, on behalf of said Company.

My commission Expires: 10-11-88 Lisa K. Corwell Notary Public

APPROVALS

- PLAT NUMBER: 86-695
Jack Cloud, Planning Director, 3-3-87
Frank J. Aguirre, City Engineer, 2-27-87
Dan Soto, A.M.A.E.P.O.A., 12-22-86
Robert A. Farnough, Traffic Engineer, 1-13-87
La Monte Urban, City Surveyor, 12/22/86
Rosie Edwell, Property Management, 12-22-86
Jon E. Ertsgaard, Water Resources Department, 1-13-87
Peter M. Stone, Parks & Recreation Department, 1-13-87
John Mace, Public Service Company of New Mexico, 1-13-87
Greg Hunt, Mountain Bell, 1-8-87
Mark Urban, Gas Company of New Mexico, 12-22-86
Alan ... Board of County Commissioners, 2-17-87
County Planning Commission, 1/13/87

SURVEYOR'S CERTIFICATION

I, Tom Klingenhagen, 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.

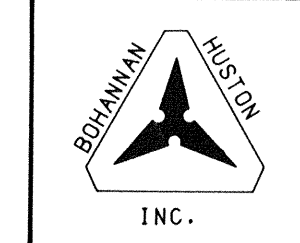
Signature of Tom Klingenhagen, State of New Mexico, County of Bernalillo

Bohannon-Huston, Inc. Courtyard 1 7500 Jefferson N.E. Albuquerque, N.M. 87109

The foregoing instrument was acknowledged before me this 17 day of December, 1986, by Tom Klingenhagen. My Commission Expires: March 16, 1990 Janet E. Speakman Notary Public

OFFICIAL SEAL JANET E. SPEAKMAN NOTARY PUBLIC - STATE OF NEW MEXICO Notary Bond Filed with Secretary of State My Commission Expires 03-16-90

JOB NO. 63676

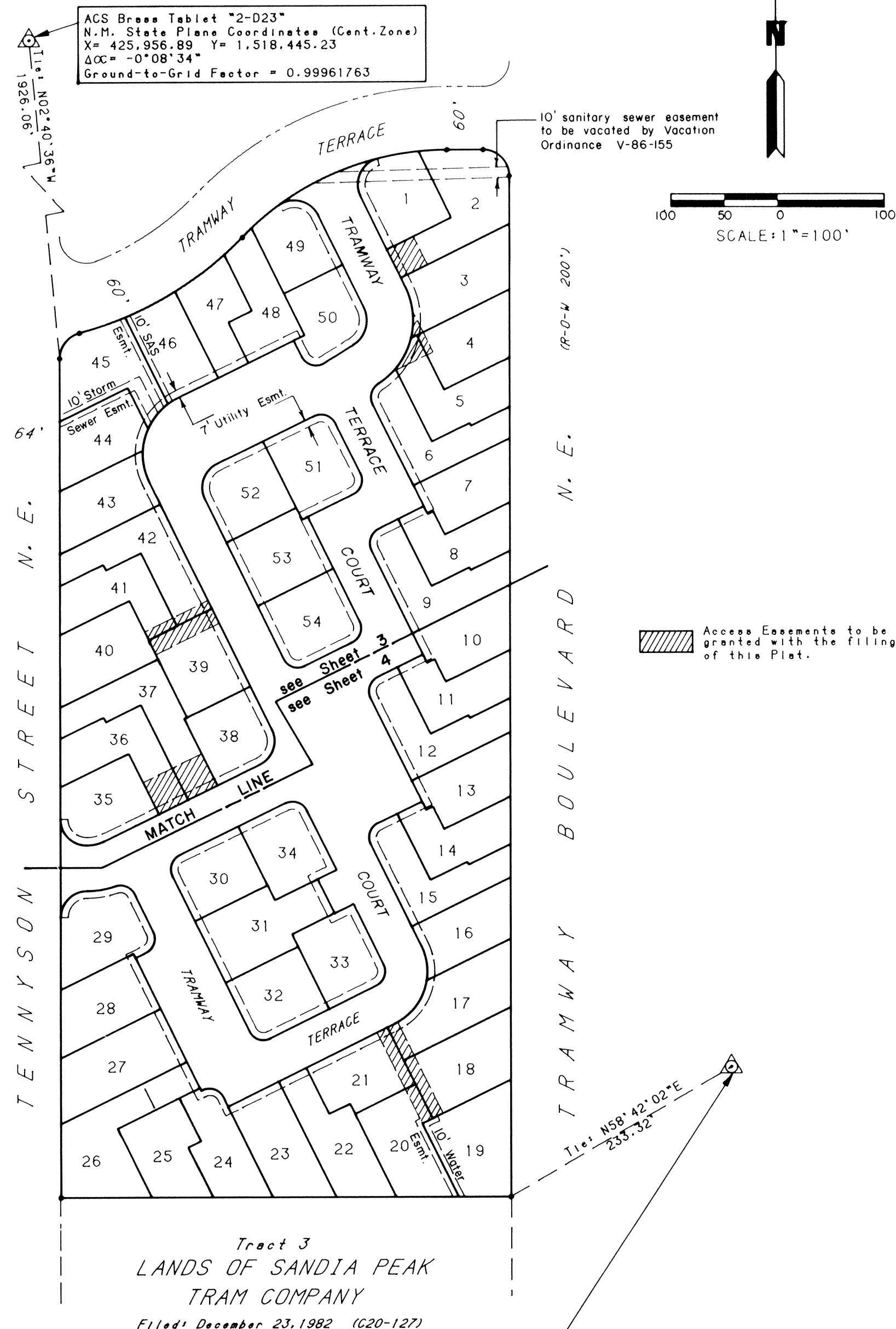


8722050

State of New Mexico }
 County of Bernalillo } SS
 This instrument was filed for record on
 10:25 MAR 4 1987
 At o'clock m. Recorded in Vol. C33
 of records of said County Folio 14284
 Deputy Clerk & Recorder

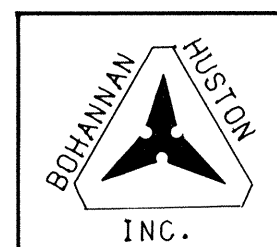
SUBDIVISION PLAT MAP FOR
SANDIA HEIGHTS SOUTH
UNIT 24
 WITHIN PROJECTED SEC. 23, T11N, R4E, NMPM
 BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 1986



TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	S89°56'55"E	34.43
T2	S26°15'00"E	39.78
T3	S63°45'00"W	11.00
T4	N63°45'00"E	1.00
T5	S26°15'00"E	10.00
T6	N63°45'00"E	47.00
T7	N63°45'00"E	48.00
T8	N63°45'00"E	48.00
T9	S57°46'56"W	31.91
T10	N26°15'00"W	17.25
T11	S63°45'00"W	50.00
T12	S26°15'00"E	53.65
T13	S63°45'00"W	48.00
T14	S63°45'00"W	41.00
T15	N26°15'00"W	3.00
T16	S63°45'00"W	40.00
T17	N26°15'00"W	24.50
T18	S63°45'00"W	6.00
T19	N26°15'00"W	8.50
T20	S63°45'00"W	41.66
T21	N26°15'00"W	3.00
T22	S63°45'00"W	40.00
T23	N26°15'00"W	24.00
T24	S63°45'00"W	8.00
T25	N26°15'00"W	9.00
T26	S63°45'00"W	42.88
T27	N26°15'00"W	3.00
T28	S63°45'00"W	40.00
T29	N26°15'00"W	24.00
T30	S63°45'00"W	7.00
T31	N26°15'00"W	9.00
T32	S63°45'00"W	44.60
T33	N26°15'00"W	3.00
T34	S63°45'00"W	39.00
T35	S63°45'00"W	21.50
T36	N26°15'00"W	49.00
T37	N26°15'00"W	53.00
T38	N63°45'00"E	13.50
T39	N26°15'00"W	45.59
T40	N63°45'00"E	45.87
T41	S26°15'00"E	5.00
T42	N63°45'00"E	37.00
T43	N63°45'00"E	45.68
T44	S26°15'00"E	6.00
T45	N63°45'00"E	37.00
T46	S26°15'00"E	41.90
T47	S63°45'00"W	25.00
T48	S26°15'00"E	2.50
T49	N63°45'00"E	8.00
T50	N26°15'00"W	9.00
T51	N63°45'00"E	6.50
T52	S63°45'00"W	14.00
T53	N26°15'00"W	11.00
T54	S26°15'00"E	13.00
T55	S26°15'00"E	16.00
T56	S63°45'00"W	3.00
T57	S26°15'00"E	12.50
T58	N26°15'00"W	4.50
T59	N63°45'00"E	11.39

CURVE DATA					
NUMBER	ARC	RADIUS	DELTA	CHORD	TANGENT
C1	32.93	25.00	75°28'26"	30.60	19.35
C2	181.29	330.00	31°28'33"	179.02	92.99
C3	216.74	270.00	45°59'39"	210.97	114.59
C4	39.27	25.00	90°00'00"	35.36	25.00
C5	45.85	330.00	7°57'40"	45.82	22.96
C6	53.64	330.00	9°18'50"	53.58	26.88
C7	58.05	330.00	10°04'45"	57.98	29.10
C8	23.74	330.00	4°07'19"	23.74	11.88
C9	12.52	270.00	2°39'23"	12.52	6.26
C10	33.65	270.00	7°08'27"	33.61	16.85
C11	104.26	270.00	22°07'29"	103.61	52.79
C12	39.34	270.00	8°20'53"	39.30	19.70
C13	26.98	270.00	5°43'27"	26.96	13.50
C14	39.27	25.00	90°00'00"	35.36	25.00
C15	18.76	81.73	13°09'17"	18.72	9.42
C16	31.86	15.78	115°41'15"	26.72	25.10
C17	23.56	15.00	90°00'00"	21.21	15.00
C18	23.56	15.00	90°00'00"	21.21	15.00
C19	86.39	55.00	90°00'00"	77.78	55.00
C20	23.56	15.00	90°00'00"	21.21	15.00
C21	23.56	15.00	90°00'00"	21.21	15.00
C22	23.56	15.00	90°00'00"	21.21	15.00
C23	21.90	15.00	83°39'21"	20.01	13.42
C24	105.13	72.00	83°39'21"	96.03	64.44
C25	44.61	25.00	102°13'45"	38.92	31.00
C26	43.59	25.00	99°53'44"	38.27	29.74
C27	41.07	28.00	84°01'56"	37.48	25.23
C28	25.12	15.00	95°58'04"	22.29	16.65
C29	94.25	60.00	90°00'00"	84.85	60.00
C30	39.27	25.00	90°00'00"	35.36	25.00
C31	17.32	37.73	26°18'34"	17.17	8.82
C32	39.27	25.00	89°59'60"	35.36	25.00
C33	23.56	15.00	90°00'00"	21.21	15.00
C34	23.56	15.00	90°00'00"	21.21	15.00
C35	23.56	15.00	90°00'00"	21.21	15.00
C36	23.56	15.00	90°00'00"	21.21	15.00
C37	23.56	15.00	90°00'00"	21.21	15.00
C38	39.27	25.00	90°00'00"	35.36	25.00
C39	23.56	15.00	90°00'00"	21.21	15.00
C40	23.56	15.00	90°00'00"	21.21	15.00
C41	23.56	15.00	90°00'00"	21.21	15.00
C42	52.24	55.00	54°25'17"	50.30	28.28
C43	34.15	55.00	35°34'43"	33.61	17.65
C44	21.91	72.00	17°26'21"	21.83	11.04
C45	32.55	72.00	25°54'13"	32.27	16.56
C46	50.66	72.00	40°18'48"	49.62	26.43
C47	10.75	60.00	10°15'54"	10.74	5.39
C48	30.65	60.00	29°16'08"	30.32	15.67
C49	23.51	60.00	22°27'15"	23.36	11.91
C50	29.33	60.00	28°00'43"	29.04	14.97

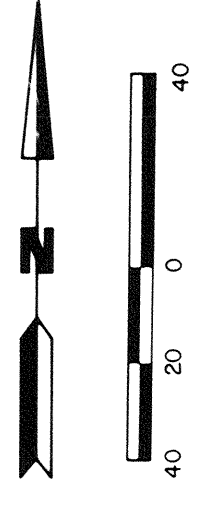


08722050

SUBDIVISION PLAT MAP FOR SANDIA HEIGHTS SOUTH

UNIT 24 WITHIN PROJECTED SEC. 23, T11N, R4E, NMPM BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 1988



SCALE: 1" = 40'

Unit 25 SANDIA HEIGHTS SOUTH Filed: October 4, 1984 (C25-46)

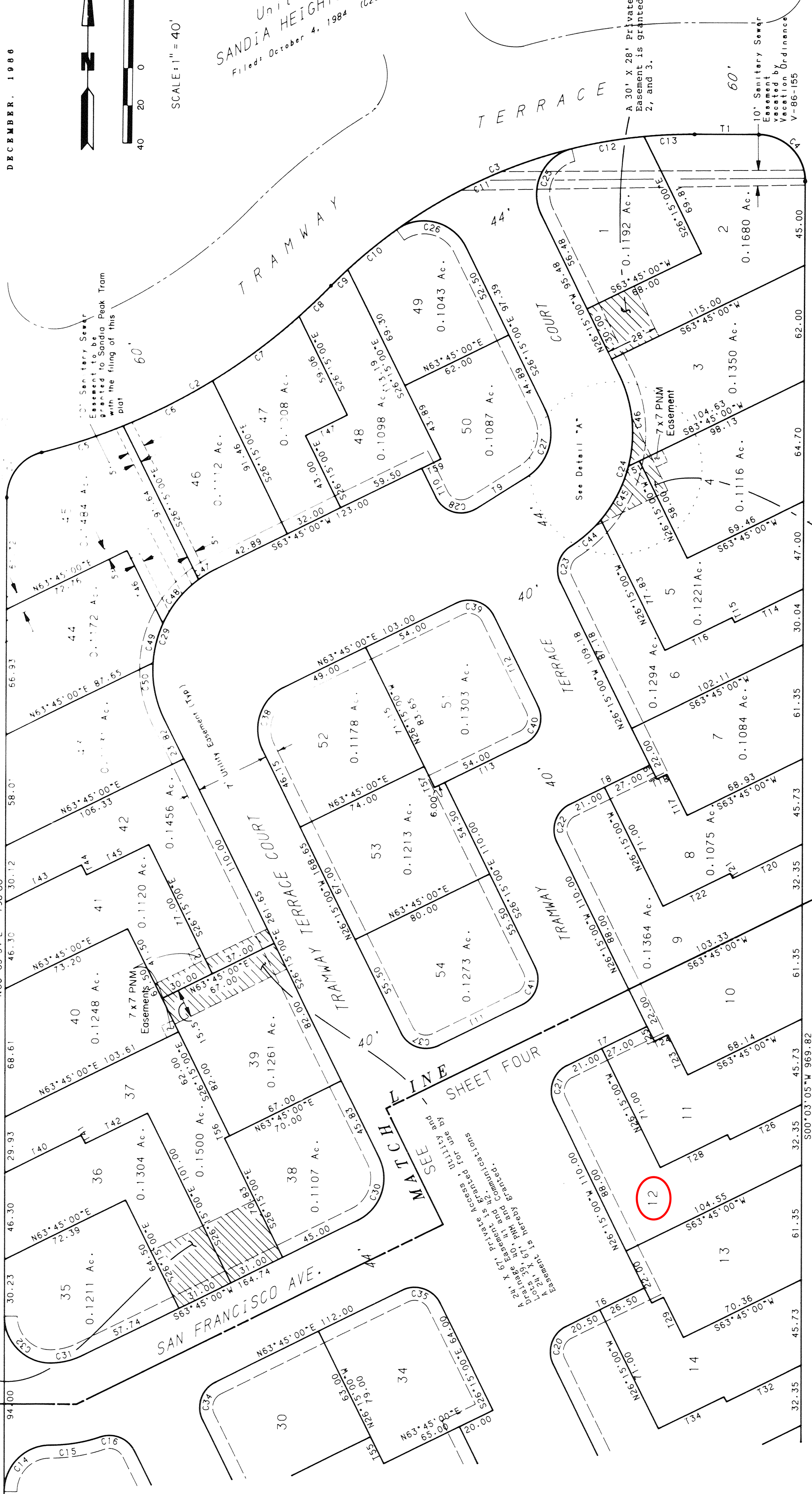
State of New Mexico County of Bernalillo This instrument was filed for record on MAR 4 1987

Sanitary Sewer Easement Granted to Sandia Peak Tram with the filing of this plat

Storm Sewer Easement Granted to Sandia Peak Tram with the filing of this plat

TENNYSON STREET

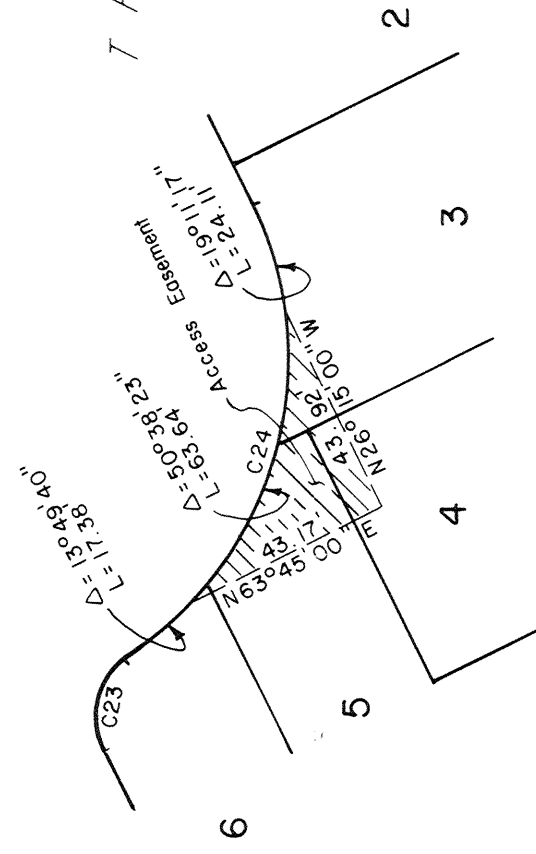
SAN FRANCISCO AVE.



A Private Access and Utility Easement is granted for use by Lots 3, 4, and 5. A PNM and Communication Easement is hereby granted.

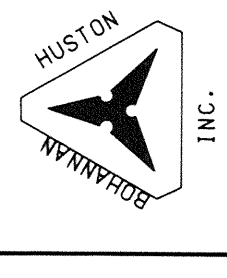
(Right-Of-Way 200')

TRAMWAY BOULEVARD N. E.



DETAIL "A"

JOB NO. 63676



8722050

State of New Mexico
County of Bernalillo

This instrument was filed for record on

MAR 4 1987

of records of said County Folio

14 1014

San Francisco Ave

SUBDIVISION PLAT MAP FOR

SANDIA HEIGHTS SOUTH

UNIT 24

WITHIN PROJECTED SEC. 23, T11N, R4E, NMPM

BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 1986

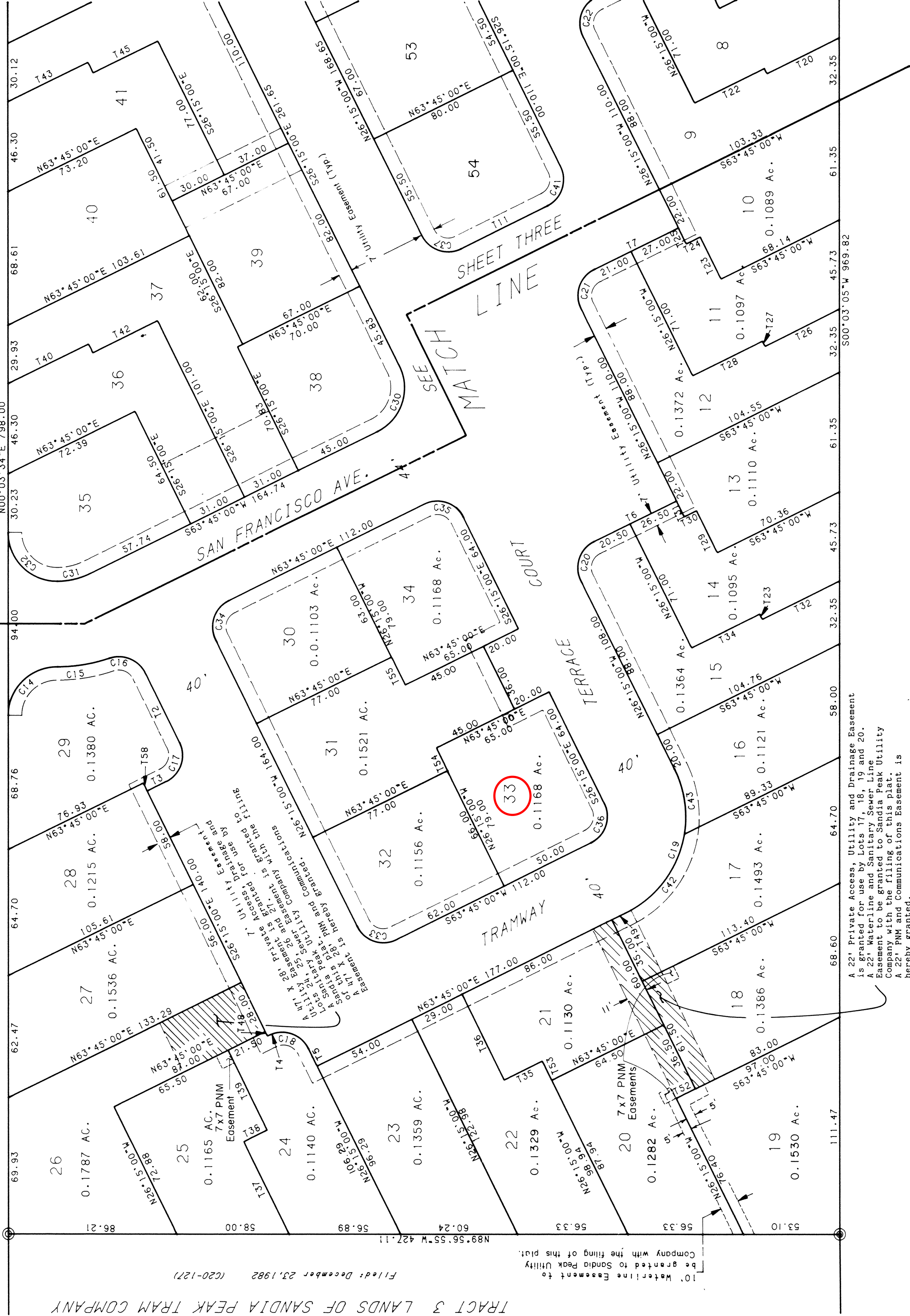
STREET

TENNYSON

TRAMWAY

BOULEVARD

N. E.



TRACT 3 LANDS OF SANDIA PEAK TRAM COMPANY

Filed: December 23, 1986 (20-127)

10' Waterline Easement to Company with the filing of this plat.

A 22' Private Access, Utility and Drainage Easement is granted for use by Lots 17, 18, 19 and 20.
A 22' Waterline and Sanitary Sewer Line Easement to be granted to Sandia Peak Utility Company with the filing of this plat.
A 22' PNM and Communications Easement is hereby granted.

TRAMWAY BOULEVARD N. E. (R-O-W 200')



SCALE: 1" = 40'

JOB NO. 63676

