

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

DESCRIPTION

A certain tract of land situate within the West 1/2 of projected Section 14, T11N, R4E, N.M.P.M., within the Elena Gallegos Grant, Bernalillo County, New Mexico being all of TRACT A, SANDIA HEIGHTS SOUTH, UNIT 28 as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on October 4, 1984 and being more particularly described by New Mexico State Plane Grid bearings (Central Zone) and ground distances as follows:

BEGINNING at the northwest corner of the tract herein described, a point on the easterly right-of-way of Tennyson Street, N.E., being also the southwest corner of Tract 11 of LANDS OF SANDIA PEAK TRAM COMPANY as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on December 23, 1982 in Volume C20, Folio 127, whence the ACS Control Station "EG-6MP", a brass cap (having New Mexico State Plane Grid Coordinates, Central Zone: X = 425,932.95 Y = 1,524,476.81) bears N08°27'28"W, 878.24 feet and from said point of beginning running thence along the northerly boundary of Tract A, N89°34'39"E, 423.39 feet to the northeast corner of said Tract A, also being the southeast corner of said Tract 11, LANDS OF SANDIA PEAK TRAM COMPANY and also being a point on the westerly right-of-way of Tramway Boulevard, N.E.; thence continuing along the easterly boundary of said Tract A and also along said right-of-way, 252.65 feet along the arc of a curve to the left having a radius of 5841.48 feet and a chord bearing S01°17'25"W, 252.63 feet to a point of tangency; thence, S00°03'05"W, 782.21 feet to the southeast corner of said Tract A, also being the northeast corner of Lot 2822 of said SANDIA HEIGHTS SOUTH, UNIT 28; thence leaving said right-of-way and continuing along the southerly boundary of said Tract A, N89°56'55"W, 419.76 feet to the southwest corner of said Tract A, being a point on the easterly right-of-way of Tennyson Street, N.E., and also being the northwest corner of Lot 2807 of said SANDIA HEIGHTS SOUTH, UNIT 28; thence continuing along the westerly boundary of said Tract A and also along said easterly right-of-way, N00°09'14"E, 1031.29 feet to the point and place of beginning.

Tract contains 9.9432 acres, more or less.

SUBDIVISION DATA

- 1. Gross Subdivision Acreage: 9.9432
2. Total Number of Tracts Created: 2 (Lots and 1 Tract)
3. Total Mileage of Full Width Streets Created: 0.1666 mile
4. Tract A-1 = 5.6140 acres

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 set on corners designated by
4. Residential streets shall have 40 feet of right-of-way, 32 feet of pavement 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, center on the centerline for better utilization of right-of-way. 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.

86102834

State of New Mexico }
County of Bernalillo } ss
This instrument was filed for record on
11:24 OCT 2 2 1986
Recorded in Volume 177 143
of records of said County Folio
Dawn C. Cornell, Clerk & Recorder
Deputy Clerk

REPLAT OF TRACT A
SANDIA HEIGHTS SOUTH
UNIT 28-B
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 1986

FREE CONSENT AND DEDICATION

The subdivision of the land hereon shown 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 the 0.9529 acre 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 and Mountain Bell. 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 maintenance, and the right to trim interfering trees and shrubs.

SANDIA PEAK TRAM COMPANY

Robert M. Murphy, President
Sandia Peak Tram Company
State of New Mexico)
County of Bernalillo)

The foregoing instrument was acknowledged before me this 14th day of October, 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. Cornell
Notary Public



APPROVALS

PLANNING DIRECTOR: Richard D. Green, 10/22/86
CITY ENGINEER: Fred J. Quinn, 10/20/86
TRAFFIC ENGINEER: Richard E. Leonard, 10/15/86
CITY SURVEYOR: Robert A. Franck, 10-14-86
PROPERTY MANAGEMENT: Rose D. Duvall, 10-16-86
WATER RESOURCES: Jan E. Eitzgaard, 10-14-86
PARKS AND RECREATION: Janet Spiers, 10-14-86
PUBLIC SERVICE COMPANY OF NEW MEXICO: Bob Moss, 10-20-86
MOUNTAIN BELL: Greg Hunt, 10-20-86
COUNTY PLANNING COMMISSION: Dawn Cornell, 10/21/86
BOARD OF COUNTY COMMISSION: Dawn Cornell, 10/21/86

SURVEYOR'S CERTIFICATION

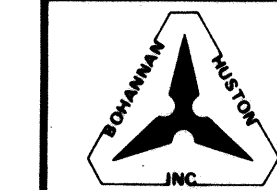
I, A. Dwain Weaver, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate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

A. Dwain Weaver
Bohannon-Huston, Inc.
Court yard I
7500 Jefferson N.E.
Albuquerque, NM 87109

State of New Mexico)
County of Bernalillo)

The foregoing instrument was acknowledged before me this 24 day of September, 1986, by A. Dwain Weaver

My Commission Expires: 4-12-88
Notary Public



C31-179(2)

TRACT 2, UNIT 1, NORTH ALBUQUERQUE ACRES (D-130)

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A.C.S. Brass Cap "EG-6MP"
N.M. State Plane Grid Coordinates (Central Zone)
X = 425,932.95 Y = 1,524,476.81
Δ = -00°08'34"
Elevation = 6081.032
Ground to Grid Factor = 0.99961543

86102834

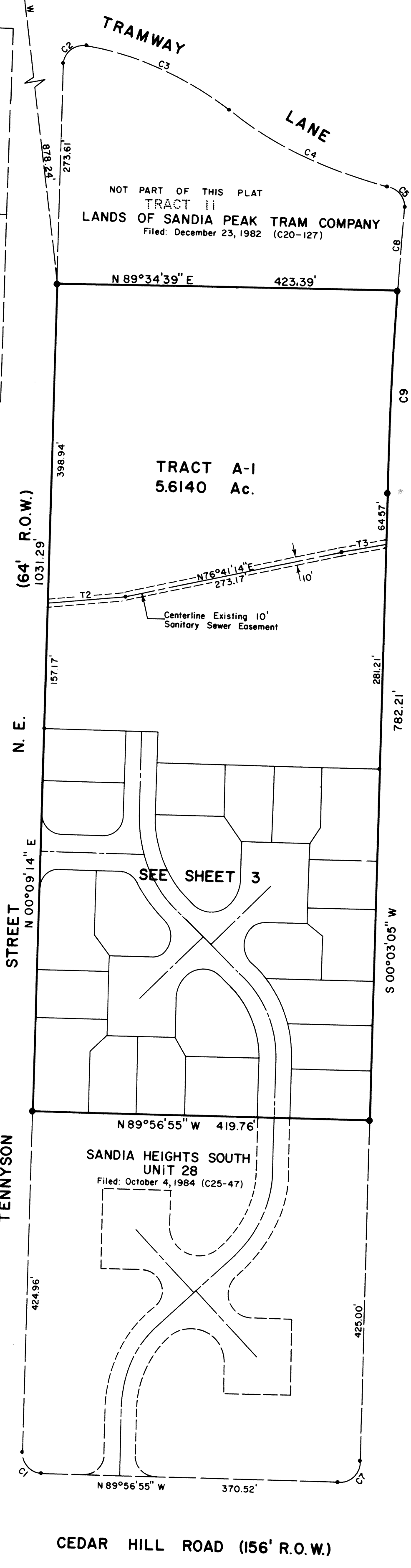
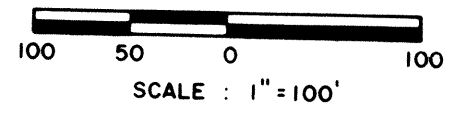
REPLAT OF TRACT A SANDIA HEIGHTS SOUTH UNIT 28-B

BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 1986

State of New Mexico }
County of Bernalillo } SS
This instrument was filed for record on

OCT 2 2 1986

At _____ o'clock _____ m. Recorded in Vol. C31
of records of said County Folio 1792 of 3
A. D. Weaver Clerk & Recorder
Deputy Clerk



CURVE DATA					
NUMBER	RADIUS	ARC	DELTA	CHORD	TANGENT
C1	25.00	39.31	90°06'09"	35.39	25.04
C2	25.00	43.14	98°52'20"	37.98	29.21
C3	407.00	197.52	27°48'20"	195.58	100.74
C4	493.00	219.81	25°32'46"	217.99	111.76
C5	25.00	35.89	82°15'54"	32.89	21.83
C6	5841.48	356.78	03°29'58"	356.72	178.44
C7	25.00	39.27	90°00'00"	35.36	25.00
C8	5841.48	104.12	01°01'17"	104.12	52.06
C9	5841.48	252.65	02°28'41"	252.63	126.35

TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	N84°14'59"E	50.27
T2	N83°45'59"E	98.82
T3	N78°19'32"E	55.79

TRAMWAY VISTA
UNIT 1
Filed: June 4, 1979 (09-136)

TRAMWAY VISTA
UNIT 2
Filed: June 4, 1979 (09-137)

TRAMWAY VISTA
UNIT 3
Filed: July 1, 1980 (C17-5)

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.

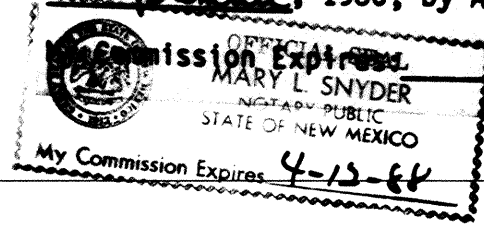
A. Dwain Weaver
A. Dwain Weaver
P.L.S. No. 6544



Bohannon-Huston, Inc.
Courtyard I
7500 Jefferson N.E.
Albuquerque, NM 87109

State of New Mexico }
County of Bernalillo }

The foregoing instrument was acknowledged before me this 14 day of September, 1986, by A. Dwain Weaver.



Mary L. Snyder
Notary Public

C31-179(2)

C31-179(2)

86102834

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on

REPLAT OF TRACT A

**SANDIA HEIGHTS SOUTH
UNIT 28-B**

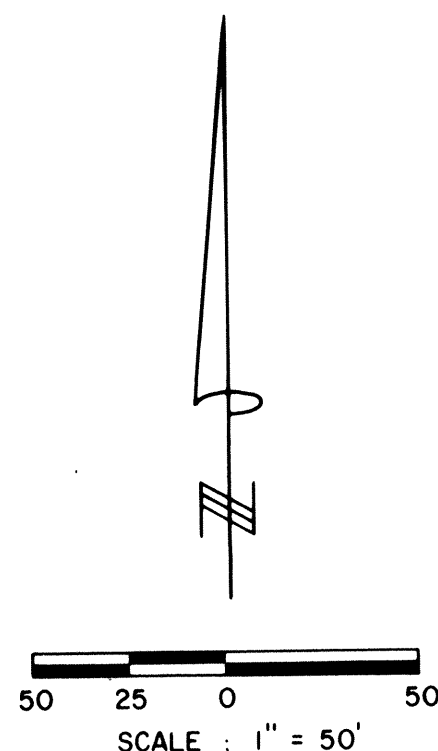
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 1986

OCT 2 2 1986

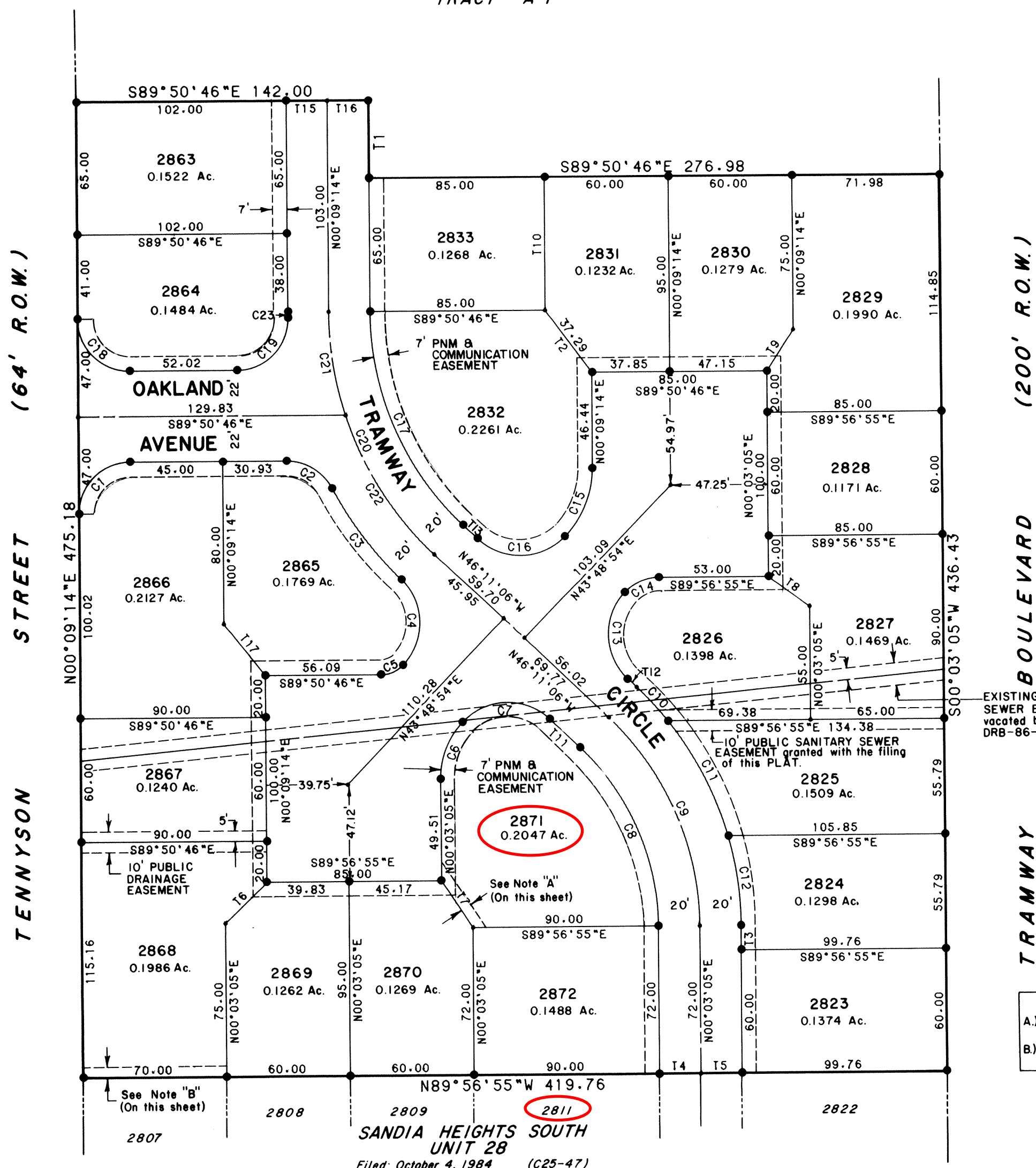
At _____ o'clock _____ m Recorded in Vol. **C31**
of records of said County Folio **1793 of 3**

A. Dwain Weaver Clerk & Recorder
Deputy Clerk

TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	S00°09'14"W	38.00
T2	S36°17'13"E	37.29
T3	N00°03'05"E	12.00
T4	S89°56'55"E	20.00
T5	S89°56'55"E	20.00
T6	N45°17'39"E	28.40
T7	S32°45'41"E	27.37
T8	S53°04'44"E	25.00
T9	N32°52'22"E	23.77
T10	N00°09'14"E	65.00
T11	S46°11'06"E	19.77
T12	S46°11'06"E	6.02
T13	S46°11'06"E	9.70
T15	S89°50'46"E	20.00
T16	S89°50'46"E	20.00
T17	S38°29'06"E	32.03



TRACT A-1



CURVE DATA					
NUMBER	ARC	RADIUS	DELTA	CHORD	TANGENT
C1	39.27	25.00	90°00'00"	35.36	25.00
C2	27.18	25.00	62°17'03"	25.86	15.11
C3	56.18	183.56	17°32'09"	55.96	28.31
C4	46.55	30.00	88°54'46"	42.02	29.44
C5	12.10	14.96	46°20'20"	11.78	6.40
C6	30.16	39.48	43°45'49"	29.43	15.86
C7	47.12	30.00	90°00'00"	42.43	30.00
C8	97.28	120.54	46°14'11"	94.66	51.46
C9	113.42	140.54	46°14'11"	110.36	60.00
C10	22.14	160.54	07°54'01"	22.12	11.09
C11	63.07	160.54	22°30'26"	62.66	31.94
C12	44.35	160.54	15°49'44"	44.21	22.32
C13	47.12	30.00	90°00'00"	42.43	30.00
C14	18.47	22.88	46°14'11"	17.97	9.77
C15	36.56	47.98	43°39'40"	35.69	19.22
C16	47.12	30.00	90°00'00"	42.43	30.00
C17	116.11	143.56	46°20'20"	112.97	61.44
C18	39.27	25.00	90°00'00"	35.36	25.00
C19	42.26	25.00	96°50'55"	37.40	28.18
C20	132.28	163.56	46°20'20"	128.71	70.00
C21	50.81	163.56	17°47'60"	50.61	25.61
C22	81.47	163.56	28°32'21"	80.63	41.60
C23	2.64	183.56	00°49'27"	2.64	1.32

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.
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7500 Jefferson N.E.
Albuquerque, NM 87109

State of New Mexico)
County of Bernalillo)

The foregoing instrument was acknowledged before me this 24 day of September, 1986, by A. Dwain Weaver.

My Commission Expires 4-12-88
Notary Public

EXISTING 10' SANITARY SEWER EASEMENT vacated by Vac. Ord. No. V-86-105 DRB-86-384.

TRAMWAY

NOTES
A.) 5' Private Drainage Easement to allow Lot 2872 storm runoff to drain across Lot 2871.
B.) 5' Private Drainage Easement to allow Lot 2869 storm runoff to drain across Lot 2868.

