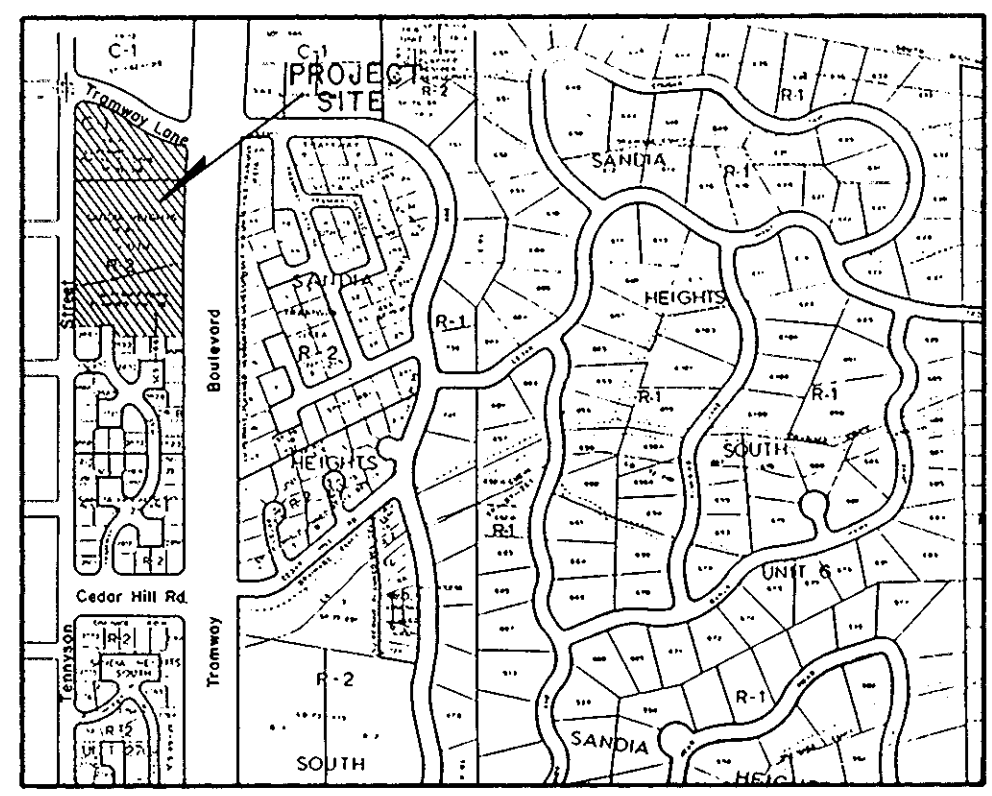


90C-281(1)



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

- SUBDIVISION DATA**
- DRB Number 89-503, SC89-24
 - Zone Atlas Index Number C-23-Z
 - Gross Subdivision Acres 7.7297 Acres.
 - The purpose for the filing of this plat is to subdivide Tract II and Tract A-1 into lots.
 - Dedicated street right-of-way 2.6038 Acres.
 - Total number of lots created 28 Lots.
 - This subdivision shows existing easements.

- NOTES**
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
 - Distances are ground distances.
 - Date of Survey December, 1989.
 - 5/8" rebar with a yellow plastic survey cap stamped "WEAVER LS 6544" were set on corners designated by.
 - Water service will be provided by Sandia Peak Utility Company.
 - Sewer service will be provided by Sandia Peak Services, Inc.
 - All water and sewer lines will be placed within Bernalillo County dedicated rights-of-way and/or dedicated easements.
 - No lot shall have direct access to either Tramway Boulevard, Tennyson Street, or Tramway Lane.

- PUBLIC UTILITY EASEMENTS**
- PUBLIC UTILITY EASEMENTS shown on this plat are seven (7) feet wide and are granted for the common joint use of:
- 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.
 - 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.
 - 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 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 subterranean), 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 or pools, decking, or any structures adjacent to or near easements shown on this plat.

SURVEYOR'S CERTIFICATION

I, A. Duane Weaver, a registered Professional New Mexico 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. Duane Weaver
A. Duane Weaver
P.L.S. No. 6544

Date 1-2-90

Bohannon-Huston, Inc.
Court yard 1
7500 Jefferson N.E.
Albuquerque, NM 87109

DESCRIPTION

A certain tract of land situated within the northwest 1/4 of projected Section 14, T11N, R4E, N.M.P.M., within the Elena Gallegos Grant, Bernalillo County, New Mexico, being and comprising all of Tract II, LANDS OF SANDIA PEAK TRAM COMPANY (containing 2.1157 acres), 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 together with all of Tract A-1, SANDIA HEIGHTS SOUTH, UNIT 28-B (containing 5.6140 acres), 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 22, 1986 in Volume C31, Folio 179 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, the south southeast point of return of Tennyson Street, N.E. and Tramway Lane, N.E. and also being the northwest corner of said Tract II, 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 N12°18'52"W, 609.09 feet, and from said point of beginning running thence along the northerly boundary of said Tract II, and also along the southerly right-of-way of said Tramway Lane, N.E., 43.14 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N49°35'24"E, 37.98 feet to a point of compound curvature thence, 197.52 feet along the arc of a curve to the right having a radius of 407.00 feet and a chord bearing S67°04'16"E, 195.58 feet to a point of reverse curvature thence, 219.81 feet along the arc of a curve to the left having a radius of 493.00 feet and a chord bearing S65°56'29"E, 217.99 feet to a point of reverse curvature being the northeast corner of said Tract II, and also being the west southwest point of return of Tramway Lane, N.E. and Tramway Boulevard, N.E., thence leaving said southerly right-of-way and running thence along the westerly right-of-way of Tramway Boulevard, N.E. and also along the easterly boundary of said Tract II and said Tract A-1, 35.89 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing S37°34'54"E, 32.89 feet to a point of reverse curvature thence, 356.78 feet along the arc of a curve to the left having a radius of 5841.48 feet and a chord bearing S01°48'04"W, 356.72 feet to a point of tangency thence, S00°03'05"W, 345.78 feet to the southeast corner of said Tract A-1 thence leaving said right-of-way and running thence along the southerly boundary of said Tract A-1, S89°50'46"W, 276.98 feet to a point thence, N00°09'14"E, 38.00 feet to a point thence, N89°50'46"W, 142.00 feet to the southwest corner of said Tract A-1, also being a point on the easterly right-of-way of Tennyson Street, N.E. thence running along said right-of-way and also along the westerly boundary of said Tract II and said Tract A-1, N00°09'14"E, 829.72 feet to the point and place of beginning.

Tract contains 7.7297 acres, more or less.

CURVE DATA						
NUMBER	ARC	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	43.14	25.00	98°52'20"	37.98	N49°35'24"E	29.21
C2	197.52	407.00	27°48'20"	195.58	S67°04'16"E	100.74
C3	219.81	493.00	25°32'46"	217.99	S65°56'29"E	111.76
C4	35.89	25.00	82°15'54"	32.89	S37°34'54"E	21.83
C5	356.78	5841.48	3°29'58"	356.72	S01°48'04"W	178.44
C6	62.02	407.00	8°43'52"	61.96	S76°36'30"E	31.07
C7	56.49	407.00	7°57'08"	56.44	S68°16'00"E	28.29
C8	79.01	407.00	11°07'20"	78.88	S58°43'46"E	39.63
C9	46.64	30.00	89°04'34"	42.08	S27°42'17"E	29.52
C10	61.13	210.00	16°40'45"	60.92	S08°29'37"W	30.78
C11	59.12	325.00	10°25'23"	59.04	S05°03'27"E	29.64
C12	78.88	275.00	16°26'07"	78.61	S02°03'05"E	39.71
C13	160.03	1525.00	6°00'44"	159.95	S03°09'36"W	80.09
C14	79.11	185.00	24°30'01"	78.51	S12°24'15"W	40.17
C15	54.57	300.00	10°25'23"	54.50	S05°03'27"E	27.36
C16	86.06	300.00	16°26'07"	85.76	S02°03'05"E	43.33
C17	157.40	1500.00	6°00'44"	157.33	S03°09'36"W	78.77
C18	49.00	600.00	4°40'45"	48.99	S02°29'37"W	24.51
C19	24.49	300.00	4°40'40"	24.49	S02°29'39"W	12.25
C20	162.12	511.61	18°09'22"	161.44	S88°50'52"E	81.75
C21	115.94	75.00	88°34'27"	104.74	N37°47'13"E	73.16
C22	241.17	1000.00	13°49'05"	240.59	N00°24'32"E	121.17
C23	151.62	1375.00	6°19'05"	151.54	N04°09'33"E	75.89
C24	95.82	75.00	73°12'14"	89.44	N35°36'07"W	55.70
C25	76.30	120.00	36°25'57"	75.02	N81°37'48"W	39.49
C26	63.88	50.00	73°12'14"	59.63	N35°36'07"W	37.14
C27	84.32	549.63	8°47'24"	84.24	N67°48'32"W	42.24
C28	60.41	95.00	36°25'57"	59.39	N81°37'48"W	31.26
C29	34.91	25.00	80°00'00"	32.14	S40°09'14"W	20.98
C30	50.03	275.00	10°25'23"	49.96	S05°03'27"E	25.08
C31	93.23	325.00	16°26'07"	92.91	S02°03'05"E	46.94
C32	154.78	1475.00	6°00'44"	154.71	S03°09'36"W	77.46
C33	51.04	625.00	4°40'45"	51.03	S02°29'37"W	25.54
C34	22.45	275.00	4°40'40"	22.45	S02°29'39"W	11.23
C35	34.75	25.00	79°38'58"	32.02	S39°40'10"E	20.85
C36	156.54	486.61	18°25'55"	155.86	S88°42'36"E	78.95
C37	77.30	50.00	88°34'27"	69.83	N37°47'13"E	48.77
C38	247.20	1025.00	13°49'05"	246.60	N00°24'32"E	124.20
C39	148.86	1350.00	6°19'05"	148.79	N04°09'33"E	74.51
C40	79.47	549.63	8°17'03"	79.40	N68°03'42"W	39.80
C41	4.85	549.63	0°30'21"	4.85	N63°40'00"W	2.43
C42	12.91	275.00	2°41'23"	12.91	S01°11'28"E	6.46
C43	37.12	275.00	7°43'59"	37.09	S06°24'09"E	18.59
C44	36.64	325.00	6°27'35"	36.62	S07°02'21"E	18.34
C45	56.58	325.00	9°58'32"	56.51	S01°10'42"W	28.36
C46	16.76	1475.00	0°39'04"	16.76	S05°50'27"W	8.38
C47	73.36	1475.00	2°50'59"	73.35	S04°05'25"W	36.69
C48	64.66	1475.00	2°30'42"	64.65	S01°24'35"W	32.33
C49	48.31	625.00	4°25'43"	48.30	S02°22'06"W	24.17
C50	2.73	625.00	0°15'02"	2.73	S04°42'28"W	1.37
C51	84.97	486.61	10°00'17"	84.86	S84°29'47"E	42.59
C52	71.57	486.61	8°25'37"	71.50	N86°17'15"E	35.85
C53	68.00	1025.00	3°48'03"	67.98	N04°35'58"W	34.01
C54	73.20	1025.00	4°05'31"	73.19	N00°39'11"W	36.62
C55	73.32	1025.00	4°05'54"	73.30	N03°26'31"E	36.67
C56	32.68	1025.00	1°49'37"	32.68	N06°24'16"E	16.34
C57	40.94	1350.00	1°44'15"	40.94	N06°26'57"E	20.47
C58	37.36	1350.00	3°06'48"	37.35	N04°01'26"E	36.69
C59	34.57	1350.00	1°28'02"	34.57	N01°44'01"E	17.28
C60	57.08	210.00	15°34'28"	56.91	S09°02'46"W	28.72
C61	4.05	210.00	1°06'17"	4.05	S00°42'23"W	2.02
C62	24.55	325.00	4°19'39"	24.54	S02°00'35"E	12.28
C63	34.58	325.00	6°05'44"	34.56	S07°13'17"E	17.30
C64	39.18	275.00	8°09'46"	39.15	S06°11'16"E	19.62
C65	39.71	275.00	8°16'21"	39.67	S02°01'48"W	19.89
C66	33.68	1525.00	1°15'55"	33.68	S05°32'01"W	16.84
C67	73.31	1525.00	2°45'16"	73.31	S03°31'25"W	36.66
C68	53.03	1525.00	1°59'33"	53.03	S01°09'01"W	26.52
C69	80.49	524.63	8°47'24"	80.41	N67°48'32"W	40.32

TANGENT DATA

NUMBER	BEARING	DISTANCE
T1	N00°09'14"E	38.00
T2	N89°50'46"W	20.00
T3	S00°09'14"W	9.18
T4	S79°46'11"E	44.12
T5	N06°30'00"W	56.91
T6	S00°09'14"W	30.02
T7	S00°09'14"W	23.56
T8	S00°09'14"W	8.54
T9	N06°30'00"W	51.45
T10	N06°30'00"W	5.46
T11	S00°09'14"W	20.45
T12	S00°09'14"W	13.30
T13	N83°45'59"E	98.82
T14	N76°41'14"E	273.17
T15	N78°19'32"E	55.79

9088298 PLAT OF SANDIA HEIGHTS SOUTH UNIT 28C BERNALILLO COUNTY, NEW MEXICO NOVEMBER, 1989

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

NGV 1 61990
At o'clock m Recorded in Vol. 90C
of records of said County Folio 281 1 of 2
Deputy Clerk & Recorder

FREE CONSENT AND DEDICATION

The foregoing Replat of that certain tract of land situated within Bernalillo County, New Mexico, being Tract II, 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 together with Tract A-1, SANDIA HEIGHTS SOUTH, UNIT 28-B, 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 22, 1986 in Volume C31, Folio 179, and now hereon shown and comprising Lots 2873 thru 2900, Brushwood North Subdivision 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 dedicate 2.6038 acres of public right-of-way and do hereby grant all easements shown on this plat. Public street rights-of-way and public drainage easements are dedicated to the County of Bernalillo, New Mexico, which will accept responsibility for maintenance upon completion and inspection. 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, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs.

SANDIA PEAK TRAM COMPANY
Robert M. Murphy
Robert M. Murphy, President
State of New Mexico)
County of Bernalillo)

The foregoing instrument was acknowledged before me this 22nd day of DECEMBER, 1989 by Robert M. Murphy, President, Sandia Peak Tram Company, a corporation, on behalf of said corporation.

My Commission Expires 10-11-92 *Lisa K. Keleneth*
Notary Public

- APPROVALS**
- PLAT NUMBER SC5-89-24
- Jack Cloud* PLANNING DIRECTOR 11/16/90
 - Tommy* CITY ENGINEER 10/2/90
 - Carl* A.M.A.F.G.A. 1/25/90
 - Robert W. Kane* TRAFFIC ENGINEER 10-02-90
 - La Monte Turbun* CITY SURVEYOR 1/24/90
 - Roni Elwell* PROPERTY MANAGEMENT 1-24-90
 - Robert W. Kane* UTILITY DEVELOPMENT DEPARTMENT 10-2-90
 - John M. Stone* PARKS & RECREATION DEPARTMENT 10/2/90
 - Robin Phillips* PUBLIC SERVICE COMPANY OF NEW MEXICO 1-31-90
 - JB Henderson* U.S. WEST COMMUNICATIONS 1-25-90
 - Joseph A. Price* AS COMPANY OF NEW MEXICO 1-23-90
 - Boles A. Romeo* COUNTY PUBLIC WORKS 11/14/90
 - John M. Stone* COUNTY PLANNING COMMISSION JAN 3, 1990
 - Ed Helbert* BOARD OF COUNTY COMMISSIONERS 2-27-1990

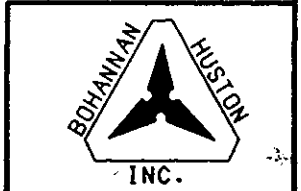
PNM DISCLAIMER

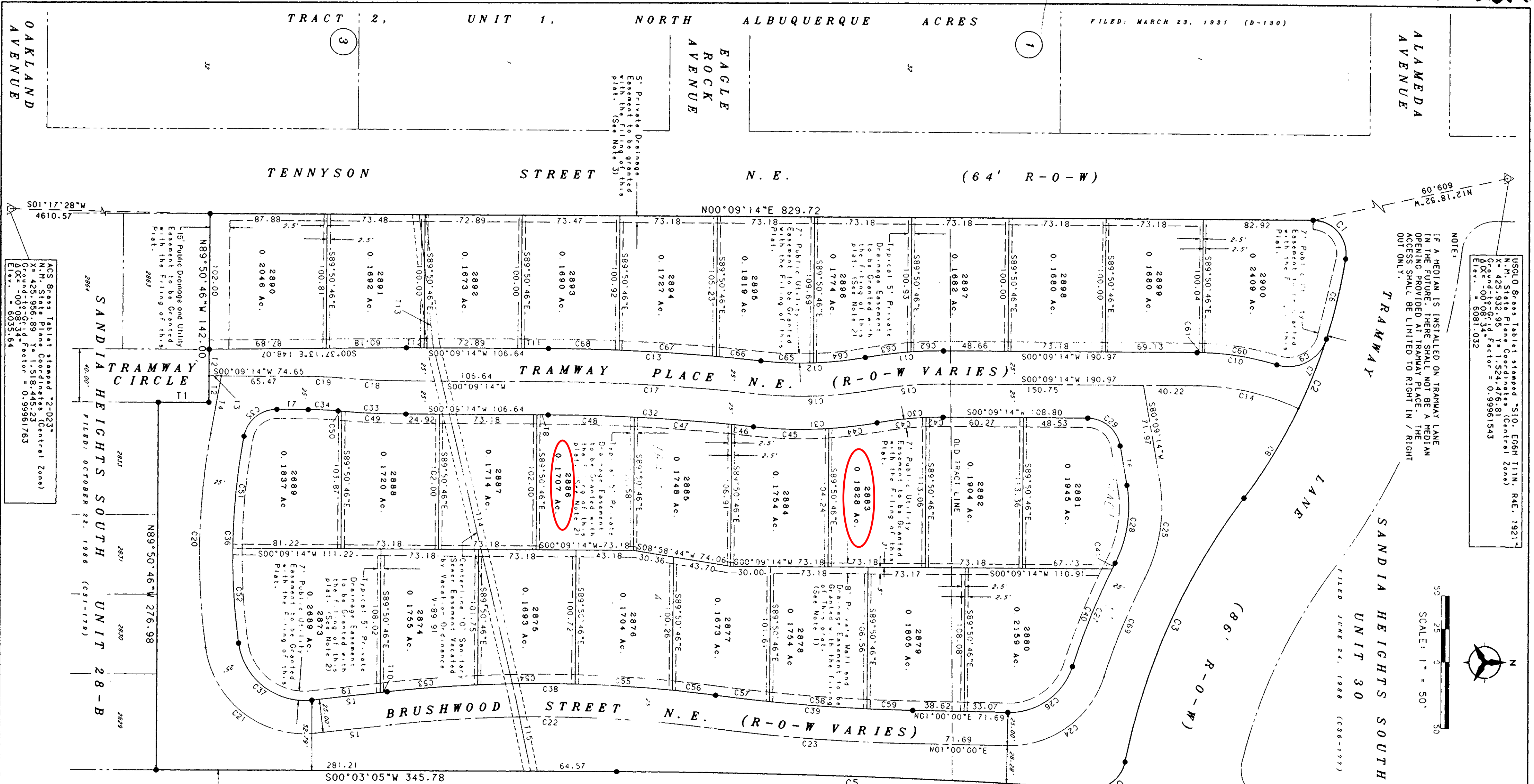
By approving this document, PNM does NOT waive or release any easement or easement rights which may have been granted by prior plat, replat, or document.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPON: 1-023-064-021-502-20220 PROPERTY OWNER OR RECORD.

SANDIA PEAK TRAM CO
BERNALILLO COUNTY TREASURER'S OFFICE
Chris Simpson 9-25-90

JOB NO. 89222.07

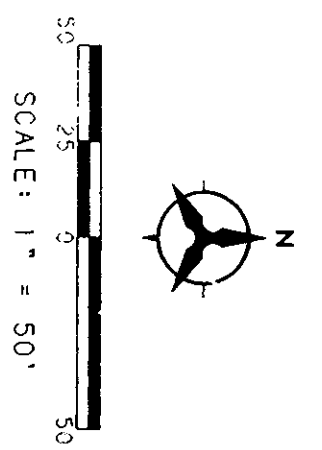




ACS Brass Tablet stamped "2-025"
 N.M. State Plane Coordinates (Central Zone)
 X = 429,950.89 Y = 1,518,483.23
 GCS = 0.000814 Factor = 0.99981763
 Elev. = 6035.64

USGLO Brass Tablet stamped "SIO. E66H 111N. R4E. 1921"
 N.M. State Plane Coordinates (Central Zone)
 X = 425,932.95 Y = 1,524,476.81
 GCS = -0.000814 Factor = 0.99981543
 Elev. = 6081.032

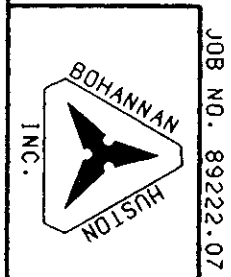
NOTE:
 IF A MEDIAN IS INSTALLED ON TRAMWAY LANE
 IN THE FUTURE, THERE SHALL NOT BE A MEDIAN
 OPENING PROVIDED AT TRAMWAY PLACE. THE
 ACCESS SHALL BE LIMITED TO RIGHT IN / RIGHT
 OUT ONLY.



SANDIA HEIGHTS SOUTH
 UNIT 30
 FILED JUNE 24, 1988 (C38-177)

- NOTES:
1. The 8' wide Private Wall and Drainage Easement along the back lot lines through lots 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, and 2889 is provided for the use and benefit of lots 2873 thru 2895. Wall openings shall be maintained by the owners of lots 2873 thru 2889. Drainage easements shall be maintained by the owners of lots 2873 thru 2880.
 2. The common 5' wide private drainage easement on the street lot lines is provided for the use and benefit of the adjoining lots and is to be maintained by the owners of same lots.
 3. The 5' wide Private Drainage Easement along the back lot lines through lots 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, and 2899 is provided for the use and benefit of lots 2890 thru 2900 and shall be maintained by the owners of lots 2890 thru 2899.
 4. Twenty-four feet (24') of paving shall be required in Tennyson Street and placed on the westerly half of the right-of-way to maintain alignment of existing pavement.

9088299 PLAT OF
 SANDIA HEIGHTS SOUTH
 UNIT 28C
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 1988



JO8 NO. 89222-07