

C25-47-1

SUBDIVISION PLAT MAP FOR SANDIA HEIGHTS SOUTH UNIT 28

WITHIN PROJECTED SECTION 14, T11N, R4E, NMPM
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 1984

76400

342
DOLORES C. WALLEE

C25
47-13

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, and said owner(s) and/or proprietor(s) do hereby dedicate the 0.9529 acre public right-of-way and do hereby grant all easements shown on this plat and including the right of ingress and egress and the right to trim interfering trees or bushes.

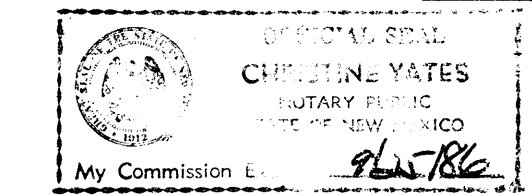
SANDIA PEAK TRAM COMPANY

Robert M. Murphy, Vice President
Sandia Peak Tram Company

State of New Mexico)
County of Bernalillo)

The foregoing instrument was acknowledged before me this 20th day of August, 1984, by Robert M. Murphy, Vice President, Sandia Peak Tram Company, a New Mexico Corporation, on behalf of said Company.

My commission Expires: Christine Yates
Notary Public

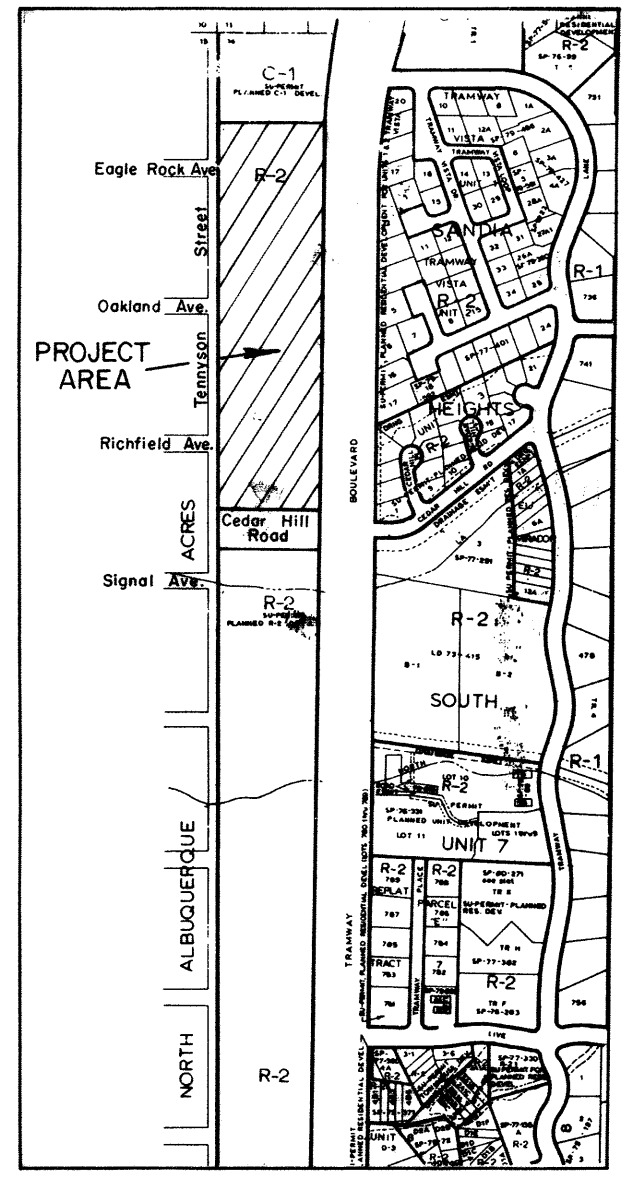


DESCRIPTION

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 10, 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 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, said corner also being the northwest corner of said Tract 10 and also being a point on the easterly right-of-way of Tennyson Street, whence the ACS Control Station "EG-GMP," 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 said Tract 10, N89°34'39"E, 423.39 feet to the northeast corner of the tract herein described, also being the northeast corner of said Tract 10 and a point on curve on the westerly right-of-way of Tramway Boulevard; thence continuing along the easterly boundary of said Tract 10 and said westerly right-of-way of Tramway Boulevard, 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, 1207.22 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 S45°03'05"W, 35.36 feet to a point of tangency on the northerly right-of-way of Cedar Hill Road and the southerly boundary of said Tract 10; thence leaving said westerly right-of-way of Tramway Boulevard and said easterly boundary of Tract 10 and continuing along said northerly right-of-way of Cedar Hill Road and said southerly boundary of Tract 10, N89°56'55"W, 270.52 feet to a point of curvature; thence, 39.31 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N44°53'51"W, 35.39 feet to a point of tangency on the easterly right-of-way of Tennyson Street and the westerly boundary of said Tract 10; thence leaving said right-of-way of Cedar Hill Road and said southerly boundary of Tract 10 and continuing along said easterly right-of-way of Tennyson Street and said westerly boundary of Tract 10, N00°09'14"E, 1456.24 feet to the point and place of beginning.

Tract contains 14.2776 acres, more or less.



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

SUBDIVISION DATA

1. Zone Atlas Index No. C-23-Z.
2. Gross Subdivision Acreage: 14.2776 Acres.
3. Total Number of Tracts Created: 23 Tracts.
4. Total Mileage of Full Width Streets Created: 0.1490 Mile.
5. DRB No. 84-310
6. SC5-84-22

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 a ●
4. Intersection of Tramway Circle at Cedar Hill Road will be restricted to right turns only in and out of Tramway Circle when median on Cedar Hill Road is constructed.
5. Access to Tramway Boulevard from Lots 2816, 2817, and 2818 is prohibited.
6. Access to Cedar Hill Road from Lots 2801, 2813, 2814, 2815, and 2816 is prohibited.
7. 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.
8. 24 feet of paving shall be required in Tennyson, centered 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 or parcels, shall credited for the 24 feet of pavement installed.

APPROVALS

<u>[Signature]</u> PLANNING DIRECTOR	<u>10-3-84</u> DATE
<u>[Signature]</u> CITY ENGINEER	<u>9/4/84</u> DATE
<u>[Signature]</u> A.M.A.F.C.A.	<u>9/25/84</u> DATE
<u>[Signature]</u> TRAFFIC ENGINEER	<u>9-4-84</u> DATE
<u>[Signature]</u> CITY SURVEYOR	<u>8/23/84</u> DATE
<u>[Signature]</u> PROPERTY MANAGEMENT	<u>8/30/84</u> DATE
<u>[Signature]</u> WATER RESOURCES DEPARTMENT	<u>9-4-84</u> DATE
<u>[Signature]</u> PARKS & RECREATION DEPARTMENT	<u>9/4/84</u> DATE
<u>[Signature]</u> PUBLIC SERVICE COMPANY OF NEW MEXICO	<u>9/20/84</u> DATE
<u>[Signature]</u> MOUNTAIN BELL	<u>9/30/84</u> DATE

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, under the laws of New Mexico, certify that I am a registered Land Surveyor, and 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.

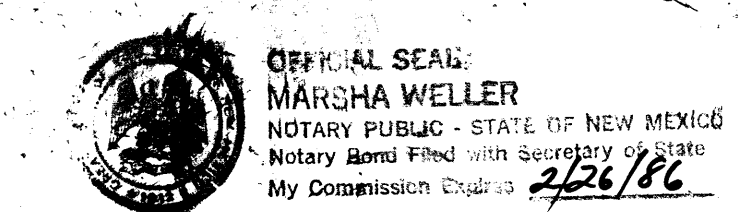
A. Dwain Weaver
A. Dwain Weaver
P.L.S. No. 6544
New Mexico

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

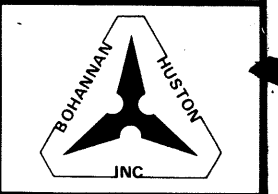
State of New Mexico)
County of Bernalillo)

The foregoing instrument was acknowledged before me this 20th day of August, 1984, by A. Dwain Weaver.

[Signature]
Notary Public



JOB NO. 32157



C25-47-1

1-24-84

C25-47-1

C25-47-3

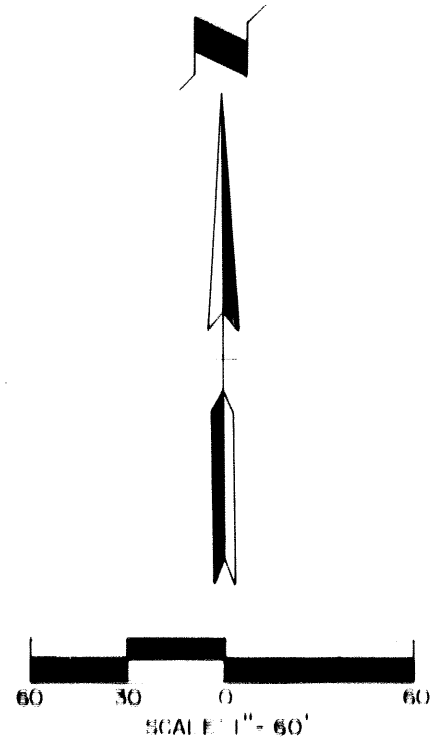
C25-47-3

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SUBDIVISION PLAT MAP FOR SANDIA HEIGHTS SOUTH UNIT 28

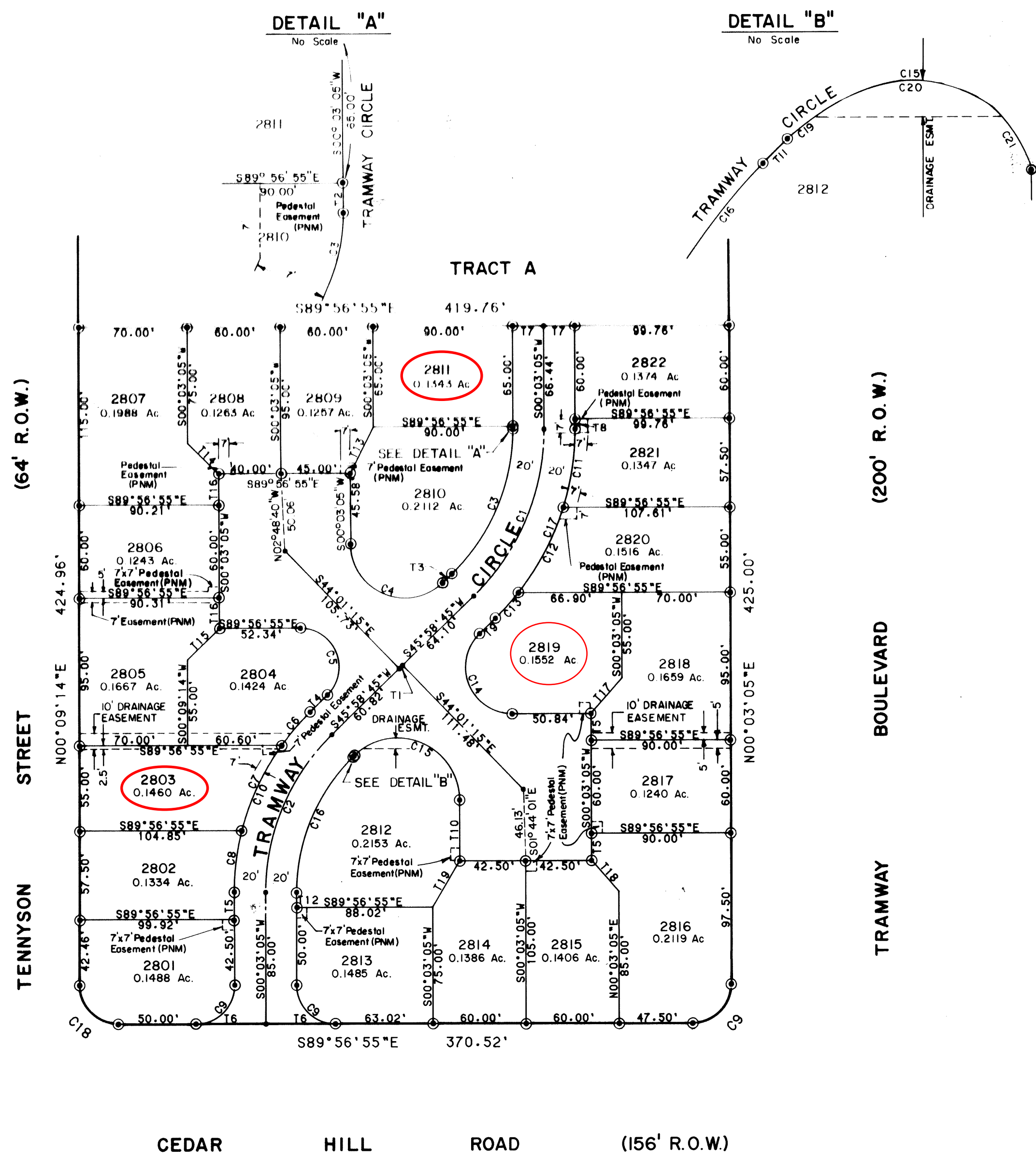
State of New Mexico
County of Bernalillo
This instrument was filed for record on 3/2 OCT 4, 1984 at 1:30 o'clock P.M. Recorded in Vol. 413 of records of said County Filed 4/13 3/13 DOLORES C. WALLE 3/13 Deputy Clerk

SCALE: 1" = 60' AUGUST, 1984



DETAIL "A"
No Scale

DETAIL "B"
No Scale



CURVE DATA					
NR.	RADIUS	ARC	CHORD	DELTA	TANGENT
C1	150.00'	120.24'	117.05'	45°55'40"	63.56'
C2	141.60'	113.50'	110.49'	45°55'40"	60.00'
C3	130.00'	104.21'	101.44'	45°55'40"	55.08'
C4	35.00'	81.90'	64.45'	134°04'20"	82.60'
C5	25.00'	59.31'	46.35'	135°55'40"	61.76'
C6	161.60'	27.98'	27.95'	09°55'17"	14.03'
C7	161.60'	61.13'	60.77'	21°40'31"	30.94'
C8	161.60'	40.42'	40.31'	14°19'52"	20.32'
C9	25.00'	39.27'	35.36'	90°00'00"	25.00'
C10	161.60'	129.54'	126.10'	45°55'40"	68.47'
C11	170.00'	51.86'	51.66'	17°28'43"	26.13'
C12	170.00'	62.67'	62.31'	21°07'17"	31.69'
C13	170.00'	21.74'	21.73'	07°19'40"	10.89'
C14	30.00'	71.17'	55.62'	135°55'40"	74.12'
C15	40.00'	93.60'	73.66'	134°04'20"	94.40'
C16	121.60'	97.47'	94.88'	45°55'40"	51.52'
C17	170.00'	136.27'	132.65'	45°55'40"	72.03'
C18	25.00'	39.31'	35.39'	90°06'09"	25.04'
C19	40.00'	7.13'	7.12'	109°12'23"	3.57'
C20	40.00'	47.29'	44.58'	67°43'54"	26.84'
C21	40.00'	39.19'	37.64'	56°08'03"	21.33'

TANGENT DATA		
NR.	DISTANCE	BEARING
T1	3.12'	S45°58'45"W
T2	1.44'	S00°03'05"W
T3	8.46'	S45°58'45"W
T4	15.72'	S45°58'45"W
T5	17.50'	S00°03'05"W
T6	45.00'	S89°56'55"E
T7	20.00'	S89°56'55"E
T8	6.44'	S00°03'05"W
T9	14.19'	S45°58'45"W
T10	39.29'	N00°03'05"E
T11	.95'	S45°58'45"W
T12	10.00'	S00°03'05"W
T13	33.54'	S26°36'59"W
T14	28.28'	S44°56'55"E
T15	28.56'	S45°35'51"W
T16	20.00'	S00°03'05"W
T17	30.10'	S41°41'06"W
T18	26.58'	S41°08'04"E
T19	34.73'	S30°18'28"W

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, under the laws of New Mexico, certify that I am a registered Land Surveyor, and 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
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P.L.S. No. 6544
New Mexico

Bohannon-Huston Inc.
4125 Carlisle Blvd., N.E.
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State of New Mexico)
County of Bernalillo)

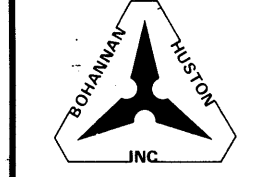
The foregoing instrument was acknowledged before me this 20th day of August 1984, by A. Dwain Weaver.

Marsha Weller
Notary Public



OFFICIAL SEAL
MARSHA WELLER
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 2/26/86

JOB NO. 32157



C25-47-3

C25-47-3