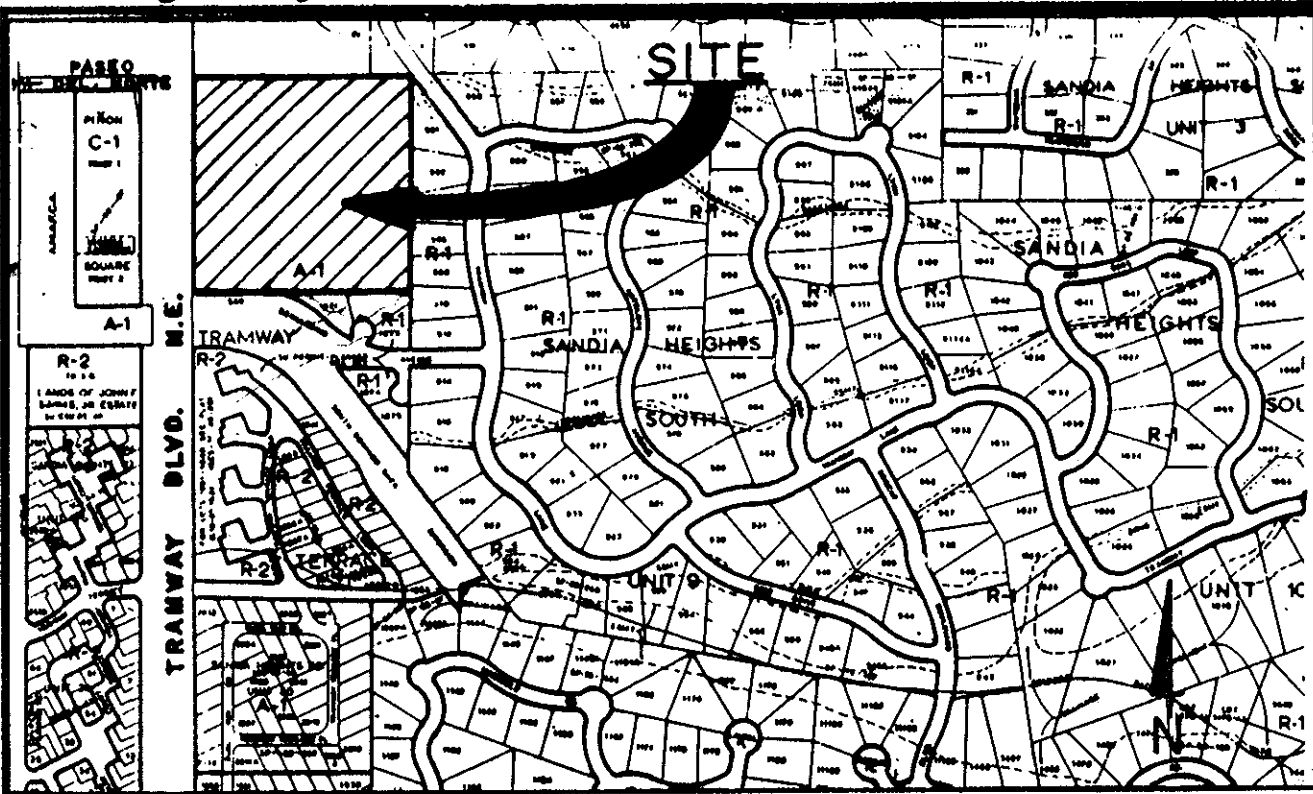


94-39(1)



93/20815/40277  
Talos Log No.

LOCATION MAP D-23

SUBDIVISION DATA

- 1. DRB Case No.: 92-58
- 2. Zone Atlas Index No.: D-23
- 3. Number of Lots Created: 52
- 4. Gross Subdivision Acreage: 13.6667 acres
- 5. Total Milage of Full Width Streets Created: 0.40 mi.
- 6. Date of Survey: December, 1991 (Field Book #36)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
 PAID ON UPC # 1-023-003-708-4483-2010  
 PROPERTY OWNER OF RECORD:  
Swann, Albert G II  
 BERNALILLO COUNTY TREASURER'S OFFICE  
Christopher L. Allen

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant and within Projected Section 23, Township 11 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico being LOT 1, LANDS OF DONALD W. MORGAN as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on Dec. 17, 1993, in Volume 93C, Folio 358, 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 herein described tract, said point being a 3/4" pipe in concrete on the east right-of-way line of Tramway Boulevard N.E., and further being common with the southwest corner of Tract 5, Lands of Mhoon (filed 2-16-79, Vol. C14, Fol. 114), from whence Albuquerque Control Survey Monument '2-D23' bears S71°36'39"W, 757.63 feet;

THENCE leaving said east right-of-way line along a line common with the south line of said Tract 5, Lands of Mhoon N89 36'02"E, 808.09 feet to the northeast corner, said point being a 3/4" pipe in concrete and being common with the southeast corner of said Tract 5, Lands of Mhoon, and further being common with the north corner of Lot 901, Sandia Heights South, Unit 9 (filed 8-25-77, Vol. D8, Fol. 4);

THENCE along a line common with the west line of said Sandia Heights, Unit 9 S00 02'57"W, 808.02 feet to the southeast corner, said point being a 3/4" pipe in concrete and being common with the southwest corner of Lot 908, of said Sandia Heights South, Unit 9, and further being common with the northeast corner of Lot 1872, Tramway Terrace (filed 4-2-81, Vol. C18, Fol. 39);

THENCE along a line common with the north line of said Tramway Terrace S89 34'31"W, 417.52 feet to a point on the north right-of-way line of San Bernardino Avenue N.E., said point being a 1/2" rebar with cap marked 'LS 7924';

THENCE along said north right-of-way line N36 01'45"W, 5.18 feet to a point of curvature, said point being a cross on a granite boulder;

THENCE continuing along said north right-of-way line 432.84 feet along a curve to the left, whose radius is 511.46 feet and whose long chord bears N60 16'25"W, 420.04 feet, through a central angle of 48 29'19" to a point of reverse curvature, said point being a 1/2" rebar with cap marked 'LS 7924';

THENCE leaving said north right-of-way line 36.90 feet along a curve to the right, whose radius is 25.00 feet and whose long chord bears N42 13'53"W, 33.64 feet, through a central angle of 84 34'24" to a point of tangency, said point being a 1/2" rebar with cap marked 'LS 7924', and further being on the east right-of-way line of Tramway Boulevard N.E.;

THENCE along said east right-of-way line N00 03'19"E, 568.11 feet to the point of beginning and containing 13.6667 acres more or less.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections as shown hereon, and will consist of a standard four inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monument", "Do Not Disturb", "PLS # 7719".
5. Basis of Boundary are the plats of record entitled LANDS OF DONALD W. MORGAN (filed December 17, 1993 Volume 93C, Folio 358), LANDS OF MHOON (filed February 16, 1979, Volume C14, Folio 114), SANDIA HEIGHTS SOUTH, UNIT 8 (filed December 3, 1974, Volume D6, Folio 103), SANDIA HEIGHTS SOUTH, UNIT 9 (filed August 25, 1977, Volume D8, Folio 4), and TRAMWAY TERRACE (filed April 2, 1981, Volume C18, Folio 39).
6. Unless otherwise indicated, all points marked with an open circle are a set 5/8" rebar with cap marked 'ALS LS 7719'.
7. Rear yard access shall not be allowed for lots adjoining Tramway Boulevard or San Bernardino Avenue.

OWNER'S FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner and/or proprietor thereof. Said owner and/or proprietor does hereby dedicate all public street right-of-way and emergency access right-of-way to the County of Bernalillo in fee simple. Said owner and/or proprietor does hereby grant public utility easements as shown hereon and granted for the common and joint use and benefit of:

1. The Public Service Company of New Mexico for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
  2. 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.
  3. U.S. West for the installation, maintenance and service of all buried and aerial communications lines and other related equipment and facilities reasonably necessary to provide communications services, including but not limited to above ground pedestals and closures.
  4. Jones Intercable for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide cable television service.
5. County of Bernalillo  
 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 electrical 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 Electrical Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

By approving this document, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or document.

Donald W. Morgan D.W.M. 12-20-93 11/14/94  
 Donald W. Morgan Date

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss  
 On this 27<sup>th</sup> day of July, 1992, the foregoing instrument was acknowledged before me.

Michaela O'Malley  
 Notary Public Michaela O'Malley  
 OFFICIAL SEAL  
 MICHAELA O'MALLEY  
 NOTARY PUBLIC  
 STATE OF NEW MEXICO  
 My Commission Expires 3/3/97

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

11/26 JAN 21 1994  
 118  
 Clerk & Recorder  
 Deputy Clerk

94000458 CORRECTION PLAT FOR 94017658

SANDIA HEIGHTS SOUTH- UNIT 8C

BERNALILLO COUNTY, NEW MEXICO

December, 1993

THIS CORRECTED PLAT IS FOR THE PURPOSE OF CORRECTING THE MISLABELLING OF LOT 8211 AS LOT 8210 ON THE ORIGINAL PLAT.

PURPOSE OF PLAT

1. Dedicate public right-of-way for residential streets.
2. Subdivide Lot 1 into 52 lots.
3. Dedicate emergency access right-of-way.
4. Grant public utility easements.
5. Vacate existing C.M.E.'s

APPROVED AND ACCEPTED BY SC5-92-20

Subdivision Case No.: D.R.B.-92-58  
Frank Clark 11/20/94  
 Planning Director, City of Albuquerque, N.M. Date  
Frank J. Piquero 1/13/94  
 City Engineering Dir., City of Albuquerque, N.M. Date  
Cliff E. Johnson 2/13/94  
 Albuquerque Metropolitan Arroyo Flood Control Authority Date  
Robert W. Kane 1-4-94  
 Traffic Div., City of Albuquerque, N.M. Date  
Robert W. Kane 1-4-94  
 Water Utilities Dept., City of Albuquerque, N.M. Date  
Carol Schneider 1-6-94  
 Parks and Recreation Dept., City of Albuquerque, N.M. Date  
Jan Tiala 12-21-93  
 City Engineer, City of Albuquerque, N.M. Date  
Albert G. Swann 1-18-94  
 Bernalillo County Planning Commission, Chairman Date  
Albert G. Swann 1-19-94  
 Bernalillo County Board of Commissioners, Chairman Date  
Donna Bura 7-29-92  
 Gas Company of New Mexico Date  
Mathie W. Weatherly 7-30-92  
 U.S. West Telecommunications Date  
Charles R. Phillips RP 12/21/93 7-29-92  
 Public Service Company of New Mexico Date  
Karen A. Shaw 7-31-92  
 Jones Intercable, Inc. Date  
Charles R. Bowman 1/13/94  
 Bernalillo County Public Works Date  
Cleve Matthews 7/28/92  
 Sandia Peak Utility Company Date  
Cleve Matthews 7/28/92  
 Sandia Peak Service, Inc. Date  
Don O'Connell 1/14/94  
 Bernalillo County Planning Commission Date

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989), and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 12-20-93  
 Timothy Aldrich, S.S. No. 7719 Date



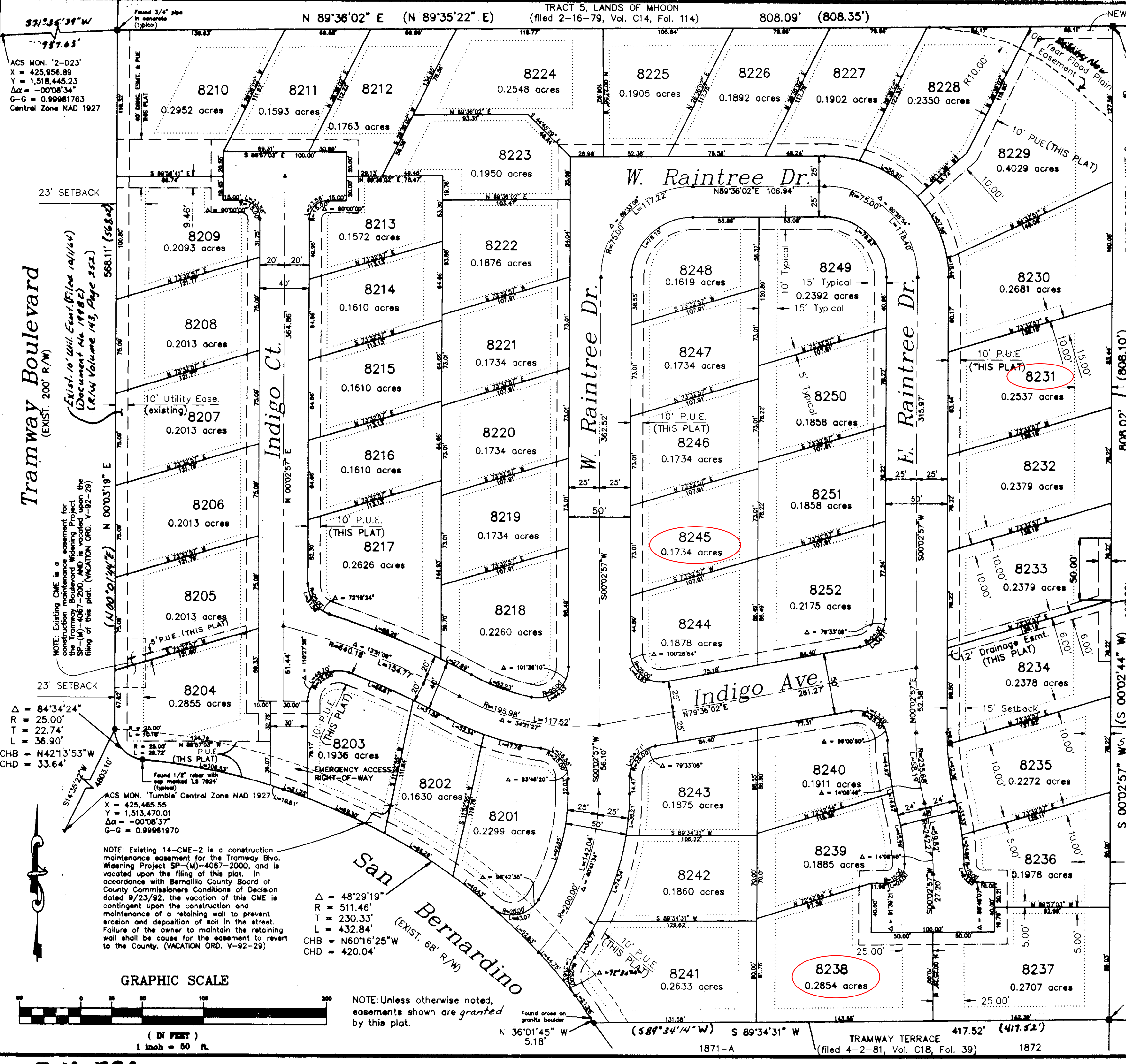
ALDRICH LAND SURVEYING  
 P.O. BOX 87701, S.D., N.M. 87100  
 505-824-1000

94-39(1)

94-39(1)

TRACT 5, LANDS OF MHOON (filed 2-16-79, Vol. C14, Fol. 114) 808.09' (808.35')

PLAT FOR SANDIA HEIGHTS SOUTH UNIT 8C BERNALILLO COUNTY, NEW MEXICO DECEMBER, 1993



NOTE: (DBB - 92-58) 310 7 1994

These properties are within the Sandia Peak Utility Company's and Sandia Peak Service, Inc.'s service area for water and sanitary sewer service. Water, fire protection, and sanitary sewer capabilities are based on these companies' facilities, not the City of Albuquerque.

Unless otherwise noted, the required building setback lines are located 15' from each front property line, 5' from each sideyard line (except for sideyards adjacent to street R.O.W. which shall be 10' from the R.O.W. line), and 15' from each rear yard line. Exceptions to this are lots 29 through 31 which have additional setbacks as shown.

Easement Dedication for Floodplain Dedication to the ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, Grantee, its successors or assigns, of lands, rights-of-way, and easements designated herein as "Flood Plain Easements".

Unless otherwise noted, the required building setback lines are located 15' from each front property line, 5' from each sideyard line (except for sideyards adjacent to street R.O.W. which shall be 10' from the R.O.W. line), and 15' from each rear yard line. Exceptions to this are lots 29 through 31 which have additional setbacks as shown.

Signature of Owner(s) of Record: Daniel W. Payne 12-20-93 Date

STATE OF NEW MEXICO COUNTY OF BERNALILLO On this 20th day of December 1993 the foregoing instrument was acknowledged before me.

Notary Public: Michaela D'Malle

SURVEYOR'S CERTIFICATION: I, Timothy Aldrich, a duly qualified Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989), and is true and correct to the best of my knowledge and belief.

ALDRICH LAND SURVEYING P.O. BOX 80701, ALBUQUERQUE, N.M. 87108 505-264-1000

ACS MON. '2-D23' X = 425,956.89 Y = 1,518,445.23 Δα = -00°08'34" G-G = 0.99961763 Central Zone NAD 1927

NOTE: Existing CME is a construction maintenance easement for the Tramway Boulevard Widening Project SP-(M)-4067-2000, AND is vacated upon the filing of this plat. (VACATION ORD. V-92-29)

Δ = 84°34'24" R = 25.00' T = 22.74' L = 36.90' CHB = N42°13'53"W CHD = 33.64'

ACS MON. 'Tumble' Central Zone NAD 1927 X = 425,485.55 Y = 1,513,470.01 Δα = -00°08'37" G-G = 0.99961970

NOTE: Existing 14-CME-2 is a construction maintenance easement for the Tramway Blvd. Widening Project SP-(M)-4067-2000, and is vacated upon the filing of this plat. In accordance with Bernalillo County Board of County Commissioners Conditions of Decision dated 9/23/92, the vacation of this CME is contingent upon the construction and maintenance of a retaining wall to prevent erosion and deposition of soil in the street. Failure of the owner to maintain the retaining wall shall be cause for the easement to revert to the County. (VACATION ORD. V-92-29)

