

LOCATION MAP
ZONE ATLAS MAP NO. G-11-2

SUBDIVISION DATA

- 1 CASE NO. DRB-1998-011-7
- 2 ZONE ATLAS INDEX NO. G-11-2
- 3 GROSS SUBDIVISION ACREAGE 31,224.4 ACRES
- 4 TOTAL NUMBER OF LOTS CREATED 2 LOTS
- 5 DATE OF SURVEY FEBRUARY, 1998
- 6 TALOS LOG NO. SP-98-0211-1421-0377

NOTES:

- 1 BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE). BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD DATA
- 2 DISTANCES ARE GROUND DISTANCES
- 3 UNLESS OTHERWISE INDICATED, ALL BOUNDARY CORNERS SHOWN THIS ARE MARKED WITH A P-NAIL W/SHINER, SCRIBED "X" IN CONCRETE OR AN IRON STAKE SURMOUNTED WITH A CAP STAMPED "P.S. 10464"
- 4 THE DATA SHOWN HEREON IS FROM AN ACTUAL FIELD SURVEY
- 5 THE PURPOSE OF THIS PLAT IS TO REPLAT TRACT X-1-A UNIVERSITY OF ALBUQUERQUE URBAN CENTER INTO TWO (2) TRACTS OF LAND

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #
1-011-060-171484-20846

PROPERTY OWNER OF RECORD McMahan Middlebrook & Associates, P.C.
BERNALILLO COUNTY TREASURER'S OFFICE Pauline Rodriguez 3/18/98

Plat & Survey By: **ALBUQUERQUE SURVEYING CO. INC.**, 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036

98C-68(1)

LEGAL DESCRIPTION

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ALBUQUERQUE GRANT WITHIN SECTION 2 (AS PROJECTED), TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS TRACT X-1-A, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, AS SAID TRACT X-1-A IS SHOWN AND DESIGNATED ON PLAT OF TRACTS X-1-A & X-1-B, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, ON JUNE 22, 1995, IN VOLUME 95C, FOLIO 229 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COORS BOULEVARD NW, WHENCE THE ACS CONTROL STATION "NW 448-458" BEARS N 03°31'27" E, 1,582.60 FEET DISTANCE
 THENCE, S 00°10'12" W, 591.19 FEET DISTANCE TO A POINT ON CURVE
 THENCE, SOUTHWESTERLY, 55.48 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 307.00 FEET, A CENTRAL ANGLE OF 102°11'6" AND A CHORD WHICH BEARS S 05°20'52" W, 55.41 FEET DISTANCE) TO THE POINT OF TANGENCY
 THENCE, S 00°10'12" W, 163.65 FEET DISTANCE TO THE POINT OF CURVATURE
 THENCE, SOUTHWESTERLY, 36.50 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 135°53'37" AND A CHORD WHICH BEARS S 07°08'03" W, 36.41 FEET DISTANCE) TO THE POINT OF COMPOUND CURVATURE
 THENCE, SOUTHWESTERLY, 93.35 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 82.00 FEET, A CENTRAL ANGLE OF 65°13'45" AND A CHORD WHICH BEARS S 48°43'41" W, 98.39 FEET DISTANCE) TO THE POINT OF COMPOUND CURVATURE
 THENCE, SOUTHWESTERLY, 47.29 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 10°50'16" AND A CHORD WHICH BEARS S 84°45'41" W, 47.22 FEET DISTANCE) TO THE POINT OF TANGENCY ON THE NORTHERLY RIGHT-OF-WAY LINE OF LADERA DRIVE NW
 THENCE, N 89°49'11" W, 315.91 FEET DISTANCE TO THE POINT OF CURVATURE
 THENCE, SOUTHWESTERLY, 436.02 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 3,053.00 FEET, A CENTRAL ANGLE OF 08°10'58" AND A CHORD WHICH BEARS S 86°05'20" W, 435.65 FEET DISTANCE) TO THE POINT OF TANGENCY
 THENCE, S 81°59'51" W, 449.24 FEET DISTANCE TO THE POINT OF CURVATURE
 THENCE, NORTHWESTERLY, 37.64 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°15'36" AND A CHORD WHICH BEARS N 54°52'21" W, 34.18 FEET DISTANCE) TO THE POINT OF TANGENCY ON THE EASTERLY RIGHT-OF-WAY LINE OF AIRISCO DRIVE NW
 THENCE, N 11°44'33" W, 1,009.93 FEET DISTANCE TO THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED.
 THENCE, S 89°46'20" E, 1,552.22 FEET DISTANCE TO THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED AND CONTAINING 1,560.137 SQUARE FEET (31,224.4 ACRES), MORE OR LESS

NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 7 OF THE GEN. OF ALBUQUERQUE, NEW MEXICO, SUBDIVISION ORDINANCE, PART OF THE CITY OF ALBUQUERQUE, NEW MEXICO, HAS BEEN GRANTED BY THE CITY OF ALBUQUERQUE, NEW MEXICO, TO THE SUBDIVISION AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT ZONING, SITE DEVELOPMENT PLAN APPROVALS AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMARCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

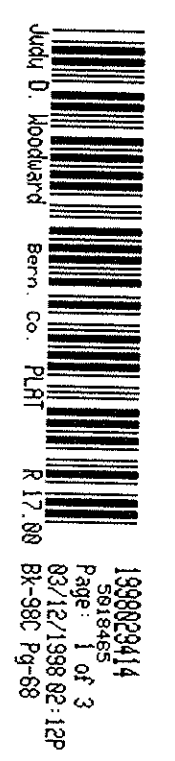
BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

- WATER AND SANITARY SEWER AVAILABILITY,
- FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS,
- PARK AND OPEN SPACE REQUIREMENTS,
- DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS,
- EXCAVATION, FILLING OR GRADING REQUIREMENTS

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION

PLAT OF
TRACTS X-1-A1 & X-1-A2
UNIVERSITY OF ALBUQUERQUE
URBAN CENTER
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 1998



APPROVED AND ACCEPTED BY:

SP-98-55
SUBDIVISION PLAT NO. X
CITY ALBUQUERQUE COUNTY BERNALILLO
PLANNING DIRECTOR [Signature]
ALBUQUERQUE, BERNALILLO COUNTY DEVELOPMENT REVIEW BOARD
CITY ENGINEER [Signature]
DATE 3-3-98

[Signature]
TRAFFIC ENGINEER
DATE 3-03-98

[Signature]
UTILITY DEVELOPMENT DIVISION
CITY OF ALBUQUERQUE PUBLIC WORKS
DATE 3/31/98

[Signature]
PROPERTY MANAGEMENT
DATE 3-4-98

[Signature]
CITY SURVEYOR
DATE 022296

SP. 98. 55

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DUTY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
VLADIMIR JIRIK, N.M.P.S. NO. 10464
DATE 2/13/98

98C-68(1)

(1)8C-68(1)

OWNER'S CERTIFICATE

The subdivision shown hereon is with the 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 grant all access, utility and drainage easements shown hereon for the purposes noted. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

PLAT OF
TRACTS X-1-A1 & X-1-A2
UNIVERSITY OF ALBUQUERQUE
URBAN CENTER
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 1998



JOHN T. McMAHON and MILDRED W. McMAHON,
as Co-Trustees of the John T. McMahon
and Mildred W. McMahon Revocable Trust,
dated December 13, 1988

By: John T. McMahon
JOHN T. McMAHON, Trustee

Dated: Feb 22, 1998

ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF Bernalillo } ss.

The foregoing instrument was acknowledged before me
this 22 day of February, 1998 by JOHN T. McMAHON,
Co-Trustee of the John T. McMahon and Mildred W. McMahon
Revocable Trust, on behalf of the Trust.

My commission expires: Feb 19, 1999
Notary Public Juan M. Cantu

By: Mildred W. McMahon
MILDRED W. McMAHON, Trustee

Dated: Feb 22, 1998

ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF Bernalillo } ss.

The foregoing instrument was acknowledged before me
this 22 day of February, 1998 by MILDRED W. McMAHON,
Co-Trustee of the John T. McMahon and Mildred W. McMahon
Revocable Trust, on behalf of the Trust.

My commission expires: Feb 19, 1999
Notary Public Juan M. Cantu

MLK LTD. CO., a New Mexico
limited liability company

By: Michael L. Keleher

Dated: 2/17/98

ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF Bernalillo } ss.

The foregoing instrument was acknowledged before me
this 17 day of February, 1998 by MICHAEL L. KELEHER,
President, MLK LTD. CO., a New Mexico limited liability company,
on behalf of the Company.

My commission expires: May 19, 1999
Notary Public Juan M. Cantu

WESTSIDE LTD. CO., a New Mexico
limited liability company

By: James W. Rogers, Jr., Member

Dated: _____

ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF _____ } ss.

The foregoing instrument was acknowledged before me
this _____ day of _____, 1998 by JAMES W. ROGERS, JR.,
Member, WESTSIDE LTD. CO., a New Mexico limited liability company, on
behalf of the Company.

My commission expires: _____
Notary Public _____

William B. Keleher
WILLIAM B. KELEHER

Dated: 2/17/98

ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF Bernalillo } ss.

The foregoing instrument was acknowledged before me
this 17 day of February, 1998 by WILLIAM B. KELEHER

My commission expires: May 19, 1999
Notary Public Juan M. Cantu

Jan R. Keleher
JAN R. KELEHER

Dated: 2/17/98

ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF Bernalillo } ss.

The foregoing instrument was acknowledged before me
this 17 day of February, 1998 by JAN R. KELEHER.

My commission expires: May 19, 1999
Notary Public Juan M. Cantu

John G. Keleher
JOHN G. KELEHER

Dated: 2/19/1998

ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF Pitkin } ss.

The foregoing instrument was acknowledged before me
this 19th day of Feb, 1998 by JOHN G. KELEHER.

My commission expires: 11/25/2000
Notary Public Robert A. O'Leary

Linda B. Keleher
LINDA B. KELEHER

Dated: 2/12/98

ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF Arkin } ss.

The foregoing instrument was acknowledged before me
this 12th day of Feb, 1998 by LINDA B. KELEHER.

My commission expires: 11/25/2000
Notary Public Robert A. O'Leary

Thomas F. Keleher
THOMAS F. KELEHER

Dated: 2-16-98

ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF Bernalillo } ss.

The foregoing instrument was acknowledged before me
this 16th day of February, 1998 by THOMAS F. KELEHER.

My commission expires: May 19, 1999
Notary Public Juan M. Cantu

Gretchen C. Keleher
GRETCHEN C. KELEHER

Dated: _____

ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF Bernalillo } ss.

The foregoing instrument was acknowledged before me
this _____ day of _____, 1998 by GRETCHEN C. KELEHER.

My commission expires: May 19, 1999
Notary Public Juan M. Cantu

98C-68(2)

98C-68(2)

NOTE:
 TRACT X-1-A2 GRANTS A TEMPORARY PRIVATE BLANKET DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT X-1-A1 UNTIL FUTURE PLATTING DEFINES THE PRIVATE EASEMENT ON TRACT X-1-A2, AND SUCH PLATTING CREATES AND HAS APPROVED A GRADING AND DRAINAGE AND MAINTENANCE PLAN BY THE CITY OF ALBUQUERQUE HYDROLOGY DEPARTMENT. MAINTENANCE OF THE TEMPORARY PRIVATE BLANKET DRAINAGE EASEMENT WILL BE THE RESPONSIBILITY OF TRACT X-1-A2.

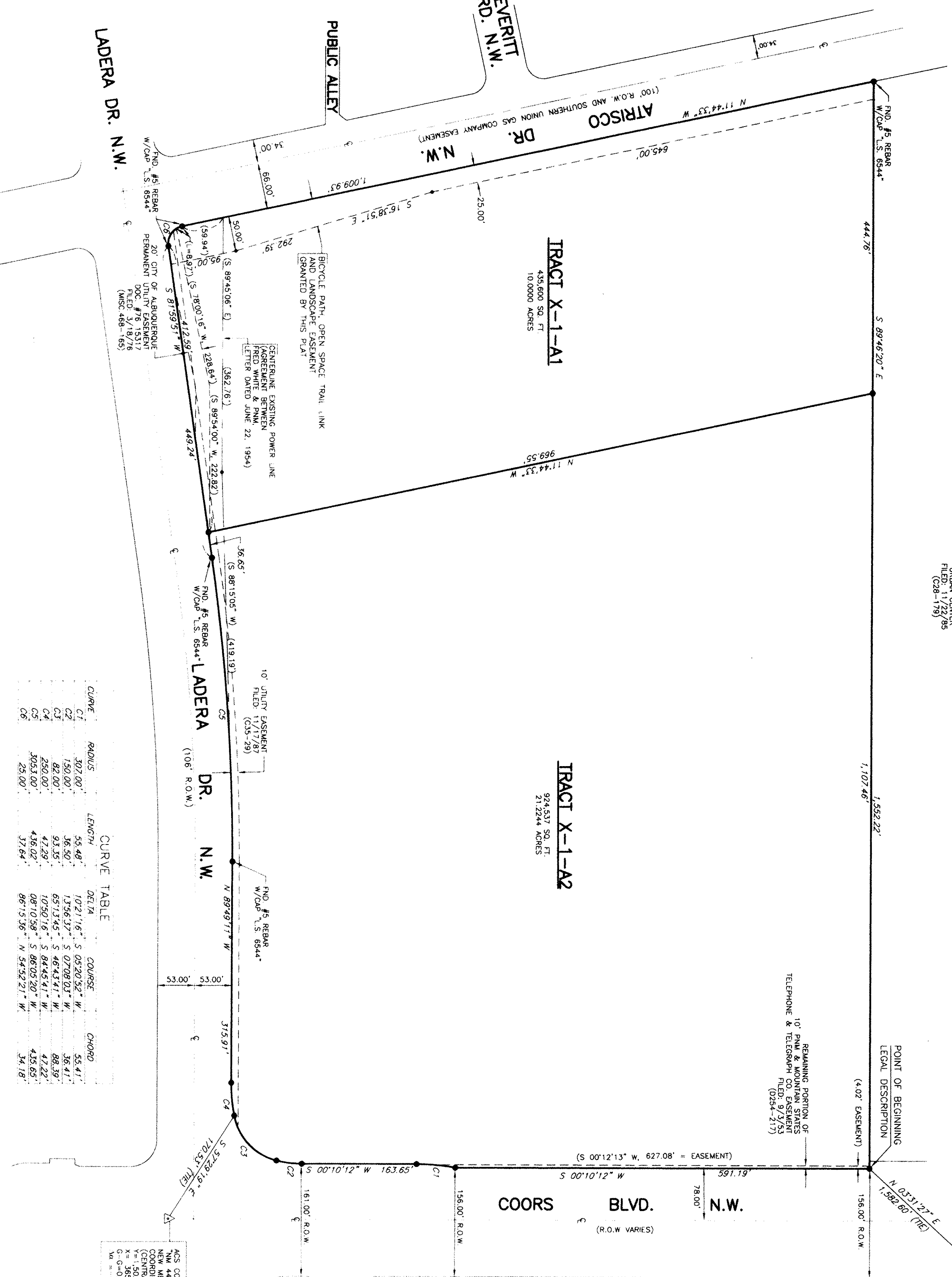
TRACT A-1-A
 UNIVERSITY OF ALBUQUERQUE
 URBAN CENTER
 FILED: 11/22/85
 (C28-179)

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 3 of 3
 83712/1988 02:12P
 BK-980 Pg-88
 R 17.88
 PLH
 Judy D. Woodland
 Surv. Co.

PLAT OF
 TRACTS X-1-A1 & X-1-A2
 UNIVERSITY OF ALBUQUERQUE
 URBAN CENTER
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 1998

ACS CONTROL STATION
 NM 448-N58
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 (CENTRAL ZONE) (NAD 1927)
 X = 365,147.72
 Y = 1,504,680.04
 G-S = 0.9996786
 Az = -00°15'34"

ACS CONTROL STATION
 NM 448-N48
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 (CENTRAL ZONE) (NAD 1927)
 X = 365,122.05
 Y = 1,504,680.04
 G-S = 0.9996786
 Az = -00°15'34"



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	COURSE	CHORD
C1	307.00'	58.48'	10°21'16"	S 08°20'52" W	55.41'
C2	150.00'	36.50'	13°56'37"	S 07°08'03" W	36.41'
C3	82.00'	23.35'	65°13'45"	S 46°43'41" W	88.39'
C4	250.00'	47.29'	10°50'16"	S 84°45'41" W	47.22'
C5	3053.00'	436.02'	08°10'58"	S 86°05'20" W	435.65'
C6	25.00'	37.64'	86°15'36"	N 54°52'21" W	34.18'

98C-68(3)

98C-68(3)