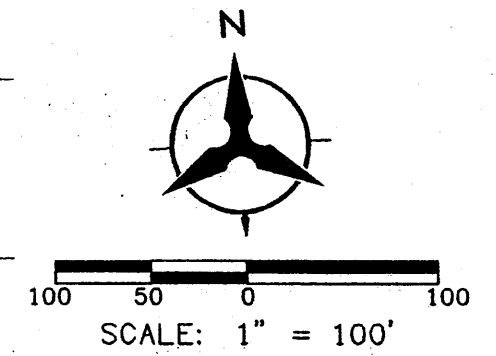
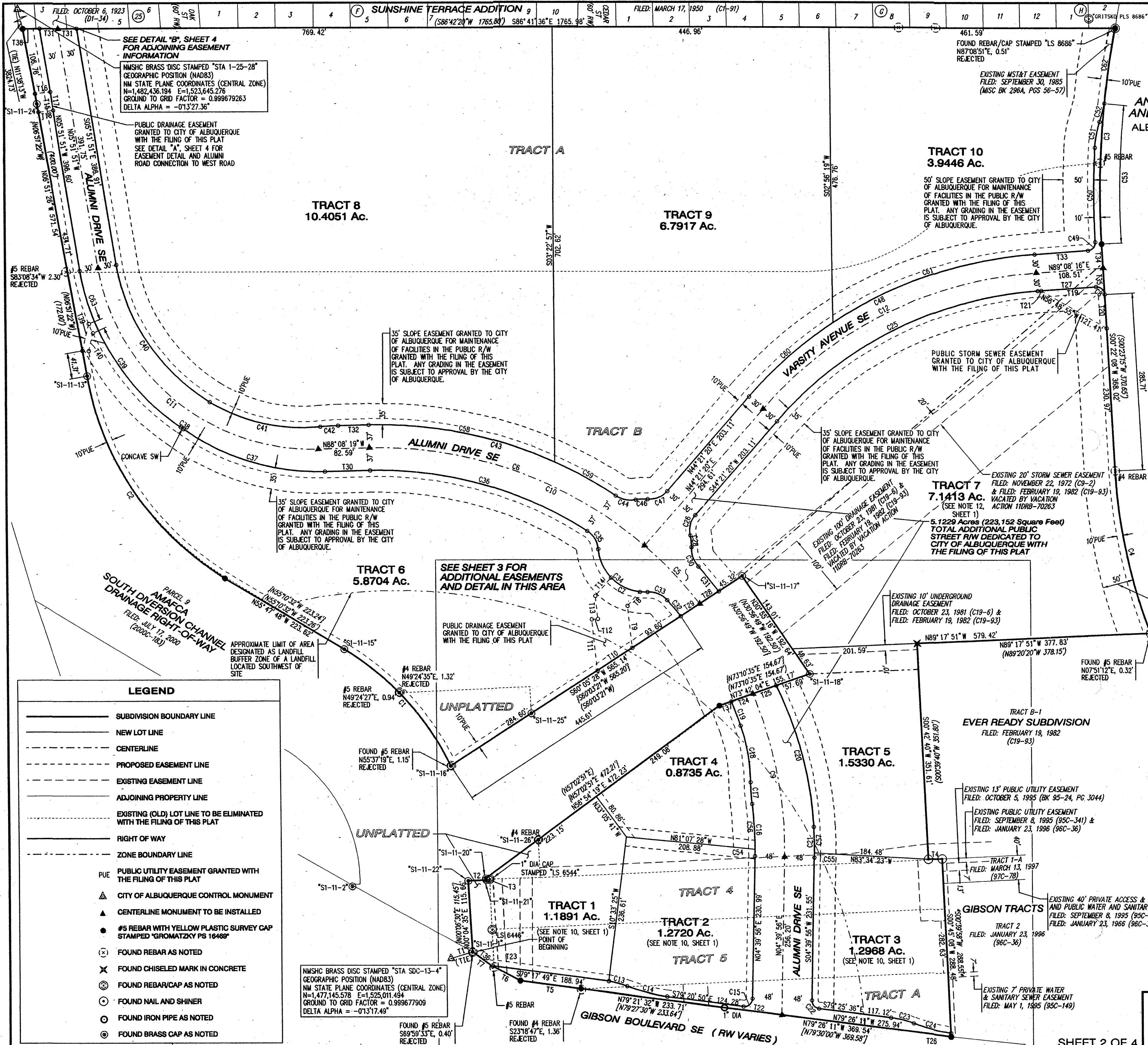


PLAT OF
**UNM GIBSON
 COMMERCIAL DISTRICT**
 (A REPLAT OF TRACTS A & B,
 EVER READY SUBDIVISION
 TRACTS 4 & 5, GIBSON TRACTS
 AND TRACT A, 40/25 ASSOCIATES SUBDIVISION)
 AND UNPLATTED LAND IN SECTION 28, T10N, R3E
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2011



DOCH 2011119138
 12/22/2011 02:23 PM Page 2 of 4
 PLAT R: 225 00 B: 2011 C: 0136 M: Toulous Olivere, Bernalillo Cou



SEE DETAIL "B", SHEET 4
 FOR ADJOINING EASEMENT
 INFORMATION
 NMSHC BRASS DISC STAMPED "STA 1-25-28"
 GEOGRAPHIC POSITION (NAD83)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 N=1,482,436.194 E=1,523,645.276
 GROUND TO GRID FACTOR = 0.999679263
 DELTA ALPHA = -013'27.36"

PUBLIC DRAINAGE EASEMENT
 GRANTED TO CITY OF ALBUQUERQUE
 WITH THE FILING OF THIS PLAT
 SEE DETAIL "A", SHEET 4 FOR
 EASEMENT DETAIL AND ALUMNI
 ROAD CONNECTION TO WEST ROAD

35' SLOPE EASEMENT GRANTED TO CITY
 OF ALBUQUERQUE FOR MAINTENANCE
 OF FACILITIES IN THE PUBLIC R/W
 GRANTED WITH THE FILING OF THIS
 PLAT. ANY GRADING IN THE EASEMENT
 IS SUBJECT TO APPROVAL BY THE CITY
 OF ALBUQUERQUE.

35' SLOPE EASEMENT GRANTED TO CITY
 OF ALBUQUERQUE FOR MAINTENANCE
 OF FACILITIES IN THE PUBLIC R/W
 GRANTED WITH THE FILING OF THIS
 PLAT. ANY GRADING IN THE EASEMENT
 IS SUBJECT TO APPROVAL BY THE CITY
 OF ALBUQUERQUE.

35' SLOPE EASEMENT GRANTED TO CITY
 OF ALBUQUERQUE FOR MAINTENANCE
 OF FACILITIES IN THE PUBLIC R/W
 GRANTED WITH THE FILING OF THIS
 PLAT. ANY GRADING IN THE EASEMENT
 IS SUBJECT TO APPROVAL BY THE CITY
 OF ALBUQUERQUE.

PUBLIC STORM SEWER EASEMENT
 GRANTED TO CITY OF ALBUQUERQUE
 WITH THE FILING OF THIS PLAT

EXISTING 20' STORM SEWER EASEMENT
 FILED: NOVEMBER 22, 1972 (C9-2)
 & FILED: FEBRUARY 19, 1982 (C19-93)
 VACATED BY VACATION
 ACTION 11DRB-70263
 SHEET 1)
 5.1229 Acres (223,152 Square Feet)
 TOTAL ADDITIONAL PUBLIC
 STREET R/W DEDICATED TO
 CITY OF ALBUQUERQUE WITH
 THE FILING OF THIS PLAT

EXISTING 10' UNDERGROUND
 DRAINAGE EASEMENT
 FILED: OCTOBER 23, 1981 (C19-6) &
 FILED: FEBRUARY 19, 1982 (C19-93)

50' SLOPE EASEMENT GRANTED TO CITY
 OF ALBUQUERQUE FOR MAINTENANCE
 OF FACILITIES IN THE PUBLIC R/W
 GRANTED WITH THE FILING OF THIS
 PLAT. ANY GRADING IN THE EASEMENT
 IS SUBJECT TO APPROVAL BY THE CITY
 OF ALBUQUERQUE.

PARCEL 9
**AMARCA
 DRAINAGE RIGHT-OF-WAY**
 FILED: JULY 17, 2000
 (2000-10)

APPROXIMATE LIMIT OF AREA
 DESIGNATED AS LANDFILL
 BUFFER ZONE OF A LANDFILL
 LOCATED SOUTHWEST OF
 SITE

SEE SHEET 3 FOR
 ADDITIONAL EASEMENTS
 AND DETAIL IN THIS AREA

PUBLIC DRAINAGE EASEMENT
 GRANTED TO CITY OF ALBUQUERQUE
 WITH THE FILING OF THIS PLAT

NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA

LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
- - - RIGHT OF WAY
- - - ZONE BOUNDARY LINE
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16468"
- ⊗ FOUND REBAR AS NOTED
- ⊗ FOUND CHISELED MARK IN CONCRETE
- ⊗ FOUND REBAR/CAP AS NOTED
- ⊗ FOUND NAIL AND SHINER
- ⊗ FOUND IRON PIPE AS NOTED
- ⊗ FOUND BRASS CAP AS NOTED

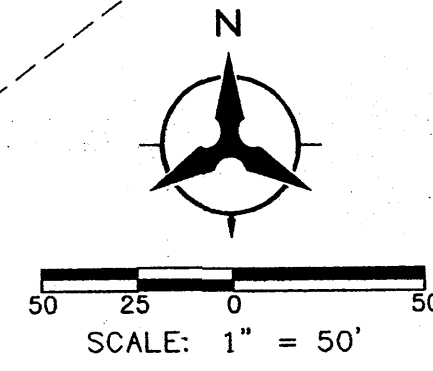
NMSHC BRASS DISC STAMPED "STA SDC-13-4"
 GEOGRAPHIC POSITION (NAD83)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 N=1,477,145.578 E=1,525,011.494
 GROUND TO GRID FACTOR = 0.999677909
 DELTA ALPHA = -013'17.49"

FOUND #5 REBAR
 S89°59'33"E, 0.40'
 REJECTED

FOUND #4 REBAR
 S23°18'47"E, 1.36'
 REJECTED



PLAT OF
**UNM GIBSON
COMMERCIAL DISTRICT**
(A REPLAT OF TRACTS A & B,
EVER READY SUBDIVISION
TRACTS 4 & 5, GIBSON TRACTS
AND TRACT A, 40/25 ASSOCIATES SUBDIVISION)
AND UNPLATTED LAND IN SECTION 28, T10N, R3E
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
	RIGHT OF WAY
	ZONE BOUNDARY LINE
	PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	CENTERLINE MONUMENT TO BE INSTALLED
	#5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
	FOUND REBAR AS NOTED
	FOUND CHISELED MARK IN CONCRETE
	FOUND REBAR/CAP AS NOTED
	FOUND NAIL AND SHINER
	FOUND IRON PIPE AS NOTED
	FOUND BRASS CAP AS NOTED

NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA

TRACT 6
5.8704 Ac

TRACT 4
0.8735 Ac

TRACT 5
1.5330 Ac

TRACT 1
1.1891 Ac
(SEE NOTE 10, SHEET 1)

TRACT 2
1.2720 Ac
(SEE NOTE 10, SHEET 1)

TRACT 3
1.2968 Ac
(SEE NOTE 10, SHEET 1)

PARCEL 9
AMAFCA
SOUTH DIVERSION CHANNEL
DRAINAGE RIGHT-OF-WAY
FILED: JULY 17, 2000
(2000C-183)

40' ACCESS EASEMENT
GRANTED TO AMAFCA
WITH THE FILING OF
THIS PLAT

PUBLIC DRAINAGE EASEMENT
GRANTED TO CITY OF ALBUQUERQUE
WITH THE FILING OF THIS PLAT

5.1229 Acres (223,152 Square Feet)
TOTAL ADDITIONAL PUBLIC
STREET R/W DEDICATED TO
CITY OF ALBUQUERQUE WITH
THE FILING OF THIS PLAT

SHADED AREA DESIGNATES
LICENSE AGREEMENT FOR THE ALUMNI ROAD
CROSSING BY AND BETWEEN THE CITY OF
ALBUQUERQUE, AMAFCA AND UNM FILED
FOR RECORD ON 12-21-11
Per 121118808
SEE NOTE 11, SHEET 1
WATER AND SANITARY SEWER INFRASTRUCTURE
WITHIN AMAFCA R/W SHALL BE INSTALLED,
OPERATED AND MAINTAINED PURSUANT TO A
SEPARATE LICENSE AGREEMENT BETWEEN
AMAFCA, UNM AND ABCMJA.

35' SLOPE EASEMENT GRANTED TO
CITY OF ALBUQUERQUE FOR
MAINTENANCE OF FACILITIES IN
THE PUBLIC R/W. GRADING WITHIN
THE EASEMENT IS SUBJECT TO
APPROVAL BY THE CITY

35' SLOPE EASEMENT GRANTED TO
CITY OF ALBUQUERQUE FOR
MAINTENANCE OF FACILITIES IN
THE PUBLIC R/W. GRADING WITHIN
THE EASEMENT IS SUBJECT TO
APPROVAL BY THE CITY

30' PRIVATE ACCESS EASEMENT
FOR THE BENEFIT OF TRACTS 1,
2 & 4 TO BE MAINTAINED BY
TRACTS 2 & 4 GRANTED WITH
THE FILING OF THIS PLAT

10' PRIVATE DRAINAGE EASEMENT
FOR THE BENEFIT OF TRACT 2 TO
BE MAINTAINED BY TRACT 4
GRANTED WITH THE FILING OF THIS
PLAT

EXISTING SEWER EASEMENT FILED: NOVEMBER 22, 1972
(C9-2) & FILED: FEBRUARY 19, 1982 (C19-93)
HATCHED PORTION VACATED BY VACATION ACTION
11DRB-70263

EXISTING 13" PUBLIC UTILITY EASEMENT
FILED: OCTOBER 5, 1995 (BK 95-24, PG 3044)

EXISTING PUBLIC UTILITY EASEMENT
FILED: SEPTEMBER 8, 1995 (95C-341) &
FILED: JANUARY 23, 1996 (96C-36)

**TRACT 1-A
GIBSON TRACTS**
FILED: MARCH 13, 1997
(97C-78)

EXISTING 40' PRIVATE ACCESS & DRAINAGE EASEMENT
AND PUBLIC WATER & SANITARY SEWER EASEMENT
FILED: SEPTEMBER 8, 1995 (95C-341) &
FILED: JANUARY 23, 1996 (96C-36)

**TRACT 2
GIBSON TRACTS**
FILED: JANUARY 23, 1996
(96C-36)

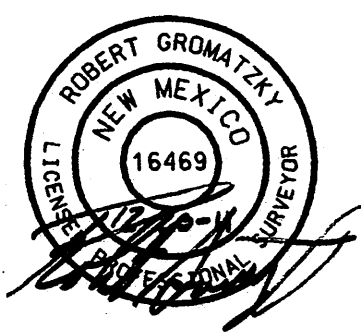
DOC# 201119138
12/22/2011 02:23 PM Page 3 of 4
11/16/2011 8:26:00 B. 2011C P. 0138 Toulous Olivere, Bernalillo Cou

EXISTING PUBLIC UTILITY EASEMENT
FILED: SEPTEMBER 8, 1995 (95C-341) &
FILED: JANUARY 23, 1996 (96C-36)

EXISTING 7' PRIVATE WATER
& SANITARY SEWER EASEMENT
FILED: MAY 1, 1995 (95C-149)

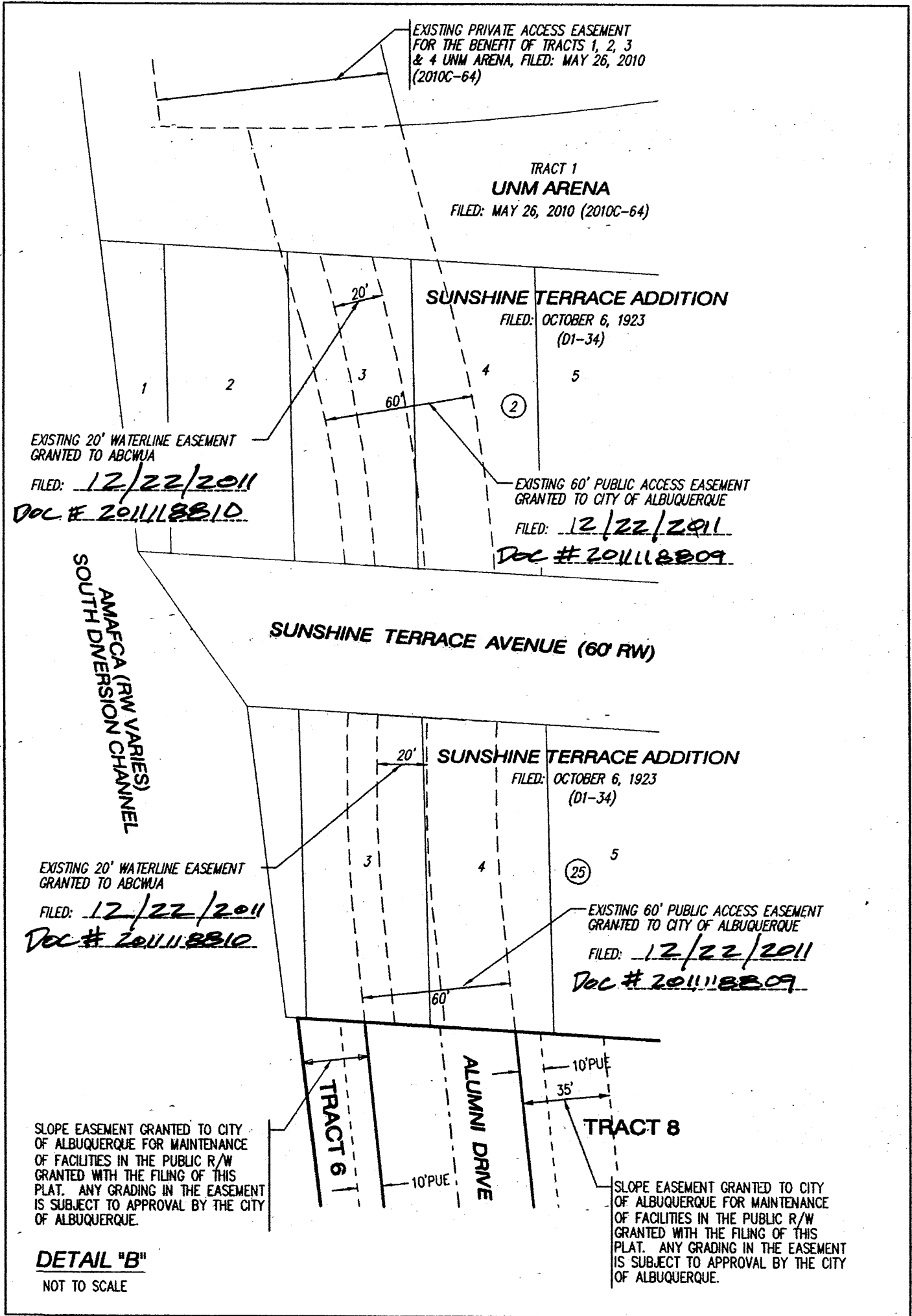
NMSHC BRASS DISC STAMPED "STA SDC-13-4"
GEOGRAPHIC POSITION (NAD83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,477,145.578 E=1,525,011.494
GROUND TO GRID FACTOR = 0.999677909
DELTA ALPHA = -01317.49"

FOUND #4 REBAR
S23°18'47"E, 1.36'
REJECTED



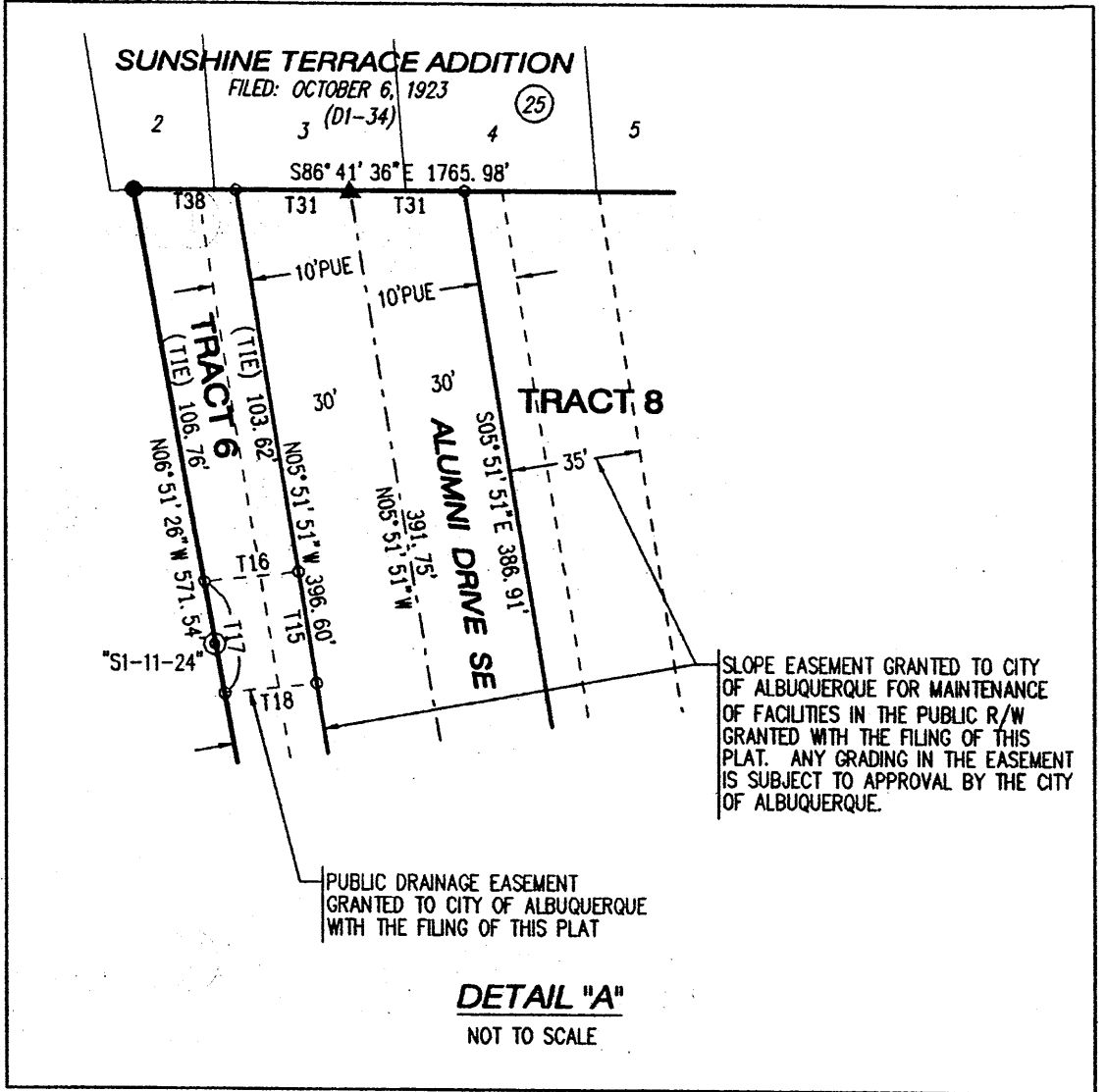
GIBSON BOULEVARD SE (RW VARIES)

**PLAT OF
UNM GIBSON
COMMERCIAL DISTRICT**
(A REPLAT OF TRACTS A & B,
EVER READY SUBDIVISION
TRACTS 4 & 5, GIBSON TRACTS
AND TRACT A, 40/25 ASSOCIATES SUBDIVISION)
AND UNPLATTED LAND IN SECTION 28, T10N, R3E
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011



Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRC
C1	33°15'30"	133.83'	260.11'	448.10'	256.47'	N38°32'09"W
				(448.10')		
	{33°15'51"}		{260.15'}	{448.10'}	{256.51'}	{N38°32'45"W}
C2	48°19'08"	217.01'	407.99'	483.79'	396.01'	N30°38'13"W
	{48°19'10"}		{407.30'}	{482.96'}		
	{48°19'08"}		{407.29'}	{482.96'}	{395.33'}	{N31°00'57"W}
C3	13°28'49"	175.55'	349.48'	1485.40'	348.67'	S07°06'32"E
	{13°24'27"}		{347.59'}	{1485.40'}		
			(270.85')	(871.51')		
C4	17°47'48"	136.45'	270.70'	871.51'	269.61'	S08°31'46"E
C5	11°24'59"	64.97'	129.51'	650.00'	129.30'	N39°56'10"W
C6	42°29'39"	252.73'	482.08'	650.00'	471.11'	N66°53'29"W
C7	40°19'45"	27.54'	52.79'	75.00'	51.71'	S60°24'24"E
C8	91°13'49"	13.28'	20.70'	13.00'	18.58'	S45°14'49"E
C9	23°52'56"	137.46'	270.93'	650.00'	268.98'	N07°16'32"W
C10	53°54'38"	330.55'	611.59'	650.00'	589.28'	N61°11'00"W
C11	82°16'28"	305.73'	502.59'	350.00'	460.51'	N47°00'05"W
C12	44°45'56"	267.79'	508.04'	650.00'	495.20'	N66°44'48"E
C13	10°53'45"	15.45'	30.81'	162.00'	30.76'	S71°32'01"E
C14	13°15'42"	33.48'	66.66'	288.00'	66.51'	S72°42'59"E
C15	95°50'03"	14.40'	21.74'	13.00'	19.30'	N52°34'57"E
C16	08°03'57"	42.44'	84.75'	602.00'	84.68'	N00°37'57"E
C17	06°29'01"	17.61'	35.19'	311.00'	35.17'	N00°09'31"W
C18	18°33'12"	47.21'	93.58'	289.00'	93.18'	N06°11'37"W
C19	03°55'22"	20.99'	41.97'	613.00'	41.96'	N17°25'54"W
C20	23°18'49"	120.89'	238.44'	586.00'	236.80'	S11°04'16"E
C21	04°04'48"	24.86'	49.70'	698.00'	49.69'	S02°37'32"W
C22	84°05'32"	11.72'	19.08'	13.00'	17.41'	S37°22'50"E
C23	13°15'41"	18.83'	37.50'	162.00'	37.41'	S72°47'46"E
C24	12°33'23"	31.68'	63.11'	288.00'	62.99'	S72°26'36"E
C25	44°46'56"	255.43'	484.59'	620.00'	472.35'	S66°44'48"W
C26	53°22'52"	19.10'	35.40'	38.00'	34.14'	S17°39'55"W
C28	14°43'02"	9.81'	19.52'	76.00'	19.47'	S01°40'00"E
C30	43°58'18"	17.76'	33.77'	44.00'	32.95'	S16°17'39"E
C31	04°17'06"	25.70'	51.38'	687.00'	51.37'	S36°08'15"E
C32	03°10'42"	17.01'	34.00'	613.00'	34.00'	N36°04'42"W
C33	52°18'08"	19.15'	35.60'	39.00'	34.38'	N63°49'07"W
C34	88°39'02"	73.25'	116.04'	75.00'	104.81'	N45°38'40"W
C35	52°18'08"	19.15'	35.60'	39.00'	34.38'	N27°28'12"W
C36	34°31'03"	190.44'	369.30'	613.00'	363.74'	N70°52'47"W
C37	36°33'07"	125.50'	242.42'	380.00'	238.33'	N69°51'45"W
C38	00°56'55"	2.80'	5.60'	338.00'	5.60'	N52°03'40"W
C39	46°40'16"	163.93'	309.54'	380.00'	301.05'	N29°11'59"W
C40	49°32'38"	147.67'	276.70'	320.00'	268.16'	S30°38'09"E
C41	37°04'42"	96.58'	186.38'	288.00'	183.14'	S73°56'48"E
C42	04°20'50"	14.39'	28.76'	379.00'	28.75'	N89°41'16"E
C43	35°07'47"	217.47'	421.22'	687.00'	414.65'	S70°34'25"E
C44	43°58'18"	17.76'	33.77'	44.00'	32.95'	S74°59'41"E
C46	14°43'02"	9.81'	19.52'	76.00'	19.47'	S89°37'19"E
C47	53°22'52"	19.10'	35.40'	38.00'	34.14'	N71°02'46"E
C48	44°46'56"	280.15'	531.48'	680.00'	518.06'	N66°44'48"E
C49	88°38'11"	12.69'	20.11'	13.00'	18.16'	N44°49'11"E
C50	05°52'07"	76.65'	153.17'	1495.40'	153.10'	N03°26'09"E
C51	14°54'38"	21.20'	42.16'	162.00'	42.04'	N13°49'31"E
C52	06°03'21"	15.23'	30.44'	288.00'	30.43'	N18°15'10"E
C53	06°45'31"	113.76'	227.07'	1485.40'	226.85'	S04°44'53"W
C54	01°02'25"	5.47'	10.93'	602.00'	10.93'	S04°08'44"W
C55	00°36'32"	3.71'	7.42'	698.00'	7.42'	S04°21'40"W
C56	07°01'32"	36.95'	73.82'	602.00'	73.77'	N00°06'45"E
C57	03°28'16"	21.15'	42.28'	698.00'	42.28'	N02°19'16"E
C58	25°47'01"	157.24'	309.16'	687.00'	306.56'	N75°14'48"W
C59	09°20'46"	56.16'	112.06'	687.00'	111.94'	S57°40'54"E
C60	15°20'15"	91.56'	182.03'	680.00'	181.49'	N52°01'28"E
C61	29°26'40"	178.68'	349.46'	680.00'	345.62'	S74°24'56"W
C62	04°43'18"	61.24'	122.41'	1485.40'	122.37'	S11°29'18"W
C63	02°25'07"	8.23'	16.46'	390.00'	16.46'	S20°06'17"E

Tangent Data		
ID	BEARING	DISTANCE
T1	S76°05'58"W	36.32'
T2	S89°15'37"E	28.78'
	{S89°20'20"E}	{28.78'}
T3	N04°29'05"W	2.77'
	{N01°42'46"E}	{2.77'}
T4	S89°10'19"E	22.49'
	{S89°22'07"E}	
T5	N79°16'41"W	98.67'
	{N79°22'39"W}	{98.64'}
T6	N59°06'04"W	47.44'
	{N59°12'02"W}	{47.43'}
T7	N50°05'28"W	42.79'
T8	S44°21'36"W	30.55'
T9	S02°47'52"E	68.57'
T10	S60°05'28"W	67.41'
T11	N02°47'52"W	83.71'
T12	N88°50'15"E	10.00'
T13	N02°47'52"W	37.68'
T14	N44°21'36"W	39.19'
T15	N06°51'26"W	30.07'
T16	N86°55'10"E	25.07'
T17	S05°51'51"E	30.04'
T18	S86°55'10"W	24.54'
T19	N89°07'13"E	88.78'
T20	S00°22'08"W	54.73'
T21	S89°24'22"W	5.81'
T22	N79°26'11"W	93.60'
T23	N50°32'39"W	2.89'
T24	N73°42'04"E	37.05'
T25	N73°42'04"E	40.33'
T26	S00°45'08"W	5.86'
T27	S89°08'16"W	94.58'
T28	S60°05'28"W	37.10'
T29	S60°05'28"W	37.11'
T30	N88°08'19"W	72.98'
T31	S86°41'36"E	30.39'
T32	S88°08'19"E	49.33'
T33	N89°08'16"E	86.43'
T34	S00°22'08"W	39.02'
T35	S00°22'08"W	43.29'
T36	N50°32'39"W	39.90'
T37	S73°42'04"W	20.10'
T38	N86°41'36"W	27.24'
T39	N17°18'10"E	45.08'
T40	S17°18'10"W	29.86'



DOCH 2011119138
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tyPLAT R \$25 00 B 2011-C 0138 M Toulouse Olivero, Bernalillo Cou.

