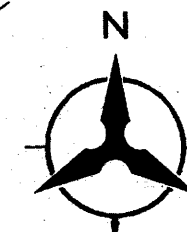




**PLAT OF  
UNM GIBSON  
COMMERCIAL DISTRICT**

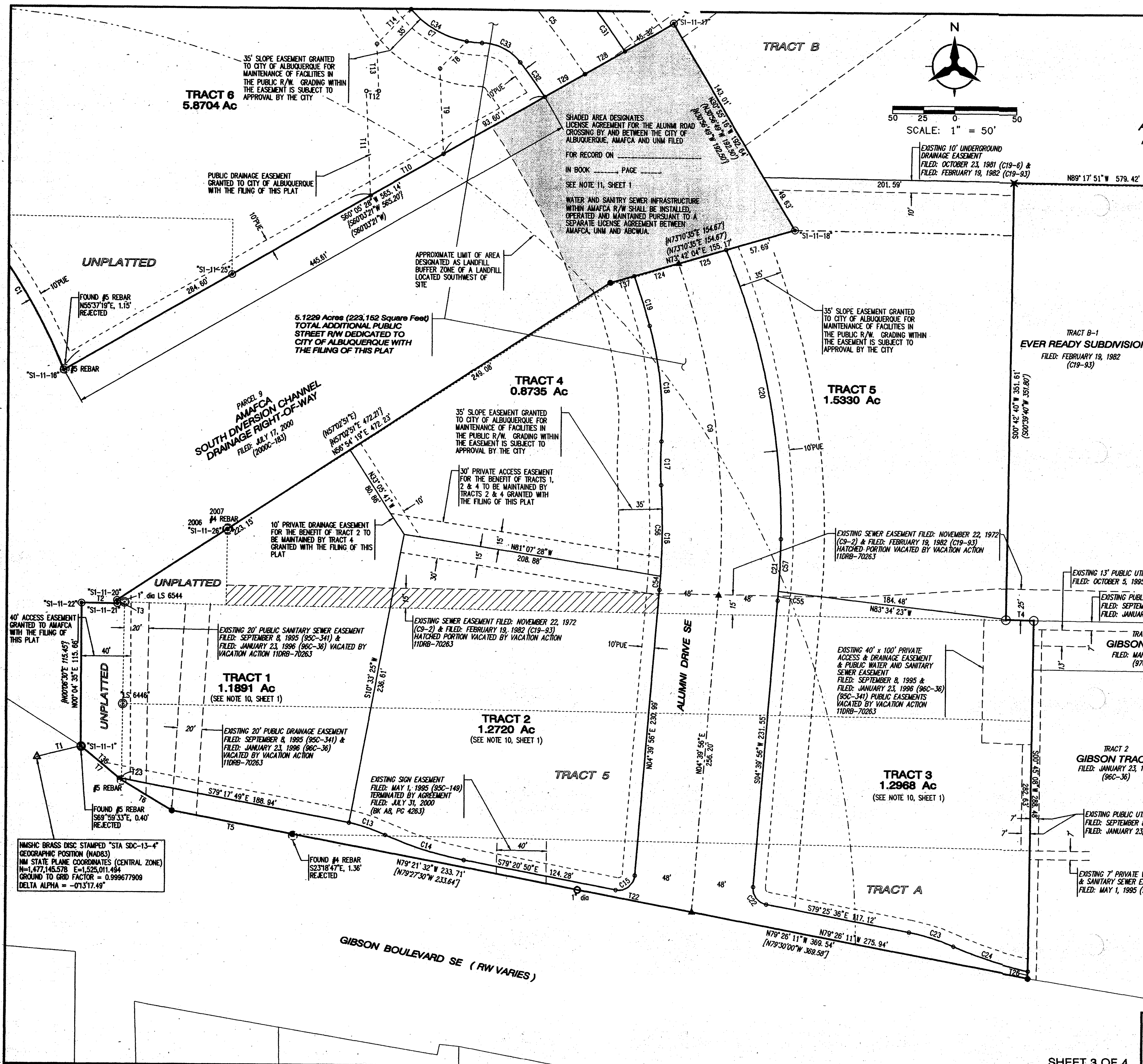
(A REPLAT OF TRACTS A & B,  
EVER READY SUBDIVISION  
TRACTS 4 & 5, GIBSON TRACTS  
AND TRACT A, 40/25 ASSOCIATES SUBDIVISION)  
AND UNPLATTED LAND IN SECTION 28, T10N, R3E  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2011



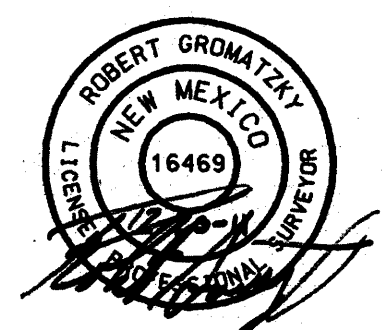
50 25 0 25 50  
SCALE: 1" = 50'

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 CHIBELED MARK IN CONCRETE
	FOUND REBAR/CAP AS NOTED
	FOUND NAIL AND SHINER
	FOUND IRON PIPE AS NOTED
	FOUND BRASS CAP AS NOTED

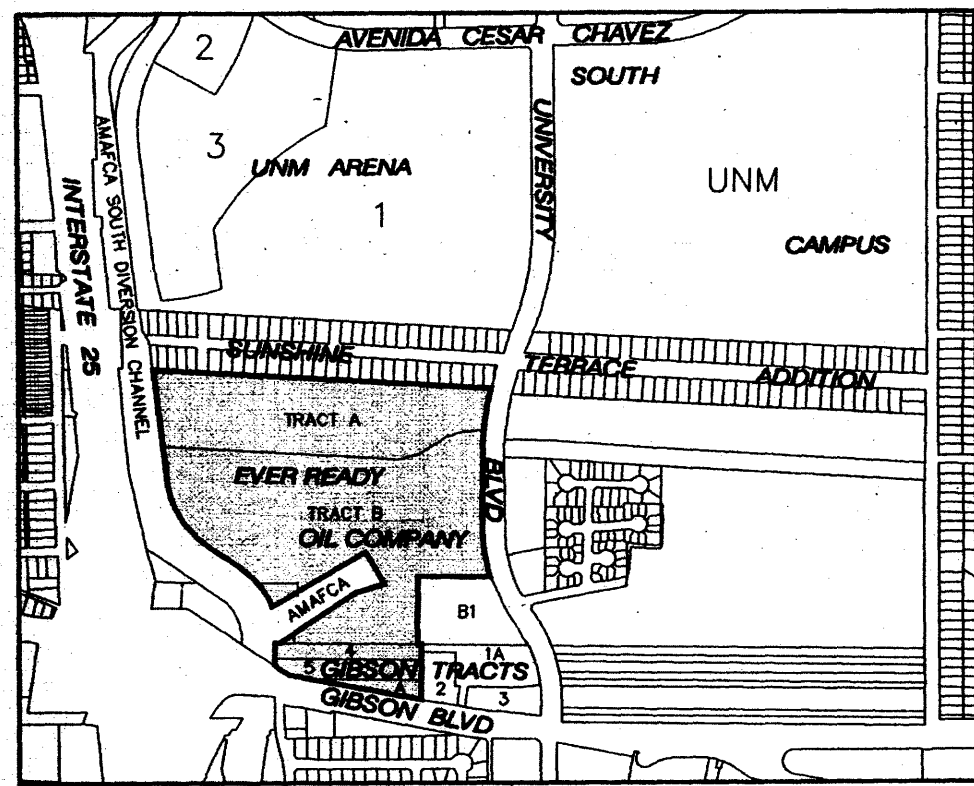
NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA



NMISC BRASS DISC STAMPED "STA SDC-13-4"  
GEOGRAPHIC POSITION (NAD83)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
N=1,477,145.578 E=1,525,011.484  
GROUND TO GRID FACTOR = 0.999677909  
DELTA ALPHA = -0.1317.49"



**Bohannon & Huston**  
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335



LOCATION MAP  
ZONE ATLAS INDEX MAP No. L-15  
NOT TO SCALE

**SUBDIVISION DATA**

1. DRB No.
2. Zone Atlas Index No. L-15.
3. Not used.
4. Gross Subdivision Acreage: 45.4403 Acres.
5. Total number of lots/tracts created: Ten (10) tracts.
6. 0.573 miles of full width public street right-of-way created.
7. Date of Survey: April, 2011.
8. Plat is located within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, and Town of Albuquerque Grant, Bernalillo County, New Mexico.

**DISCLOSURE STATEMENT**

The purpose of this Plat is to subdivide all of Tract A, Ever Ready Oil Company Subdivision as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 22, 1972 in Book C9, page 2 as Document No. 21365, together with all of Tract B of the Amended Summary Plat of Tract 'B' of the Ever Ready Subdivision, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93 as Document No. 829033, together with all of Tracts 4 and 5 of the Corrected Plat of Tracts 1 thru 5 of Gibson Tracts, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 23, 1996 in Book 96C, page 36 as Document No. 98008104, together with all of the Replat of Tracts A & B of 40/25 Associates Subdivision, Albuquerque, New Mexico on May 10, 1995 in Book 95C, page 149 as Document No. 95042667, together with an unplat portion of land into ten (10) tracts, to vacate existing easements, to dedicate public street right-of-way to the City of Albuquerque and to grant easements.

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGCO) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGCO do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**DESCRIPTION**

A certain tract of land situated within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, and Town of Albuquerque Grant, Bernalillo County, New Mexico, being and comprising all of Tract A Ever Ready Oil Company Subdivision, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 22, 1972 in Book C9, page 2, together with all of Tract B of the Amended Summary Plat of Tract 'B' of the Ever Ready Subdivision, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93 as Document No. 829033, together with all of Tracts 4 and 5 of the Corrected Plat of Tracts 1 thru 5 of Gibson Tracts, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 23, 1996 in Book 96C, page 36 as Document No. 98008104, together with all of Tract A of the Replat of Tracts A & B of 40/25 Associates Subdivision, Albuquerque, New Mexico on May 10, 1995 in Book 95C, page 149 as Document No. 95042667, together with an unplat portion of land, and being more particularly described by New Mexico State Plane grid bearings (NAD 83 Central Zone) and ground distances as follows:

BEGINNING at a found AMAFCA brass cap stamped "S1-11-1" at the southwest corner of the tract herein described, identical to the southeast corner of Parcel 9 of the AMAFCA South Diversion Channel Drainage Right-of-Way Phase 1 Right-of-Way Parcels 1 thru 10, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 17, 2000 in Book 2000C, page 163 as Document No. 200009137, WHENCE the City of Albuquerque Control Monument "STA SDC-13-4" having New Mexico State Plane Grid Coordinates (NAD 83 Central Zone) N=1,477,145.578 and E=1,525,011.494, bears S76°05'58"W a distance of 36.32 feet;

THENCE along the westerly boundary of the tract herein described, coincident with the easterly boundary of said AMAFCA Parcel 9, the following three (3) courses;

N00°04'35"E a distance of 115.66 feet to a found AMAFCA brass cap stamped "S1-11-22";

S89°15'37"E a distance of 28.78 feet to a found AMAFCA brass cap stamped "S1-11-21";

N04°29'05"W a distance of 2.77 feet to a found AMAFCA brass cap stamped "S1-11-20";

THENCE continuing along said westerly boundary of the tract herein described, coincident with said easterly boundary of AMAFCA Parcel 9 and the westerly boundary of said Tracts A and B, Ever Ready Subdivision the following eight (8) courses;

- N56°54'19"E a distance of 472.23 feet to a point;
- N73°42'04"E a distance of 155.17 feet to a found AMAFCA brass cap stamped "S1-11-18";
- N30°55'18"W a distance of 192.64 feet to a found AMAFCA brass cap stamped "S1-11-17";
- S80°05'28"W a distance of 565.14 feet to a point on curve marked by a found AMAFCA brass cap stamped "S1-11-16";
- 260.11 feet along the arc of a non-tangent curve to the left having a radius of 448.10 feet, a central angle of 33°16'30" and a chord bearing N36°32'00"W a distance of 256.47 feet to a point (non-tangent) marked by a found AMAFCA brass cap stamped "S1-11-15";
- N55°47'48"W a distance of 223.62 feet to a non-tangent point of curvature;
- 407.99 feet along the arc of a curve to the right having a radius of 483.79 feet, a central angle of 48°19'08" and a chord bearing N30°38'13"W a distance of 396.01 feet to a non-tangent point marked by a found AMAFCA brass cap stamped "S1-11-13";
- N06°51'26"W a distance of 571.54 feet to the northwest corner of the tract herein described, identical to the northwest corner of said Tract A, Ever Ready Subdivision;

THENCE leaving said easterly boundary of said AMAFCA Parcel 9 along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Tract A, S89°41'36"E a distance of 1765.98 feet to a point on curve at the northeast corner of the tract herein described, identical to the northeast corner of said Tract A, Ever Ready Subdivision, and also being a point on the westerly right-of-way of University Boulevard SE;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tracts A and B, Ever Ready Subdivision and said westerly right-of-way of University Boulevard SE, the following three (3) courses;

- 349.48 feet along the arc of a non-tangent curve to the left having a radius of 1485.40 feet, a central angle of 13°28'49" and a chord bearing S07°06'32"W a distance of 348.67 feet to a point of tangency;
- S07°22'08"W a distance of 368.02 feet to a found #4 rebar marking a point of curvature;
- 270.70 feet along the arc of a curve to the left having a radius of 871.51 feet, a central angle of 17°47'48" and a chord bearing S06°31'46"E a distance of 269.81 feet to a found chiseled mark at the most easterly corner of the tract herein described, identical to the most easterly corner of said Tract B;

THENCE leaving said westerly right-of-way of University Boulevard SE and continuing along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract B the following two (2) courses;

- N89°17'51"W a distance of 377.83 feet, to a found chiseled mark at the northwest corner of Tract B-1 of the Amended Summary Plat of Tract 'B' of the Ever Ready Subdivision, Bernalillo County, New Mexico filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93;
- S07°42'40"W a distance of 351.61 feet to a found nail and shiner at the southeast corner of said Tract B, also being a point on the northerly boundary of said Tract 4, Gibson Tracts;

THENCE continuing along the easterly boundary of the tract herein described, coincident with said northerly boundary of Tract 4, S89°10'19"E a distance of 22.49 feet to a found nail and shiner at the northeast corner of said Tract 4;

THENCE continuing along said easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract 4 and 5, Gibson Tracts and said Tract A, 40/25 Associates Subdivision, S00°45'08"W a distance of 288.48 feet to the southeast corner of the tract herein described, identical to the southeast corner of said Tract A, 40/25 Associates Subdivision;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract A, the following two (2) courses;

- N79°26'11"W a distance of 369.54 feet to a found 1" diameter iron pipe;
- N79°21'32"W a distance of 233.71 feet to the most westerly corner of said Tract A;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract 5, the following two (2) courses;

- N79°16'41"W a distance of 98.67 feet;
- N59°06'04"W a distance of 47.44 feet to a found #5 rebar at the southwest corner of said Tract 5;

THENCE continuing along the southerly boundary of the tract herein described, N50°32'39"W a distance of 42.79 feet to the POINT OF BEGINNING.

This tract contains 45.4403 acres, more or less.

**FREE CONSENT AND DEDICATION**

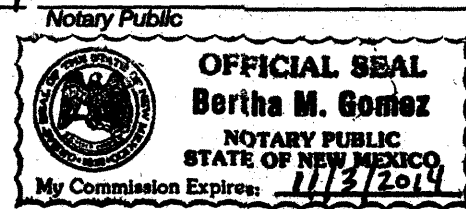
The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat; and hereby dedicate Public Rights-of-Way as shown on this plat to City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

UNIVERSITY OF NEW MEXICO  
By: *Kim Murphy*  
Kim Murphy, Director of Real Estate  
University of New Mexico

State of New Mexico )  
County of Bernalillo )

This instrument was acknowledged before me on 9 day of December 2011, by Kim Murphy, Director of Real Estate, University of New Mexico

My Commission Expires: 11/3/2014



**NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Control Stations "SDC-13-4" and "1-25-30" Bearing = N77°25'48".
2. Record Bearings and distances of the Summary Plat of Tract 'B' of the Ever Ready Subdivision filed on February 19, 1982 in Volume C19, folio 93 are shown in parenthesis ( ). Record Bearings and distances of A Replat of Tracts A & B of 40/25 Associates Subdivision filed on May 1, 1995 in Volume 95C, folio 149 are shown in brackets [ ]. Record Bearings and distances of a Plat of Tracts 1 thru 6 of Gibson Tracts filed on January 23, 1996 in Volume 96C, folio 36 are shown in asterisks \* \*. Record Bearings and distances of A.M.A.F.C.A. South Diversion Channel Drainage Right-of-Way Phase 1, right-of-way Parcels 1 thru 10 filed July 17, 2000 in Book 2000C, page 163 are shown in brackets { }.
3. Distances are ground distances.
4. Record easements taken from Stewart Title Guaranty Company, File No. 11070295, Effective Date: July 22, 2011.
5. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat."
6. Landfill Disclosure Statement - The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and gas issues (as required by the most current version of the Interim Guidelines for Development within the City Designated Landfill Buffer Zones) shall be consulted prior to development of the site.
7. Future development of lands within this Plat may require improvements by the owner for drainage and grading for any specific lot. By its approval of this subdivision, the City makes no representation or warranties as to excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.
8. All corners created with this plat will be monumented with a #5 rebar and yellow plastic survey cap stamped "GROMATZKY PS 16469" or nail and washer stamped "Gromatzky PS 16469".
9. Centerline monuments to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 5-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE, 'CENTERLINE MONUMENTATION', 'SURVEY MARKER', 'DO NOT DISTURB', 'PLS 16469'.
10. Existing Tracts 4 and 5, Plat of Tracts 1 thru 5 of Gibson Tracts are subject to an existing 24' reciprocal access easement and benefits from a 24' wide reciprocal access easement across Tract 1 of said Plat filed on January 23, 1996 in Book 96C, page 36.
11. In the event that the License Agreement for Alumni Drive within AMAFCA Right-of-Way is terminated by AMAFCA without a permanent easement being granted by AMAFCA to the City, UNM including its successors and assigns, agree to waive any and all claims against the City and shall defend and hold harmless the City and its officers, agents and employees from and against all action, suits or claims for damage to the Property as shown on the UNM Gibson Commercial District Subdivision Plat including any actions suits or claims against the City in the nature of inverse condemnation. The liability of UNM, the City and AMAFCA shall in all cases be subject to the limitations and immunities of the New Mexico Tort Claims Act Section 41-4-1 et seq., NMSA 1978, as amended.
12. Tract 7 is subject to Flood Zone "A" per FIRM Panel 36001C0342G revised September 28, 2008.
13. For additional information, refer to the "Memorandum of Understanding Pertaining to the University of New Mexico Gibson Commercial District Development", executed by the City of Albuquerque on October 11, 2011 and executed by the University of New Mexico on October 10, 2011.

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

PROJECT NUMBER \_\_\_\_\_

APPLICATION NUMBER \_\_\_\_\_

**PLAT APPROVAL**

UTILITY APPROVALS:

QWEST CORPORATION d/b/a CENTURYLINK QC	DATE	12-5-11
CENTURYLINK	DATE	12-15-11
FRM ELECTRIC SERVICES	DATE	12-19-11
NEW MEXICO GAS COMPANY	DATE	12-19-2011

CITY APPROVALS:  
CITY SURVEYOR *[Signature]* 12-9-11  
DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY DATE

PARKS & RECREATION DEPARTMENT DATE  
12-14-11

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE  
12-20-11  
ENVIRONMENTAL HEALTH DEPARTMENT DATE

**TAX CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE DATE

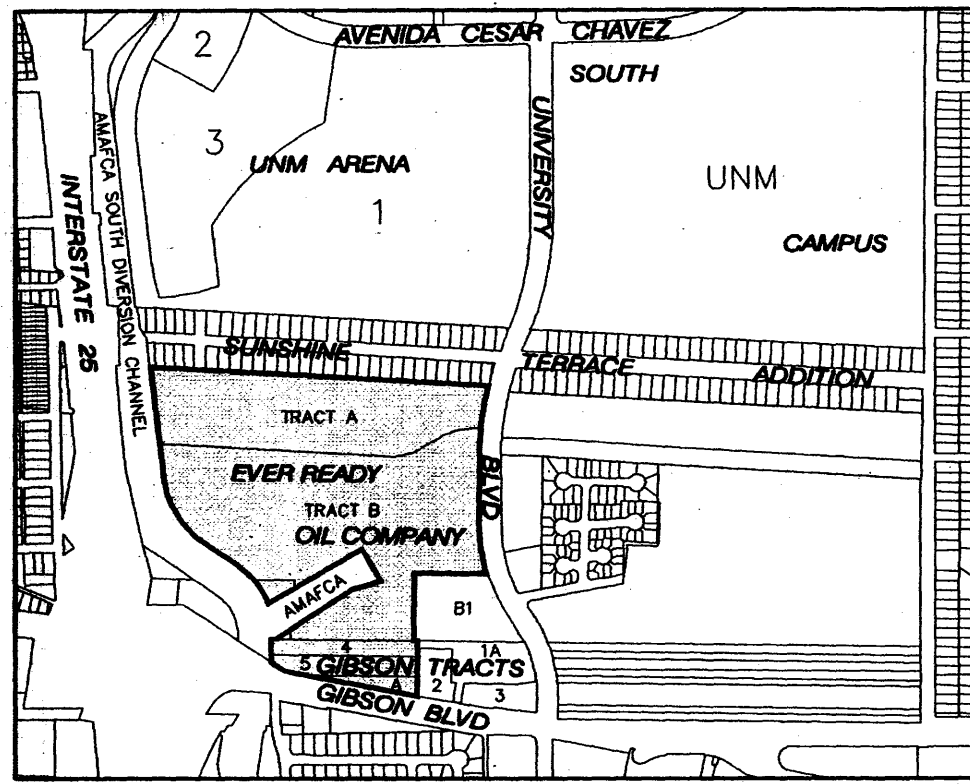
**SURVEYOR'S CERTIFICATION**

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and 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.

*[Signature]*  
Robert Gromatzky  
New Mexico Professional Surveyor 16469  
Date: 12-9-11



**Bohannon & Huston**  
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335



LOCATION MAP  
ZONE ATLAS INDEX MAP No. L-15  
NOT TO SCALE

**SUBDIVISION DATA**

- DRB No.
- Zone Atlas Index No. L-15.
- Zoning: R-3, C-1 & C-2.
- Green Subdivision Acreage: 45.4403 Acres.
- Total number of lots/tracts Created: Ten (10) tracts.
- 0.573 mile of full width public street right-of-way created.
- Date of Survey: April, 2011.
- Plat is located within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, and Town of Albuquerque Grant, Bernalillo County, New Mexico.

**DISCLOSURE STATEMENT**

The purpose of this Plat is to subdivide all of Tract A, Ever Ready Oil Company Subdivision as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 22, 1972 in Book C9, page 2 as Document No. 21385, together with all of Tract B of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93 as Document No. 829033, together with all of Tracts 4 and 5 of the Corrected Plat of Tracts 1 thru 5 of Gibson Tracts, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 23, 1996 in Book 96C, page 36 as Document No. 96008104, together with all of Tract A of the Replat of Tracts A & B of 40/25 Associates Subdivision, Albuquerque, New Mexico on May 10, 1995 in Book 95C, page 149 as Document No. 95042667, together with an unplatting portion of land into ten (10) tracts, to vacate existing easements, to dedicate public street right-of-way to the City of Albuquerque and to grant easements.

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- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
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- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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**Disclaimer**

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**DESCRIPTION**

A certain tract of land situated within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, and Town of Albuquerque Grant, Bernalillo County, New Mexico, being and comprising all of Tract A Ever Ready Oil Company Subdivision, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 22, 1972 in Book C9, page 2, together with all of Tract B of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93 as Document No. 829033, together with all of Tracts 4 and 5 of the Corrected Plat of Tracts 1 thru 5 of Gibson Tracts, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 23, 1996 in Book 96C, page 36 as Document No. 96008104, together with all of Tract A of the Replat of Tracts A & B of 40/25 Associates Subdivision, Albuquerque, New Mexico on May 10, 1995 in Book 95C, page 149 as Document No. 95042667, together with an unplatting portion of land, and being more particularly described by New Mexico State Plane grid bearings (NAD 83 Central Zone) and ground distances as follows:

BEGINNING at a found AMAFCA brass cap stamped "S1-11-1" at the southwest corner of the tract herein described, identical to the southeast corner of Parcel 9 of the AMAFCA South Diversion Channel Right-of-Way Phase 1 Right-of-Way Parcels 1 thru 10, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 17, 2000 in Book 2000C, page 183 as Document No. 200009137, WHENCE the City of Albuquerque Control Monument "STA SDC-13-4" having New Mexico State Plane Grid Coordinates (NAD 83 Central Zone) N=1,477,145.578 and E=1,525,011.494, bears S76°05'56"W a distance of 36.32 feet;

THENCE along the westerly boundary of the tract herein described, coincident with the easterly boundary of said AMAFCA Parcel 9, the following three (3) courses;

N00°04'35"E a distance of 115.66 feet to a found AMAFCA brass cap stamped "S1-11-22";

S89°15'37"E a distance of 28.78 feet to a found AMAFCA brass cap stamped "S1-11-21";

N04°29'05"W a distance of 2.77 feet to a found AMAFCA brass cap stamped "S1-11-20";

THENCE continuing along said westerly boundary of the tract herein described, coincident with said easterly boundary of AMAFCA Parcel 9 and the westerly boundary of said Tracts A and B, Ever Ready Subdivision the following eight (8) courses;

- N66°54'19"E a distance of 472.23 feet to a point;
- N73°42'04"E a distance of 155.17 feet to a found AMAFCA brass cap stamped "S1-11-18";
- N30°55'16"W a distance of 152.64 feet to a found AMAFCA brass cap stamped "S1-11-17";
- S60°05'28"W a distance of 595.14 feet to a point on curve marked by a found AMAFCA brass cap stamped "S1-11-16";
- 290.11 feet along the arc of a non-tangent curve to the left having a radius of 448.10 feet, a central angle of 33°15'30" and a chord bearing N38°32'06"W a distance of 266.47 feet to a point (non-tangent) marked by a found AMAFCA brass cap stamped "S1-11-15";
- N55°47'48"W a distance of 223.62 feet to a non-tangent point of curvature;
- 407.99 feet along the arc of a curve to the right having a radius of 483.79 feet, a central angle of 48°19'08" and a chord bearing N30°38'13"W a distance of 396.01 feet to a non-tangent point marked by a found AMAFCA brass cap stamped "S1-11-13";
- N08°51'26"W a distance of 571.54 feet to the northwest corner of the tract herein described, identical to the northwest corner of said Tract A, Ever Ready Subdivision;

THENCE leaving said easterly boundary of said AMAFCA Parcel 9 along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Tract A, S86°41'36"E a distance of 1765.98 feet to a point on curve at the northeast corner of the tract herein described, identical to the northeast corner of said Tract A, Ever Ready Subdivision, and also being a point on the westerly right-of-way of University Boulevard SE;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tracts A and B, Ever Ready Subdivision and said westerly right-of-way of University Boulevard SE, the following three (3) courses;

- 349.48 feet along the arc of a non-tangent curve to the left having a radius of 1485.40 feet, a central angle of 13°28'49" and a chord bearing S07°06'32"W a distance of 348.67 feet to a point of tangency;
- S00°22'08"W a distance of 368.02 feet to a found #4 rebar marking a point of curvature;
- 270.70 feet along the arc of a curve to the left having a radius of 871.51 feet, a central angle of 17°47'48" and a chord bearing S08°31'46"E a distance of 269.61 feet to a found Chiseled Mark at the most easterly corner of the tract herein described, identical to the most easterly corner of said Tract B;

THENCE leaving said westerly right-of-way of University Boulevard SE and continuing along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract B the following two (2) courses;

- N89°17'51"W a distance of 377.83 feet, to a found chiseled mark at the northwest corner of Tract B-1 of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93;
- S00°42'40"W a distance of 351.61 feet to a found nail and shiner at the southeast corner of said Tract B, also being a point on the northerly boundary of said Tract 4, Gibson Tracts;

THENCE continuing along the easterly boundary of the tract herein described, coincident with said northerly boundary of Tract 4, S89°10'19"E a distance of 22.49 feet to a found nail and shiner at the northeast corner of said Tract 4;

THENCE continuing along said easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract 4 and 5, Gibson Tracts and said Tract A, 40/25 Associates Subdivision, S00°45'08"W a distance of 288.48 feet to the southeast corner of the tract herein described, identical to the southeast corner of said Tract A, 40/25 Associates Subdivision;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract A, the following two (2) courses;

- N79°26'11"W a distance of 369.54 feet to a found 1" diameter iron pipe;
- N79°21'32"W a distance of 233.71 feet to the most westerly corner of said Tract A;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract 5, the following two (2) courses;

- N79°18'41"W a distance of 88.67 feet;
- N59°08'04"W a distance of 47.44 feet to a found #5 rebar at the southwest corner of said Tract 5;

THENCE continuing along the southerly boundary of the tract herein described, N50°32'39"W a distance of 42.79 feet to the POINT OF BEGINNING.

This tract contains 45.4403 acres, more or less.

**FREE CONSENT AND DEDICATION**

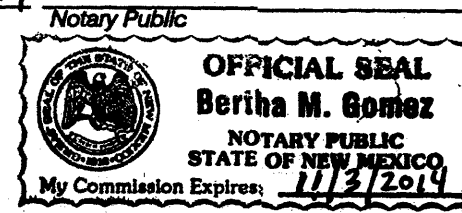
The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat; and hereby dedicate Public Rights-of-Way as shown on this plat to City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

UNIVERSITY OF NEW MEXICO  
BY: *Kim Murphy*  
Kim Murphy, Director of Real Estate  
University of New Mexico

State of New Mexico )  
County of Bernalillo ) SS

This instrument was acknowledged before me on 9 day of December 2011, by Kim Murphy, Director of Real Estate, University of New Mexico

My Commission Expires: 11/3/2014



**NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Control Stations "SDC-13-4" and "1-25-30". Bearing = N77°25'48".
- Record Bearings and distances of the Summary Plat of Tract "B" of the Ever Ready Subdivision filed on February 19, 1982 in Volume C19, folio 93 are shown in parenthesis ( ). Record Bearings and distances of A Replat of Tracts A & B of 40/25 Associates Subdivision filed on May 1, 1995 in Volume 95C, folio 149 are shown in brackets [ ]. Record Bearings and distances of a Plat of Tracts 1 thru 6 of Gibson Tracts filed on January 23, 1996 in Volume 96C, folio 36 are shown in asterisks \* \*. Record Bearings and distances of A.M.A.F.C.A. South Diversion Channel Drainage Right-of-Way Phase 1, right-of-way Parcels 1 thru 10 filed July 17, 2000 in Book 2000C, page 183 are shown in brackets { }.
- Distances are ground distances.
- Record easements taken from Stewart Title Guaranty Company, File No. 11070295, Effective Date: July 22, 2011.
- Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
- Landfill Disclosure Statement - The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within the City Designated Landfill Buffer Zones) shall be consulted prior to development of the site.
- Future development of lands within this Plat may require improvements by the owner for drainage and grading for any specific lot. By its approval of this subdivision, the City makes no representation or warranties as to excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.
- All corners created with this plat will be monumented with a #5 rebar and yellow plastic survey cap stamped "GROMATZKY PS 16469" or nail and washer stamped "Gromatzky PS 16469".
- Centerline monuments to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, SURVEY MARKER, DO NOT DISTURB, PLS 16469".
- Existing Tracts 4 and 5, Plat of Tracts 1 thru 5 of Gibson Tracts are subject to an existing 24' reciprocal access easement and benefits from a 24' wide reciprocal access easement across Tract 1 of said Plat filed on January 23, 1996 in Book 96C, page 36.
- In the event that the License Agreement for Alumni Drive within AMAFCA Right-of-Way is terminated by AMAFCA without a permanent easement being granted by AMAFCA to the City, UNM including its successors and assigns, agree to waive any and all claims against the City and shall defend and hold harmless the City and its officers, agents and employees from and against all action, suits or claims for damage to the Property as shown on the UNM Gibson Commercial District Subdivision Plat including any actions suits or claims against the City in the nature of inverse condemnation. The liability of UNM, the CITY and AMAFCA shall in all cases be subject to the limitations and immunities of the New Mexico Tort Claims Act Section 41-4-1 et seq., NMSA 1978, as amended.

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

PROJECT NUMBER \_\_\_\_\_

APPLICATION NUMBER \_\_\_\_\_

**PLAT APPROVAL**

UTILITY APPROVALS: \_\_\_\_\_

QWEST CORPORATION d/b/a CENTURYLINK QC DATE \_\_\_\_\_

COMCAST CABLE DATE \_\_\_\_\_

PNM ELECTRIC SERVICES DATE \_\_\_\_\_

NEW MEXICO GAS COMPANY DATE \_\_\_\_\_

CITY APPROVALS: \_\_\_\_\_

CITY SURVEYOR *[Signature]* 12-9-11 DATE \_\_\_\_\_

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE \_\_\_\_\_

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY DATE \_\_\_\_\_

PARKS & RECREATION DEPARTMENT DATE \_\_\_\_\_

A.M.A.F.C.A. DATE \_\_\_\_\_

CITY ENGINEER DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE \_\_\_\_\_

REAL PROPERTY DIVISION DATE \_\_\_\_\_

ENVIRONMENTAL HEALTH DEPARTMENT DATE \_\_\_\_\_

**TAX CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

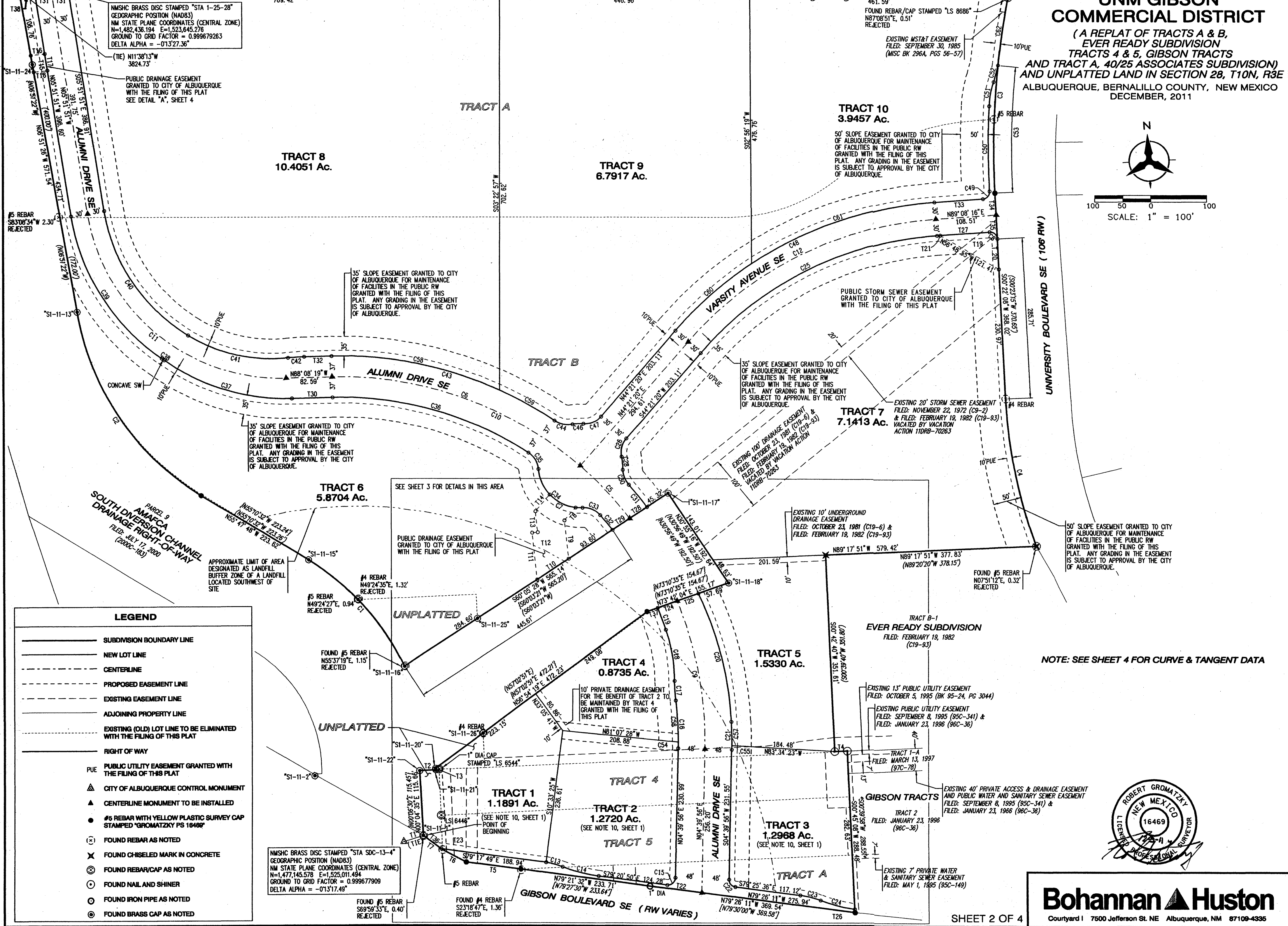
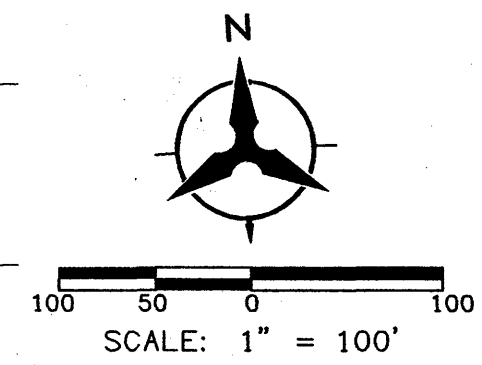
I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and 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.

*[Signature]*  
Robert Gromatzky  
New Mexico Professional Surveyor 16469  
Date: 12-9-11



**Bohannon & Huston**  
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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



NMISC 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 = -01°3'27.36"

(TIC) N11°38'13"W  
 3824.73'  
 PUBLIC DRAINAGE EASEMENT  
 GRANTED TO CITY OF ALBUQUERQUE  
 WITH THE FILING OF THIS PLAT  
 SEE DETAIL "A", SHEET 4

**TRACT 8**  
 10.4051 Ac.

**TRACT 9**  
 6.7917 Ac.

**TRACT 10**  
 3.9457 Ac.

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

**TRACT 7**  
 7.1413 Ac.

EXISTING 20' STORM SEWER EASEMENT  
 FILED: NOVEMBER 22, 1972 (C9-2)  
 & FILED: FEBRUARY 19, 1982 (C19-93)  
 VACATED BY VACATION  
 ACTION 11088-70263

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

**TRACT 6**  
 5.8704 Ac.

SEE SHEET 3 FOR DETAILS IN THIS AREA  
 PUBLIC DRAINAGE EASEMENT  
 GRANTED 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 RW  
 GRANTED WITH THE FILING OF THIS  
 PLAT. ANY GRADING IN THE EASEMENT  
 IS SUBJECT TO APPROVAL BY THE CITY  
 OF ALBUQUERQUE.

PARCEL 9  
**SOUTH DIVERSION CHANNEL**  
 AMMFA  
 DRAINAGE RIGHT-OF-WAY  
 FILED: JULY 17, 2000  
 (2000-165)

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

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

**TRACT 5**  
 1.5330 Ac.

TRACT B-1  
**EVER READY SUBDIVISION**  
 FILED: FEBRUARY 19, 1982  
 (C19-93)

NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA

**TRACT 4**  
 0.8735 Ac.

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

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**  
 1.1891 Ac.

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

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

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

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

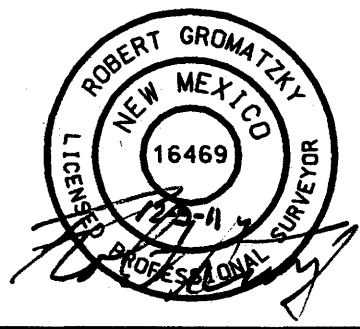
EXISTING 7' PRIVATE WATER  
 & SANITARY SEWER EASEMENT  
 FILED: MAY 1, 1995 (95C-149)

- 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
  - 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 18468"
  - ⊗ 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

NMISC 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 = -01°3'17.49"

FOUND #5 REBAR  
 S69°59'33"E, 0.40'  
 REJECTED

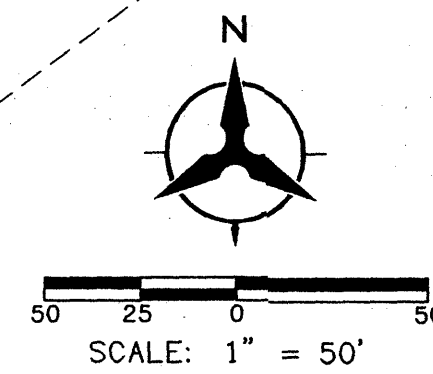
FOUND #4 REBAR  
 S23°18'47"E, 1.36'  
 REJECTED



**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4336

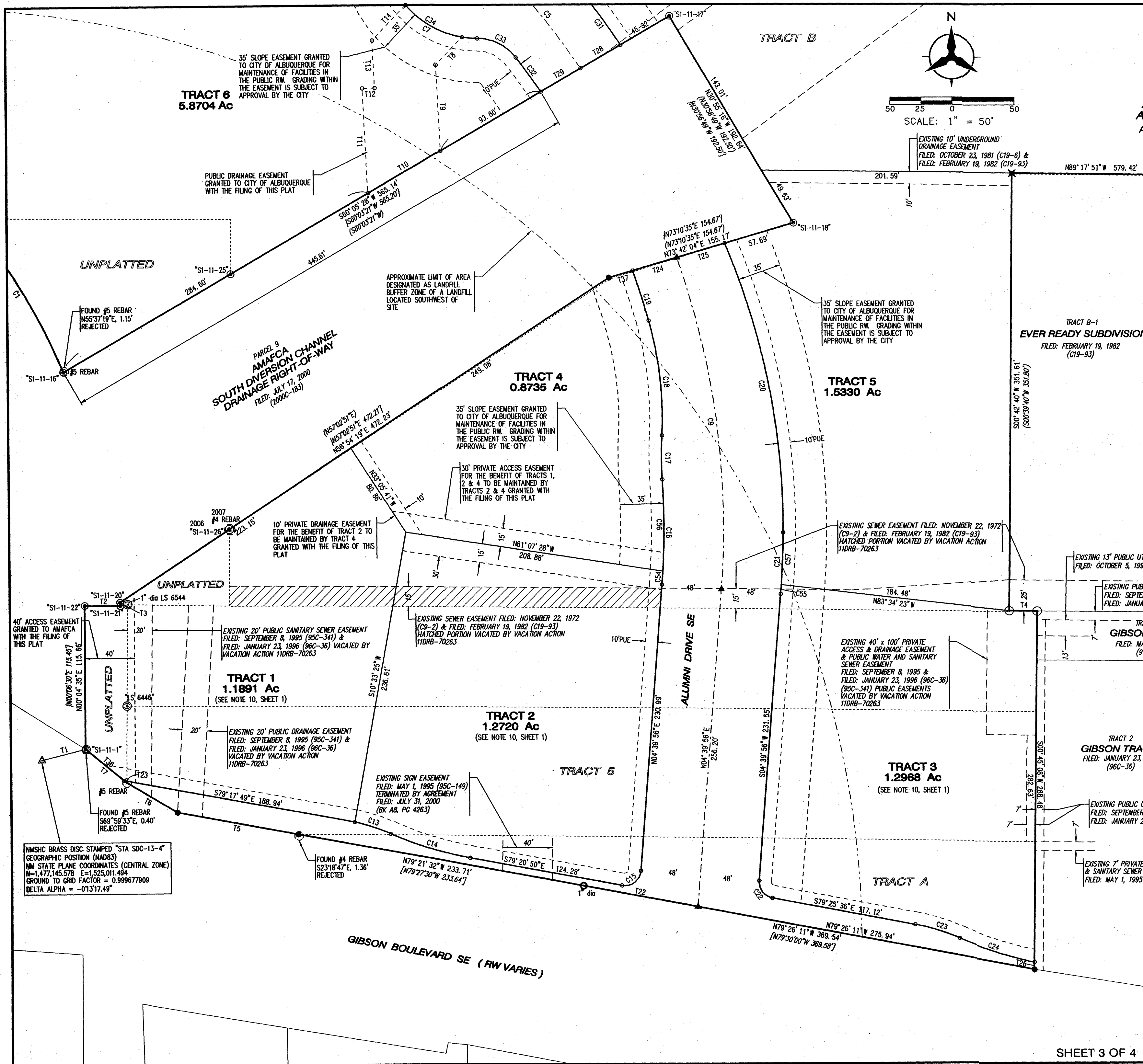
PLAT OF  
UNM GIBSON  
COMMERCIAL DISTRICT

( 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
	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

NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA



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'

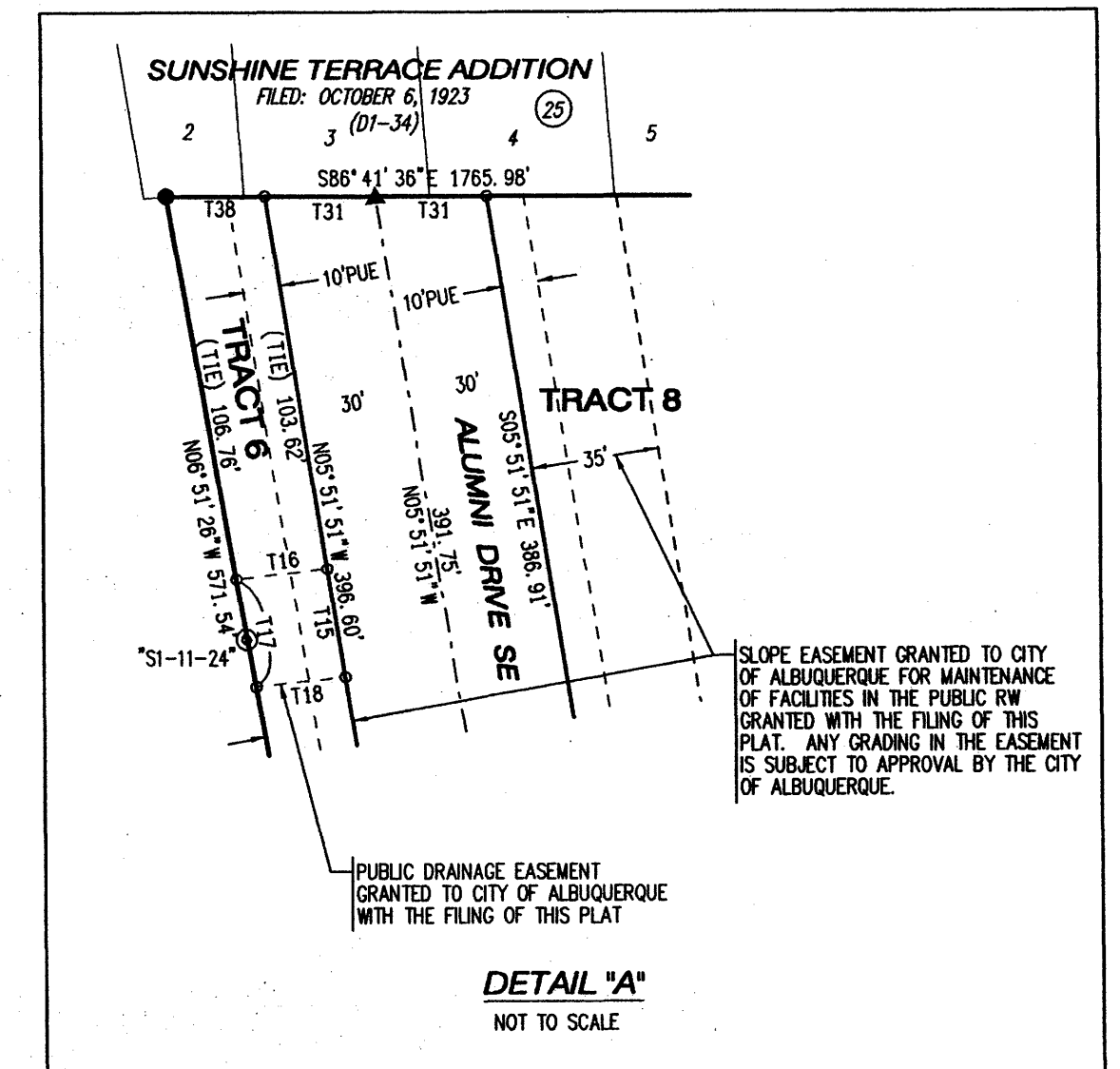


**Bohannon & Huston**  
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335

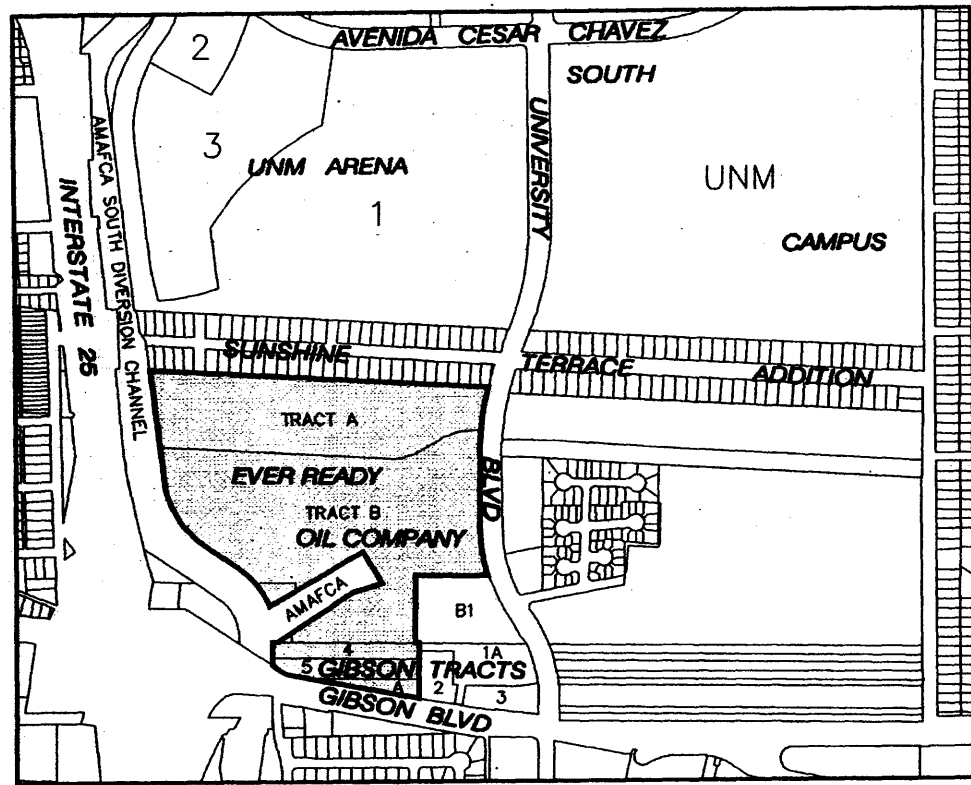
**PLAT OF  
UNM GIBSON  
COMMERCIAL DISTRICT**  
( A REPLAT OF TRACTS A & B,  
EVER READY SUBDIVISION  
TRACTS 4 & 5, GIBSON TRACTS  
AND TRACT A, 40/25 ASSOCIATES SUBDIVISION)  
AND UNPLATTED LAND IN SECTION 28, T10N, R3E  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2011

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	33° 15' 30"	133.83'	260.11'	448.10'	256.47'	N38° 32' 09" W
	{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" W
	{13° 24' 27"}		{347.59'}	{1485.40'}		
C4	17° 47' 48"	136.45'	270.70'	871.51'	269.61'	S08° 31' 46" E
			{270.85'}	{871.51'}		
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° 46' 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'	N38° 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' 36"	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° 58' 39"	12.77'	20.19'	13.00'	18.22'	N44° 38' 57" E
C50	05° 51' 10"	75.81'	151.49'	1482.95'	151.42'	N03° 05' 12" E
C51	15° 20' 26"	21.82'	43.37'	182.00'	43.25'	N13° 41' 01" E
C52	06° 07' 44"	15.42'	30.81'	288.00'	30.79'	N18° 17' 22" E
C53	08° 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

Tangent Data		
ID	BEARING	DISTANCE
T1	S76° 05' 56" 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° 32' 39" 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" E	39.19'
T15	N06° 51' 28" 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	87.14'
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	N66° 41' 36" W	27.24'



**Bohannon & Huston**  
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335



LOCATION MAP

ZONE ATLAS INDEX MAP No. L-15  
NOT TO SCALE

**SUBDIVISION DATA**

1. DRB No.
2. Zone Atlas Index No. L-15.
3. Zoning: R-3, C-1 & C-2.
4. Gross Subdivision Acreage: 45.4403 Acres.
5. Total number of lots/tracts Created: Ten (10) tracts.
6. 0.573 mile of full width public street right-of-way created.
7. Date of Survey: April, 2011.
8. Plat is located within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, and Town of Albuquerque Grant, Bernalillo County, New Mexico.

**DISCLOSURE STATEMENT**

The purpose of this Plat is to subdivide all of Tract A, Ever Ready Oil Company Subdivision as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 22, 1972 in Book C9, page 2 as Document No. 21985, together with all of Tract B of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93 as Document No. 829033, together with all of Tracts 4 and 5 of the Corrected Plat of Tracts 1 thru 5 of Gibson Tracts, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 23, 1996 in Book 96C, page 36 as Document No. 96008104, together with all of Tract A of the Replat of Tracts A & B of 40/25 Associates Subdivision, Albuquerque, New Mexico on May 10, 1995 in Book 95C, page 149 as Document No. 95042667, together with an unplat portion of land into ten (10) tracts, to vacate existing easements, to dedicate public street right-of-way to the City of Albuquerque and to grant easements.

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. Qwest Corporation d/b/a Centurylink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantor, 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 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**DESCRIPTION**

A certain tract of land situate within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, and Town of Albuquerque Grant, Bernalillo County, New Mexico, being and comprising all of Tract A Ever Ready Oil Company Subdivision, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 22, 1972 in Book C9, page 2, together with all of Tract B of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93 as Document No. 829033, together with all of Tracts 4 and 5 of the Corrected Plat of Tracts 1 thru 5 of Gibson Tracts, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 23, 1996 in Book 96C, page 36 as Document No. 96008104, together with all of Tract A of the Replat of Tracts A & B of 40/25 Associates Subdivision, Albuquerque, New Mexico on May 10, 1995 in Book 95C, page 149 as Document No. 95042667, together with an unplat portion of land, and being more particularly described by New Mexico State Plane grid bearings (NAD 83 Central Zone) and ground distances as follows:

BEGINNING at a found AMAFCA brass cap stamped "S1-11-1" at the southwest corner of the tract herein described, identical to the southeast corner of Parcel 9 of the AMAFCA South Diversion Channel Drainage Right-of-Way Phase 1 Right-of-Way Parcels 1 thru 10, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 17, 2000 in Book 2000C, page 183 as Document No. 2000089137, WHENCE the City of Albuquerque Control Monument "STA SDC-13-4" having New Mexico State Plane Grid Coordinates (NAD 83 Central Zone) N=1,477,145.578 and E=-1,525,011.494, bears S76°05'59"W a distance of 36.32 feet;

THENCE along the westerly boundary of the tract herein described, coincident with the easterly boundary of said AMAFCA Parcel 9, the following three (3) courses;

N00°04'35"E a distance of 115.66 feet to a found AMAFCA brass cap stamped "S1-11-22";

S89°15'37"E a distance of 28.78 feet to a found AMAFCA brass cap stamped "S1-11-21";

N04°29'05"W a distance of 2.77 feet to a found AMAFCA brass cap stamped "S1-11-20";

THENCE continuing along said westerly boundary of the tract herein described, coincident with said easterly boundary of AMAFCA Parcel 9 and the westerly boundary of said Tracts A and B, Ever Ready Subdivision the following eight (8) courses;

- N69°54'19"E a distance of 472.23 feet to a point;
- N73°42'04"E a distance of 155.17 feet to a found AMAFCA brass cap stamped "S1-11-18";
- N30°55'16"W a distance of 192.64 feet to a found AMAFCA brass cap stamped "S1-11-17";
- S07°05'28"W a distance of 585.14 feet to a point on curve marked by a found AMAFCA brass cap stamped "S1-11-16";
- 260.11 feet along the arc of a non-tangent curve to the left having a radius of 448.10 feet, a central angle of 33°15'30" and a chord bearing N38°32'00"W a distance of 256.47 feet to a point (non-tangent) marked by a found AMAFCA brass cap stamped "S1-11-15";
- N55°47'45"W a distance of 223.62 feet to a non-tangent point of curvature;
- 407.99 feet along the arc of a curve to the right having a radius of 483.79 feet, a central angle of 48°19'08" and a chord bearing N30°38'13"W a distance of 396.01 feet to a non-tangent point marked by a found AMAFCA brass cap stamped "S1-11-13";
- N06°51'26"W a distance of 571.54 feet to the northwest corner of the tract herein described, identical to the northwest corner of said Tract A, Ever Ready Subdivision;

THENCE leaving said easterly boundary of said AMAFCA Parcel 9 along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Tract A, 389°41'39"E a distance of 1765.98 feet to a point on curve at the northeast corner of the tract herein described, identical to the northeast corner of said Tract A, Ever Ready Subdivision, and also being a point on the westerly right-of-way of University Boulevard SE;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tracts A and B, Ever Ready Subdivision and said westerly right-of-way of University Boulevard SE, the following three (3) courses;

- 349.48 feet along the arc of a non-tangent curve to the left having a radius of 1485.40 feet, a central angle of 15°28'40" and a chord bearing S07°06'32"W a distance of 348.67 feet to a point of tangency;
- S00°22'08"W a distance of 368.02 feet to a found #4 rebar marking a point of curvature;
- 270.70 feet along the arc of a curve to the left having a radius of 871.51 feet, a central angle of 17°47'48" and a chord bearing S08°31'46"E a distance of 269.81 feet to a found Chiseled Mark at the most easterly corner of the tract herein described, identical to the most easterly corner of said Tract B;

THENCE leaving said westerly right-of-way of University Boulevard SE and continuing along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract B the following two (2) courses;

- N89°17'51"W a distance of 377.83 feet, to a found chiseled mark at the northwest corner of Tract B-1 of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93;
- S00°42'40"W a distance of 351.61 feet to a found nail and shiner at the southeast corner of said Tract B, also being a point on the northerly boundary of said Tract A, Gibson Tracts;

THENCE continuing along the easterly boundary of the tract herein described, coincident with said northerly boundary of Tract 4, S89°10'19"E a distance of 22.49 feet to a found nail and shiner at the northeast corner of said Tract 4;

THENCE continuing along said easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract 4 and 5, Gibson Tracts and said Tract A, 40/25 Associates Subdivision, S00°45'08"W a distance of 288.48 feet to the southeast corner of the tract herein described, identical to the southeast corner of said Tract A, 40/25 Associates Subdivision;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract A, the following two (2) courses;

- N70°28'11"W a distance of 369.54 feet to a found 1" diameter iron pipe;
- N79°21'32"W a distance of 233.71 feet to the most westerly corner of said Tract A;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract 5, the following two (2) courses;

- N79°16'41"W a distance of 98.67 feet;
- N59°00'4"W a distance of 47.44 feet to a found #5 rebar at the southwest corner of said Tract 5;

THENCE continuing along the southerly boundary of the tract herein described, N50°32'39"W a distance of 42.79 feet to the POINT OF BEGINNING.

This tract contains 45.4403 acres, more or less.

**FREE CONSENT AND DEDICATION**

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat; and hereby dedicate Public Rights-of-Way as shown on this plat to City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

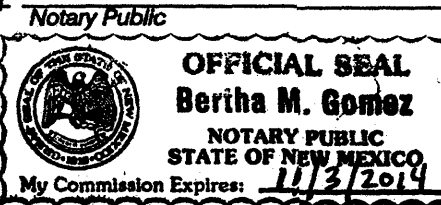
UNIVERSITY OF NEW MEXICO

BY: *Kim Murphy*  
Kim Murphy, Director of Real Estate  
University of New Mexico

State of New Mexico )  
  ) SS  
County of Bernalillo )

This instrument was acknowledged before me on 9 day of December 2011, by Kim Murphy, Director of Real Estate, University of New Mexico

My Commission Expires: 11/3/2014



**NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Control Stations "SDC-13-4" and "4-25-30" Bearing = N77°25'48".
2. Record Bearings and distances of the Summary Plat of Tract "B" of the Ever Ready Subdivision filed on February 19, 1982 in Volume C19, folio 93 are shown in parenthesis ( ). Record Bearings and distances of A Replat of Tracts A & B of 40/25 Associates Subdivision filed on May 1, 1995 in Volume 95C, folio 149 are shown in brackets [ ]. Record Bearings and distances of a Plat of Tracts 1 thru 6 of Gibson Tracts filed on January 23, 1996 in Volume 96C, folio 36 are shown in asterisks \* \*. Record Bearings and distances of A.M.A.F.C.A. South Diversion Channel Drainage Right-of-Way Phase 1, right-of-way Parcels 1 thru 10 filed July 17, 2000 in Book 2000C, page 183 are shown in brackets { }.
3. Distances are ground distances.
4. Record easements taken from Stewart Title Guaranty Company, File No. 11070295, Effective Date: July 22, 2011.
5. Pursuant to Section 14-14-4.7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this Plat."
6. Landfill Disclosure Statement - The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within the City Designated Landfill Buffer Zones) shall be consulted prior to development of the site.
7. Future development of lands within this Plat may require improvements by the owner for drainage and grading for any specific lot. By its approval of this subdivision, the City makes no representation or warranties as to excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.
8. All corners created with this plat will be monumented with a #5 rebar and yellow plastic survey cap stamped "GROMATZKY PS 16469" or nail and washer stamped "Gromatzky PS 16469".
9. Centerline monuments to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE, CENTERLINE MONUMENTATION, SURVEY MARKER, DO NOT DISTURB, PS 16469".
10. Existing Tracts 4 and 5, Plat of Tracts 1 thru 5 of Gibson Tracts are subject to an existing 24' reciprocal access easement and benefits from a 24' wide reciprocal access easement across Tract 1 of said Plat filed on January 23, 1996 in Book 96C, page 36.
11. In the event that the License Agreement for Alumni Drive within AMAFCA Right-of-Way is terminated by AMAFCA without a permanent easement being granted by AMAFCA to the City, UNM including its successors and assigns, agree to waive any and all claims against the City and shall defend and hold harmless the City and its officers, agents and employees from and against all action, suits or claims for damage to the Property as shown on the UNM Gibson Commercial District Subdivision Plat including any actions suits or claims against the City in the nature of inverse condemnation. The liability of UNM, the CITY and AMAFCA shall in all cases be subject to the limitations and immunities of the New Mexico Tort Claims Act Section 41-4-1 et seq., NMSA 1978, as amended.

**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

PROJECT NUMBER \_\_\_\_\_

APPLICATION NUMBER \_\_\_\_\_

**PLAT APPROVAL**

UTILITY APPROVALS:

QWEST CORPORATION d/b/a CENTURYLINK QC \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST CABLE \_\_\_\_\_ DATE \_\_\_\_\_

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

CITY APPROVALS:

CITY SURVEYOR *Bertha M. Gomez* 12-9-11  
DATE \_\_\_\_\_

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

REAL PROPERTY DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

ENVIRONMENTAL HEALTH DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**TAX CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY TREASURERS OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYORS CERTIFICATION**

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and 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.

*Robert Gromatzky*  
Robert Gromatzky  
New Mexico Professional Surveyor 16469

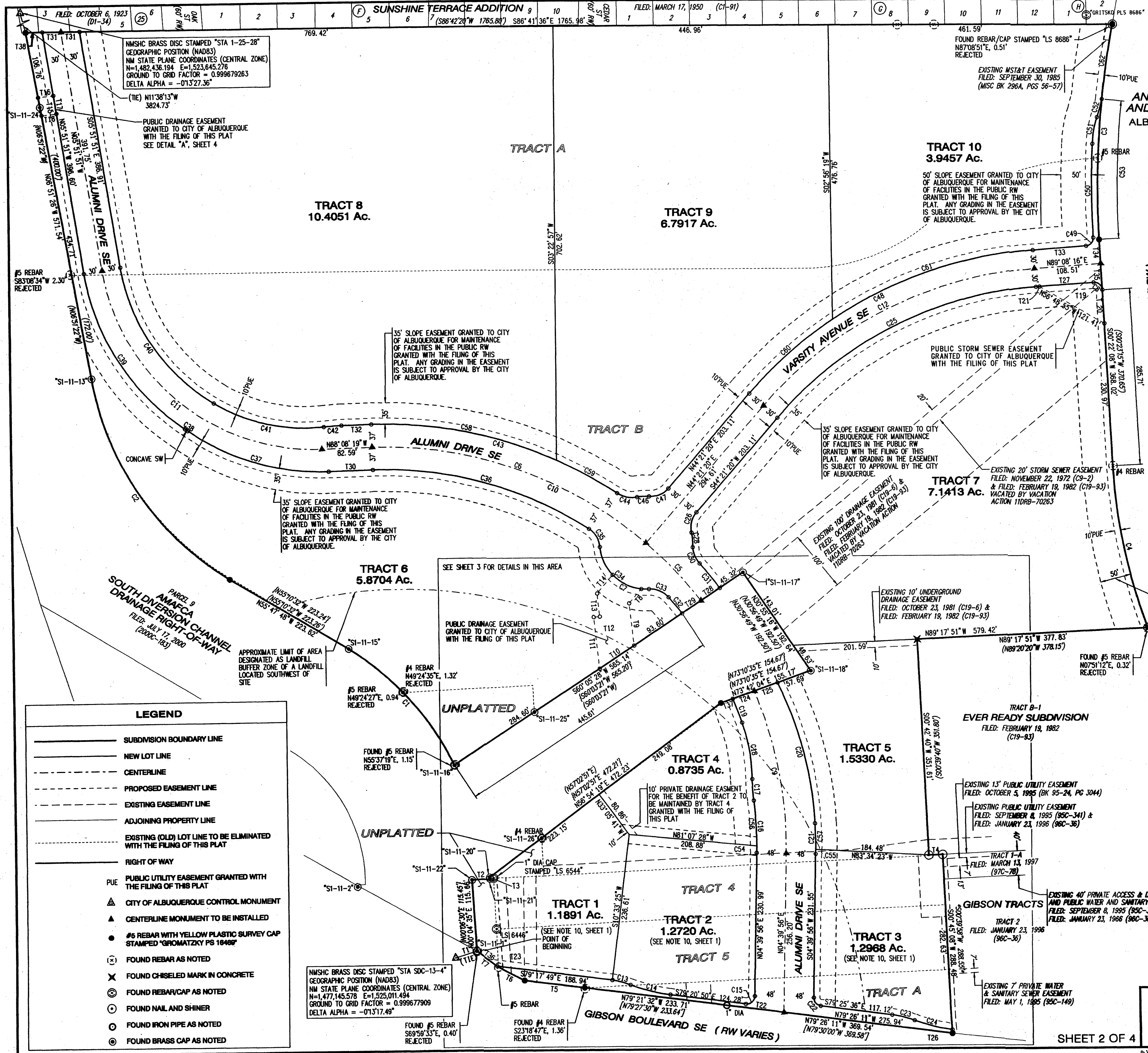
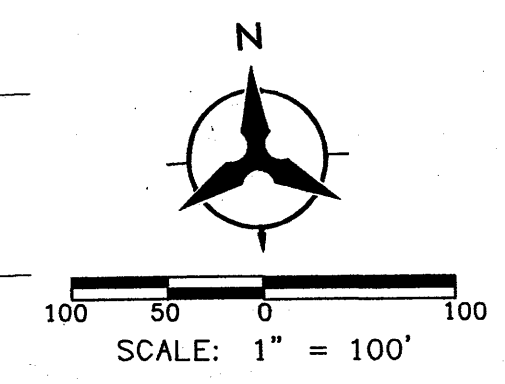
Date: 12-9-11



**Bohannon & Huston**  
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335



**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, R8E ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO DECEMBER, 2011

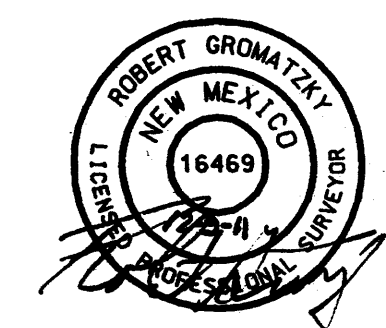


- LEGEND**
- SUBDIVISION BOUNDARY LINE
  - NEW LOT LINE
  - CENTERLINE
  - - - PROPOSED EASEMENT LINE
  - - - EXISTING EASEMENT LINE
  - ADJOINING PROPERTY LINE
  - - - EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
  - RIGHT OF WAY
  - PUE PUBLIC UTILITY EASEMENT GRANTED WITH 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 18468"
  - ⊙ 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

NMHC 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 = -0°13'17.49"

NMHC 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 = -0°13'27.36"

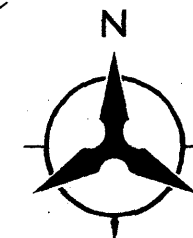
NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA



**Bohannon & Huston**  
 Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335

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



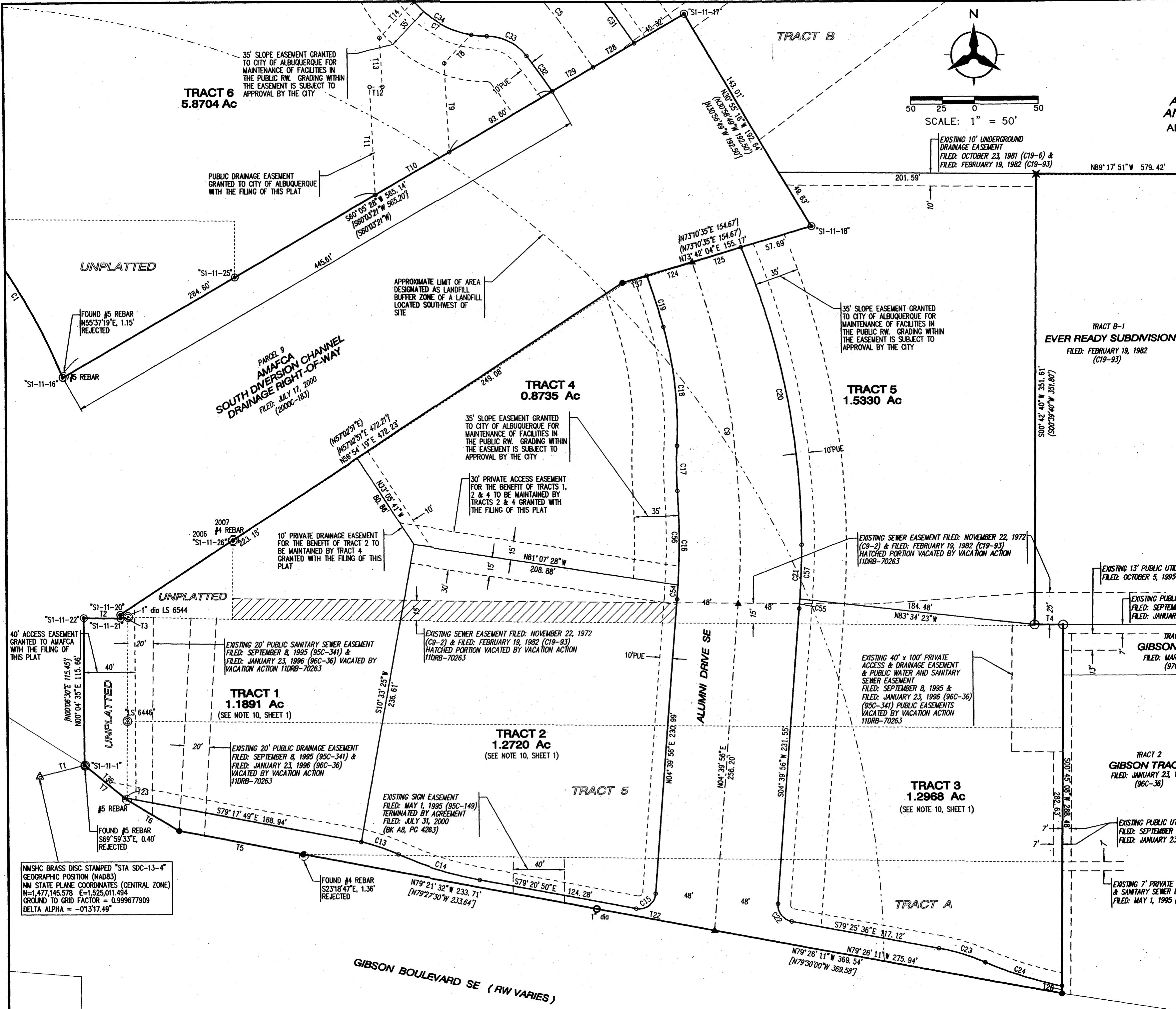
SCALE: 1" = 50'

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

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
- 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 PG 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



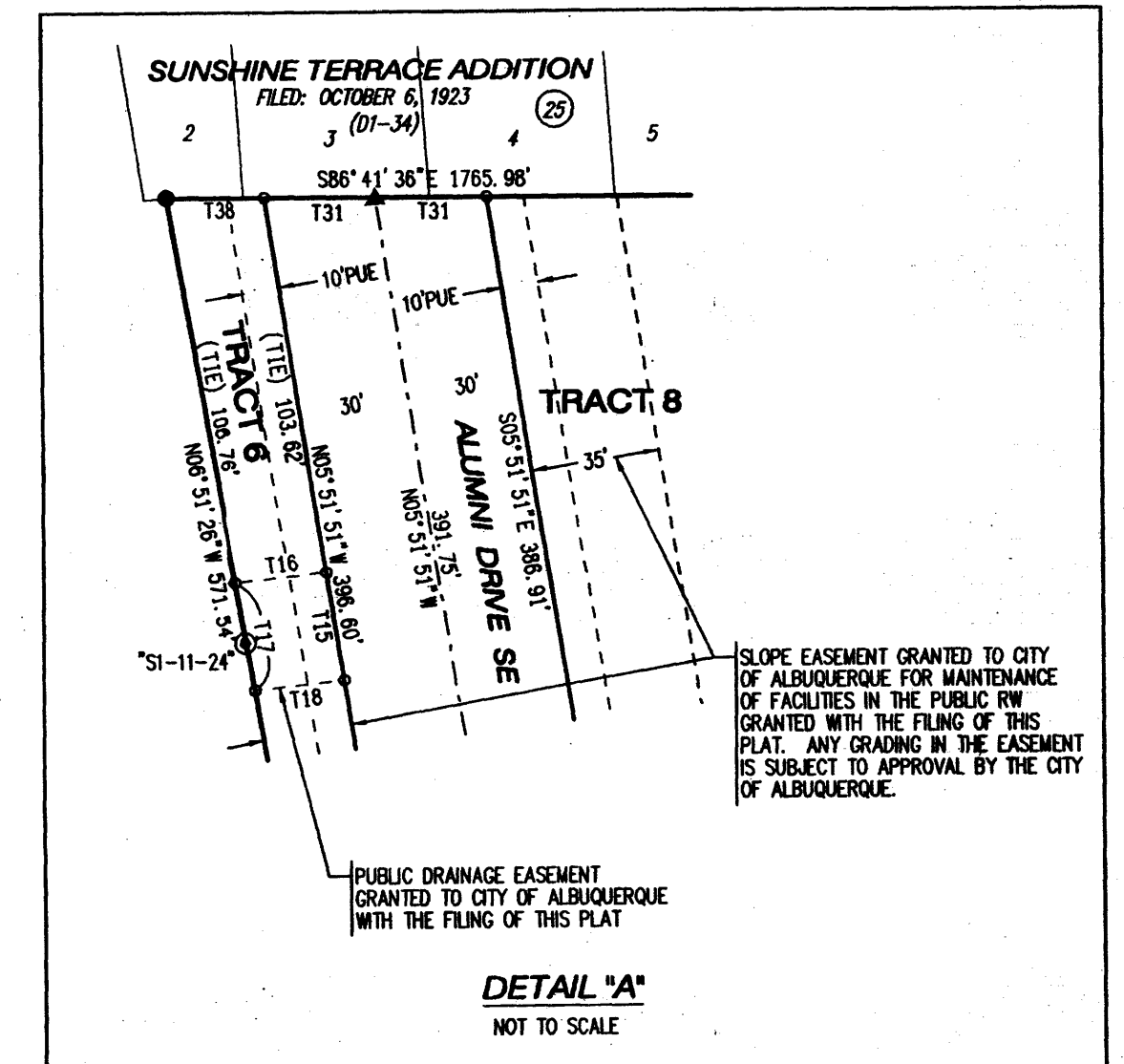
NM5HC BRASS DISC STAMPED "STA SDC-13-4"  
GEOGRAPHIC POSITION (NAD83)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
N=1,477,145.578 E=1,525,011.494  
GROUND TO GRID FACTOR = 0.999677909  
DELTA ALPHA = -01317.49"



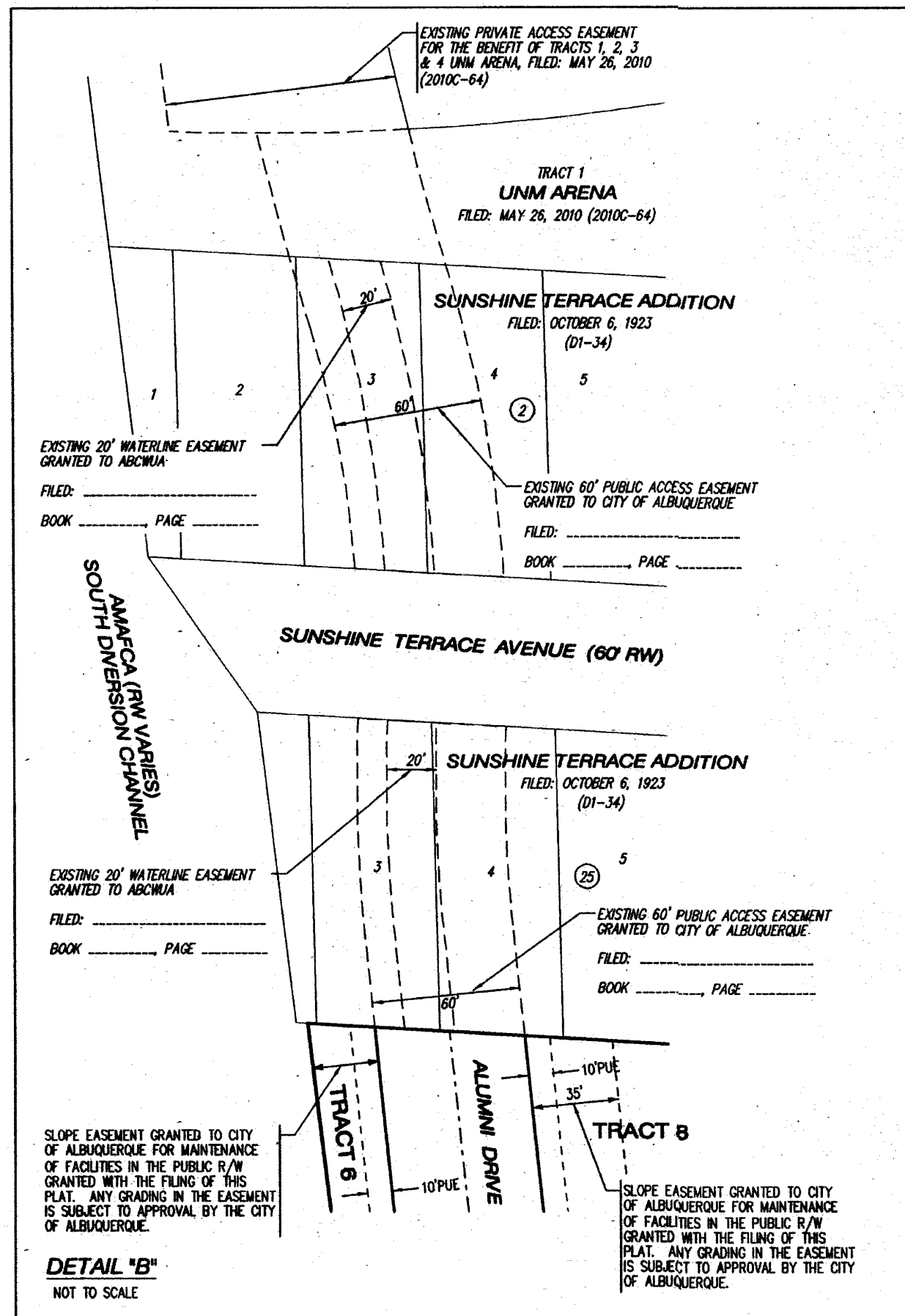
PLAT OF  
**UNM GIBSON  
 COMMERCIAL DISTRICT**  
 (A REPLAT OF TRACTS A & B,  
 EVER READY SUBDIVISION  
 TRACTS 4 & 5, GIBSON TRACTS  
 AND TRACT A, 40/25 ASSOCIATES SUBDIVISION)  
 AND UNPLATTED LAND IN SECTION 28, T10N, R3E  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 DECEMBER, 2011

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	33° 15' 30"	133.83'	260.11'	448.10'	256.47'	N38° 32' 09" W
	{ 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" W
	{ 13° 24' 27" }		{ 347.59' }	{ 1485.40' }		
C4	17° 47' 48"	136.45'	270.70'	871.51'	269.61'	S08° 31' 46" E
			{ 270.85' }	{ 871.51' }		
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° 18' 28"	305.73'	502.59'	350.00'	460.51'	N47° 00' 05" W
C12	44° 46' 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'	S18° 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' 36"	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' 39"	12.77'	20.19'	13.00'	18.22'	N44° 38' 57" E
C50	05° 51' 10"	75.81'	151.49'	1482.95'	151.42'	N03° 05' 12" E
C51	15° 20' 26"	21.82'	43.37'	162.00'	43.25'	N13° 41' 01" E
C52	06° 07' 44"	15.42'	30.81'	288.00'	30.79'	N18° 17' 22" E
C53	08° 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

Tangent Data		
ID	BEARING	DISTANCE
T1	S76° 05' 56" 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° 32' 39" 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" E	39.19'
T15	N06° 51' 28" 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	87.14'
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'

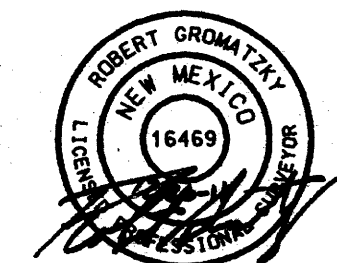
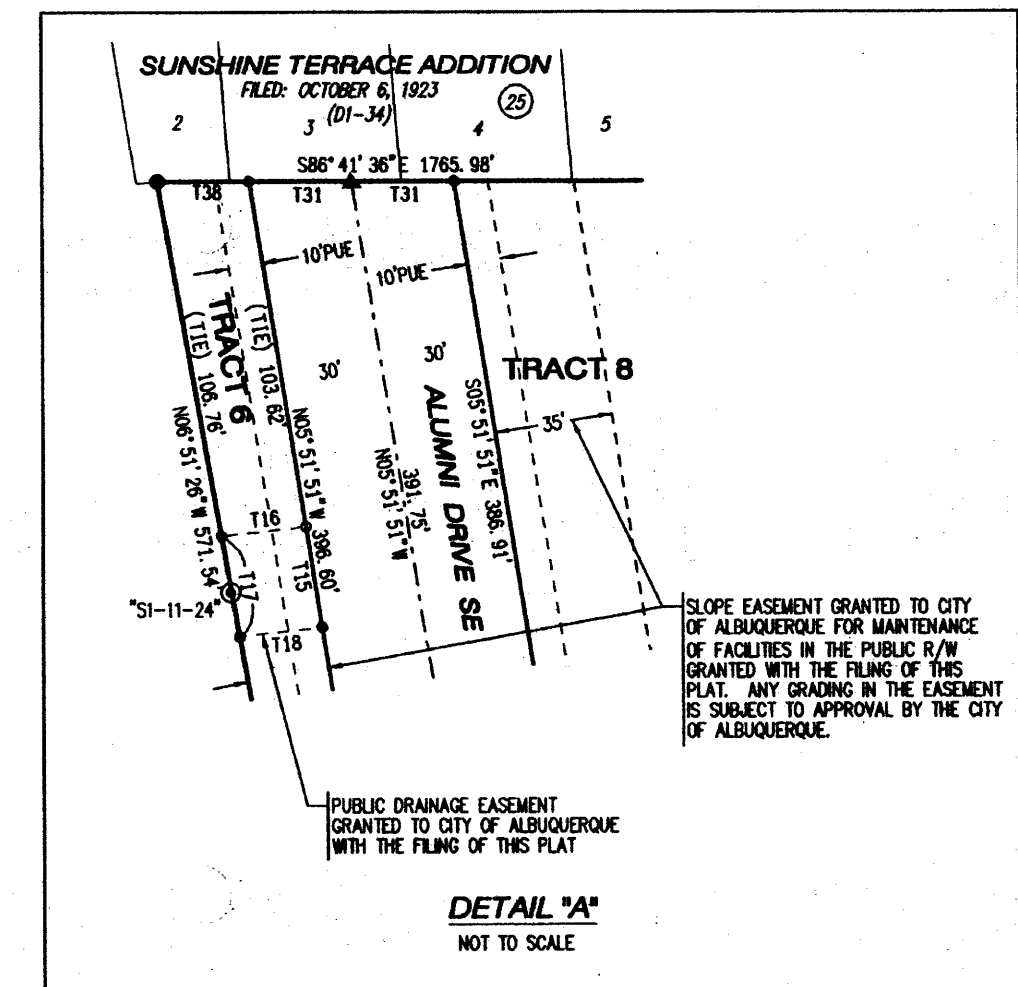


**PLAT OF  
UNM GIBSON  
COMMERCIAL DISTRICT**  
(A REPLAT OF TRACTS A & B,  
EVER READY SUBDIVISION  
TRACTS 4 & 5, GIBSON TRACTS  
AND TRACT A, 40/25 ASSOCIATES SUBDIVISION)  
AND UNPLATTED LAND IN SECTION 28, T10N, R3E  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2011



Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	33° 15' 30"	133.83'	260.11'	448.10'	256.47'	N38° 32' 09" W
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C3	13° 28' 49"	175.55'	349.48'	1485.40'	348.67'	S07° 06' 32" W
C4	17° 47' 48"	136.45'	270.70'	871.51'	269.61'	S08° 31' 46" E
C5	11° 24' 59"	84.97'	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' 58"	137.48'	270.93'	650.00'	288.98'	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° 46' 56"	287.79'	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'	238.80'	S11° 04' 16" E
C21	04° 04' 48"	24.86'	49.70'	688.00'	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' 38" 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' 36"	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"	12.89'	20.11'	13.00'	18.18'	N44° 49' 11" E
C50	05° 52' 07"	76.85'	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	08° 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' 56" W	36.32'
T2	S89° 15' 37" E	28.78'
T3	S89° 20' 20" E	28.78'
T4	S89° 10' 19" E	22.49'
T5	N79° 16' 41" W	98.67'
T6	N79° 22' 39" W	98.64'
T7	N50° 32' 39" W	47.44'
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	S66° 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' 18" E	49.33'
T33	N89° 08' 18" 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" W	45.08'
T40	S17° 18' 10" W	29.86'



**PRELIMINARY 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)  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2011

**DESCRIPTION**  
A certain tract of land situate within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract B of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93 as Document No. 829033, together with all of Tracts 4 and 5 of the Corrected Plat of Tracts 1 thru 5 of Gibson Tracts, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 23, 1996 in Book 95C, page 36 as Document No. 96008104, together with all of Tract A of the Replat of Tracts A & B of 40/25 Associates Subdivision, Albuquerque, New Mexico on May 10, 1995 in Book 95C, page 149 as Document No. 95042667, together with all of lots 1 thru 4, Block 2 and Lots 2 thru 4, Block 25, Sunshine Terrace Addition as the same is shown and designated on the plat thereof recorded in the Office of the County Clerk of Bernalillo County, New Mexico on October 6, 1923 in Book 01, page 34, together with a portion of Sunshine Terrace Avenue right-of-way, together with an unplatted portion of land, and being more particularly described by New Mexico State Plane grid bearings (NAD 83 Central Zone) and ground distances as follows:

BEGINNING at a found AMAFCA brass cap stamped "S1-11-1" at the southwest corner of the tract herein described, identical to the southeast corner of Parcel 9 of the AMAFCA South Diverion Channel Drainage Right-of-Way Phase 1 Right-of-Way Parcels 1 thru 10, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 17, 2000 in Book 2000C, page 183 as Document No. 2000089137, WHENCE the City of Albuquerque Control Monument "STA SDC-13-4" having New Mexico State Plane Grid Coordinates (NAD 83 Central Zone) N=1,477,145.578 and E=1,525,011.494, bears S76°05'56"W a distance of 36.32 feet;

THENCE along the westerly boundary of the tract herein described, coincident with the easterly boundary of said AMAFCA Parcel 9, N00°04'35"E a distance of 115.66 feet to a found AMAFCA brass cap stamped "S1-11-22";

THENCE continuing along said westerly boundary of the tract herein described, coincident with said easterly boundary of AMAFCA Parcel 9, S89°15'37"E a distance of 28.78 feet to a point;

THENCE N04°23'05"W a distance of 2.77 feet to a found AMAFCA brass cap stamped "S1-11-20";

THENCE continuing along said westerly boundary of the tract herein described, coincident with said easterly boundary of AMAFCA Parcel 9 and the westerly boundary of said Tracts A and B, Ever Ready Subdivision the following eight (8) courses;

N56°54'19"E a distance of 472.23 feet to a found 2.5" iron pipe;  
N73°42'04"E a distance of 155.17 feet to a found AMAFCA brass cap stamped "S1-11-18";  
N30°55'16"W a distance of 192.64 feet to a found AMAFCA brass cap stamped "S1-11-17";  
S60°05'28"W a distance of 565.14 feet to a point on a curve marked by a found AMAFCA brass cap stamped "S1-11-16";  
260.11 feet along the arc of a non-tangent curve to the left having a radius of 448.10 feet, a central angle of 33°15'30" and a chord bearing N38°32'09"W a distance of 256.47 feet to a point (non-tangent) marked by a found AMAFCA brass cap stamped "S1-11-15";

N55°47'48"W a distance of 223.62 feet to a non-tangent point of curvature;  
407.99 feet along the arc of a curve to the right having a radius of 483.79 feet, a central angle of 48°19'08" and a chord bearing N30°38'13"W a distance of 395.01 feet to a non-tangent point marked by a found AMAFCA brass cap stamped "S1-11-13";  
N06°51'26"W a distance of 571.54 feet to the northwest corner of said Tract A;

THENCE continuing along the westerly boundary of the tract herein described, coincident with the easterly boundary of said AMAFCA Parcel 9, the following four (4) courses

N86°42'22"W a distance of 4.91 feet;  
N06°51'22"W a distance of 127.00 feet;  
N35°03'51"W a distance of 76.42 feet;  
N06°57'30"W a distance of 126.85 feet, to the northwest corner of the tract herein described, identical to the northwest corner of said Sunshine Terrace Addition;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Sunshine Terrace Addition, S86°41'21"E a distance of 175.50 feet to the northeast corner of said Lot 4, Block 2 Sunshine Terrace Addition;

THENCE continuing along the northerly boundary of the tract herein described, coincident with the easterly boundary of said Lot 4, Block 2 and said Lot 4, Block 25, Sunshine Terrace Addition, S01°19'22"E a distance of 310.80 feet to the southeast corner of said Lot 4, Block 25, also being a point on the northerly boundary of said Tract A, Ever Ready Subdivision;

THENCE continuing along the northerly boundary of the tract herein described, S85°41'36"E a distance of 1662.44 feet to a point on curve at the northeast corner of the tract herein described, identical to the northeast corner of said Tract A, Ever Ready Subdivision, and also being a point on the westerly right-of-way of University Boulevard SE;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tracts A and B and said westerly right-of-way of University Boulevard SE, the following three (3) courses;

349.48 feet along the arc of a non-tangent curve to the left having a radius of 1485.40 feet, a central angle of 13°28'49" and a chord bearing S07°06'32"W a distance of 348.67 feet to a point of tangency;

S00°22'08"W a distance of 368.02 feet to a found #4 rebar marking a point of curvature;  
270.70 feet along the arc of a curve to the left having a radius of 871.51 feet, a central angle of 17°47'48" and a chord bearing S08°31'46"E a distance of 269.61 feet to a found #5 rebar at the most easterly corner of the tract herein described, identical to the most easterly corner of said Tract B;

THENCE leaving said westerly right-of-way of University Boulevard SE and continuing along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract B the following two (2) courses;

N89°15'51"W a distance of 377.83 feet, to a found chiseled mark at the northwest corner of Tract B-1 of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93;

S00°42'40"W a distance of 351.61 feet to a found nail and shiner at the southeast corner of said Tract B, also being a point on the northerly boundary of said Tract 4, Gibson Tracts;

THENCE continuing along the easterly boundary of the tract herein described, coincident with said northerly boundary of Tract 4, S89°10'19"E a distance of 22.49 feet to a found nail and shiner at the northeast corner of said Tract 4;

THENCE continuing along said easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract 4 and 5, Gibson Tracts and said Tract A, 40/25 Associates Subdivision, S00°45'08"W a distance of 288.48 feet to the southeast corner of the tract herein described, identical to the southeast corner of said Tract A;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract A, the following two (2) courses;

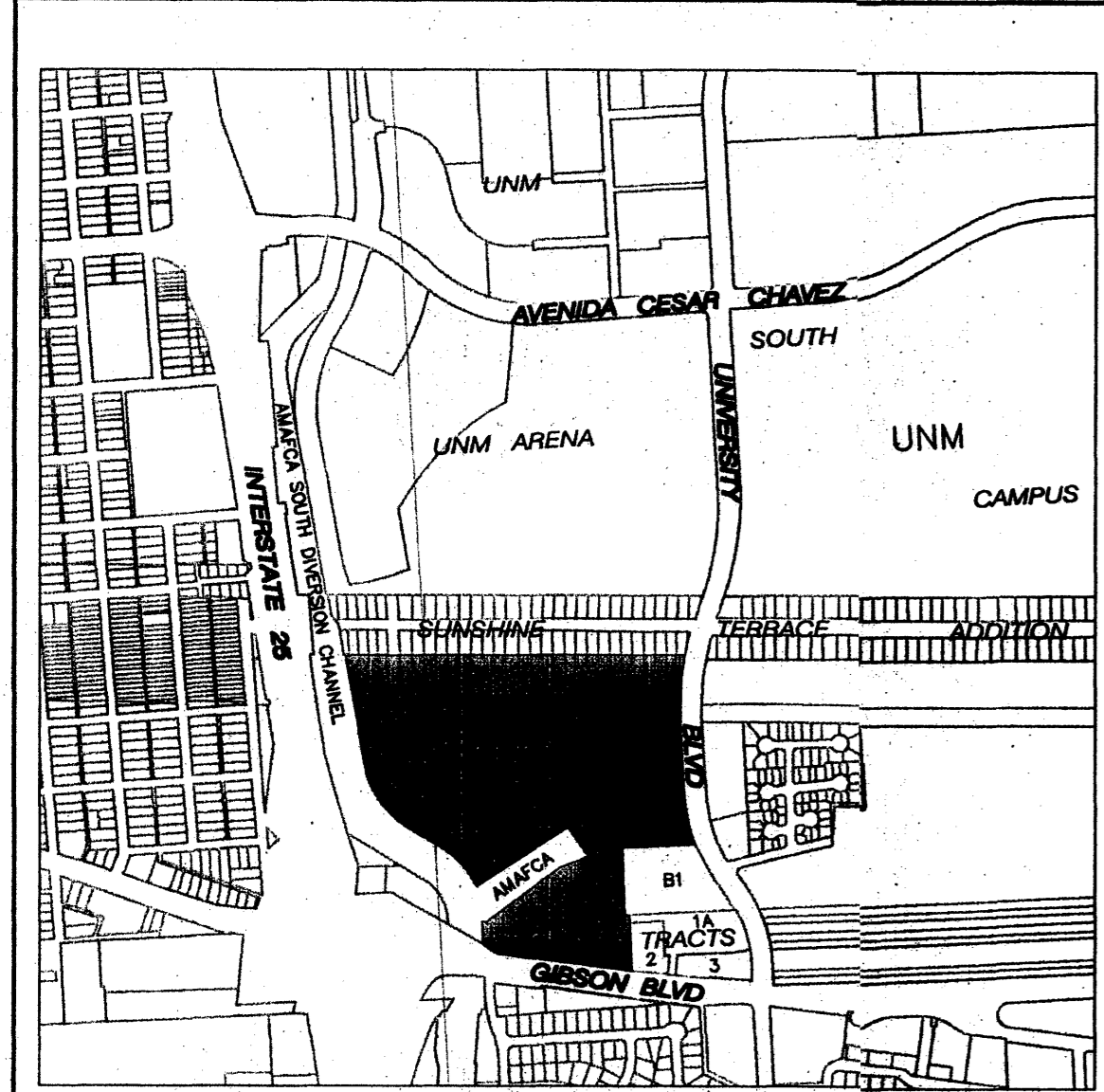
N79°26'11"W a distance of 368.54 feet to a found 1" diameter iron pipe;  
N79°21'32"W a distance of 233.71 feet to the most easterly corner of said Tract A;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract 5, the following two (2) courses;

N79°16'41"W a distance of 98.67 feet;  
N59°06'04"W a distance of 47.44 feet to a found #5 rebar at the southwest corner of said Tract 5;

THENCE continuing along the southerly boundary of the tract herein described, N50°32'39"W a distance of 42.79 feet to the POINT OF BEGINNING.

This tract contains 46,450.01 acres, more or less.



LOCATION MAP  
ZONE ATLAS INDEX MAP NO. L-15-Z  
NOT TO SCALE

**GENERAL NOTES**

- PROPOSED ACREAGE: 40.8 AC (TRACTS 1-14)  
PROPOSED R/W ACREAGE: 6.2 AC  
NO. OF LOTS: 14
- ALL STREETS, UTILITIES AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
- ALL SANITARY SEWER & WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE ABCMUA.

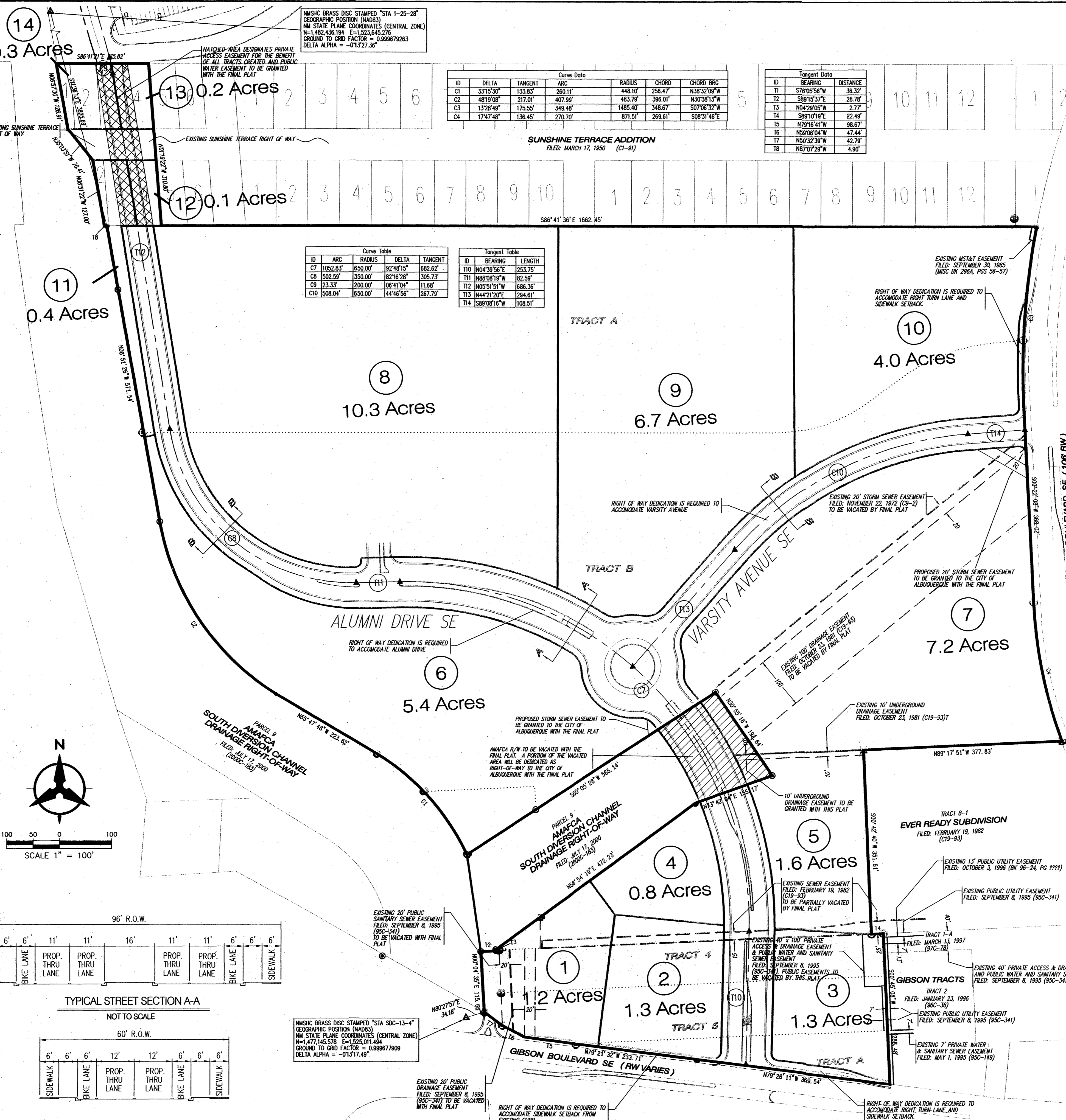
**SURVEY NOTES**

- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1983. BASIS OF BEARINGS IS BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS "SDC-13-4" AND "1-25-30" BEARING = N77°25'48".
- DISTANCES ARE GROUND DISTANCES.
- RECORD EASEMENTS TAKEN FROM STEWART TITLE GUARANTY COMPANY TITLE REPORT, FILE NO. 11070295, EFFECTIVE DATE JULY 22, 2011.
- ALL CORNERS CREATED WITH THIS PLAT WILL BE MONUMENTED WITH A #5 REBAR AND YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16489" OR NAIL AND WASHER STAMPED "GROMATZKY PS 16489".

**APPROVED**

*[Signature]* 9/16/11  
CITY SURVEYOR DATE

*[Signature]* Sept. 16, 2011  
KIM D. MURPHY DATE  
DIRECTOR OF REAL ESTATE UNM



Curve Data

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	3315.30°	133.83'	260.11'	448.10'	256.47'	N38°32'09"W
C2	4819.08°	217.01'	407.99'	483.79'	396.01'	N30°38'13"W
C3	1328.48°	175.55'	349.48'	1485.40'	348.67'	S07°06'32"W
C4	1747.48°	138.45'	270.70'	871.51'	289.61'	S08°31'46"E

Tangent Data

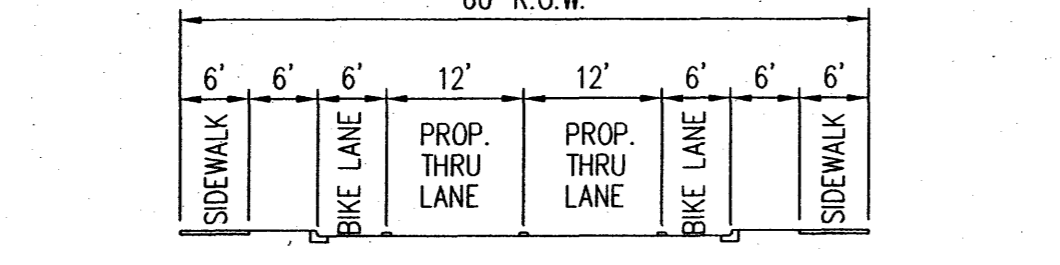
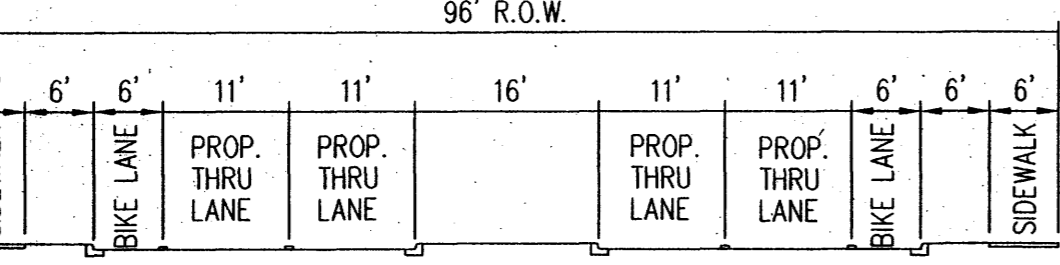
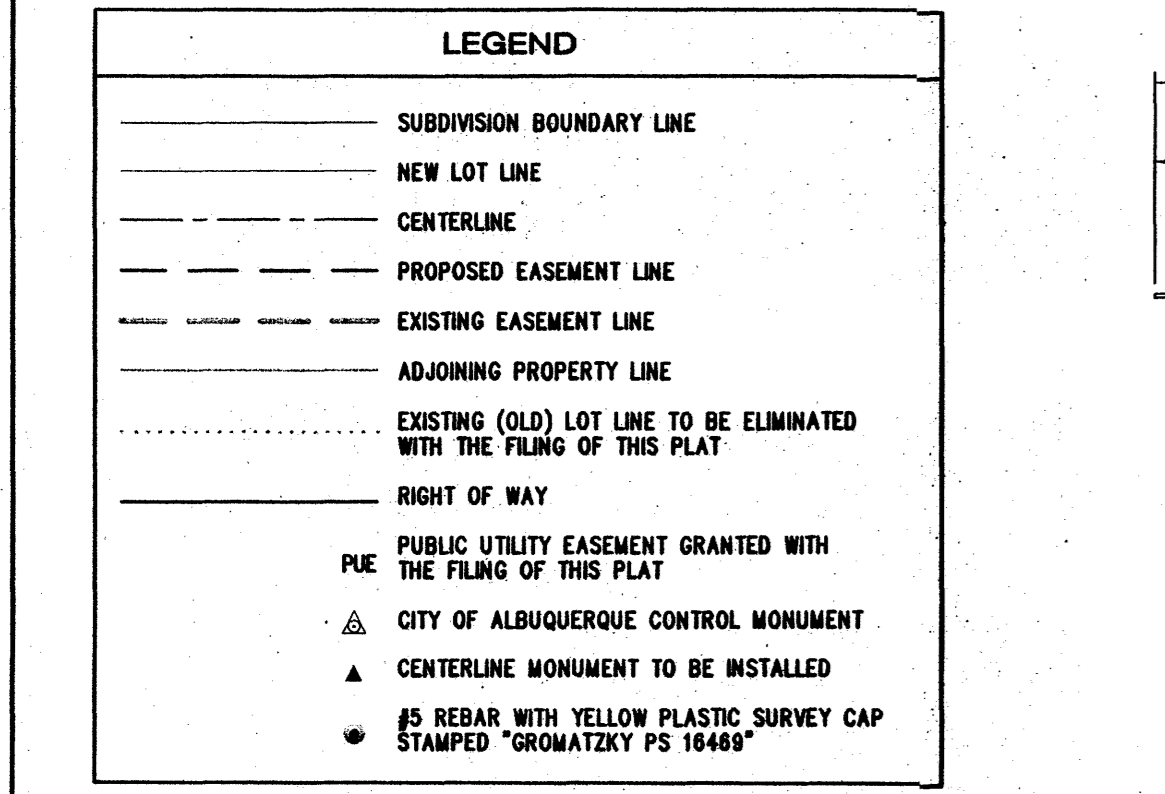
ID	BEARING	DISTANCE
T1	S76°05'56"W	36.32'
T2	S89°15'37"E	28.78'
T3	N04°23'05"W	2.77'
T4	S89°10'19"E	22.49'
T5	N79°16'41"W	98.67'
T6	N59°06'04"W	47.44'
T7	N50°32'39"W	42.79'
T8	N87°07'29"W	4.90'

Curve Table

ID	ARC	RADIUS	DELTA	TANGENT
C7	1052.83'	650.00'	92°42'15"	682.62'
C8	502.59'	350.00'	82°16'28"	305.73'
C9	23.33'	200.00'	06°41'04"	11.68'
C10	508.04'	650.00'	44°46'56"	287.79'

Tangent Table

ID	BEARING	LENGTH
T10	N04°23'05"W	253.75'
T11	N89°08'19"W	82.59'
T12	N05°51'51"W	686.36'
T13	N44°21'20"E	294.61'
T14	S89°08'16"W	108.51'



# PRELIMINARY 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)  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2011

## DESCRIPTION

A certain tract of land situate within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract B of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93 as Document No. 829033, together with all of Tracts 4 and 5 of the Corrected Plat of Tracts 1 thru 5 of Gibson Tracts, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 23, 1996 in Book 96C, page 36 as Document No. 95008104, together with all of Tract A of the Replat of Tracts A & B of 40/25 Associates Subdivision, Albuquerque, New Mexico on May 10, 1995 in Book 95C, page 143 as Document No. 95042667, together with all of lots 1 thru 4, Block 2 and Lots 2 thru 4, Block 25, Sunshine Terrace Addition as the same is shown and designated on the plat thereof recorded in the Office of the County Clerk of Bernalillo County, New Mexico on October 6, 1923 in Book D1, page 34, together with a portion of Sunshine Terrace Avenue right-of-way, together with an unplatted portion of land, and being more particularly described by New Mexico State Plane Grid bearings (NAD 83 Central Zone) and ground distances as follows:

BEGINNING at a found AMAFCA brass cap stamped "S1-11-1" at the southwest corner of the tract herein described, identical to the southeast corner of Parcel 9 of the AMAFCA South Diversion Channel Drainage Right-of-Way Phase 1 Right-of-Way Parcel 1 thru 10, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 17, 2000 in Book 2000C, page 183 as Document No. 2000099157, WHENCE the City of Albuquerque Control Monument "STA SDC-13-4" having New Mexico State Plane Grid Coordinates (NAD 83 Central Zone) N=1,477,145.578 and E=1,525,011.494, bears S76°05'56" W a distance of 36.32 feet;

THENCE along the westerly boundary of the tract herein described, coincident with the easterly boundary of said AMAFCA Parcel 9, N00°04'35"E a distance of 115.66 feet to a found AMAFCA brass cap stamped "S1-11-22"; THENCE continuing along said westerly boundary of the tract herein described, coincident with said easterly boundary of AMAFCA Parcel 9, S89°15'37"E a distance of 28.78 feet to a point;

THENCE N04°29'05"W a distance of 2.77 feet to a found AMAFCA brass cap stamped "S1-11-20"; THENCE continuing along said westerly boundary of the tract herein described, coincident with said easterly boundary of AMAFCA Parcel 9 and the westerly boundary of said Tracts A and B, Ever Ready Subdivision the following eight (8) courses;

N56°54'19"E a distance of 472.23 feet to a found 2.5" iron pipe; N73°42'04"E a distance of 155.17 feet to a found AMAFCA brass cap stamped "S1-11-18"; N30°55'16"W a distance of 192.64 feet to a found AMAFCA brass cap stamped "S1-11-17"; S60°05'28"W a distance of 565.14 feet to a point on curve marked by a found AMAFCA brass cap stamped "S1-11-16"; 260.11 feet along the arc of a non-tangent curve to the left having a radius of 448.10 feet, a central angle of 33°15'30" and a chord bearing N38°32'09"W a distance of 258.47 feet to a point (non-tangent) marked by a found AMAFCA brass cap stamped "S1-11-15"; N54°47'48"W a distance of 223.62 feet to a non-tangent point of curvature; 407.99 feet along the arc of a curve to the right having a radius of 483.79 feet, a central angle of 48°19'08" and a chord bearing N30°38'13"W a distance of 396.01 feet to a non-tangent point marked by a found AMAFCA brass cap stamped "S1-11-13"; N06°51'26"W a distance of 571.54 feet to the northwest corner of said Tract A;

THENCE along the northerly boundary of the tract herein described, S86°41'36"E a distance of 1765.98 feet to a point on curve at the northeast corner of the tract herein described, identical to the northeast corner of said Tract A, Ever Ready Subdivision, and also being a point on the westerly right-of-way of University Boulevard SE;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tracts A and B and said westerly right-of-way of University Boulevard SE, the following three (3) courses; 348.48 feet along the arc of a non-tangent curve to the left having a radius of 1485.40 feet, a central angle of 13°28'49" and a chord bearing S07°06'32"W a distance of 348.67 feet to a point of tangency; S00°22'08"W a distance of 368.02 feet to a found #4 rebar marking a point of curvature; 270.70 feet along the arc of a curve to the left having a radius of 871.51 feet, a central angle of 17°47'48" and a chord bearing S08°31'46"E a distance of 269.61 feet to a found #5 rebar at the most easterly corner of the tract herein described, identical to the most easterly corner of said Tract B;

THENCE leaving said westerly right-of-way of University Boulevard SE and continuing along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract B the following two (2) courses;

N89°17'51"W a distance of 377.83 feet, to a found chiseled mark at the northwest corner of Tract B-1 of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93; S00°42'40"W a distance of 351.61 feet to a found nail and shiner at the southeast corner of said Tract B, also being a point on the northerly boundary of said Tract 4, Gibson Tracts;

THENCE continuing along the easterly boundary of the tract herein described, coincident with said northerly boundary of Tract 4, S89°10'19"E a distance of 22.49 feet to a found nail and shiner at the northeast corner of said Tract 4;

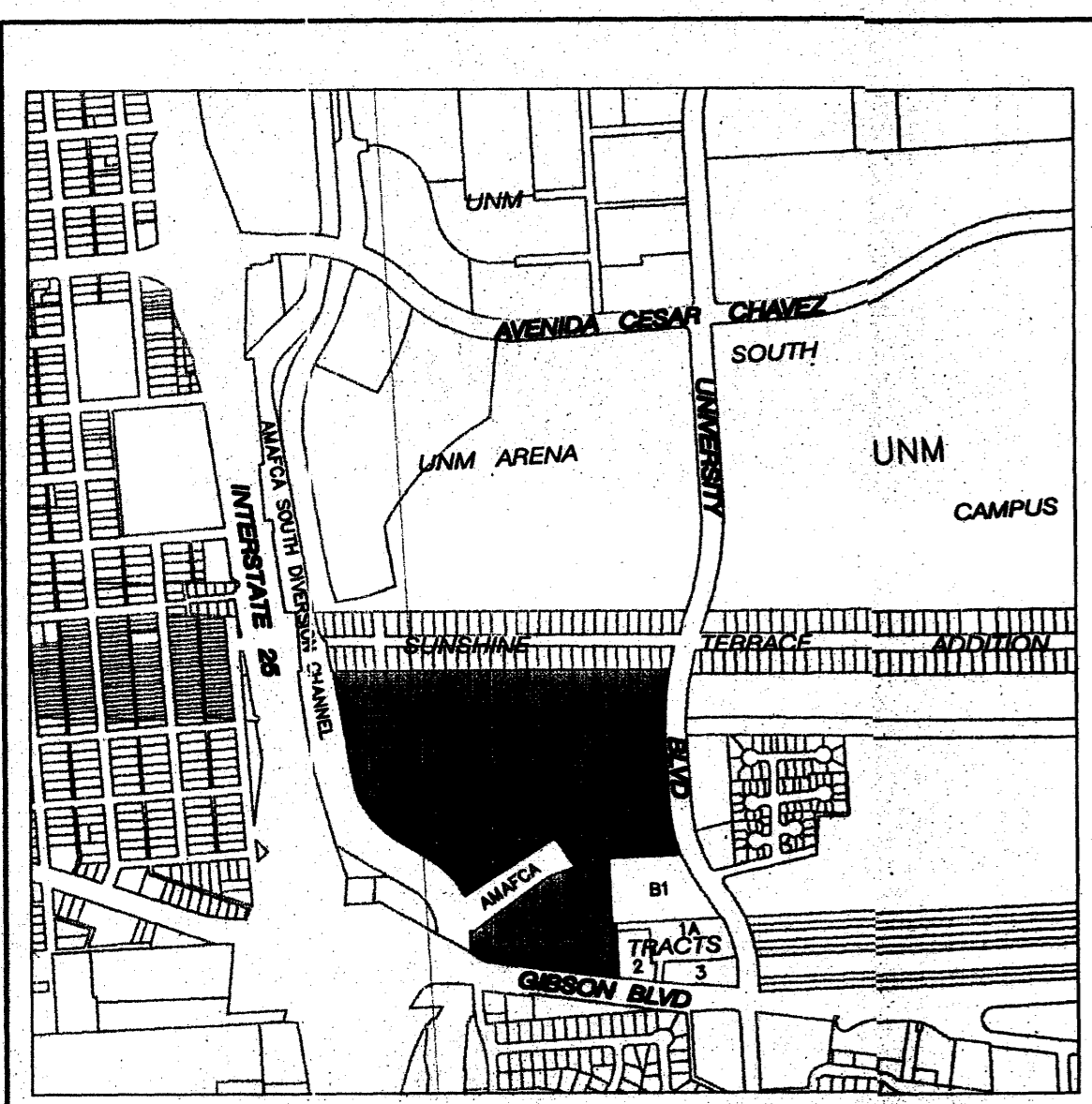
THENCE continuing along said easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract 4 and 5, Gibson Tracts and said Tract A, 40/25 Associates Subdivision, S00°45'08"W a distance of 288.48 feet to the southeast corner of the tract herein described, identical to the southeast corner of said Tract 4;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract A, the following two (2) courses; N79°26'11"W a distance of 369.54 feet to a found 1" diameter iron pipe; N79°21'32"W a distance of 233.71 feet to the most easterly corner of said Tract A;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract 5, the following two (2) courses; N79°16'41"W a distance of 98.67 feet; N59°06'04"W a distance of 47.44 feet to a found #5 rebar at the southwest corner of said Tract 5;

THENCE continuing along the southerly boundary of the tract herein described, N50°32'39"W a distance of 42.79 feet to the POINT OF BEGINNING.

This tract contains 45.4403 acres, more or less.



LOCATION MAP  
ZONE ATLAS INDEX MAP NO. L-15-Z  
NOT TO SCALE

### GENERAL NOTES

- PROPOSED ACREAGE: 39.8 AC (TRACTS 1-10)  
PROPOSED R/W ACREAGE: 5.6 AC  
NO. OF LOTS: 10
- ALL STREETS, UTILITIES AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
- ALL SANITARY SEWER & WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE ABOQMA.
- 35' SLOPE EASEMENT ADJACENT TO PUBLIC R/W IS TO BE GRANTED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE OF FACILITIES IN THE PUBLIC R/W. SLOPE EASEMENT IS SUBJECT TO FUTURE MODIFICATIONS BASED ON FINAL GRADING PLANS FOR INDIVIDUAL SITE DEVELOPMENT.

### SURVEY NOTES

- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1983. BASIS OF BEARINGS IS BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS "SDC-13-4" AND "1-25-30" BEARING = N77°25'48".
- DISTANCES ARE GROUND DISTANCES.
- RECORD EASEMENTS TAKEN FROM STEWART TITLE GUARANTY COMPANY TITLE REPORT, FILE NO. 11070295, EFFECTIVE DATE JULY 22, 2011.
- ALL CORNERS CREATED WITH THIS PLAT WILL BE MONUMENTED WITH A #5 REBAR AND YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469" OR NAIL AND WASHER STAMPED "GROMATZKY PS 16469".

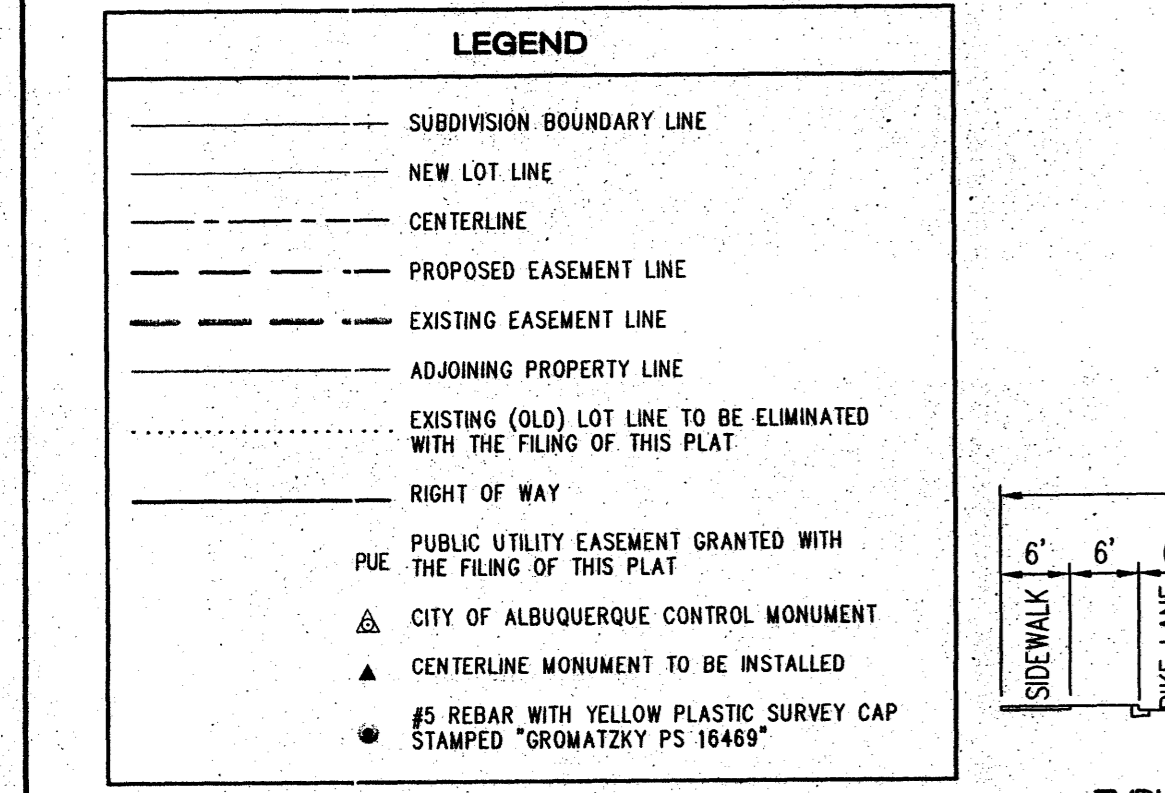
### APPROVED

*[Signature]* 11-4-11  
CITY SURVEYOR DATE

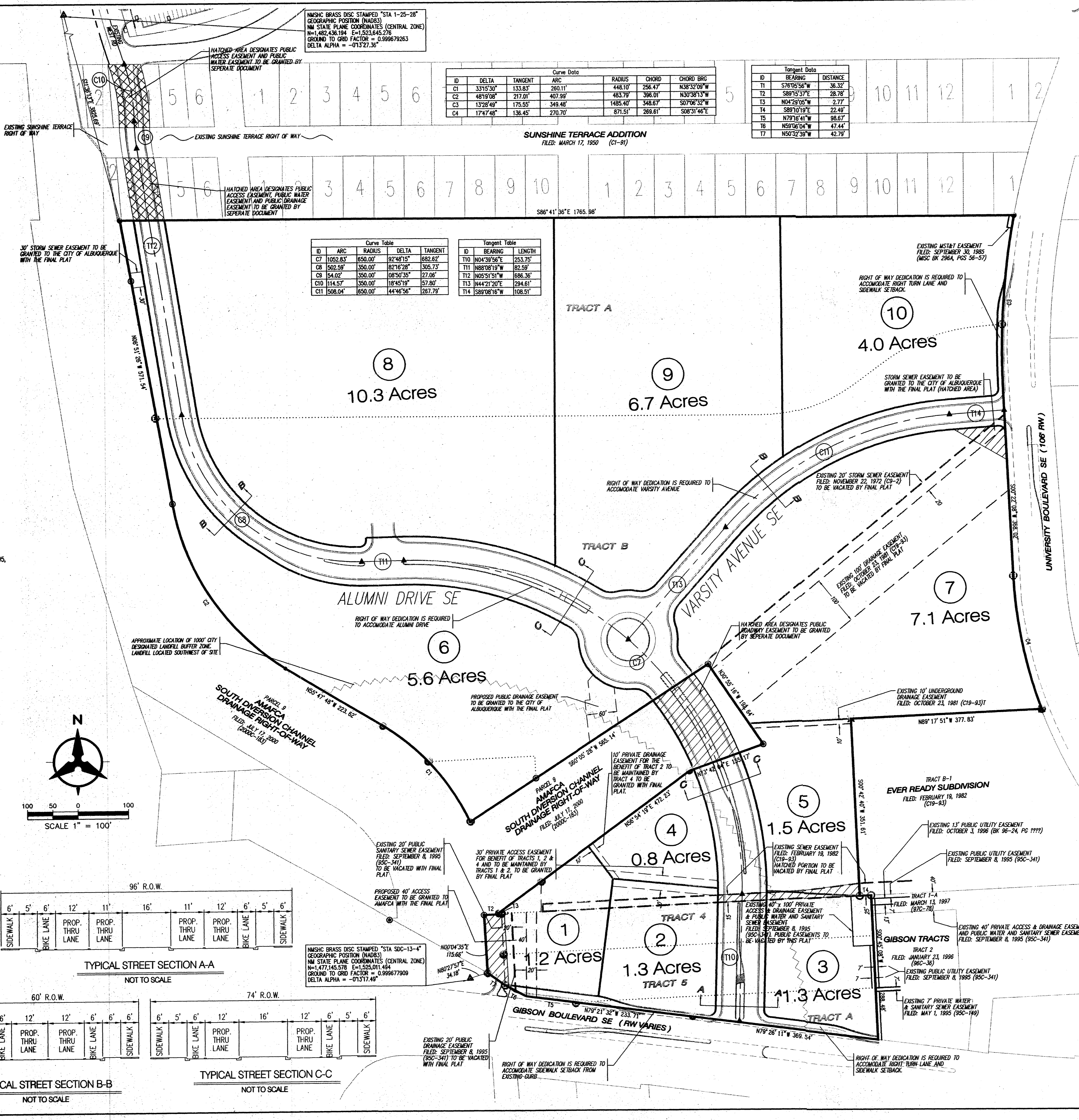
*[Signature]* Nov. 4, 2011  
KIM D. MURPHY DATE  
DIRECTOR OF REAL ESTATE, U.N.M.

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATION MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

*[Signature]* 11-4-11  
ALBUQUERQUE ENVIRONMENTAL HEALTH DEPARTMENT



P: 20120122 COP/Plans/General/DRB/20120122 preplat.dwg  
Fri, 4-Nov-2011 9:46am, Plotted by: BPAATTERSON



# PRELIMINARY 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)  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2011

**DESCRIPTION**  
A certain tract of land situate within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract B of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93 as Document No. 829033, together with all of Tracts 4 and 5 of the Corrected Plat of Tracts 1 thru 5 of Gibson Tracts, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 23, 1996 in Book 960, page 36 as Document No. 96008104, together with all of Tract A of the Plat of Tracts A & B of 40/25 Associates Subdivision, Albuquerque, New Mexico on May 10, 1995 in Book 955, page 149 as Document No. 95042667, together with all of Lots 1 thru 4, Block 2 and Lots 2 thru 4, Block 25, Sunshine Terrace Addition as the same is shown and designated on the plat thereof recorded in the Office of the County Clerk of Bernalillo County, New Mexico on October 6, 1923 in Book D1, page 34, together with a portion of Sunshine Terrace Avenue right-of-way, together with an unplatted portion of land, and being more particularly described by New Mexico State Plane grid bearings (NAD 83 Central Zone) and ground distances as follows:

BEGINNING at a found AMAFCA brass cap stamped "S1-11-1" at the southwest corner of the tract herein described, identical to the southeast corner of Parcel 9 of the AMAFCA South Diversion Channel Drainage Right-of-Way Phase 1 Right-of-Way Parcels 1 thru 10, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 17, 2000 in Book 2000C, page 183 as Document No. 200009137, thence the City of Albuquerque Control Monument "STA 50C-13-4" having New Mexico State Plane Grid Coordinates (NAD 83 Central Zone) N=1,477,145.578 and E=1,525,011.494, bears S76°05'56"W a distance of 36.32 feet;

THENCE along the westerly boundary of the tract herein described, coincident with the easterly boundary of said AMAFCA Parcel 9, N00°04'35"E a distance of 115.66 feet to a found AMAFCA brass cap stamped "S1-11-22";

THENCE continuing along said westerly boundary of the tract herein described, coincident with said easterly boundary of AMAFCA Parcel 9, S89°15'37"E a distance of 28.78 feet to a point;

THENCE N04°29'05"W a distance of 2.77 feet to a found AMAFCA brass cap stamped "S1-11-20";

THENCE continuing along said westerly boundary of the tract herein described, coincident with said easterly boundary of AMAFCA Parcel 9 and the westerly boundary of said Tracts A and B, Ever Ready Subdivision the following eight (8) courses;

N56°54'19"E a distance of 472.23 feet to a found 2.5" iron pipe;  
N73°42'04"E a distance of 155.17 feet to a found AMAFCA brass cap stamped "S1-11-18";  
N30°55'16"W a distance of 192.64 feet to a found AMAFCA brass cap stamped "S1-11-17";  
S60°05'28"W a distance of 565.14 feet to a point on curve marked by a found AMAFCA brass cap stamped "S1-11-16";  
260.11 feet along the arc of a non-tangent curve to the left having a radius of 448.10 feet, a central angle of 33°15'30" and a chord bearing N30°38'13"W a distance of 256.47 feet to a point (non-tangent) marked by a found AMAFCA brass cap stamped "S1-11-15";  
N55°47'48"W a distance of 223.62 feet to a non-tangent point of curvature;  
407.99 feet along the arc of a curve to the right having a radius of 483.79 feet, a central angle of 48°19'08" and a chord bearing N30°38'13"W a distance of 396.01 feet to a non-tangent point marked by a found AMAFCA brass cap stamped "S1-11-13";  
N06°51'26"W a distance of 571.54 feet to the northwest corner of said Tract A;

THENCE along the northerly boundary of the tract herein described, S86°41'36"E a distance of 1765.98 feet to a point on curve of the northeast corner of the tract herein described, identical to the northeast corner of said Tract A, Ever Ready Subdivision, and also being a point on the westerly right-of-way of University Boulevard SE;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tracts A and B and said westerly right-of-way of University Boulevard SE, the following three (3) courses;

348.48 feet along the arc of a non-tangent curve to the left having a radius of 1485.40 feet, a central angle of 13°28'49" and a chord bearing S07°06'32"W a distance of 348.67 feet to a point of tangency;  
S00°22'08"W a distance of 368.02 feet to a found #4 rebar marking a point of curvature;  
270.70 feet along the arc of a curve to the left having a radius of 871.51 feet, a central angle of 17°47'48" and a chord bearing S08°31'46"E a distance of 269.61 feet to a found #5 rebar at the most easterly corner of the tract herein described, identical to the most easterly corner of said Tract B;

THENCE leaving said westerly right-of-way of University Boulevard SE and continuing along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract B the following two (2) courses;

N89°17'51"W a distance of 377.83 feet, to a found chiseled mark at the northwest corner of Tract B-1 of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93;  
S00°42'40"W a distance of 351.81 feet to a found nail and shiner at the southeast corner of said Tract B, also being a point on the northerly boundary of said Tract A, Gibson Tracts;

THENCE continuing along the easterly boundary of the tract herein described, coincident with said northerly boundary of Tract A, S89°10'19"E a distance of 22.49 feet to a found nail and shiner at the northeast corner of said Tract 4;

THENCE continuing along said easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract 4 and 5, Gibson Tracts and said Tract A, 40/25 Associates Subdivision, S00°45'08"W a distance of 288.48 feet to the southeast corner of the tract herein described, identical to the southeast corner of said Tract A;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract A, the following two (2) courses;

N79°28'11"W a distance of 369.54 feet to a found 1" diameter iron pipe;  
N79°21'32"W a distance of 233.71 feet to the most easterly corner of said Tract A;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract 5, the following two (2) courses;

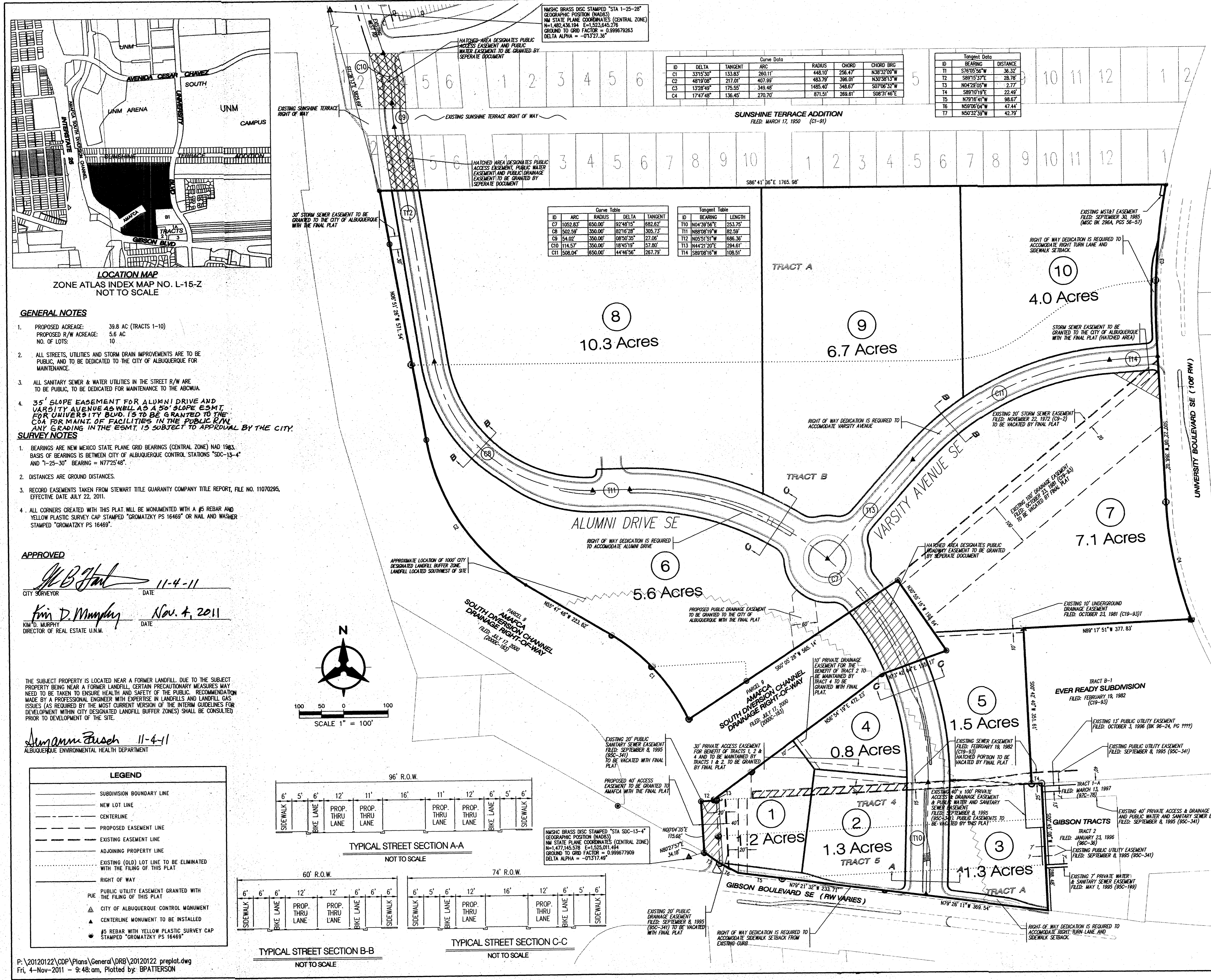
N79°16'41"W a distance of 98.67 feet;  
N59°06'04"W a distance of 47.44 feet to a found #5 rebar at the southwest corner of said Tract 5;

THENCE continuing along the southerly boundary of the tract herein described, N50°32'39"W a distance of 42.79 feet to the POINT OF BEGINNING.

This tract contains 45.4403 acres, more or less.

**FUTURE DEVELOPMENT OF LANDS WITHIN THIS PLAT MAY REQUIRE IMPROVEMENTS BY THE OWNER FOR DRAINAGE AND GRADING FOR ANY SPECIFIC LOT. BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.**

PRELIMINARY PLAT  
APPROVED BY DRB  
ON 11-9-11  
**Bohannon & Huston**



**LOCATION MAP**  
ZONE ATLAS INDEX MAP NO. L-15-Z  
NOT TO SCALE

- GENERAL NOTES**
- PROPOSED ACREAGE: 39.8 AC (TRACTS 1-10)  
PROPOSED R/W ACREAGE: 5.6 AC  
NO. OF LOTS: 10
  - ALL STREETS, UTILITIES AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
  - ALL SANITARY SEWER & WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE ABCWA.
  - 35' SLOPE EASEMENT FOR ALUMNI DRIVE AND VARSITY AVENUE AS WELL AS A 50' SLOPE ESMT. FOR UNIVERSITY BLVD. IS TO BE GRANTED TO THE COA FOR MAINT. OF FACILITIES IN THE PUBLIC R/W. ANY GRADING IN THE ESMT. IS SUBJECT TO APPROVAL BY THE CITY.
- SURVEY NOTES**
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1983. BASIS OF BEARINGS IS BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS "50C-13-4" AND "1-25-30" BEARING = N77°25'48".
  - DISTANCES ARE GROUND DISTANCES.
  - RECORD EASEMENTS TAKEN FROM STEWART TITLE GUARANTY COMPANY TITLE REPORT, FILE NO. 11070295, EFFECTIVE DATE JULY 22, 2011.
  - ALL CORNERS CREATED WITH THIS PLAT WILL BE MONUMENTED WITH A #5 REBAR AND YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469" OR NAIL AND WASHER STAMPED "GROMATZKY PS 16469".

**APPROVED**

*[Signature]* 11-4-11  
CITY SURVEYOR DATE

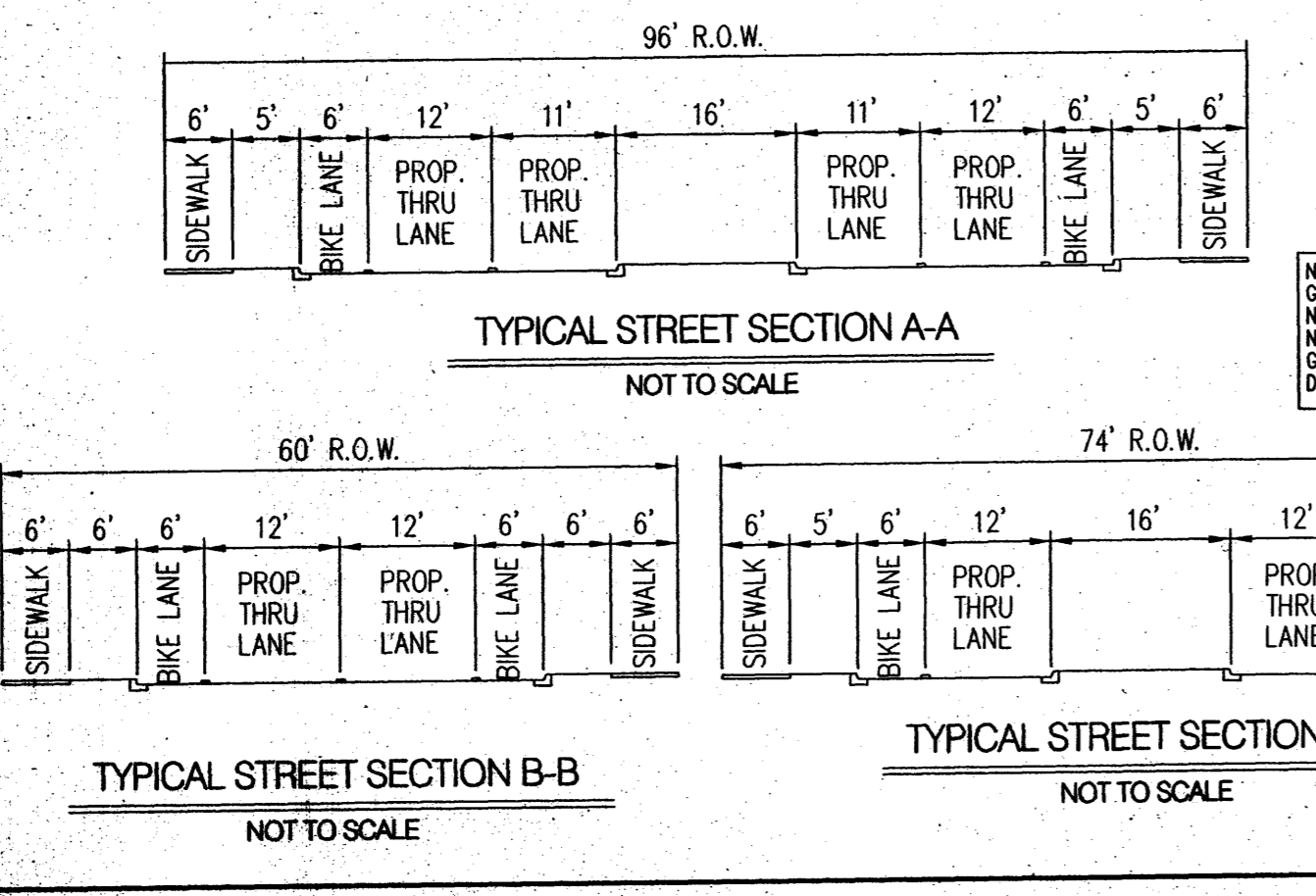
*[Signature]* Nov. 4, 2011  
N.M. METROPOLITAN DIRECTOR OF REAL ESTATE U.N.M. DATE

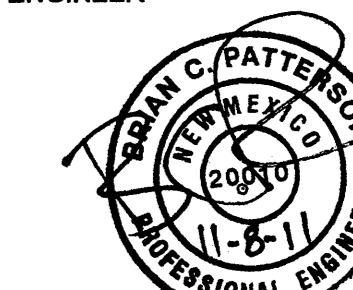
THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATION MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

*[Signature]* 11-4-11  
ALBUQUERQUE ENVIRONMENTAL HEALTH DEPARTMENT

**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
- 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"





**STORM DRAIN KEYED NOTES**

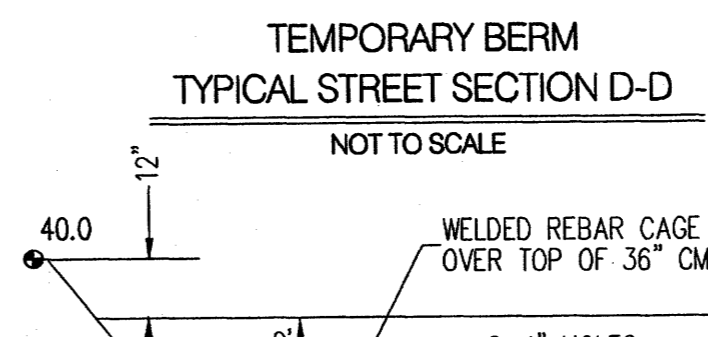
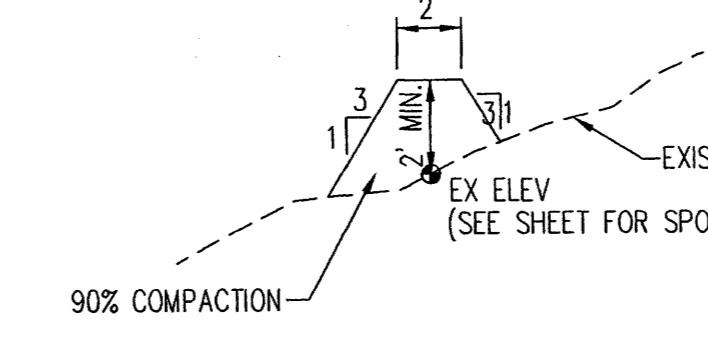
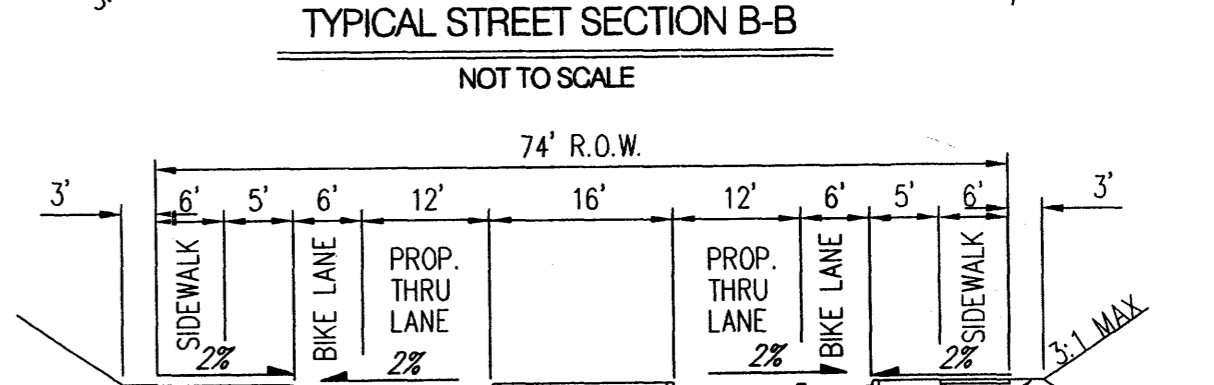
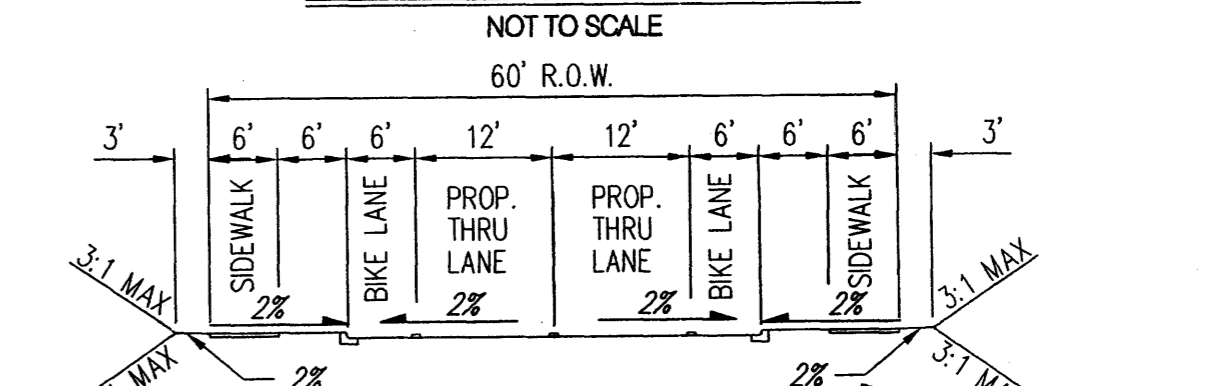
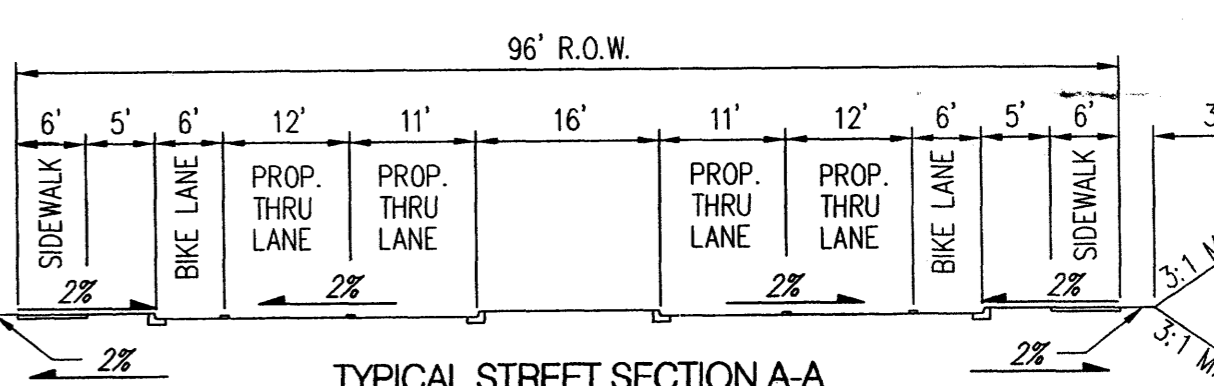
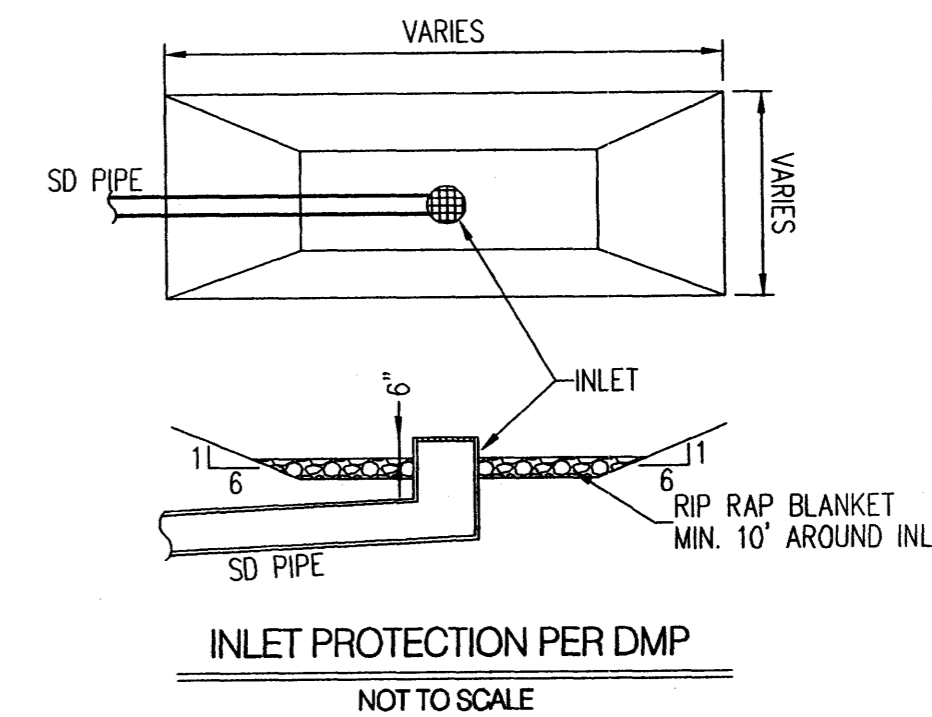
- JUNCTION BOX
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- EXISTING 54" STORM DRAIN TO BE REMOVED
- EXISTING 48" STORM DRAIN TO BE REMOVED WHEN PROPOSED STORM DRAIN INFRASTRUCTURE IS CONSTRUCTED
- EXISTING CONCRETE CHANNEL TO BE REMOVED (HATCHED AREA) WHEN PROPOSED STORM DRAIN INFRASTRUCTURE IS CONSTRUCTED
- OUTFALL TO SOUTH DIVERSION CHANNEL
- TIE EX. STORM DRAIN TO NEW STORM DRAIN
- NEW DITCH TO CONVEY FLOWS INTO AMAFCA R/W.
- STORM DRAIN STUB AND INLET WITH INLET PROTECTION. SEE GRADING PLAN FOR DETAIL.
- WATER QUALITY MANHOLE.
- ENERGY DISSIPATOR.

**GRADING NOTES**

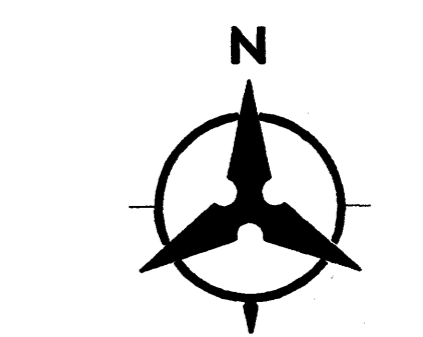
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEO-TECHNICAL INVESTIGATION" AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
- ALL ELEVATIONS OF ROADWAYS ARE TAKEN AT CENTERLINE.
- SPECIFIC DETAIL GRADING FOR INDIVIDUAL TRACTS IS NOT SHOWN AT THIS TIME AND WILL BE DONE IN THE FUTURE.
- THE SLOPES ALONG PROPOSED RIGHT-OF-WAY AND ALONG UNIVERSITY BLVD SHALL BE ENCOMPASSED BY A SLOPE EASEMENT. SEE PRELIMINARY PLAT.

**LEGEND**

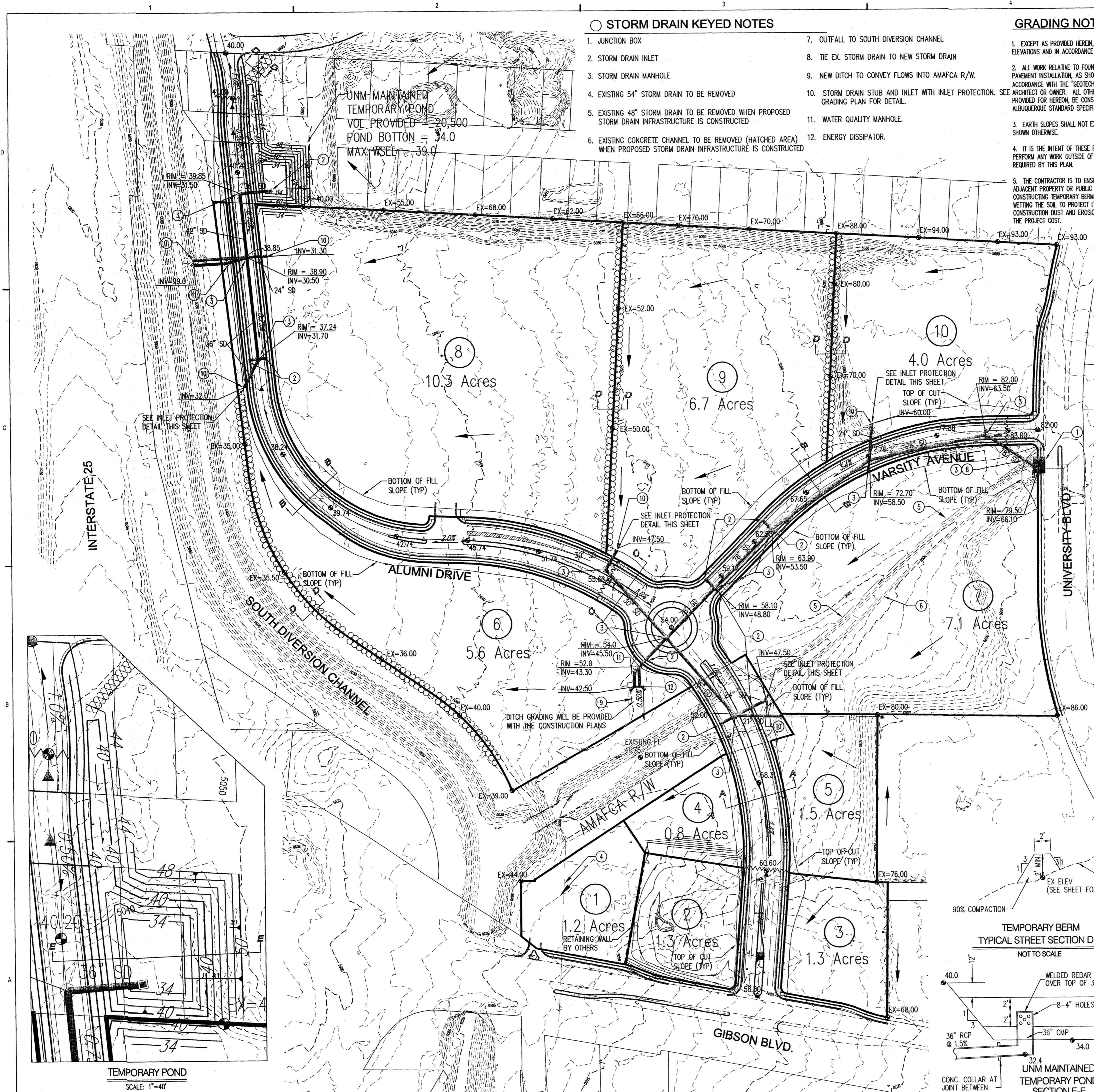
- ~ HIGH POINT
- # TRACT #
- XX.XX SPOT ELEVATION



NOTE: EXISTING TOPO SHOWN IS BERNALILLO COUNTY 2' TOPO. DESIGN SURVEY WILL BE DONE TO SUPPORT FINAL DESIGN.



**Bohannon & Huston**  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES





# PRELIMINARY 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)  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2011

### DESCRIPTION

A certain tract of land situated within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract B of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book 619, page 93 as Document No. 828833, together with all of Tracts 4 and 5 of the Corrected Plat of Tracts 1 thru 5 of Gibson Tracts, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 23, 1996 in Book 960, page 36 as Document No. 96008104, together with all of Tract A of the Replat of Tracts A & B of 40/25 Associates Subdivision, Albuquerque, New Mexico on May 10, 1995 in Book 956, page 149 as Document No. 95042667, together with all of lots 1 thru 4, Block 2 and Lots 2 thru 4, Block 25, Sunshine Terrace Addition as the same is shown and designated on the plat thereof recorded in the Office of the County Clerk of Bernalillo County, New Mexico on October 6, 1923 in Book D1, page 34, together with a portion of Sunshine Terrace Avenue right-of-way, together with an unplatted portion of land, and being more particularly described by New Mexico State Plane grid bearings (NAD 83 Central Zone) and ground distances as follows:

BEGINNING at a found AMAFCA brass cap stamped "S1-11-1" at the southwest corner of the tract herein described, identical to the southeast corner of Parcel 9 of the AMAFCA South Diversion Channel Drainage Right-of-Way Phase 1 Right-of-Way Parcels 1 thru 10, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 17, 2000 in Book 2000C, page 183 as Document No. 2000089137, WHENCE the City of Albuquerque Control Monument, "STA SDC-13-4" having New Mexico State Plane Grid Coordinates (NAD 83 Central Zone) N=1,477,145.578 and E=1,525,011.494, bears S76°05'56"W a distance of 36.32 feet;

THENCE along the westerly boundary of the tract herein described, coincident with the easterly boundary of said AMAFCA Parcel 9, N00°04'35"E a distance of 115.66 feet to a found AMAFCA brass cap stamped "S1-11-22"; THENCE continuing along said westerly boundary of the tract herein described, coincident with said easterly boundary of AMAFCA Parcel 9, S89°15'37"E a distance of 28.78 feet to a point;

THENCE N04°29'05"W a distance of 2.77 feet to a found AMAFCA brass cap stamped "S1-11-20"; THENCE continuing along said westerly boundary of the tract herein described, coincident with said easterly boundary of AMAFCA Parcel 9 and the westerly boundary of said Tracts A and B, Ever Ready Subdivision the following eight (8) courses;

N56°54'19"E a distance of 472.23 feet to a found 2.5" iron pipe; N73°42'04"E a distance of 155.17 feet to a found AMAFCA brass cap stamped "S1-11-18"; N30°55'16"W a distance of 192.64 feet to a found AMAFCA brass cap stamped "S1-11-17"; S60°05'28"W a distance of 565.14 feet to a point on curve marked by a found AMAFCA brass cap stamped "S1-11-16"; 260.11 feet along the arc of a non-tangent curve to the left having a radius of 448.10 feet, a central angle of 33°15'30" and a chord bearing N38°32'09"W a distance of 256.47 feet to a point (non-tangent) marked by a found AMAFCA brass cap stamped "S1-11-15"; N53°17'46"W a distance of 223.62 feet to a non-tangent point of curvature; 407.99 feet along the arc of a curve to the right having a radius of 871.51 feet, a central angle of 48°19'08" and a chord bearing N30°38'13"W a distance of 396.01 feet to a non-tangent point marked by a found AMAFCA brass cap stamped "S1-11-13"; N06°51'26"W a distance of 571.54 feet to the northwest corner of said Tract A;

THENCE along the northerly boundary of the tract herein described, S86°41'36"E a distance of 1765.98 feet to a point on curve at the northeast corner of the tract herein described, identical to the northeast corner of said Tract A, Ever Ready Subdivision, and also being a point on the westerly right-of-way of University Boulevard SE;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tracts A and B and said westerly right-of-way of University Boulevard SE, the following three (3) courses;

349.48 feet along the arc of a non-tangent curve to the left having a radius of 1485.40 feet, a central angle of 13°28'49" and a chord bearing S07°06'32"W a distance of 348.67 feet to a point of tangency; S00°22'08"W a distance of 368.02 feet to a found #4 rebar marking a point of curvature; 270.70 feet along the arc of a curve to the left having a radius of 871.51 feet, a central angle of 17°47'48" and a chord bearing S06°51'46"E a distance of 369.61 feet to a found #5 rebar at the most easterly corner of the tract herein described, identical to the most easterly corner of said Tract B;

THENCE leaving said westerly right-of-way of University Boulevard SE and continuing along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract B the following two (2) courses;

N89°17'51"W a distance of 377.83 feet, to a found chiseled mark at the northwest corner of Tract B-1 of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book 619, page 93; S00°42'40"W a distance of 351.61 feet to a found nail and shiner at the southeast corner of said Tract B, also being a point on the northerly boundary of said Tract 4, Gibson Tracts;

THENCE continuing along the easterly boundary of the tract herein described, coincident with said northerly boundary of Tract 4, S89°10'19"E a distance of 22.49 feet to a found nail and shiner at the northeast corner of said Tract 4;

THENCE continuing along said easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract 4 and 5, Gibson Tracts and said Tract A, 40/25 Associates Subdivision, S00°45'08"W a distance of 288.48 feet to the southeast corner of the tract herein described, identical to the southeast corner of said Tract A;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract A, the following two (2) courses;

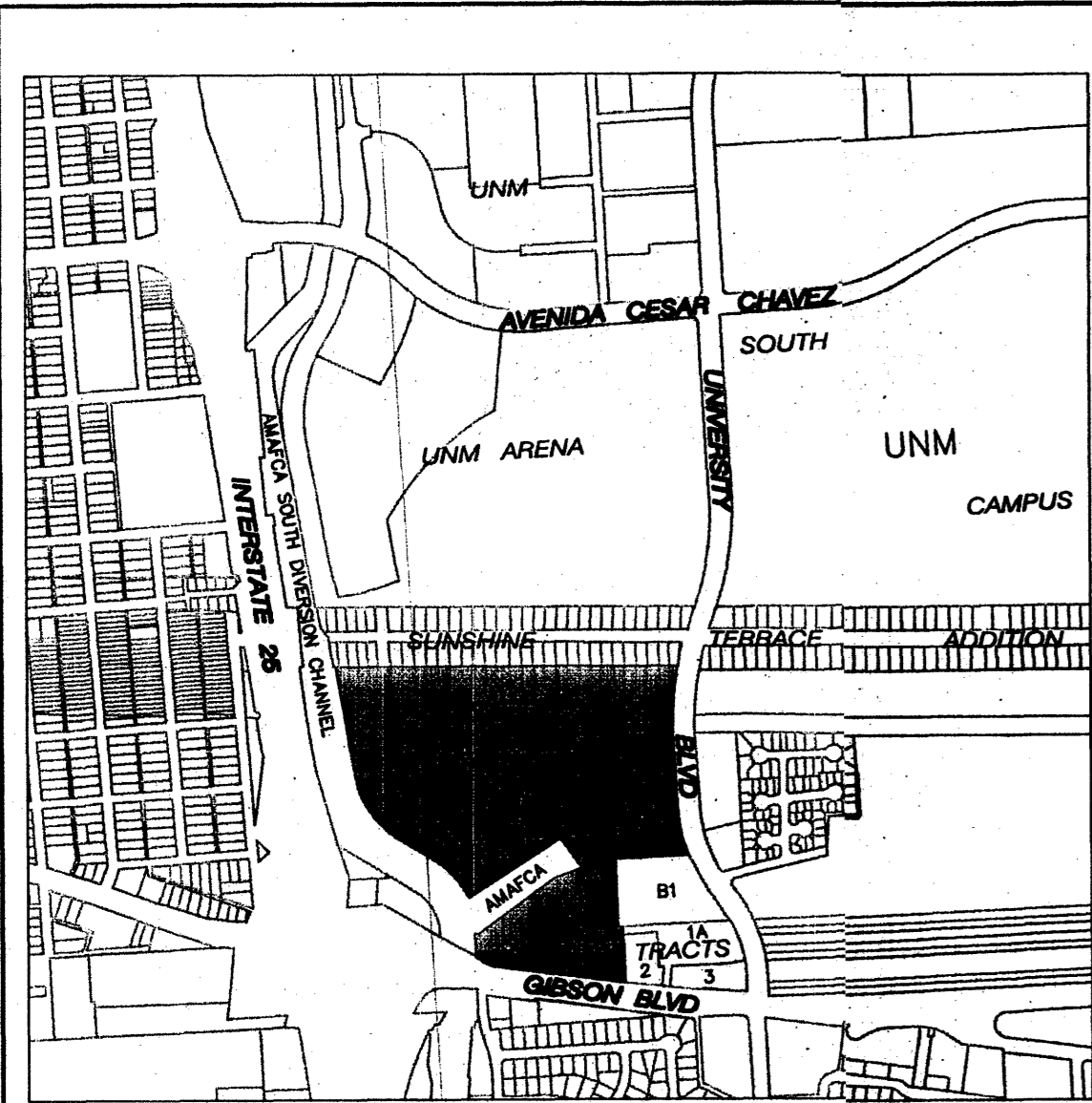
N79°26'11"W a distance of 369.54 feet to a found 1" diameter iron pipe; N79°21'32"W a distance of 233.71 feet to the most easterly corner of said Tract A;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract 5, the following two (2) courses;

N79°16'41"W a distance of 98.67 feet; N59°06'04"W a distance of 47.44 feet to a found #5 rebar at the southwest corner of said Tract 5;

THENCE continuing along the southerly boundary of the tract herein described, N50°32'39"W a distance of 42.79 feet to the POINT OF BEGINNING.

This tract contains 45.4403 acres, more or less.



LOCATION MAP  
ZONE ATLAS INDEX MAP NO. L-15-Z  
NOT TO SCALE

### GENERAL NOTES

- PROPOSED ACREAGE: 39.8 AC (TRACTS 1-10)  
PROPOSED R/W ACREAGE: 5.6 AC (24,014 SF)  
NO. OF LOTS: 10
- ALL STREETS, UTILITIES AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
- ALL SANITARY SEWER & WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE ABCWMA.
- CROSS LOT DRAINAGE EASEMENT FOR TRACTS 1, 2 AND 4 TO BE GRANTED WITH THE FINAL PLAT.

### SURVEY NOTES

- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1983. BASIS OF BEARINGS IS BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS "SDC-13-4" AND "7-25-30" BEARING = N77°25'48".
- DISTANCES ARE GROUND DISTANCES.
- RECORD EASEMENTS TAKEN FROM STEWART TITLE GUARANTY COMPANY TITLE REPORT, FILE NO. 11070295, EFFECTIVE DATE JULY 22, 2011.
- ALL CORNERS CREATED WITH THIS PLAT WILL BE MONUMENTED WITH A #5 REBAR AND YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469" OR NAIL AND WASHER STAMPED "GROMATZKY PS 16469".

### APPROVED

*[Signature]* 10-25-11  
CITY SURVEYOR DATE

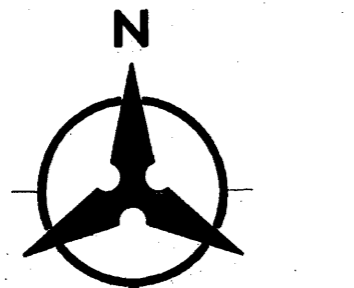
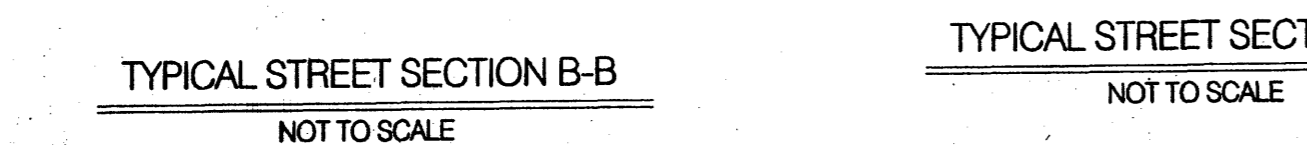
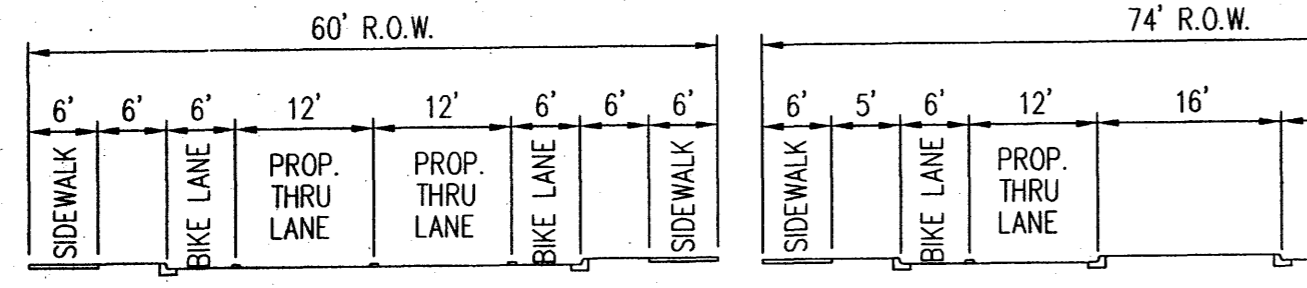
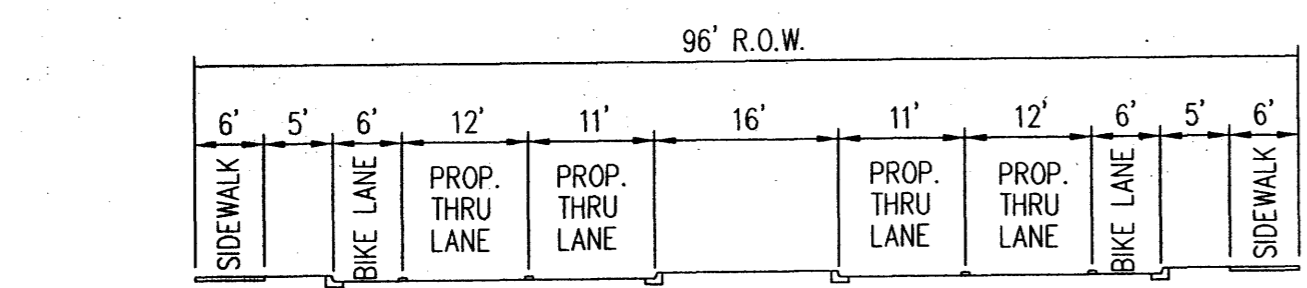
*[Signature]* 10-25-11  
RIM B. MURPHY DATE  
DIRECTOR OF REAL ESTATE UNM.

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATION MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

*[Signature]* 10-25-11  
ALBUQUERQUE ENVIRONMENTAL HEALTH DEPARTMENT

Curve Data						Tangent Data			
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG	ID	BEARING	DISTANCE
C1	331°53'	133.83'	260.11'	448.10'	256.47'	N38°32'09"W	T1	S76°05'56"W	36.32'
C2	48°08'	217.01'	407.99'	483.79'	396.01'	N30°38'13"W	T2	S89°15'37"E	28.78'
C3	132°48'	175.55'	349.48'	1485.40'	348.67'	S07°06'32"W	T3	N04°29'05"W	2.77'
C4	174°48'	136.45'	270.70'	871.51'	268.61'	S08°31'46"E	T4	S89°10'19"E	22.49'
							T5	N79°16'41"W	98.67'
							T6	N59°06'04"W	47.44'
							T7	N50°32'39"W	42.79'

Curve Table				Tangent Table			
ID	ARC	RADIUS	DELTA	TANGENT	ID	BEARING	LENGTH
C7	1052.83'	650.00'	92°48'15"	682.62'	T10	N04°39'56"E	253.75'
C8	302.59'	350.00'	82°16'28"	305.73'	T11	N88°08'19"W	82.59'
C9	54.02'	350.00'	10°56'35"	22.08'	T12	N05°51'57"W	686.36'
C10	114.57'	350.00'	18°45'19"	57.80'	T13	N144°21'20"E	284.61'
C11	508.04'	650.00'	44°46'56"	287.79'	T14	S89°08'16"W	108.51'



**PRELIMINARY 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)  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2011

**DESCRIPTION**  
A certain tract of land situated within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract B of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93 as Document No. 829033, together with all of Tracts 4 and 5 of the Corrected Plat of Tracts 1 thru 5 of Gibson Tracts, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 23, 1996 in Book 96C, page 36 as Document No. 96008104, together with all of Tract A of the Plat of Tracts A & B of 40/25 Associates Subdivision, Albuquerque, New Mexico on May 10, 1995 in Book 95C, page 149 as Document No. 95042667, together with all of lots 1 thru 4, Block 2 and Lots 2 thru 4, Block 25, Sunshine Terrace Addition as the same is shown and designated on the plat thereof recorded in the Office of the County Clerk of Bernalillo County, New Mexico on October 5, 1923 in Book D1, page 34, together with a portion of Sunshine Terrace Avenue right-of-way, together with an unplatted portion of land, and being more particularly described by New Mexico State Plane grid bearings (NAD 83 Central Zone) and ground distances as follows:

BEGINNING at a found AMAFCA brass cap stamped "S1-11-1" at the southwest corner of the tract herein described, identical to the southeast corner of Parcel 9 of the AMAFCA South Diverion Channel Drainage Right-of-Way Phase 1 Right-of-Way Parcels 1 thru 10, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 17, 2000 in Book 2000C, page 183 as Document No. 2000069137, WHENCE THE CITY OF ALBUQUERQUE CONTROL MONUMENT "STA SDC-13-4" having New Mexico State Plane Grid Coordinates (NAD 83 Central Zone) N=1,477,145.578 and E=1,525,011.494, bears S76°05'56"W a distance of 36.32 feet;

THENCE along the westerly boundary of the tract herein described, coincident with the easterly boundary of said AMAFCA Parcel 9, N00°04'35"E a distance of 115.66 feet to a found AMAFCA brass cap stamped "S1-11-22";

THENCE continuing along said westerly boundary of the tract herein described, coincident with said easterly boundary of AMAFCA Parcel 9, S89°15'37"E a distance of 28.78 feet to a point;

THENCE N04°29'05"W a distance of 2.77 feet to a found AMAFCA brass cap stamped "S1-11-20";

THENCE continuing along said westerly boundary of the tract herein described, coincident with said easterly boundary of AMAFCA Parcel 9 and the westerly boundary of said Tracts A and B, Ever Ready Subdivision the following eight (8) courses;

N56°54'19"E a distance of 472.23 feet to a found 2.5" iron pipe;

N3°34'20"E a distance of 155.17 feet to a found AMAFCA brass cap stamped "S1-11-18";

N3°05'51"W a distance of 192.64 feet to a found AMAFCA brass cap stamped "S1-11-17";

S07°05'29"W a distance of 585.14 feet to a point on a curve marked by a found AMAFCA brass cap stamped "S1-11-16";

280.11 feet along the arc of a non-tangent curve to the left having a radius of 448.10 feet, a central angle of 33°15'30" and a chord bearing N38°32'09"W a distance of 256.47 feet to a point (non-tangent) marked by a found AMAFCA brass cap stamped "S1-11-15";

N55°47'48"W a distance of 223.62 feet to a non-tangent point of curvature;

407.99 feet along the arc of a curve to the right having a radius of 483.79 feet, a central angle of 48°19'08" and a chord bearing N28°01'13"W a distance of 396.01 feet to a non-tangent point marked by a found AMAFCA brass cap stamped "S1-11-13";

N06°51'28"W a distance of 571.54 feet to the northwest corner of said Tract A;

THENCE along the northerly boundary of the tract herein described, S86°41'36"E a distance of 1765.98 feet to a point on a curve at the northeast corner of the tract herein described, identical to the northeast corner of said Tract A, Ever Ready Subdivision, and also being a point on the westerly right-of-way of University Boulevard SE;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tracts A and B and said westerly right-of-way of University Boulevard SE, the following three (3) courses;

348.48 feet along the arc of a non-tangent curve to the left having a radius of 1485.40 feet, a central angle of 13°28'40" and a chord bearing S07°06'32"W a distance of 348.67 feet to a point of tangency;

S00°22'08"W a distance of 368.02 feet to a found #4 rebar marking a point of curvature;

270.70 feet along the arc of a curve to the left having a radius of 871.51 feet, a central angle of 17°47'48" and a chord bearing S08°31'46"E a distance of 289.61 feet to a found #5 rebar at the most easterly corner of the tract herein described, identical to the most easterly corner of said Tract B;

THENCE leaving said westerly right-of-way of University Boulevard SE and continuing along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract B the following two (2) courses;

N89°17'51"W a distance of 377.83 feet, to a found chiselled mark at the northwest corner of Tract B-1 of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93;

S00°42'40"W a distance of 351.61 feet to a found nail and shiner at the southeast corner of said Tract B, also being a point on the northerly boundary of said Tract A, Gibson Tracts;

THENCE continuing along the easterly boundary of the tract herein described, coincident with said northerly boundary of Tract 4, S89°10'19"E a distance of 22.49 feet to a found nail and shiner at the northeast corner of said Tract 4;

THENCE continuing along said easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract 4 and 5, Gibson Tracts and said Tract A, 40/25 Associates Subdivision, S00°45'08"W a distance of 298.48 feet to the southeast corner of the tract herein described, identical to the southeast corner of said Tract A;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract A, the following two (2) courses;

N79°26'11"W a distance of 369.54 feet to a found 1" diameter iron pipe;

N79°21'32"W a distance of 233.71 feet to the most easterly corner of said Tract A;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract 5, the following two (2) courses;

N79°16'41"W a distance of 98.67 feet;

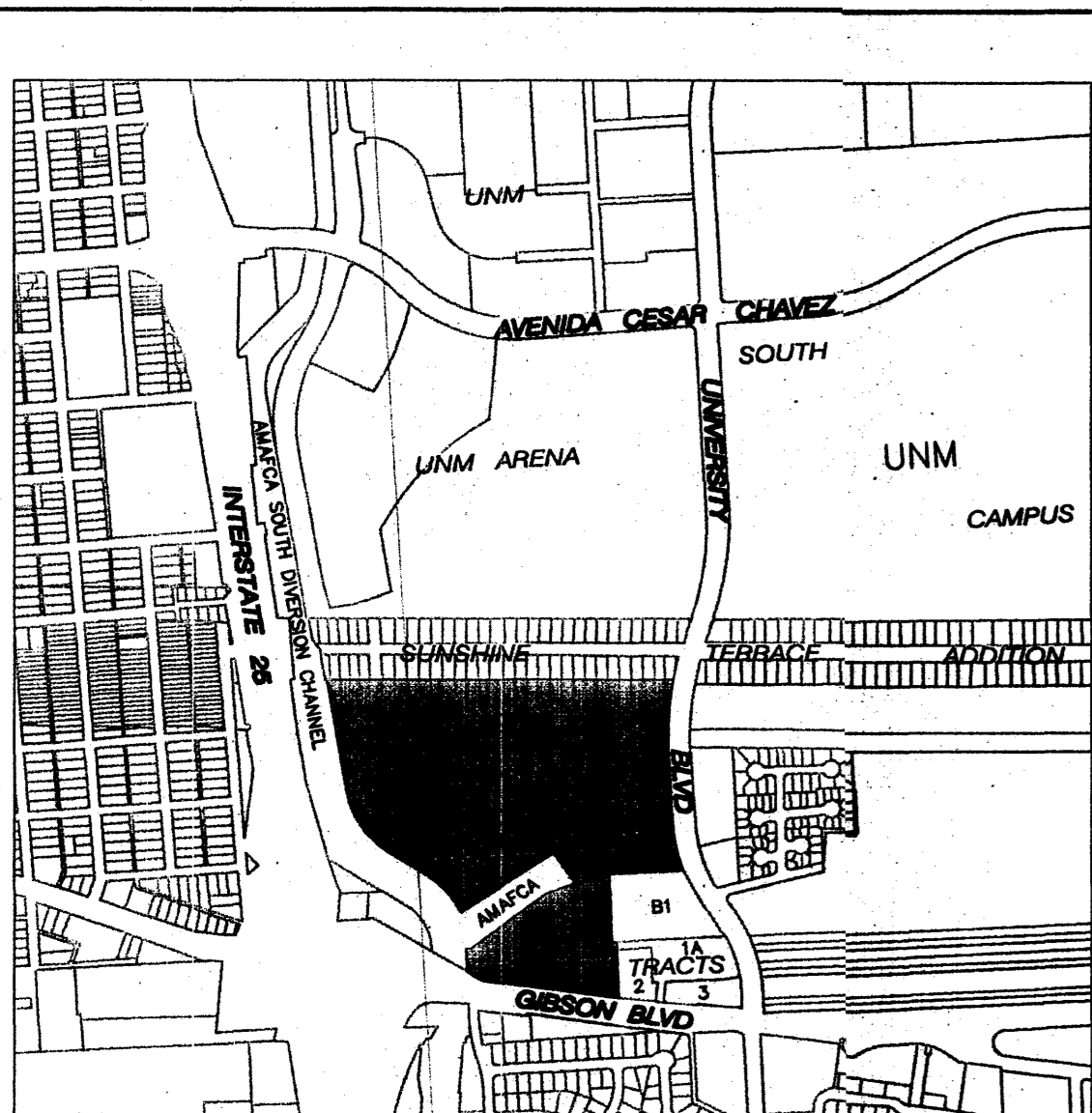
N59°06'04"W a distance of 47.44 feet to a found #5 rebar at the southwest corner of said Tract 5;

THENCE continuing along the southerly boundary of the tract herein described, N50°32'39"W a distance of 42.79 feet to the POINT OF BEGINNING.

This tract contains 45.4403 acres, more or less.

Curve Data						Tangent Data			
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG	ID	BEARING	DISTANCE
C1	33°15'30"	133.83	280.11	448.10	256.47	N38°32'09"W	T1	S76°05'56"W	36.32
C2	48°19'08"	217.01	407.99	483.79	396.01	N30°38'13"W	T2	S89°15'37"E	28.78
C3	13°28'49"	175.55	348.48	1485.40	348.67	S07°06'32"W	T3	S00°22'08"W	368.02
C4	17°47'48"	136.45	270.70	871.51	289.61	S08°31'46"E	T4	S89°10'19"E	22.49
							T5	N79°26'11"W	369.54
							T6	N59°06'04"W	47.44
							T7	N50°32'39"W	42.79

Curve Table				Tangent Table			
ID	ARC	RADIUS	DELTA	TANGENT	ID	BEARING	LENGTH
C7	1052.83	650.00	92°48'15"	682.62	T10	N04°29'05"W	253.75
C8	520.59	350.00	182°16'28"	335.73	T11	N08°08'19"W	62.59
C9	54.02	350.00	08°50'35"	27.08	T12	N05°51'51"W	686.36
C10	114.57	350.00	18°45'19"	57.80	T13	N44°21'20"E	294.61
C11	508.04	650.00	44°48'56"	287.79	T14	S89°08'16"W	108.51



- GENERAL NOTES**
- PROPOSED ACREAGE: 39.8 AC (TRACTS 1-10)  
PROPOSED R/W ACREAGE: 5.6 AC (242,014 sq ft)  
NO. OF LOTS: 10
  - ALL STREETS, UTILITIES AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
  - ALL SANITARY SEWER & WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE ABOQUMA.
  - CROSS LOT DRAINAGE EASEMENT FOR TRACTS 1, 2 AND 4 TO BE GRANTED WITH THE FINAL PLAT.

- SURVEY NOTES**
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1983. BASIS OF BEARINGS IS BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS "SDC-13-4" AND "1-25-30" BEARING = N77°25'48".
  - DISTANCES ARE GROUND DISTANCES.
  - RECORD EASEMENTS TAKEN FROM STEWART TITLE GUARANTY COMPANY TITLE REPORT, FILE NO. 11070295, EFFECTIVE DATE JULY 22, 2011.
  - ALL CORNERS CREATED WITH THIS PLAT WILL BE MONUMENTED WITH A #5 REBAR AND YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469" OR NAIL AND WASHER STAMPED "GROMATZKY PS 16469".

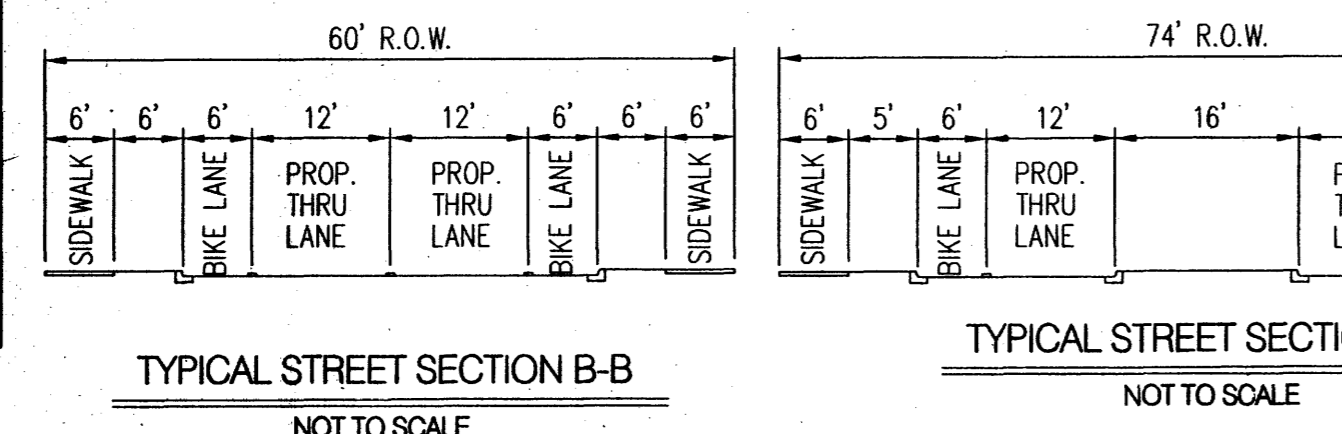
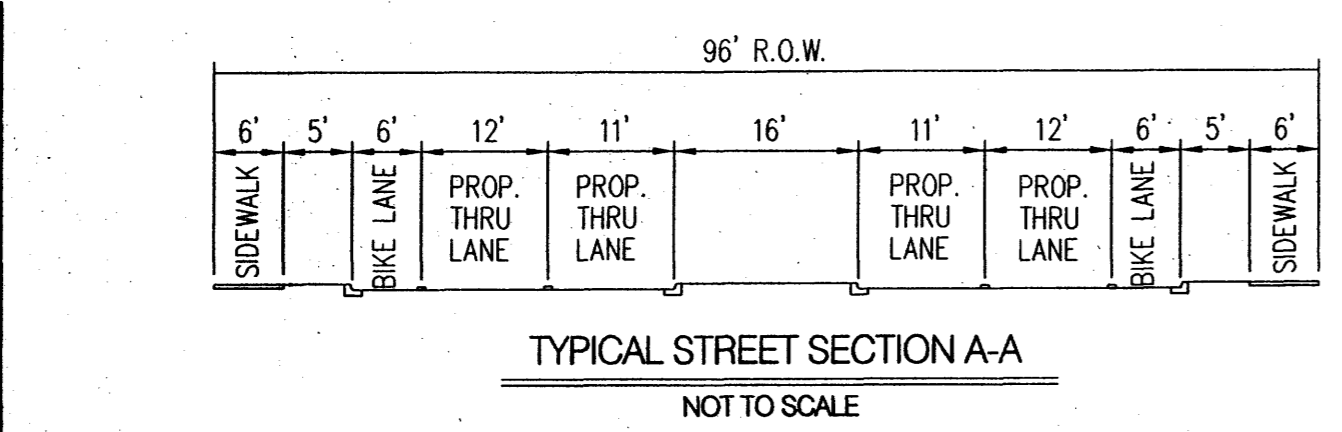
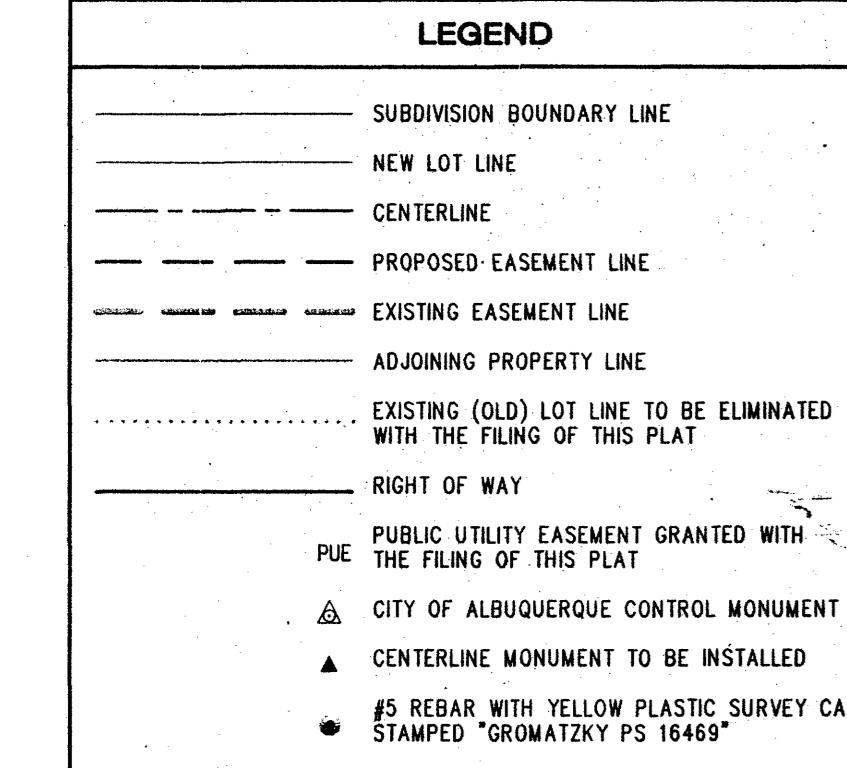
**APPROVED**

*[Signature]* 10-25-11  
CITY SURVEYOR

*[Signature]* 10-25-11  
KIM B. MURPHY  
DIRECTOR OF REAL ESTATE UNM.

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATION MADE BY A PROFESSIONAL ENGINEER WITH EXPERISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

*[Signature]* 10-25-11  
ALBUQUERQUE ENVIRONMENTAL HEALTH DEPARTMENT





**UNM GIBSON COMMERCIAL DISTRICT**  
ALBUQUERQUE, NM

△	
△	
△	
△	

DRAWN BY	BCP
REVIEWED BY	BCP
DATE	10/18/2011
PROJECT NO.	
DRAWING NAME	

**GRADING PLAN**

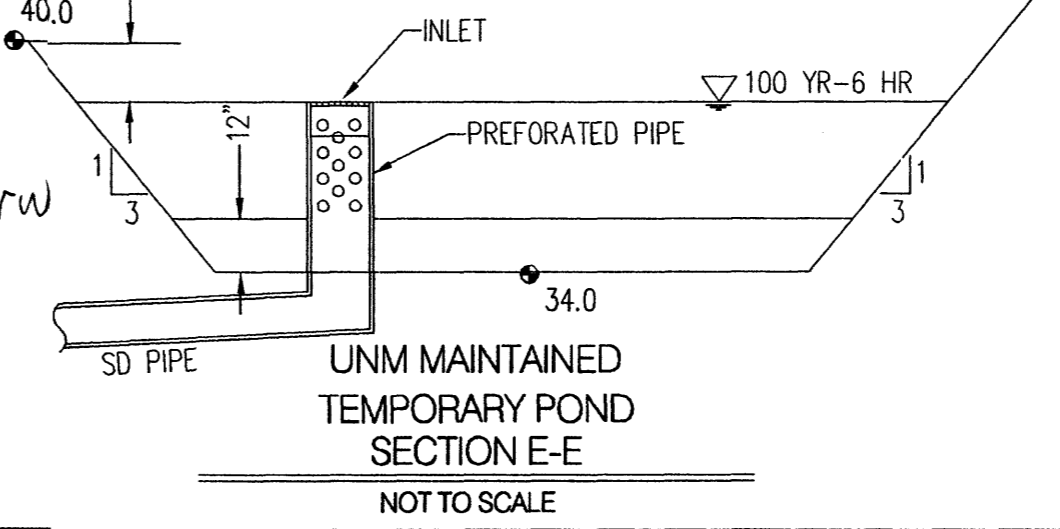
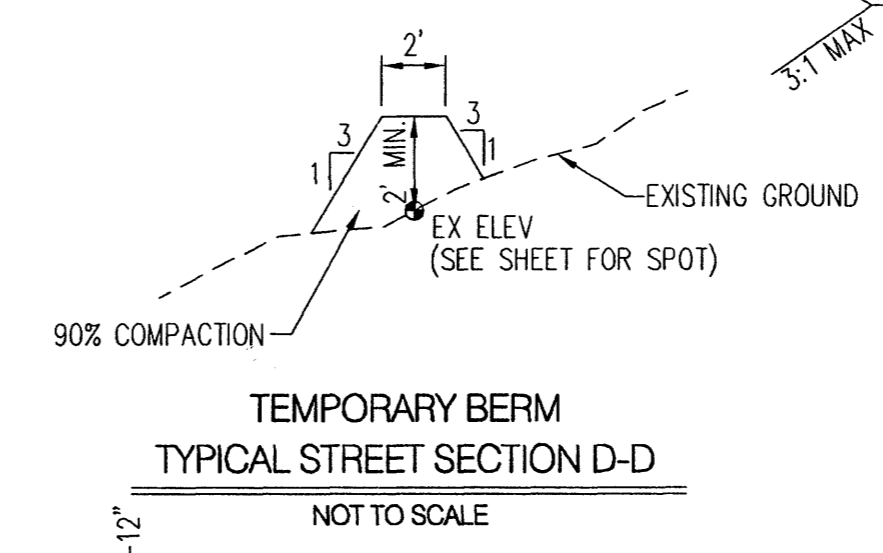
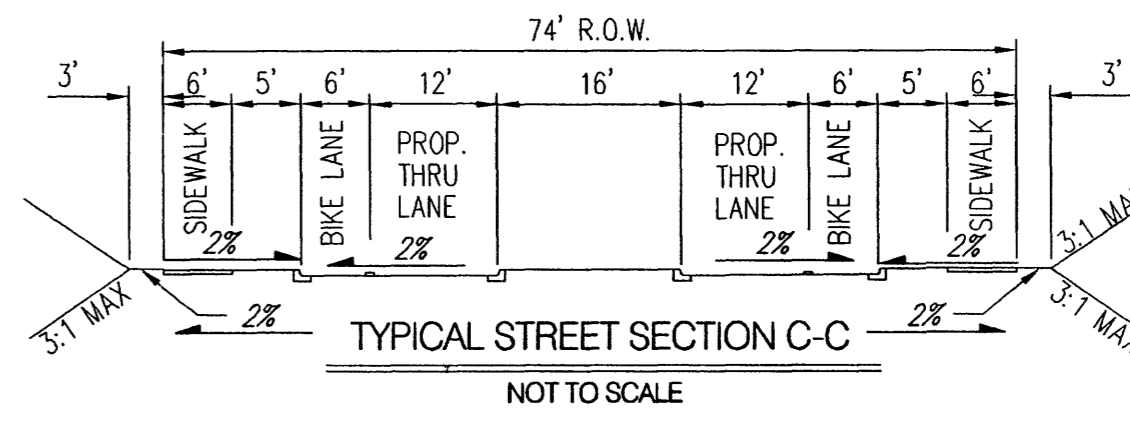
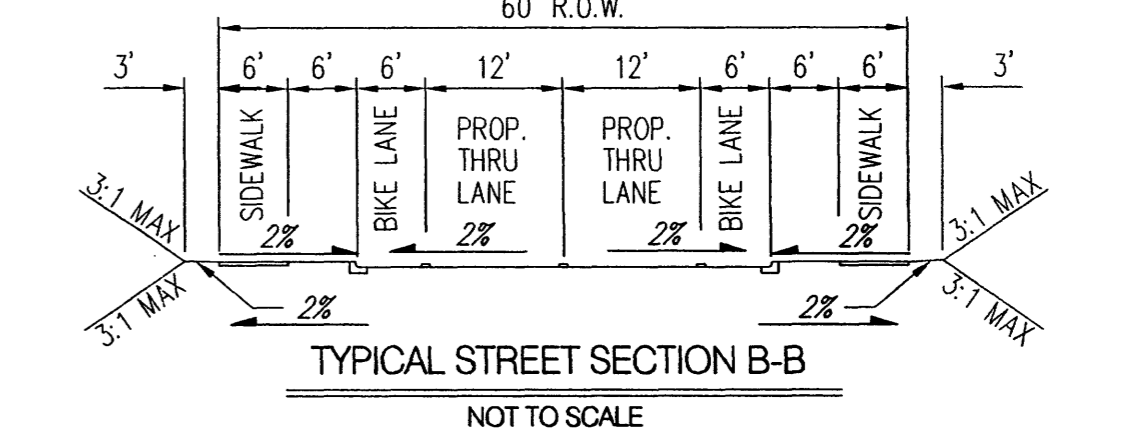
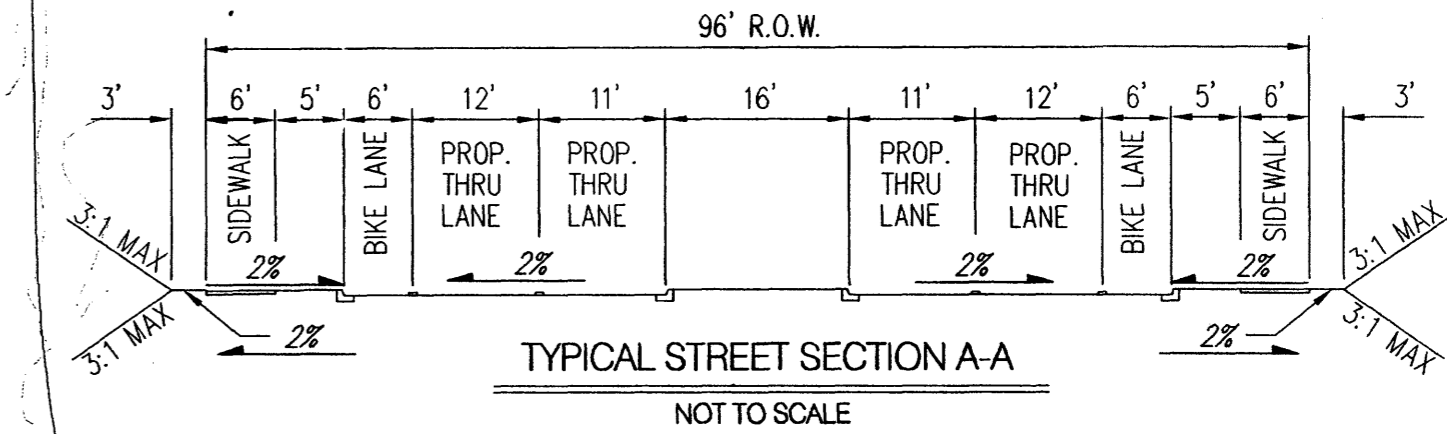
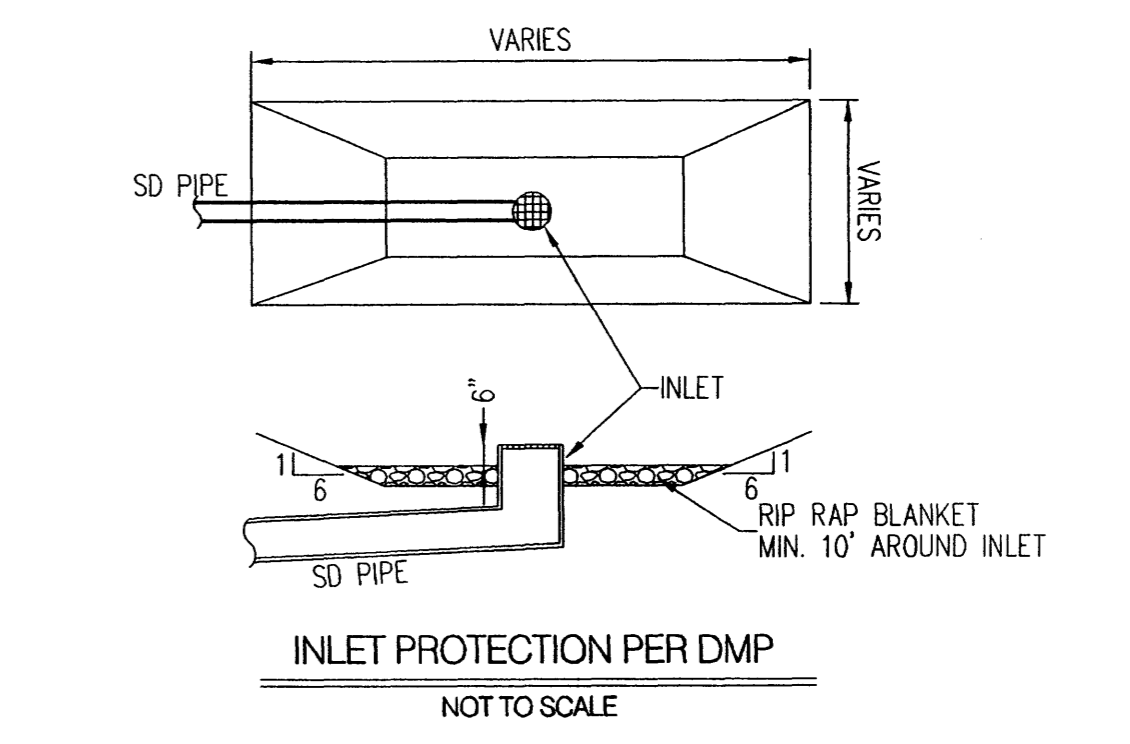
SHEET NO.	1 OF 1
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**GRADING NOTES**

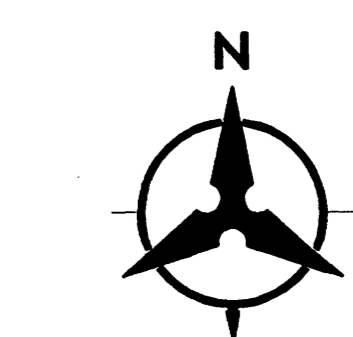
- EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
- ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEO-TECHNICAL INVESTIGATION" AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
- EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
- IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
- THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
- A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
- VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
- ALL ELEVATIONS OF ROADWAYS ARE TAKEN AT CENTERLINE.
- SPECIFIC DETAIL GRADING FOR INDIVIDUAL TRACTS IS NOT SHOWN AT THIS TIME AND WILL BE DONE IN THE FUTURE.

**LEGEND**

- HIGH POINT
- TRACT #
- TEMPORARY BERM
- SPOT ELEVATION

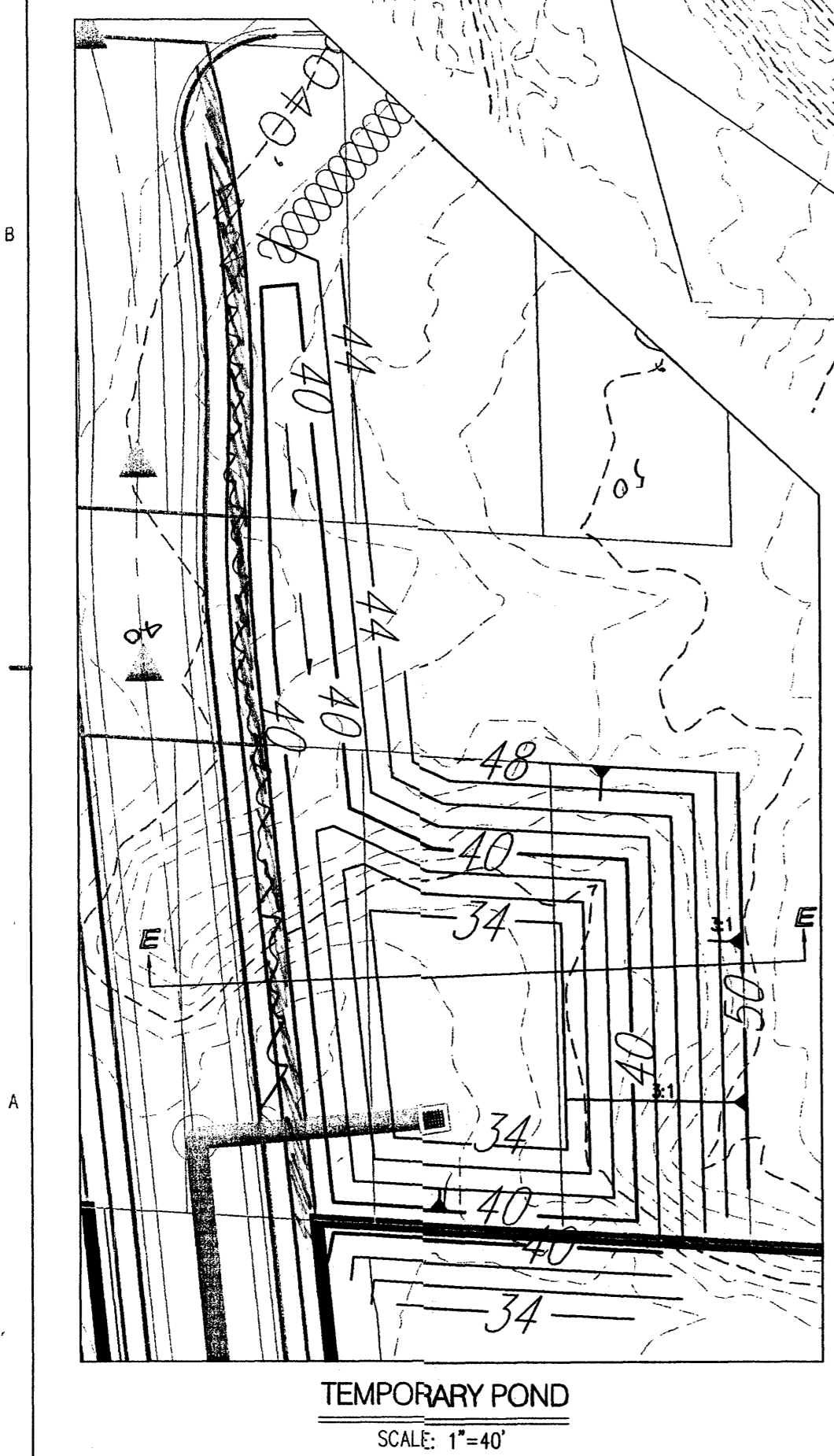
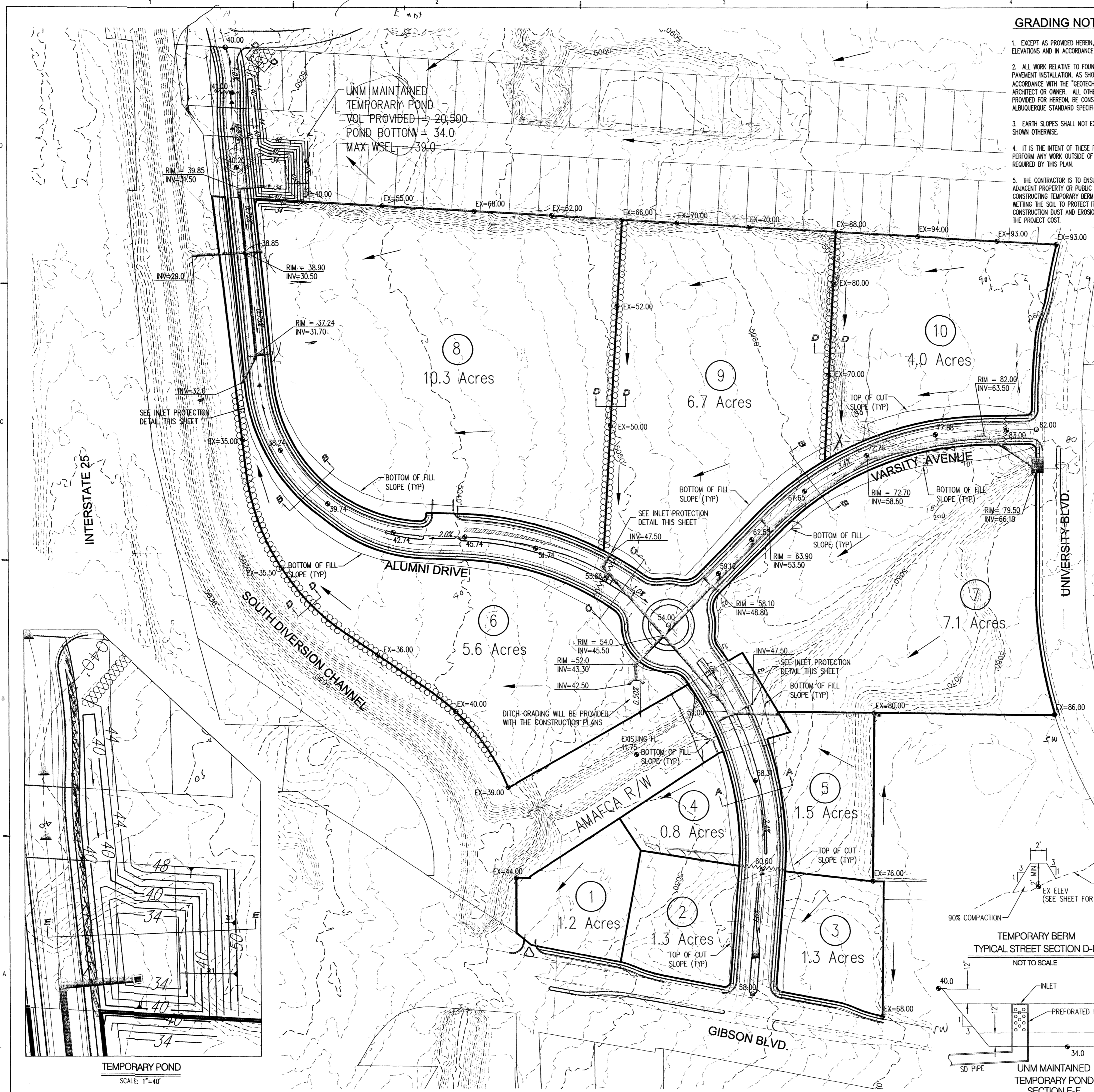


NOTE: EXISTING TOPO SHOWN IS BERNALILLO COUNTY 2" TOPO. DESIGN SURVEY WILL BE DONE TO SUPPORT FINAL DESIGN.



SCALE: 1"=100'

**Bonhannan & Huston**  
Consulting Engineers, Inc. Albuquerque, NM 87102-4500  
ENGINEERING - SPATIAL DATA - ADVANCED TECHNOLOGIES





**PRELIMINARY 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)  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2011

**DESCRIPTION**  
A certain tract of land situate within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract B of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93 as Document No. 829033, together with all of Tracts 4 and 5 of the Corrected Plat of Tracts 1 thru 5 of Gibson Tracts, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 23, 1996 in Book 96C, page 36 as Document No. 96008104, together with all of Tracts A & B of 40/25 Associates Subdivision, Albuquerque, New Mexico on May 10, 1995 in Book 95C, page 149 as Document No. 95042667, together with all of lots 1 thru 4, Block 2 and lots 2 thru 4, Block 25, Sunshine Terrace Addition as the same is shown and designated on the plat thereof recorded in the Office of the County Clerk of Bernalillo County, New Mexico on October 5, 1923 in Book D1, page 34, together with a portion of Sunshine Terrace Avenue right-of-way, together with an unplatted portion of land, and being more particularly described by New Mexico State Plane Grid bearings (NAD 83 Central Zone) and ground distances as follows:

BEGINNING at a found AMAFCA brass cap stamped "S1-11-1" at the southwest corner of the tract herein described, identical to the southeast corner of Parcel 9 of the AMAFCA South Diversion Channel Drainage Right-of-Way Phase 1 Right-of-Way Parcels 1 thru 10, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 17, 2000 in Book 2000C, page 183 as Document No. 2000069137, WHENCE the City of Albuquerque Control Monument "STA SDC-13-4" having New Mexico State Plane Grid Coordinates (NAD 83 Central Zone) N=1,471,145.578 and E=1,525,011.494, bears S76°05'56"W a distance of 36.32 feet;

THENCE along the westerly boundary of the tract herein described, coincident with the easterly boundary of said AMAFCA Parcel 9, N00°04'35"E a distance of 115.66 feet to a found AMAFCA brass cap stamped "S1-11-22";  
THENCE continuing along said westerly boundary of the tract herein described, coincident with said easterly boundary of AMAFCA Parcel 9, S89°15'37"E a distance of 28.78 feet to a point;

THENCE N04°29'05"W a distance of 2.77 feet to a found AMAFCA brass cap stamped "S1-11-20";  
THENCE continuing along said westerly boundary of the tract herein described, coincident with said easterly boundary of AMAFCA Parcel 9 and the westerly boundary of said Tracts A and B, Ever Ready Subdivision the following eight (8) courses;

N56°54'19"E a distance of 472.23 feet to a found 2 1/2" iron pipe;  
N73°42'04"E a distance of 153.17 feet to a found AMAFCA brass cap stamped "S1-11-18";  
N30°55'16"W a distance of 192.64 feet to a found AMAFCA brass cap stamped "S1-11-17";  
S60°05'28"W a distance of 565.14 feet to a point on curve marked by a found AMAFCA brass cap stamped "S1-11-16";  
280.11 feet along the arc of a non-tangent curve to the left having a radius of 448.10 feet, a central angle of 33°15'30" and a chord bearing N38°32'09"W a distance of 256.47 feet to a point (non-tangent) marked by a found AMAFCA brass cap stamped "S1-11-15";  
N55°47'45"W a distance of 223.62 feet to a non-tangent point of curvature;  
407.99 feet along the arc of a curve to the right having a radius of 483.79 feet, a central angle of 48°19'08" and a chord bearing N30°38'13"W a distance of 396.01 feet to a non-tangent point marked by a found AMAFCA brass cap stamped "S1-11-13";  
N05°51'26"W a distance of 571.54 feet to the northeast corner of said Tract A;

THENCE along the northerly boundary of the tract herein described, S86°41'36"E a distance of 1765.98 feet to a point on curve at the northeast corner of the tract herein described, identical to the northeast corner of said Tract A, Ever Ready Subdivision, and also being a point on the westerly right-of-way of University Boulevard SE;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tracts A and B and said westerly right-of-way of University Boulevard SE, the following three (3) courses;  
349.48 feet along the arc of a non-tangent curve to the left having a radius of 1485.40 feet, a central angle of 13°28'49" and a chord bearing S07°06'32"W a distance of 348.67 feet to a point of tangency;  
S00°22'08"W a distance of 388.02 feet to a found #4 rebar marking a point of curvature;  
270.70 feet along the arc of a curve to the left having a radius of 871.51 feet, a central angle of 17°47'48" and a chord bearing S08°31'46"E a distance of 269.61 feet to a found #5 rebar at the most easterly corner of the tract herein described, identical to the most easterly corner of said Tract B;

THENCE leaving said westerly right-of-way of University Boulevard SE and continuing along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract B the following two (2) courses;

N89°17'51"W a distance of 377.83 feet, to a found chiseled mark at the northeast corner of Tract B-1 of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93; S00°42'40"W a distance of 351.61 feet to a found nail and shiner at the southeast corner of said Tract B, also being a point on the northerly boundary of said Tract A, Gibson Tracts;

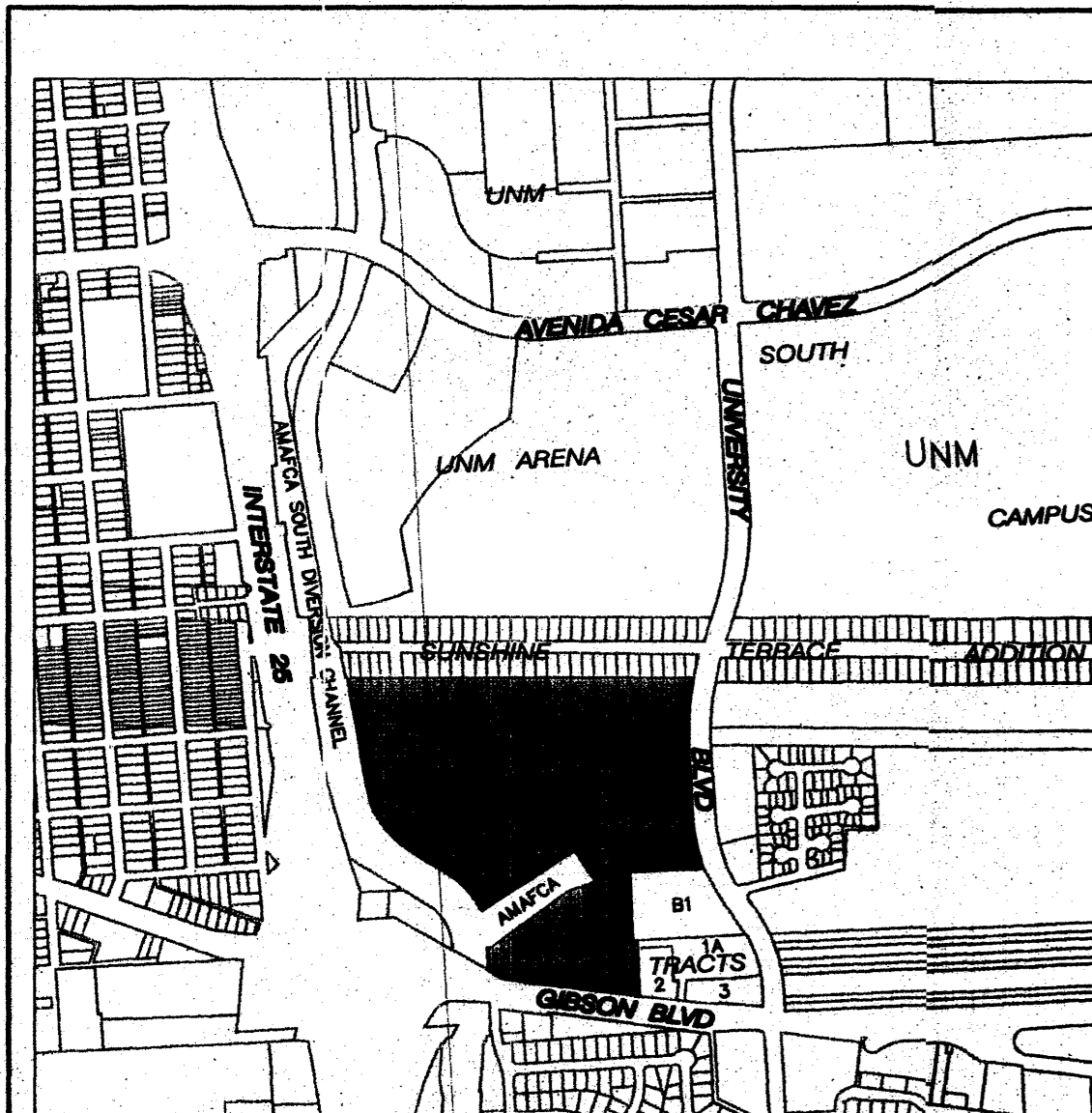
THENCE continuing along the easterly boundary of the tract herein described, coincident with said northerly boundary of Tract 4, S89°10'19"E a distance of 22.49 feet to a found nail and shiner at the northeast corner of said Tract 4;

THENCE continuing along said easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract 4 and 5, Gibson Tracts and said Tract A, 40/25 Associates Subdivision, S00°45'08"W a distance of 288.48 feet to the southeast corner of the tract herein described, identical to the southeast corner of said Tract 4;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract A, the following two (2) courses;  
N73°26'11"W a distance of 369.54 feet to a found 1" diameter iron pipe;  
N79°21'32"W a distance of 233.71 feet to the most easterly corner of said Tract A;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract 5, the following two (2) courses;  
N73°16'41"W a distance of 98.67 feet;  
N59°06'04"W a distance of 47.44 feet to a found #5 rebar at the southwest corner of said Tract 5;

THENCE continuing along the southerly boundary of the tract herein described, N50°32'39"W a distance of 42.79 feet to the POINT OF BEGINNING.  
This tract contains 45.4403 acres, more or less.



**LOCATION MAP**  
ZONE ATLAS INDEX MAP NO. L-15-Z  
NOT TO SCALE

- GENERAL NOTES**
- PROPOSED ACREAGE: 39.8 AC (TRACTS 1-10)  
PROPOSED R/W ACREAGE: 5.6 AC  
NO. OF LOTS: 10
  - ALL STREETS, UTILITIES AND STORM DRAIN IMPROVEMENTS ARE TO BE PUBLIC, AND TO BE DEDICATED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE.
  - ALL SANITARY SEWER & WATER UTILITIES IN THE STREET R/W ARE TO BE PUBLIC, TO BE DEDICATED FOR MAINTENANCE TO THE ABCOMA.
  - 35' SLOPE EASEMENT ADJACENT TO PUBLIC R/W IS TO BE GRANTED TO THE CITY OF ALBUQUERQUE FOR MAINTENANCE OF FACILITIES IN THE PUBLIC R/W. SLOPE EASEMENT IS SUBJECT TO FUTURE MODIFICATIONS BASED ON FINAL GRADING PLANS FOR INDIVIDUAL SITE DEVELOPMENT.

- SURVEY NOTES**
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1983. BASIS OF BEARINGS IS BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS "SDC-13-4" AND "1-25-30" BEARING = N77°25'48".
  - DISTANCES ARE GROUND DISTANCES.
  - RECORD EASEMENTS TAKEN FROM STEWART TITLE GUARANTY COMPANY TITLE REPORT, FILE NO. 11070295, EFFECTIVE DATE JULY 22, 2011.
  - ALL CORNERS CREATED WITH THIS PLAT WILL BE MONUMENTED WITH A #5 REBAR AND YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469" OR NAIL AND WASHER STAMPED "GROMATZKY PS 16469".

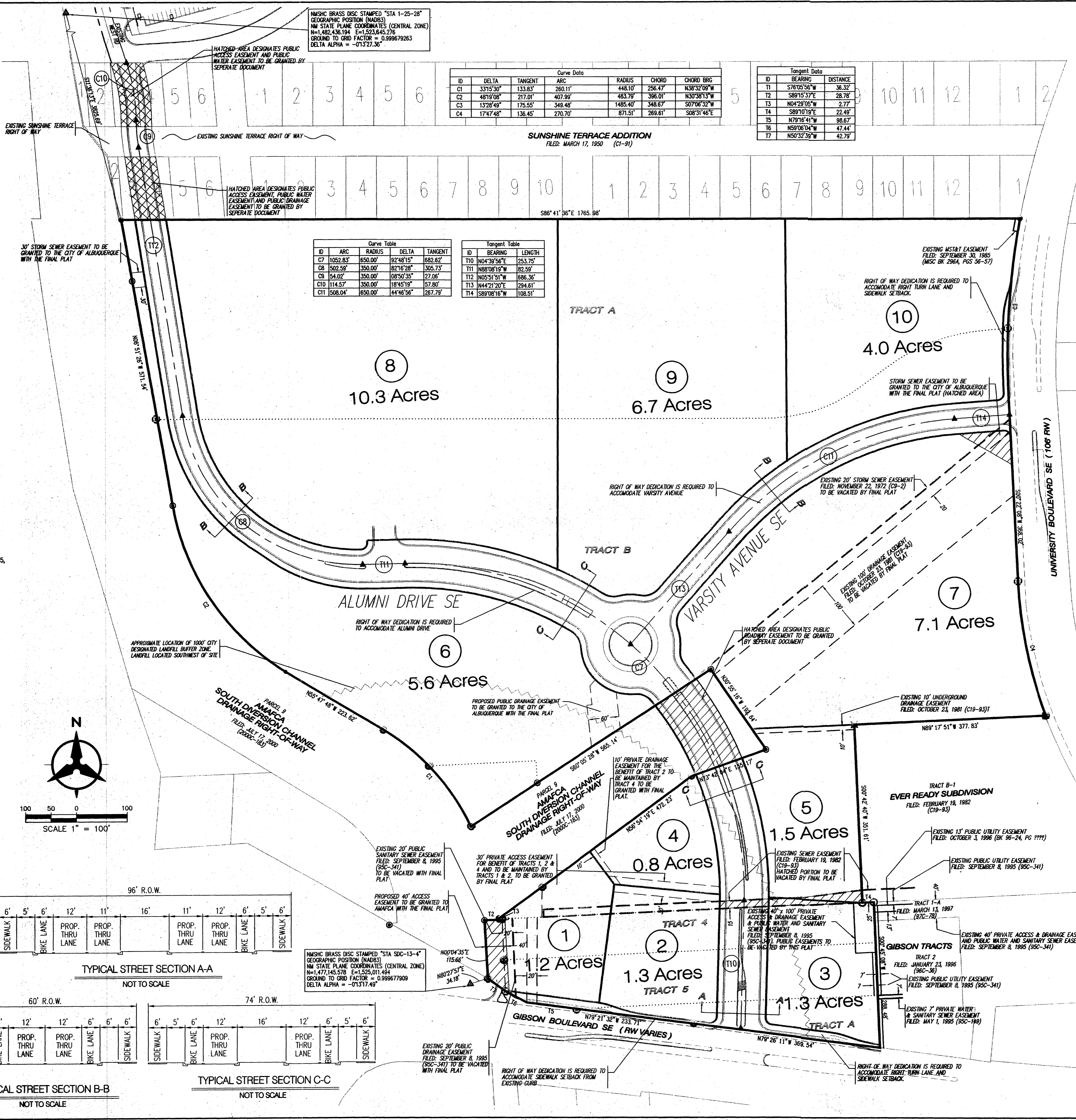
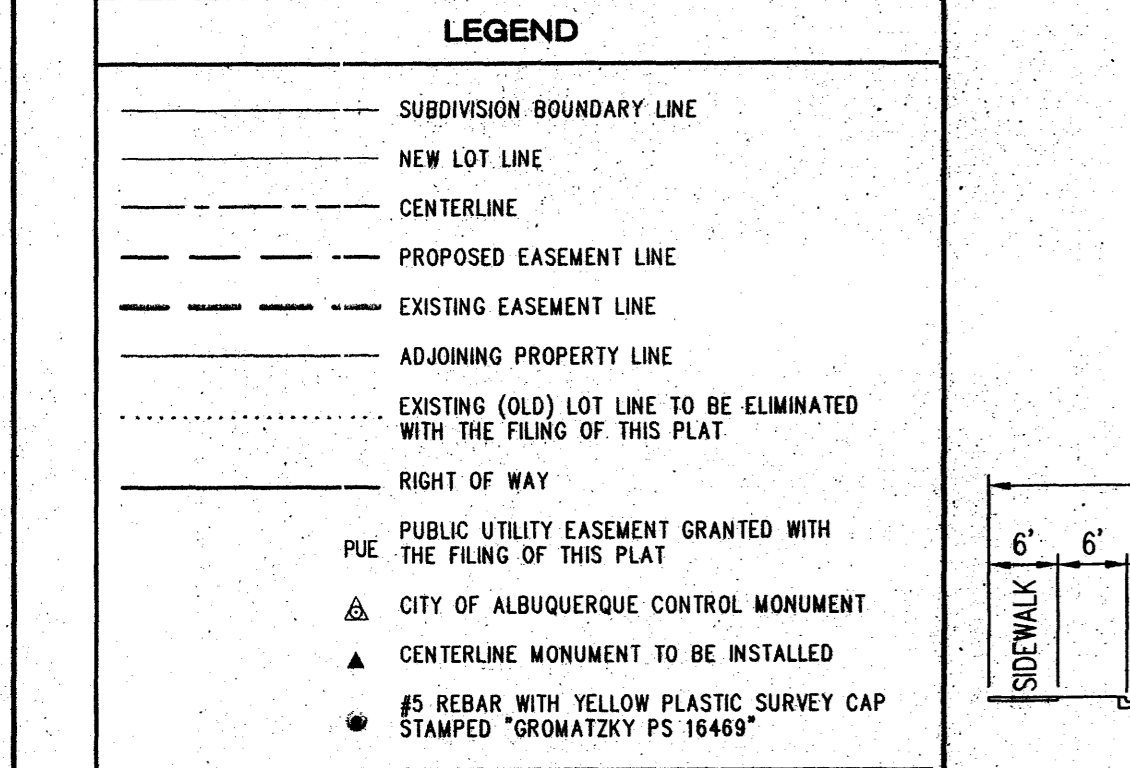
**APPROVED**

*[Signature]* 11-4-11  
CITY SURVEYOR DATE

*[Signature]* Nov. 4, 2011  
KIM D. MURPHY DATE  
DIRECTOR OF REAL ESTATE, UNM.

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATION MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

*[Signature]* 11-4-11  
ALBUQUERQUE ENVIRONMENTAL HEALTH DEPARTMENT





**TABLE 1 - GIBSON COMMERCIAL DISTRICT**  
Proposed Conditions Basin Data Table

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(100yr) (CFS)	WT E (inches)	V(100-4hr) (CF)	V(100-10day) (CF)	Q(2yr) (cfs/ac.)	Q(2yr) (CFS)	WT E (inches)	V(2yr-4hr) (CF)	V(2yr-24hr) (CF)
			A	B	C	D										
Onsite Basins																
1	171810	3.94	0.0%	5.0%	5.0%	90.0%	4.50	17.75	2.00	28685	49302	1.72	6.77	0.72	10301	15456
2	267609	6.14	0.0%	5.0%	5.0%	90.0%	4.50	27.65	2.00	44680	76793	1.72	10.55	0.72	16045	24074
3	551397	12.66	0.0%	5.0%	5.0%	90.0%	4.50	56.98	2.00	92060	158228	1.72	21.73	0.72	33061	49603
4	538210	12.36	0.0%	5.0%	5.0%	90.0%	4.50	55.61	2.00	89859	154444	1.72	21.21	0.72	32270	48416
5	235175	5.40	0.0%	5.0%	5.0%	90.0%	4.50	24.30	2.00	39264	67485	1.72	9.27	0.72	14101	21156
6	227426	5.22	0.0%	5.0%	5.0%	90.0%	4.50	23.50	2.00	37971	65262	1.72	8.96	0.72	13636	20459
7	803787	18.45	0.0%	10.0%	10.0%	80.0%	4.30	79.38	1.89	126396	212133	1.57	29.04	0.65	43471	64906
		<b>64.17</b>						<b>286.17</b>					<b>107.66</b>			

**TABLE 2 - GIBSON COMMERCIAL DISTRICT**  
Existing Conditions Basin Data Table

Basin ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100yr) (cfs/ac.)	Q(100yr) (CFS)	WT E (inches)	V(100-4hr) (CF)	V(100-10day) (CF)	Q(2yr) (cfs/ac.)	Q(2yr) (CFS)	WT E (inches)	V(2yr-4hr) (CF)	V(2yr-24hr) (CF)
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1	171810	3.94	80.0%	6.0%	14.0%	0.0%	1.82	7.20	0.63	9006	9006	0.11	0.45	0.02	318	318
2	267609	6.14	90.0%	4.0%	6.0%	0.0%	1.68	10.34	0.58	12845	12845	0.05	0.31	0.01	219	219
3	551397	12.66	91.0%	4.0%	5.0%	0.0%	1.67	21.11	0.57	26191	26191	0.04	0.53	0.01	381	381
4	538210	12.36	67.0%	17.0%	16.0%	0.0%	1.94	23.91	0.67	29983	29983	0.14	1.71	0.03	1229	1229
5	235175	5.40	91.0%	7.0%	2.0%	0.0%	1.64	8.86	0.56	10965	10965	0.02	0.11	0.00	86	86
6	227426	5.22	81.0%	15.0%	4.0%	0.0%	1.73	9.04	0.59	11210	11210	0.04	0.23	0.01	171	171
7	803787	18.45	81.0%	10.0%	9.0%	0.0%	1.77	32.74	0.61	40792	40792	0.08	1.44	0.02	1038	1038
		<b>64.17</b>						<b>113.20</b>					<b>4.78</b>			

**STORM DRAIN KEYED NOTES**

- JUNCTION BOX
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- EXISTING 54" STORM DRAIN TO BE REMOVED
- EXISTING 48" STORM DRAIN TO BE REMOVED WHEN PROPOSED STORM DRAIN INFRASTRUCTURE IS CONSTRUCTED
- EXISTING CONCRETE CHANNEL TO BE REMOVED (HATCHED AREA) WHEN PROPOSED STORM DRAIN INFRASTRUCTURE IS CONSTRUCTED
- OUTFALL TO SOUTH DIVERSION CHANNEL
- TIE EX. STORM DRAIN TO NEW STORM DRAIN
- NEW DITCH TO CONVEY FLOWS INTO AMAFCA R/W.
- STORM DRAIN STUB AND INLET WITH INLET PROTECTION. SEE GRADING PLAN FOR DETAIL.
- WATER QUALITY MANHOLE.
- ENERGY DISSIPATOR.

**LEGEND**

- HIGH POINT
- TRACT #
- BASIN BOUNDARY
- TEMP BERM

**CONCEPTUAL DRAINAGE MANAGEMENT PLAN**

I. INTRODUCTION  
THE PURPOSE OF THIS SUBMITTAL IS TO PRESENT A CONCEPTUAL DRAINAGE MANAGEMENT PLAN FOR THE COA FIRE STATION #2 AND THE ADJOINING UNM PROPERTY. THE SITE IS LOCATED NORTH OF GIBSON BLVD., SOUTH OF SUNSHINE TERRACE, WEST OF UNIVERSITY BLVD., AND EAST OF THE AMAFCA SOUTH DIVERSION CHANNEL. THE PROJECT WILL BE COMPOSED OF COMMERCIAL TRACTS ON APPROXIMATELY 45.72 ACRES. WITH THIS SUBMITTAL WE ARE SEEKING HYDROLOGY APPROVAL FOR DRB PRELIMINARY/FINAL PLAT APPROVAL. DETAILED HYDROLOGIC AND HYDRAULIC CALCULATIONS WILL BE SUBMITTED IN SUPPORT OF DRC REVIEW OF THE INFRASTRUCTURE PLANS. THE SITE IS LOCATED WITHIN ZONE ATLAS MAP L-15-Z.

II. EXISTING HYDROLOGIC CONDITIONS  
THE SITE ENCOMPASSES APPROXIMATELY 45.72 ACRES AND IS UNDEVELOPED. SLOPES ALONG THE NORTH AND EAST BOUNDARY FOR THE SITE RANGE BETWEEN 33% TO 66%, WITHIN THE SITE RANGE FROM 3% TO 13% TO THE SOUTHWEST. THERE IS LIMITED VEGETATION COVER WITHIN THE SITE. CURRENTLY, THERE IS A COA MAINTAINED CONCRETE CHANNEL, GENEVA'S ARROYO (Q100=542 CFS, FROM AS-BUILTS), THAT FLOWS SOUTHWEST THRU THE SITE THAT DISCHARGES INTO AN AMAFCA MAINTAINED EARTH LINED CHANNEL. THESE FLOWS THEN ENTER THE AMAFCA SOUTH DIVERSION CHANNEL VIA A CONCRETE BAFFLE RUNDOWN. THERE IS ALSO AN EXISTING 48" STORM DRAIN (Q100=195 CFS, CALCULATED BASED ON PIPE SIZE AND SLOPE) THAT PARALLELS THE NORTH SIDE OF THE GENEVA'S ARROYO AND IT ALSO'S DISCHARGES TO THE SOUTH DIVERSION CHANNEL. THERE IS AN EXISTING 21" STORM DRAIN (Q100=16.2 CFS, FROM AS-BUILTS) THAT DISCHARGES FLOWS FROM THE HOTEL SITE EAST OF THE PROPERTY, WHICH DISCHARGES INTO AMAFCA RIGHT OF WAY. A MAJORITY OF THE SITE DRAINS VIA SURFACE FLOW SOUTHWEST TOWARDS THE SOUTH DIVERSION CHANNEL. THE REMAINING AREA JUST NORTH OF GIBSON BLVD., DRAINS VIA SURFACE FLOW ONTO GIBSON BLVD.

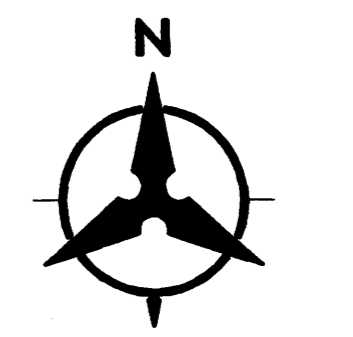
III. OFFSITE DRAINAGE  
THE MAJORITY OF THE OFFSITE FLOW ENTERING THE SITE, IS FROM GENEVA'S ARROYO AND EXISTING 48" STORM DRAIN LINE. THERE IS AN EXISTING 21" STORM DRAIN LINE THAT ENTERS OUR SITE THAT DISCHARGES ONTO OUR SITE FROM THE EAST. THIS STORM DRAIN LINE WILL BE EXTEND AND WILL TIE TO OUR PROPOSED STORM DRAIN NETWORK. OFFSITE BASIN 7 (Q100=79.38 CFS) WILL BE CAPTURED BY A TEMPORARY RETENTION POND. FLOWS FROM THE 100YR-2HR STORM EVENT, WILL BE DETAINED IN THE POND, WHILE FLOWS FROM THE 100YR-6HR STORM EVENT, WILL ENTER A PERFORATED PIPE/INLET AND EVENTUALLY DISCHARGE INTO THE SOUTH DIVERSION CHANNEL.

IV. PROPOSED HYDROLOGIC CONDITIONS  
IN THE PROPOSED CONDITIONS, THE EXISTING OFFSITE FLOWS FROM THE GENEVA'S ARROYO (Q100=542 CFS) AND THE EX. 48" STORM DRAIN (Q100=195 CFS) WILL BE ROUTED THRU A NEW STORM DRAIN SYSTEM, THAT WILL BE LOCATED IN VARSITY AVENUE. THERE WILL BE A SERIES OF INLETS IN ALUMNI DRIVE AND VARSITY AVENUE THAT WILL TIE TO THE NEW STORM DRAIN SYSTEM. THE EXACT ALIGNMENT, BOTH HORIZONTALLY AND VERTICALLY WILL BE DETERMINED PRIOR TO DRC AND WILL BE SUBMITTED AS PART OF A DESIGN ANALYSIS REPORT. HOWEVER, A 78" STORM DRAIN PIPE WILL CARRY 821 CFS AT 3.4% SLOPE. FLOWS FROM THE 78" STORM DRAIN WILL DISCHARGE INTO A NEW GRADED DITCH THAT ENTERS AMAFCA RIGHT-OF-WAY.

FLOWS FROM OFFSITE BASIN 7, AS WELL AS FLOWS FROM BASINS 2, 3 & 5, WILL ENTER A STORM DRAIN NETWORK THAT IS LOCATED ON THE NORTH PORTION OF ALUMNI DRIVE. THESE FLOWS WILL ENTER THE SOUTH DIVERSION VIA THE EXISTING CONCRETE RUNDOWN.

SPECIFIC GRADING FOR INDIVIDUAL SITES WILL BE PREPARED UPON DEVELOPMENT OF THE INDIVIDUAL SITES. INDIVIDUAL SITES WILL BE ENCOURAGED TO HAVE ONSITE WATER QUALITY MEASURES SUCH AS WATER HARVESTING AREAS AND BIO-SWALES.

V. CONCLUSION  
THE GRADING AND DRAINAGE PLAN FOR THE COA FIRE STATION #2 AND THE ADJOINING UNM PROPERTY WILL MEET COA AND AMAFCA STANDARDS. DETAILED HYDROLOGIC AND HYDRAULIC CALCULATIONS WILL BE SUBMITTED IN SUPPORT OF DRC REVIEW OF THE INFRASTRUCTURE PLANS.



**Bohannon & Huston**  
Consulting Engineers & Architects  
1000 Jefferson NE Suite 100  
Albuquerque, NM 87109  
505 761-9700  
505 761-4222  
dps@dpsdesign.org

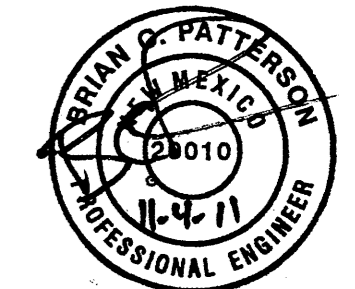
architecture  
interiors  
landscape  
planning  
engineering

**Dekker  
Perich  
Sabatini**

7601 Jefferson NE Suite 100  
Albuquerque, NM 87109  
505 761-9700  
505 761-4222  
dps@dpsdesign.org

ARCHITECT

ENGINEER



PROJECT

**UNM GIBSON COMMERCIAL DISTRICT**

ALBUQUERQUE, NM

REVISIONS

- △
- △
- △
- △

DRAWN BY: BCP

REVIEWED BY: BCP

DATE: 10/18/2011

PROJECT NO.:

DRAWING NAME:

**CONCEPTUAL DRAINAGE MANAGEMENT PLAN**

SHEET NO.:

1 OF 1

**SUMMARY OF ROADWAY CAPACITY ANALYSIS FOR UNM GIBSON COMMERCIAL DISTRICT**

Varsity Avenue										
Location	Roadway Grade (%)	Roadway Cross-slope (%)	Q(100 YR) in roadway (cfs)	Curb Type	Depth of water in roadway (ft.)	Velocity of storm water in roadway (ft/s)	V <sup>2</sup> /2g	EGL	ROW Elevation (ft.)	Comments
AP1	3.40	2.00	21.25	STD	0.38	4.50	0.31	0.7	0.9	OK
AP2	3.40	2.00	7.36	STD	0.28	3.50	0.19	0.48	0.9	OK

Alumni Drive										
Location	Roadway Grade (%)	Roadway Cross-slope (%)	Q(100 YR) in roadway (cfs)	Curb Type	Depth of water in roadway (ft.)	Velocity of storm water in roadway (ft/s)	V <sup>2</sup> /2g	EGL	ROW Elevation (ft.)	Comments
AP3*	1.00	2.00	4.29	STD	0.36	2.35	0.09	0.44	0.9	OK
AP4*	2.40	2.00	2.28	STD	0.27	2.90	0.13	0.39	0.9	OK
AP5	0.70	2.00	4.56	STD	0.31	1.70	0.04	0.36	0.9	OK
AP6	2.20	2.00	7.41	STD	0.30	2.98	0.14	0.44	0.9	OK

Note:  
\*Based on half section of roadway

**STORM DRAIN ANALYSIS FOR UNM GIBSON COMMERCIAL DISTRICT**

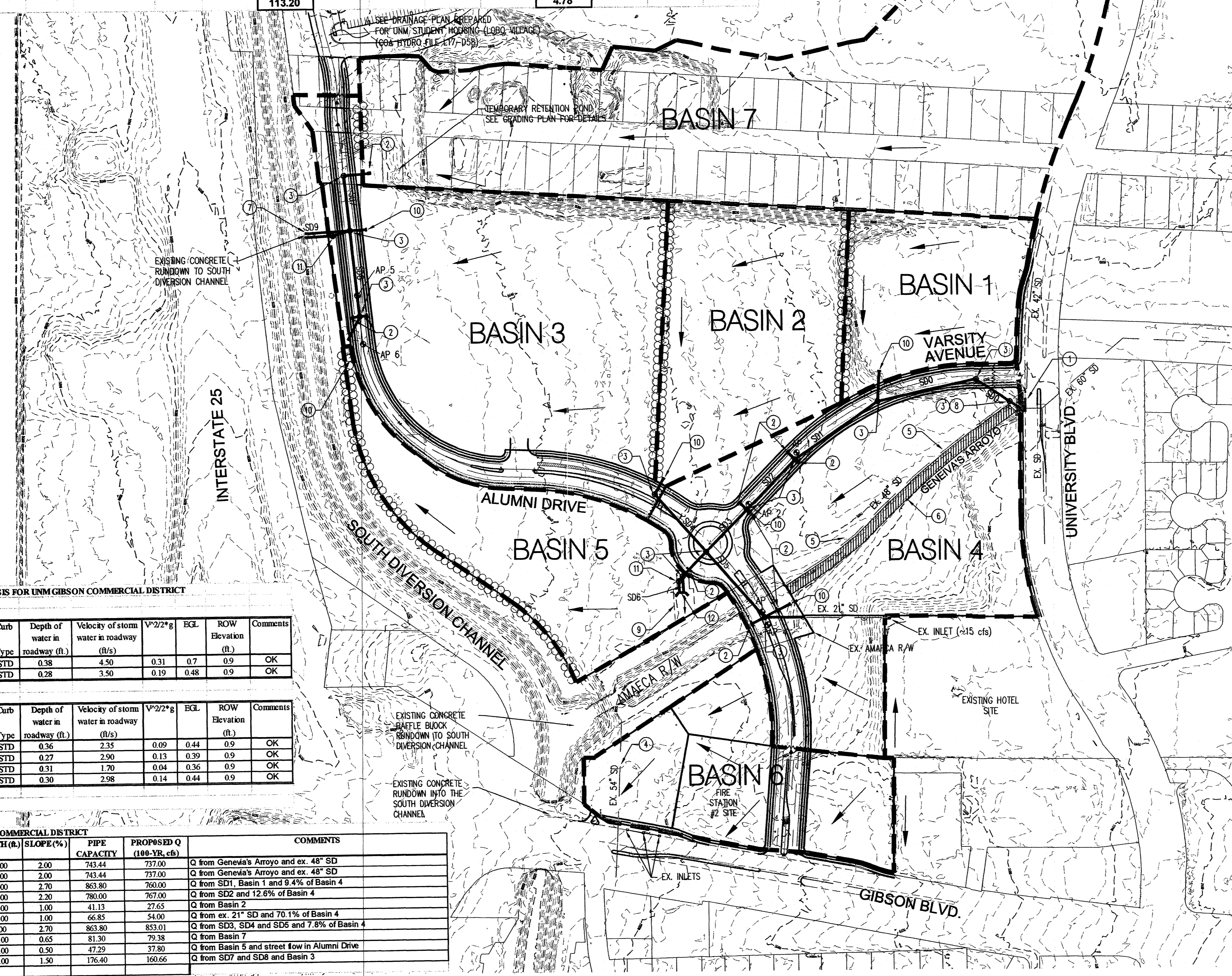
PIPE NO.	PIPE LOCATION	SIZE/TYPE	LENGTH (ft.)	SLOPE (%)	PIPE CAPACITY	PROPOSED Q (100-YR, cfs)	COMMENTS
SD0	VARSITY AVE	78" RCP	370.00	2.00	743.44	737.00	Q from Geneva's Arroyo and ex. 48" SD
SD1	VARSITY AVE	78" RCP	230.00	2.00	743.44	737.00	Q from Geneva's Arroyo and ex. 48" SD
SD2	VARSITY AVE	78" RCP	170.00	2.20	863.80	760.00	Q from SD1, Basin 1 and 9.4% of Basin 4
SD3	VARSITY AVE	78" RCP	145.00	2.20	780.00	767.00	Q from SD2 and 12.6% of Basin 4
SD4	ALUMNI DR	36" RCP	190.00	1.00	41.13	27.65	Q from Basin 2
SD5	ALUMNI DR	36" RCP	213.00	1.00	66.85	54.00	Q from ex. 21" SD and 70.1% of Basin 4
SD6	BASIN 5	78" RCP	32.00	2.70	863.80	853.01	Q from SD3, SD4 and SD5 and 7.8% of Basin 4
SD7	ALUMNI DR	42" RCP	140.00	0.65	81.30	79.38	Q from Basin 7
SD8	ALUMNI DR	36" RCP	210.00	0.50	47.29	37.80	Q from Basin 5 and street flow in Alumni Drive
SD9	SDC CONNECTION	48" RCP	110.00	1.50	176.40	160.66	Q from SD7 and SD8 and Basin 3

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									285.17							
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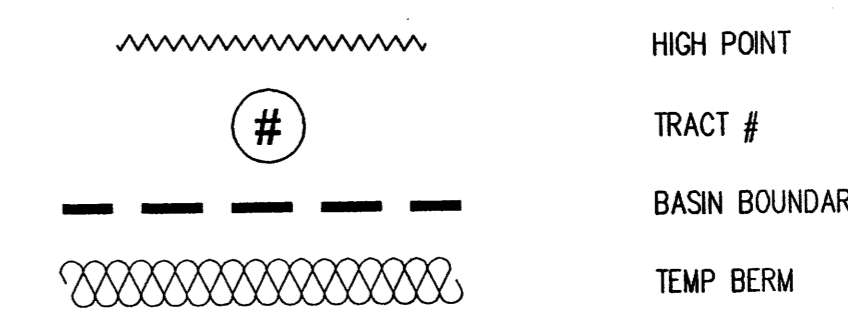
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**STORM DRAIN KEYED NOTES**

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- STORM DRAIN MANHOLE
- EXISTING 54" STORM DRAIN TO BE REMOVED
- EXISTING 48" STORM DRAIN TO BE REMOVED WHEN PROPOSED STORM DRAIN INFRASTRUCTURE IS CONSTRUCTED
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- THE EX. STORM DRAIN TO NEW STORM DRAIN
- NEW DITCH TO CONVEY FLOWS INTO AMAFCA R/W.
- STORM DRAIN STUB AND INLET WITH INLET PROTECTION. SEE GRADING PLAN FOR DETAIL.
- WATER QUALITY MANHOLE.
- ENERGY DISSIPATOR.

**LEGEND**



**CONCEPTUAL DRAINAGE MANAGEMENT PLAN**

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III. OFFSITE DRAINAGE  
THE MAJORITY OF THE OFFSITE FLOW ENTERING THE SITE, IS FROM GENEVA'S ARROYO AND EXISTING 48" STORM DRAIN LINE. THERE IS AN EXISTING 21" STORM DRAIN LINE THAT ENTERS OUR SITE THAT DISCHARGES ONTO OUR SITE FROM THE EAST. THIS STORM DRAIN LINE WILL BE EXTEND AND WILL TIE TO OUR PROPOSED STORM DRAIN NETWORK. OFFSITE BASIN 7 (0100-79.38 CFS) WILL BE CAPTURED BY A TEMPORARY RETENTION POND. FLOWS FROM THE 100YR-2HR STORM EVENT, WILL BE DETAINED IN THE POND, WHILE FLOWS FROM THE 100YR-6HR STORM EVENT, WILL ENTER A PERFORATED PIPE/INLET AND EVENTUALLY DISCHARGE INTO THE SOUTH DIVERSION CHANNEL.

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FLOWS FROM OFFSITE BASIN 7, AS WELL AS FLOWS FROM BASINS 2, 3 & 5, WILL ENTER A STORM DRAIN NETWORK THAT IS LOCATED ON THE NORTH PORTION OF ALUMNI DRIVE. THESE FLOWS WILL ENTER THE SOUTH DIVERSION VIA THE EXISTING CONCRETE RUNDOWN.

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architecture  
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**Dekker Perich Sabatini**

7801 Jefferson NE Suite 100  
Albuquerque, NM 87109  
505 761-9700  
fax 761-4222  
dps@dpsdesign.org

ARCHITECT

ENGINEER

PROJECT

**UNM GIBSON COMMERCIAL DISTRICT**

ALBUQUERQUE, NM

REVISIONS

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DRAWN BY: BCP  
REVIEWED BY: BCP  
DATE: 10/18/2011  
PROJECT NO.  
DRAWING NAME  
**CONCEPTUAL DRAINAGE MANAGEMENT PLAN**  
SHEET NO. 1 OF 1

**SUMMARY OF ROADWAY CAPACITY ANALYSIS FOR UNM GIBSON COMMERCIAL DISTRICT**

Varsity Avenue										
Location	Roadway Grade (%)	Roadway Cross-slope (%)	Q(100 YR) in roadway (cfs)	Curb Type	Depth of water in roadway (ft.)	Velocity of storm water in roadway (ft/s)	V <sup>2/2g</sup>	EGL	ROW Elevation (ft.)	Comments
AP1	3.40	2.00	21.25	STD	0.38	4.50	0.31	0.7	0.9	OK
AP2	3.40	2.00	7.36	STD	0.28	3.50	0.19	0.48	0.9	OK

Alumni Drive										
Location	Roadway Grade (%)	Roadway Cross-slope (%)	Q(100 YR) in roadway (cfs)	Curb Type	Depth of water in roadway (ft.)	Velocity of storm water in roadway (ft/s)	V <sup>2/2g</sup>	EGL	ROW Elevation (ft.)	Comments
AP3*	1.00	2.00	4.29	STD	0.36	2.35	0.09	0.44	0.9	OK
AP4*	2.40	2.00	2.28	STD	0.27	2.90	0.15	0.39	0.9	OK
AP5	0.70	2.00	4.56	STD	0.31	1.70	0.04	0.36	0.9	OK
AP6	2.20	2.00	7.41	STD	0.30	2.98	0.14	0.44	0.9	OK

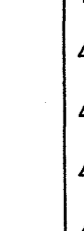
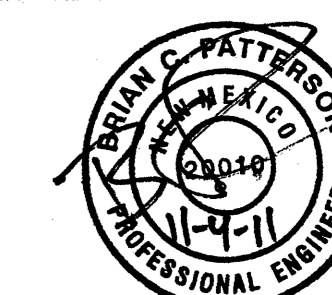
Note:  
\*Based on half section of roadway

**STORM DRAIN ANALYSIS FOR UNM GIBSON COMMERCIAL DISTRICT**

PIPE NO.	PIPE LOCATION	SIZE/TYPE	LENGTH (ft.)	SLOPE (%)	PIPE CAPACITY	PROPOSED Q (100-YR, cfs)	COMMENTS
SD0	Varsity Ave	78" RCP	370.00	2.00	743.44	737.00	Q from Geneva's Arroyo and ex. 48" SD
SD1	Varsity Ave	78" RCP	250.00	2.00	743.44	737.00	Q from Geneva's Arroyo and ex. 48" SD
SD2	Varsity Ave	78" RCP	170.00	2.70	863.80	760.00	Q from SD1, Basin 1 and 8.4% of Basin 4
SD3	Varsity Ave	78" RCP	145.00	2.20	780.00	767.00	Q from SD2 and 12.6% of Basin 4
SD4	Alumni Dr	36" RCP	180.00	1.00	41.13	27.65	Q from Basin 2
SD5	Alumni Dr	36" RCP	213.00	1.00	66.85	54.00	Q from ex. 21" SD and 70.1% of Basin 4
SD6	Basin 5	78" RCP	32.00	2.70	863.80	853.01	Q from SD3, SD4 and SD5 and 7.8% of Basin 4
SD7	Alumni Dr	42" RCP	140.00	0.65	81.30	79.38	Q from Basin 7
SD8	Alumni Dr	36" RCP	210.00	0.50	47.29	37.80	Q from Basin 5 and street flow in Alumni Drive
SD9	SDC CONNECTION	48" RCP	110.00	1.50	176.40	160.66	Q from SD7 and SD8 and Basin 3

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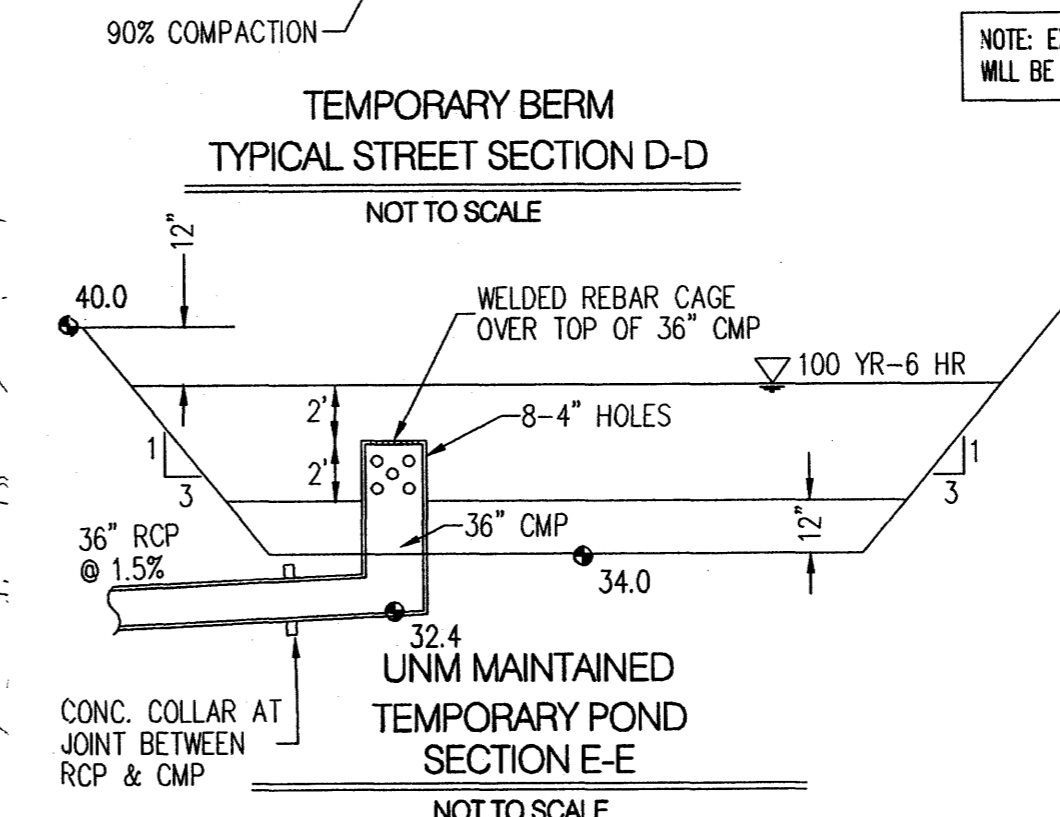
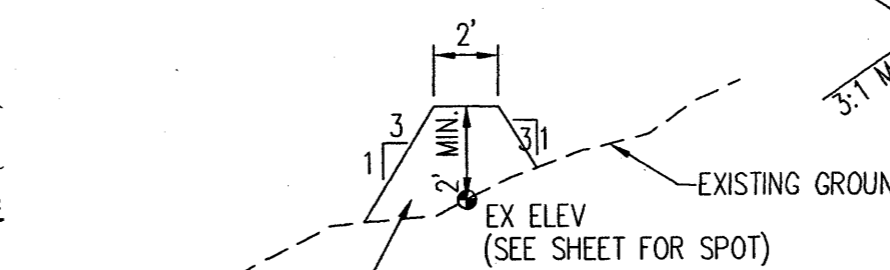
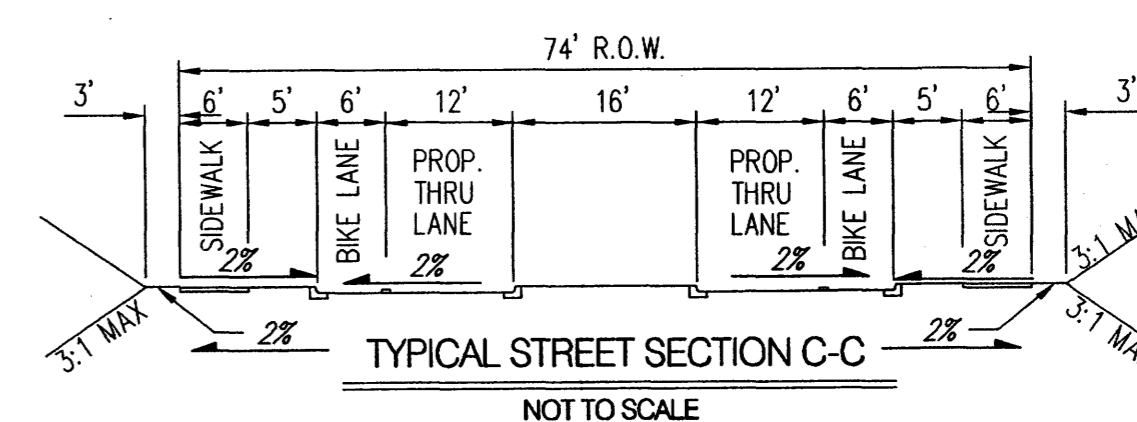
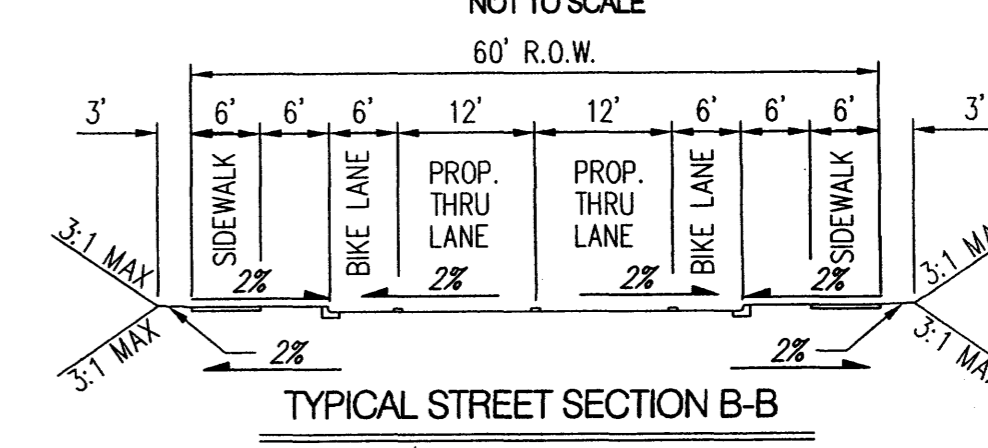
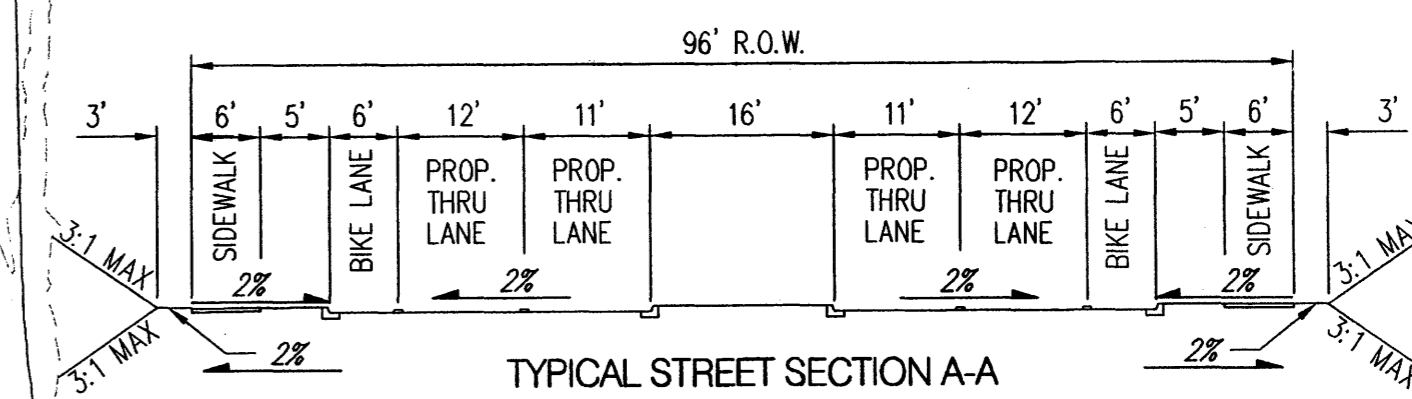
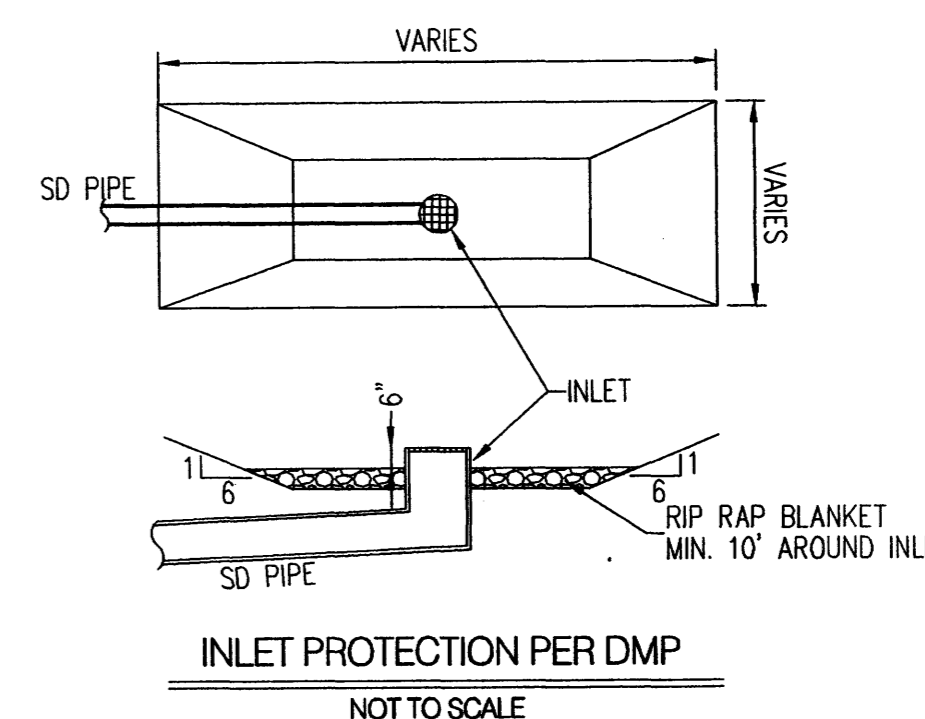
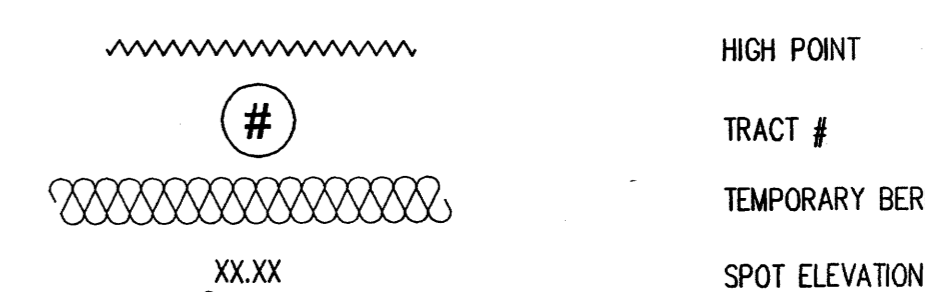
**STORM DRAIN KEYED NOTES**

1. JUNCTION BOX
2. STORM DRAIN INLET
3. STORM DRAIN MANHOLE
4. EXISTING 54" STORM DRAIN TO BE REMOVED
5. EXISTING 48" STORM DRAIN TO BE REMOVED WHEN PROPOSED STORM DRAIN INFRASTRUCTURE IS CONSTRUCTED
6. EXISTING CONCRETE CHANNEL TO BE REMOVED (HATCHED AREA) WHEN PROPOSED STORM DRAIN INFRASTRUCTURE IS CONSTRUCTED
7. OUTFALL TO SOUTH DIVERSION CHANNEL
8. TIE EX. STORM DRAIN TO NEW STORM DRAIN
9. NEW DITCH TO CONVEY FLOWS INTO AMAFGA R/W.
10. STORM DRAIN STUB AND INLET WITH INLET PROTECTION. SEE GRADING PLAN FOR DETAIL.
11. WATER QUALITY MANHOLE.
12. ENERGY DISSIPATOR.

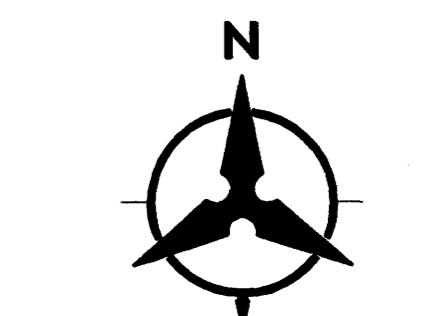
**GRADING NOTES**

1. EXCEPT AS PROVIDED HEREIN, GRADING SHALL BE PERFORMED AT THE ELEVATIONS AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THIS PLAN.
2. ALL WORK RELATIVE TO FOUNDATION CONSTRUCTION, SITE PREPARATION, AND PAVEMENT INSTALLATION, AS SHOWN ON THIS PLAN, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "GEO TECHNICAL INVESTIGATION" AS PROVIDED BY THE ARCHITECT OR OWNER. ALL OTHER WORK SHALL, UNLESS OTHERWISE STATED OR PROVIDED FOR HEREIN, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
3. EARTH SLOPES SHALL NOT EXCEED 3 HORIZONTAL TO 1 VERTICAL UNLESS SHOWN OTHERWISE.
4. IT IS THE INTENT OF THESE PLANS THAT THIS CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE OF THE PROPERTY BOUNDARIES EXCEPT AS REQUIRED BY THIS PLAN.
5. THE CONTRACTOR IS TO ENSURE THAT NO SOIL ERODES FROM THE SITE ONTO ADJACENT PROPERTY OR PUBLIC RIGHT-OF-WAY. THIS SHOULD BE ACHIEVED BY CONSTRUCTING TEMPORARY BERMS OR SILT FENCE AT THE PROPERTY LINES AND WETTING THE SOIL TO PROTECT IT FROM WIND EROSION. THE COST FOR REQUIRED CONSTRUCTION DUST AND EROSION CONTROL MEASURES SHALL BE INCIDENTAL TO THE PROJECT COST.
6. A DISPOSAL SITE FOR ANY & ALL EXCESS EXCAVATION MATERIAL, AND UNSUITABLE MATERIAL AND/OR A BORROW SITE CONTAINING ACCEPTABLE FILL MATERIAL SHALL BE OBTAINED BY THE CONTRACTOR IN COMPLIANCE WITH APPLICABLE ENVIRONMENTAL REGULATIONS AND APPROVED BY THE OBSERVER. ALL COSTS INCURRED IN OBTAINING A DISPOSAL OR BORROW SITE AND HAUL TO OR FROM SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT AND NO SEPARATE MEASUREMENT OR PAYMENT SHALL BE MADE.
7. VERIFY ALL ELEVATIONS SHOWN ON PLAN FROM BASIS OF ELEVATION CONTROL STATION PRIOR TO BEGINNING CONSTRUCTION.
8. ALL ELEVATIONS OF ROADWAYS ARE TAKEN AT CENTERLINE.
9. SPECIFIC DETAIL GRADING FOR INDIVIDUAL TRACTS IS NOT SHOWN AT THIS TIME AND WILL BE DONE IN THE FUTURE.
10. THE SLOPES ALONG PROPOSED RIGHT-OF-WAY SHALL BE ENCOMPASSED BY A SLOPE EASEMENT. SEE PRELIMINARY PLAN.

**LEGEND**



NOTE: EXISTING TOPO SHOWN IS BERNALILLO COUNTY 2' TOPO. DESIGN SURVEY WILL BE DONE TO SUPPORT FINAL DESIGN.



SCALE: 1"=100'

**Bohannon & Huston**  
Company 7000 Jefferson NE, Albuquerque, NM 87109-0000  
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