# PRELIMINARY PLAT OF
# STINSON PARK SUBDIVISION

**A REPLAT OF LOTS 414 THROUGH 416**
**TOWN OF ATRISCO**
**UNIT 3**

**SITUATE WITHIN**

**PROJECTED SECTION 27**
**T.10N., R.2E., N.M.P.M.**
**TOWN OF ATRISCO LAND GRANT**
**CITY OF ALBUQUERQUE**
**BERNALILLO COUNTY, NEW MEXICO**

**NOVEMBER 2004**

VICINITY MAP (ZONE L-10-Z) NO TYPICAL SCALE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 414 THROUGH 416 OF THE TOWN OF ATRISCO, UNIT 3, INTO LOTS 1 THROUGH 90 OF STINSON SUBDIVISION AND TO GRANT EASEMENTS AND DEDICATE ROADS PURSUANT THERETO.

NOTES:
1) UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS (O) SHALL BE MARKED BY A #5 REBAR W/CAP STAMPED " PWT 10204".
2) ALL STREET CENTERLINE MONUMENTATION SHALL BE INSTALLED AT ALL CENTERLINE PC'S, PT'S ANGLE POINTS AND STREET INTERSECTIONS AND SHOWN THUS (△) WILL BE MARKED BY A FOUR INCH (4") ALUMINUM CAP STAMPED "CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION MARKER, DO NOT DISTURB, PS #10204".
3) BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4) BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
5) ALL DISTANCES SHALL BE GROUND DISTANCES.
6) MANHOLES WILL BE OFFSET AT ALL POINTS OF CURVATURE, POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER ANGLE POINTS TO ALLOW USE OF CENTERLINE MONUMENTATION.
7) GROSS SUBDIVISION ACREAGE 14.82 ACRES.
8) THE SUBJECT PARCEL IS ZONED R-D 9 DU/AC (CITY) AND ALL ADJACENT PARCELS ARE ZONED A-1 (COUNTY).
9) All Lots shall have P-1 Designation.

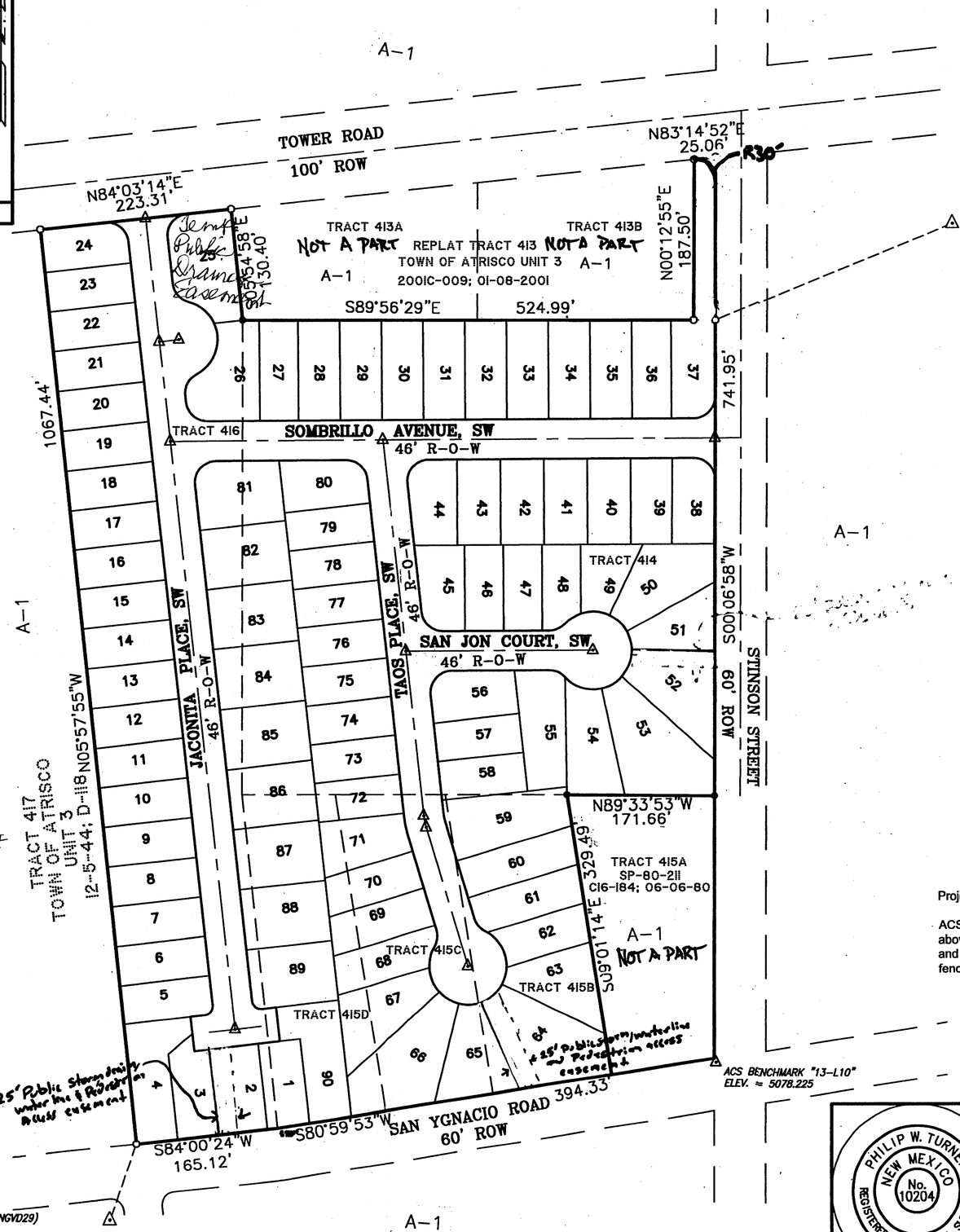
APPROVED

12-21-04
CITY SURVEYOR, CITY OF ALBUQUERQUE — DATE

11/20/04
JERRY PADILLA, ALBUQUERQUE EXCAVATORS, INC – OWNER — DATE

*LEGAL DESCRIPTION*

BEING ALL OF TRACT 414 AND TRACT 416, TOWN OF ATRISCO, UNIT 3, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED DECEMBER 5, 1944, IN VOLUME D, FOLIO 118 OF THE RECORDS OF OF BERNALILLO COUNTY, NEW MEXICO, AND BEING ALSO ALL OF TRACTS 415B, 415C AND 415D, OF THE TOWN OF ATRISCO, UNIT 3, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED JUNE 6, 1980, IN VOLUME C16, FOLIO 184 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.




LEGEND

- ○ SET #5 REBAR WITH CAP "PWT 10204"
- ● FOUND SURVEY MONUMENT AS DESCRIBED

Project Benchmark

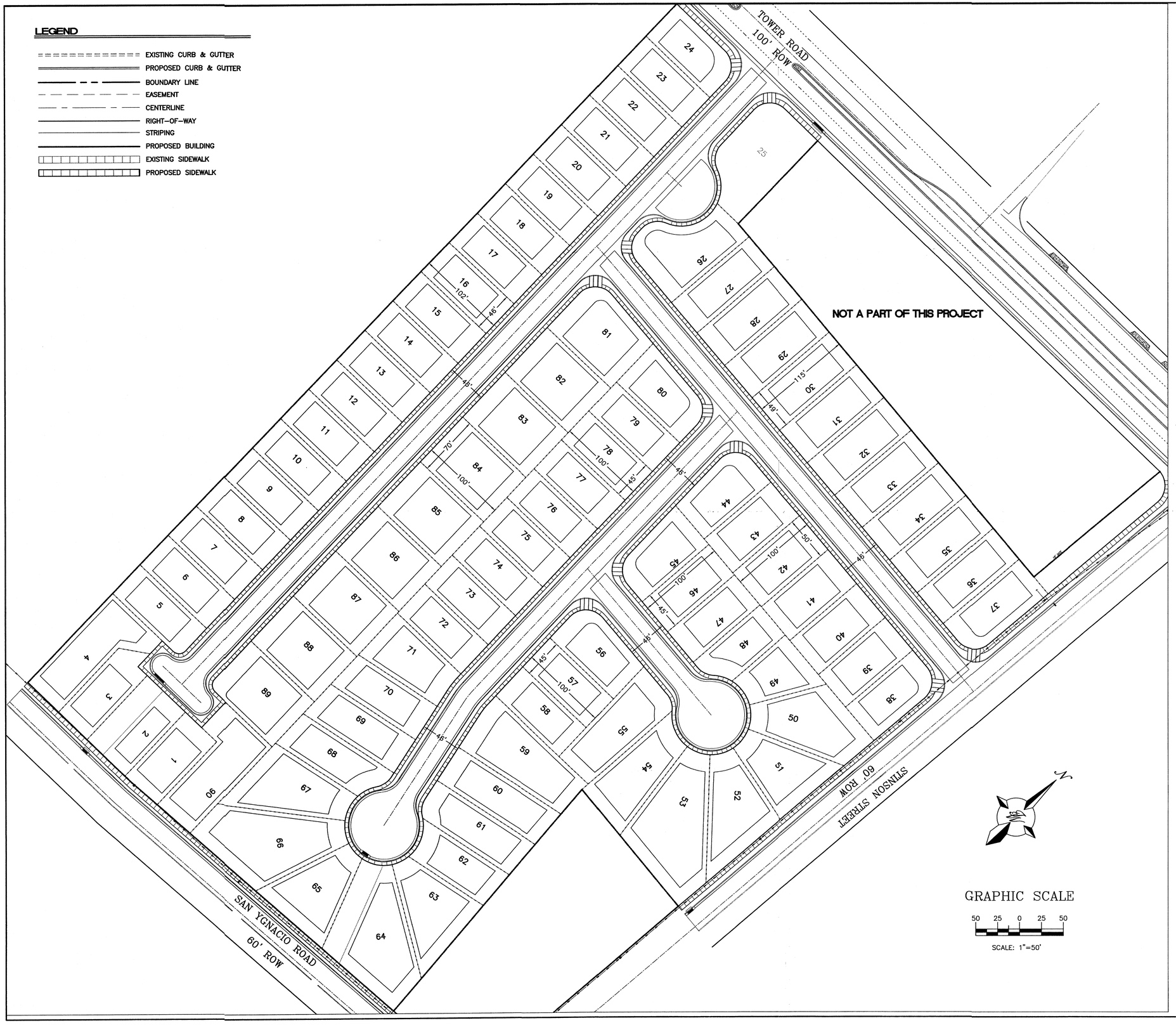
ACS 3¼" aluminum cap, stamped "13-L10", set in concrete 0.20 feet above ground in the Northwest quadrant of San Ygnacio Road SW. and Stinson Road SW. Station is located 2.3 feet South of a chainlink fence and 27.7 feet West of the centerline of Stinson Road SW.

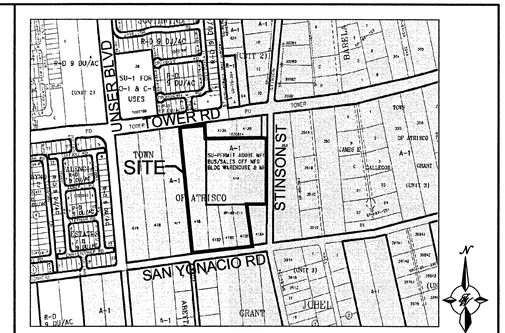
PHILIP W. TURNER
NEW MEXICO
No. 10204
REGISTERED PROFESSIONAL SURVEYOR


PLAT AND SURVEY BY:
TERRAMETRICS
OF NEW MEXICO
P.O. BOX 30192
ALBUQUERQUE, NEW MEXICO 87190-0192
PHONE: (505) 884-9087

## LEGEND

- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- STRIPING
- PROPOSED BUILDING
- EXISTING SIDEWALK
- PROPOSED SIDEWALK




VICINITY MAP: L-10-Z

**LEGAL DESCRIPTION:**
TRACTS 414, 415B, 415C, 415D & 416, LANDS OF ATRISCO GRANT UNIT 3

## SITE DATA

| | |
|---|---|
| PROPOSED USAGE: | RESIDENTIAL |
| TOTAL AREA: | 15 ACRES |
| ZONING: | RD |

**PROJECT NUMBER:** _____

**APPLICATION NUMBER:** _____

This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated _____, and the Findings and Conditions in the Official Notification of Decision are satisfied.

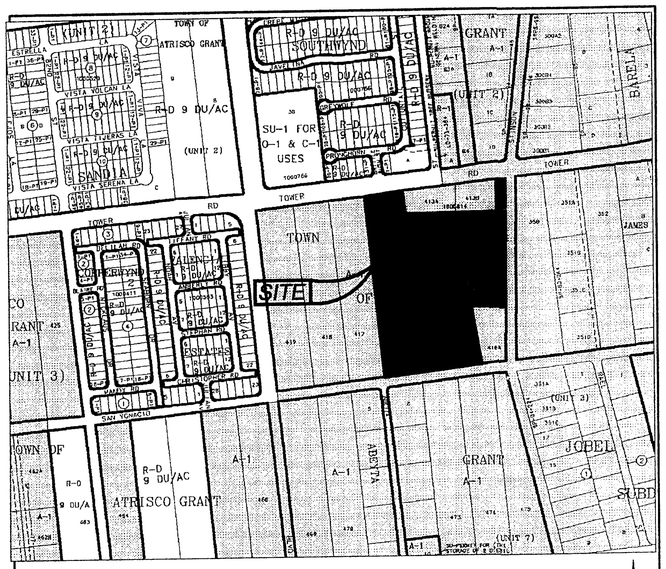
Is an Infrastructure List required? ( ) Yes ( ) No If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

**DRB SITE DEVELOPMENT PLAN SIGNOFF APPROVAL:**

| | |
|---|---|
| Traffic Engineer, Transportation Division | Date |
| Water Utility Development | Date |
| Parks & Recreation Department | Date |
| City Engineer | Date |
| * Environmental Health Department (conditional) | Date |
| Solid Waste Management | Date |
| DRB Chairperson, Planning Department | Date |

* Environmental Health, if necessary

| | | |
|---|---|---|
| ENGINEER'S SEAL | STINSON PARK | DRAWN BY BJF |
| | | DATE 11-22-05 |
| | SKETCH PLAT | 2558-SKETCH PLAT |
| | TIERRA WEST, LLC<br>8509 JEFFERSON NE<br>ALBUQUERQUE, NEW MEXICO 87113<br>(505)858-3100 | SHEET # C1 |
| RONALD R. BOHANNAN P.E. #7868 | | JOB # 25058 |




## Location Map

## Zone Atlas Map No. L-10-Z

N.T.S.

## Subdivision Data:

GROSS SUBDIVISION ACREAGE: 14.8065 ACRES±
ZONE ATLAS INDEX NO: L-10-Z
NO. OF TRACTS CREATED: 1
NO. OF LOTS CREATED: 90
MILES OF FULL-WIDTH STREETS CREATED: 0.47
DATE OF SURVEY: JANUARY 2006

## Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING FIVE (5) TRACTS INTO NINETY (90) NEW LOTS, ONE (1) NEW TRACT, TO DEDICATE RIGHT OF WAY, TO ELIMINATE EXISTING LOT LINES AND TO GRANT NEW EASEMENTS.

## Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR 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 (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

## Acknowledgment

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9TH DAY OF August, 2006 BY ERASMO MUNOZ, CO-OWNER TRACT A

BY Deborah J. Fisher MY COMMISSION EXPIRES: May 12, 2008
NOTARY PUBLIC

OFFICIAL SEAL
DEBORAH J. FISHER
Notary Public
State of New Mexico
My Commission Expires 5-12-08

## Acknowledgment

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9TH DAY OF August, 2006 BY VERONICA MUNOZ, CO-OWNER TRACT A

BY Deborah J. Fisher MY COMMISSION EXPIRES: May 12, 2008
NOTARY PUBLIC

OFFICIAL SEAL
DEBORAH J. FISHER
Notary Public
State of New Mexico
My Commission Expires 5-12-08

RECORDING STAMP

Mary Herrera Bern. Co. PLAT R 17.00
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Page: 1 of 3
10/30/2006 03:19P
BK-2006C Pg-330

## Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION TWENTY-SEVEN (27), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS NUMBERED FOUR-HUNDRED-FOURTEEN (414) AND FOUR-HUNDRED-SIXTEEN (416), TOWN OF ATRISCO GRANT, UNIT THREE (3), TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT, SAID TRACT 414 BEING DESIGNATED AS "U.S. RADIO RANGE STATION", 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 DECEMBER 05, 1944, IN VOLUME D, PAGE 118, TOGETHER WITH TRACTS NUMBERED FOUR-HUNDRED-FIFTEEN-B (415-B), FOUR-HUNDRED-FIFTEEN-C (415-C), AND FOUR-HUNDRED-FIFTEEN-D (415-D), TOWN OF ATRISCO GRANT, UNIT THREE (3), TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT, 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 JUNE 09, 1990, IN VOLUME C16, PAGE 184, BOUNDED ON THE NORTH BY TOWER ROAD, SW, ON THE EAST BY STINSON STREET, SW, ON THE SOUTH BY SAN YGNACIO ROAD, SW, AND ON THE WEST BY TRACT 417 OF PREVIOUSLY STATED TOWN OF ATRISCO GRANT, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1927), AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF TOWER ROAD, SW AND THE WEST RIGHT OF WAY LINE OF STINSON STREET, SW, MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993", FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "9-L11" BEARS N 76°28'27" E, A DISTANCE OF 3,360.87 FEET;

THENCE FROM SAID BEGINNING POINT, S 00°09'32" W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 740.16 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 3 REBAR;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 89°46'46" W, A DISTANCE OF 171.40 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 3 REBAR;

THENCE S 08°57'43" E, A DISTANCE OF 328.94 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF SAN YGNACIO ROAD, SW, MARKED BY A FOUND NUMBER 3 REBAR (BENT);

THENCE S 81°08'17" W ALONG SAID NORTH RIGHT OF WAY LINE OF SAN YGNACIO ROAD, SW, A DISTANCE OF 515.38 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 83°55'57" W, A DISTANCE OF 164.09 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 06°00'43" W, A DISTANCE OF 1,066.70 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF TOWER ROAD, SW, MARKED BY A FOUND NUMBER 4 REBAR (BENT);

THENCE N 83°56'00" E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 223.79 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 14269";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 06°08'52" E, A DISTANCE OF 130.96 FEET TO AN ANGLE POINT MARKED BY A FOUND STEEL POST;

THENCE S 89°48'19" E, A DISTANCE OF 524.94 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 00°09'32" E, A DISTANCE OF 187.50 FEET TO AN ANGLE POINT LYING ON SAID SOUTH RIGHT OF WAY LINE, MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 84°07'32" E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 25.14 FEET TO THE POINT OF BEGINNING, CONTAINING 14.8065 ACRES (644973 SQ. FT.± SQUARE FEET) MORE OR LESS, NOW COMPRISING STINSON PARK SUBDIVISION.

## Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

8/9/06
SCOTT HENRY, PRESIDENT — DATE
CLEARBROOK INVESTMENTS INC., MANAGING MEMBER FOR HOMESITE FIVE, LTD.
A NEW MEXICO CORPORATION
OWNER LOTS 1-P1 THROUGH 90-P1

Erasmo Muñoz 8-9-06
ERASMO MUNOZ — DATE
CO-OWNER TRACT A

Veronica Muñoz 8-9-06
VERONICA MUNOZ
CO-OWNER TRACT A

## Acknowledgment

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9TH DAY OF August, 2006 BY SCOTT HENRY, PRESIDENT, CLEARBROOK INVESTMENTS INC., A NEW MEXICO CORPORATION

BY Deborah J. Fisher MY COMMISSION EXPIRES: May 12, 2008
NOTARY PUBLIC

OFFICIAL SEAL
DEBORAH J. FISHER
Notary Public
State of New Mexico
My Commission Expires 5-12-08

# Plat of
# Stinson Park Subdivision

City of Albuquerque, Bernalillo County, New Mexico
August 2006

## Project No. 1003004

## Application No. 06DRB-01512

## Utility Approvals

| | |
|---|---|
| PNM ELECTRIC SERVICES | DATE 8-23-06 |
| PNM GAS SERVICES | DATE 8-23-06 |
| QWEST TELECOMMUNICATIONS | DATE 9/22/06 |
| COMCAST | DATE 9.14.06 |
| NEW MEXICO UTILITIES | DATE N/A |

## City Approvals

| | |
|---|---|
| CITY SURVEYOR | DATE 8/11/06 |
| REAL PROPERTY DIVISION | DATE N/A |
| ENVIRONMENTAL HEALTH DEPARTMENT | DATE N/A |
| TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT | DATE 10-25-06 |
| WATER UTILITY DEPARTMENT | DATE 10-25-06 |
| PARKS AND RECREATION DEPARTMENT | DATE Christina Sandoval 10/27/06 |
| AMAFCA | DATE Bradley L. Bingham 10/25/06 |
| CITY ENGINEER | DATE Bradley L. Bingham 10/25/06 |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | DATE 10/30/06 |

TREASURER'S CERTIFICATE

[illegible] see attached
Albuquerque Executive Int.
[illegible]

## Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

8/9/06
LARRY W. MEDRANO — DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
8500-A Jefferson Street, NE
Albuquerque, NM 87113
866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX



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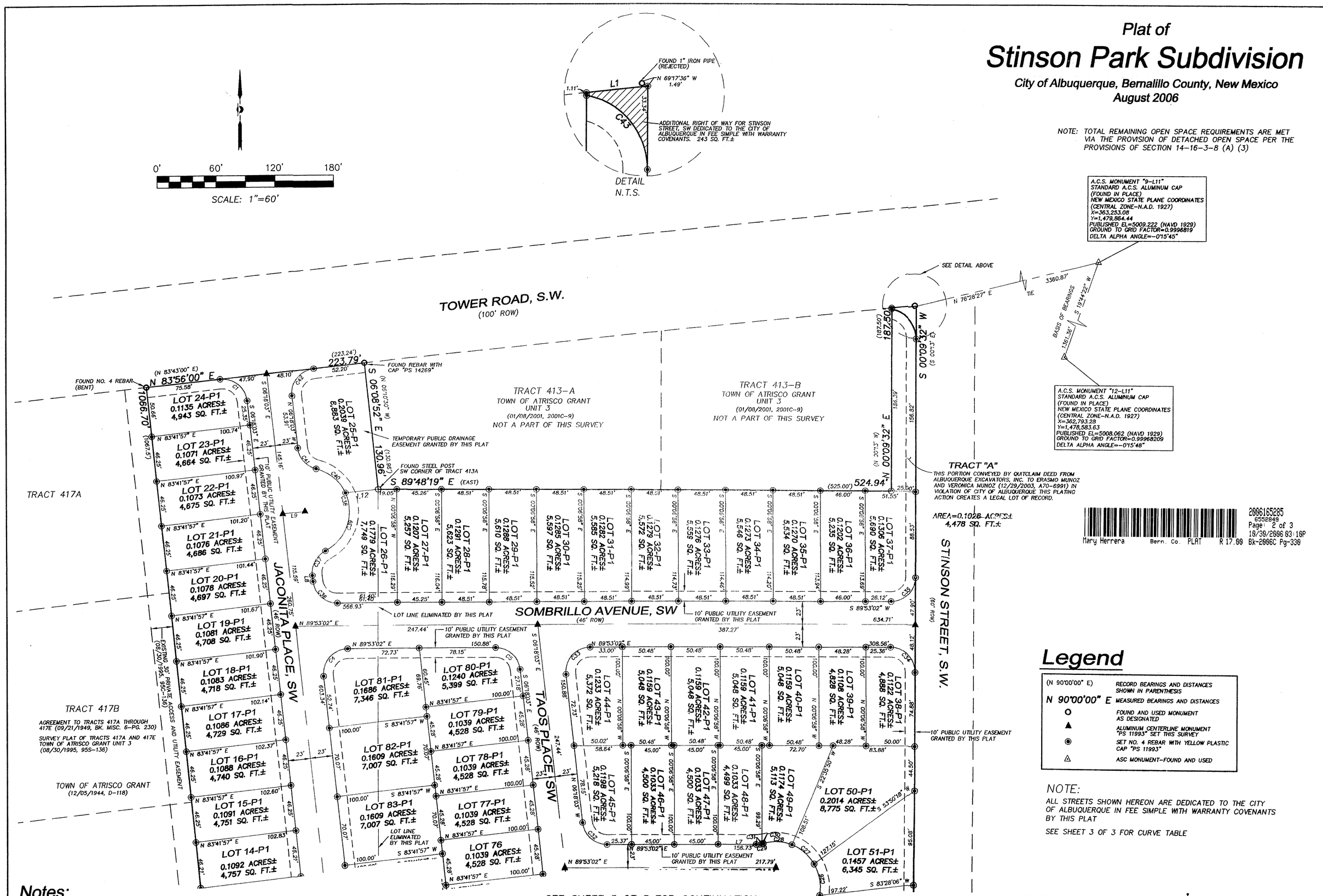
# Plat of
# Stinson Park Subdivision

**City of Albuquerque, Bernalillo County, New Mexico**
**August 2006**

NOTE: TOTAL REMAINING OPEN SPACE REQUIREMENTS ARE MET VIA THE PROVISION OF DETACHED OPEN SPACE PER THE PROVISIONS OF SECTION 14-16-3-8 (A) (3)

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Mary Herrera Bern. Co. PLAT R 17.00 Bk-2006C Pg-330

## Legend

| | |
|---|---|
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS |
| N 90°00'00" E | MEASURED BEARINGS AND DISTANCES |
| ○ | FOUND AND USED MONUMENT AS DESIGNATED |
| ▲ | ALUMINUM CENTERLINE MONUMENT "PS 11993" SET THIS SURVEY |
| ◉ | SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" |
| △ | ASC MONUMENT-FOUND AND USED |

NOTE:
ALL STREETS SHOWN HEREON ARE DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT

SEE SHEET 3 OF 3 FOR CURVE TABLE

## Notes:

1. MISC. DATA: ZONING RD
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE – NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES–US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN PROJECTED SECTION 27, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. SP NO. 2006041711.


PRECISION SURVEYS, INC.
8500-A Jefferson Street, NE
Albuquerque, NM 87113
866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

# Curve Table

| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | TANGENT | CHORD LENGTH | CHORD BEARING |
|---|---|---|---|---|---|---|
| C1 | 25.00' | 39.17' | 89°45'57" | 24.90' | 35.28' | S 51°11'02" E |
| C2 | 10.00' | 15.70' | 89°58'19" | 10.00' | 14.14' | S 38°41'07" W |
| C3 | 10.00' | 15.71' | 90°01'41" | 10.00' | 14.15' | N 51°18'53" W |
| C4 | 25.00' | 41.97' | 96°11'05" | 27.86' | 37.21' | N 41°47'30" E |
| C5 | 25.00' | 36.57' | 83°48'55" | 22.44' | 33.40' | S 48°12'30" E |
| C6 | 98.00' | 18.00' | 10°31'34" | 9.03' | 17.98' | N 11°33'50" W |
| C7 | 25.00' | 20.59' | 47°11'02" | 10.92' | 20.01' | S 06°45'54" W |
| C8 | 45.63' | 218.48' | 274°22'05" | 42.27' | 62.02' | S 73°10'23" W |
| C9 | 45.63' | 25.92' | 32°33'14" | 13.32' | 25.58' | N 14°04'48" E |
| C10 | 45.63' | 31.63' | 39°43'24" | 16.48' | 31.00' | N 22°03'31" W |
| C11 | 45.63' | 26.95' | 33°50'15" | 13.88' | 26.56' | N 58°50'21" W |
| C12 | 45.63' | 23.70' | 29°46'05" | 12.13' | 23.44' | S 89°21'29" W |
| C13 | 45.63' | 36.56' | 45°55'05" | 19.33' | 35.59' | S 51°30'54" W |
| C14 | 45.63' | 21.48' | 26°58'36" | 10.94' | 21.28' | S 15°04'04" W |
| C15 | 45.63' | 48.76' | 61°13'50" | 27.00' | 46.47' | S 29°02'09" E |
| C16 | 45.63' | 3.47' | 04°21'36" | 1.74' | 3.47' | S 61°49'52" E |
| C17 | 25.00' | 20.59' | 47°11'02" | 10.92' | 20.01' | N 40°25'09" W |
| C18 | 52.00' | 9.55' | 10°31'34" | 4.79' | 9.54' | N 11°33'50" W |
| C19 | 25.00' | 41.97' | 96°11'05" | 27.86' | 37.21' | N 41°47'30" E |
| C20 | 25.00' | 28.94' | 66°20'08" | 16.34' | 27.35' | S 56°56'54" E |
| C21 | 45.63' | 209.44' | 263°01'03" | 51.55' | 68.33' | S 24°42'38" W |
| C22 | 45.63' | 16.77' | 21°03'36" | 8.48' | 16.68' | N 34°18'38" W |
| C23 | 45.63' | 35.07' | 44°02'25" | 18.45' | 34.21' | N 66°51'39" W |
| C24 | 45.63' | 32.39' | 40°40'51" | 16.91' | 31.72' | S 70°46'43" W |
| C25 | 45.63' | 32.43' | 40°43'31" | 16.93' | 31.75' | S 30°04'32" W |
| C26 | 45.63' | 32.32' | 40°35'07" | 16.87' | 31.65' | S 10°34'47" E |
| C27 | 45.63' | 30.34' | 38°06'06" | 15.76' | 29.78' | S 49°55'24" E |
| C28 | 45.63' | 30.12' | 37°49'26" | 15.63' | 29.58' | S 87°53'10" E |
| C29 | 25.00' | 7.28' | 16°40'55" | 3.67' | 7.25' | S 81°32'34" W |
| C30 | 25.00' | 1.29' | 02°57'44" | 0.65' | 1.29' | S 74°40'59" W |
| C31 | 25.00' | 5.99' | 13°43'11" | 3.01' | 5.97' | S 83°01'26" W |
| C32 | 25.00' | 36.57' | 83°48'55" | 22.44' | 33.40' | N 48°12'30" W |
| C33 | 25.00' | 41.97' | 96°11'05" | 27.86' | 37.21' | N 41°47'30" E |
| C34 | 25.00' | 39.39' | 90°16'30" | 25.12' | 35.44' | S 44°58'43" E |
| C35 | 25.00' | 39.15' | 89°43'30" | 24.88' | 35.27' | S 45°01'17" W |
| C36 | 25.00' | 36.57' | 83°48'55" | 22.44' | 33.40' | N 48°12'30" W |
| C37 | 25.00' | 30.22' | 69°15'59" | 17.27' | 28.42' | N 28°19'59" E |
| C38 | 45.62' | 110.32' | 138°32'09" | 120.54' | 85.34' | S 06°18'03" E |
| C39 | 45.62' | 69.67' | 87°29'46" | 43.67' | 63.10' | S 19°13'09" W |
| C40 | 45.63' | 40.64' | 51°02'24" | 21.78' | 39.31' | S 50°02'56" E |
| C41 | 25.00' | 30.22' | 69°15'59" | 17.27' | 28.42' | N 40°56'05" W |
| C42 | 25.00' | 39.37' | 90°14'03" | 25.10' | 35.43' | N 38°48'58" E |
| C43 | 30.00' | 42.10' | 80°24'27" | 25.36' | 38.73' | S 40°02'41" E |

# Plat of
# Stinson Park Subdivision

City of Albuquerque, Bernalillo County, New Mexico
August 2006

## Legend

| | |
|---|---|
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS |
| N 90°00'00" E | MEASURED BEARINGS AND DISTANCES |
| ○ | FOUND AND USED MONUMENT AS DESIGNATED |
| ▲ | ALUMINUM CENTERLINE MONUMENT "PS 11993" SET THIS SURVEY |
| ◉ | SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" |
| △ | ASC MONUMENT–FOUND AND USED |

SEE SHEET 2 OF 3 FOR CONTINUATION

2006165295
6552849
Page: 3 of 3
10/30/2006 03:19P
Mary Herrera Bern. Co. PLAT R 17.00 Bk-2006C Pg-330

## Line Table

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 83°40'16" E | 17.61' |
| L2 | N 06°18'03" W | 40.63' |
| L3 | N 06°18'03" W | 40.63' |
| L4 | N 83°40'16" E | 17.62' |
| L5 | S 06°18'03" E | 7.79' |
| L6 | S 16°49'37" E | 4.72' |
| L7 | N 89°53'02" E | 41.37' |
| L8 | S 06°18'03" E | 6.45' |
| L9 | N 83°41'57" E | 23.00' |
| L10 | N 83°55'57" E | 2.14' |
| L11 | S 51°38'20" W | 37.00' |
| L12 | N 84°31'02" E | 33.62' |
| L13 | S 01°02'30" E | 9.09' |
| L14 | S 76°54'35" E | 29.02' |

0' 60' 120' 180'

SCALE: 1"=60'

PRECISION SURVEYS, INC.
8500-A Jefferson Street, NE
Albuquerque, NM 87113
866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX



057520P

## Location Map
## Zone Atlas Map No. L-10-Z

N.T.S.

## Subdivision Data:

GROSS SUBDIVISION ACREAGE: 14.8065 ACRES±
ZONE ATLAS INDEX NO: L-10-Z
NO. OF TRACTS CREATED: 1
NO. OF LOTS CREATED: 90
MILES OF FULL-WIDTH STREETS CREATED: 0.47
DATE OF SURVEY: JANUARY 2006

## Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING FIVE (5) TRACTS INTO NINETY (90) NEW LOTS, ONE (1) NEW TRACT, TO DEDICATE RIGHT OF WAY, TO ELIMINATE EXISTING LOT LINES AND TO GRANT NEW EASEMENTS.

## Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR 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 (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

## Acknowledgment

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9TH DAY OF August, 2006 BY ERASMO MUNOZ, CO-OWNER TRACT A

BY Deborah J. Fisher MY COMMISSION EXPIRES: May 12, 2008
NOTARY PUBLIC

## Acknowledgment

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9TH DAY OF August, 2006 BY VERONICA MUNOZ, CO-OWNER TRACT A

BY Deborah J. Fisher MY COMMISSION EXPIRES: May 12, 2008
NOTARY PUBLIC

OFFICIAL SEAL
DEBORAH J FISHER
Notary Public
State of New Mexico
My Commission Expires 5-12-08

OFFICIAL SEAL
DEBORAH J. FISHER
Notary Public
State of New Mexico
My Commission Expires 5-12-08

RECORDING STAMP

## Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION TWENTY-SEVEN (27), TOWNSHIP TEN (10) NORTH, RANGE TWO (2) EAST, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS NUMBERED FOUR-HUNDRED-FOURTEEN (414) AND FOUR-HUNDRED-SIXTEEN (416), TOWN OF ATRISCO GRANT, UNIT THREE (3), TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT, SAID TRACT 414 BEING DESIGNATED AS "U.S. RADIO RANGE STATION", 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 DECEMBER 05, 1944, IN VOLUME D, PAGE 118, TOGETHER WITH TRACTS NUMBERED FOUR-HUNDRED-FIFTEEN-B (415-B), FOUR-HUNDRED-FIFTEEN-C (415-C), AND FOUR-HUNDRED-FIFTEEN-D (415-D), TOWN OF ATRISCO GRANT, UNIT THREE (3), TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT, 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 JUNE 09, 1990, IN VOLUME C16, PAGE 184, BOUNDED ON THE NORTH BY TOWER ROAD, SW, ON THE EAST BY STINSON STREET, SW, ON THE SOUTH BY SAN YGNACIO ROAD, SW, AND ON THE WEST BY TRACT 417 OF PREVIOUSLY STATED TOWN OF ATRISCO GRANT, SAID TRACTS BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1927), AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF TOWER ROAD, SW AND THE WEST RIGHT OF WAY LINE OF STINSON STREET, SW, MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993", FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "9-L11" BEARS N 76°28'27" E, A DISTANCE OF 3,360.87 FEET;

THENCE FROM SAID BEGINNING POINT, S 00°09'32" W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 740.16 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 3 REBAR;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 89°46'46" W, A DISTANCE OF 171.40 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 3 REBAR;

THENCE S 08°57'43" E, A DISTANCE OF 328.94 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF SAN YGNACIO ROAD, SW, MARKED BY A FOUND NUMBER 3 REBAR (BENT);

THENCE S 81°08'17" W ALONG SAID NORTH RIGHT OF WAY LINE OF SAN YGNACIO ROAD, SW, A DISTANCE OF 515.38 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 83°55'57" W, A DISTANCE OF 164.09 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 06°00'43" W, A DISTANCE OF 1,066.70 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF TOWER ROAD, SW, MARKED BY A FOUND NUMBER 4 REBAR (BENT);

THENCE N 83°56'00" E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 223.79 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 14269";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 06°08'52" E, A DISTANCE OF 130.96 FEET TO AN ANGLE POINT MARKED BY A FOUND STEEL POST;

THENCE S 89°48'19" E, A DISTANCE OF 524.94 FEET TO AN ANGLE POINT MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 00°09'32" E, A DISTANCE OF 187.50 FEET TO AN ANGLE POINT LYING ON SAID SOUTH RIGHT OF WAY LINE, MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 84°07'32" E ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 25.14 FEET TO THE POINT OF BEGINNING, CONTAINING 14.8065 ACRES (644973 SQ. FT.± SQUARE FEET) MORE OR LESS, NOW COMPRISING STINSON PARK SUBDIVISION.

## Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

8/9/06
SCOTT HENRY, PRESIDENT — DATE
CLEARBROOK INVESTMENTS INC., MANAGING MEMBER FOR HOMESITE FIVE, LTD.
A NEW MEXICO CORPORATION
OWNER LOTS 1-P1 THROUGH 90-P1

Erasmo Muñoz 8-9-06
ERASMO MUNOZ — DATE
CO-OWNER TRACT A

Veronica Muñoz 8-9-06
VERONICA MUNOZ
CO-OWNER TRACT A

## Acknowledgment

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9TH DAY OF August, 2006 BY SCOTT HENRY, PRESIDENT, CLEARBROOK INVESTMENTS INC., A NEW MEXICO CORPORATION

BY Deborah J. Fisher MY COMMISSION EXPIRES: May 12, 2008
NOTARY PUBLIC

OFFICIAL SEAL
DEBORAH J. FISHER
Notary Public
State of New Mexico
My Commission Expires 5-12-08

# Plat of
# Stinson Park Subdivision

City of Albuquerque, Bernalillo County, New Mexico
August 2006

~~PRELIMINARY~~ FINAL PLAT
APPROVED BY DRB
ON 10/25/06

Project No. 1003004

Application No.

## Utility Approvals

| | |
|---|---|
| PNM ELECTRIC SERVICES | DATE 8-23-06 |
| PNM GAS SERVICES | DATE 8-23-06 |
| QWEST TELECOMMUNICATIONS | DATE 9/24/06 |
| COMCAST | DATE 9.14.06 |
| NEW MEXICO UTILITIES | DATE |

## City Approvals

| | |
|---|---|
| CITY SURVEYOR | DATE 8/11/06 |
| REAL PROPERTY DIVISION | DATE |
| ENVIRONMENTAL HEALTH DEPARTMENT | DATE |
| TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT | DATE |
| WATER UTILITY DEPARTMENT | DATE |
| PARKS AND RECREATION DEPARTMENT | DATE |
| AMAFCA | DATE |
| CITY ENGINEER | DATE |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | |

TREASURER'S CERTIFICATE

## Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

8/9/06
LARRY W. MEDRANO — DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
8500-A Jefferson Street, NE
Albuquerque, NM 87113
866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX


057520P

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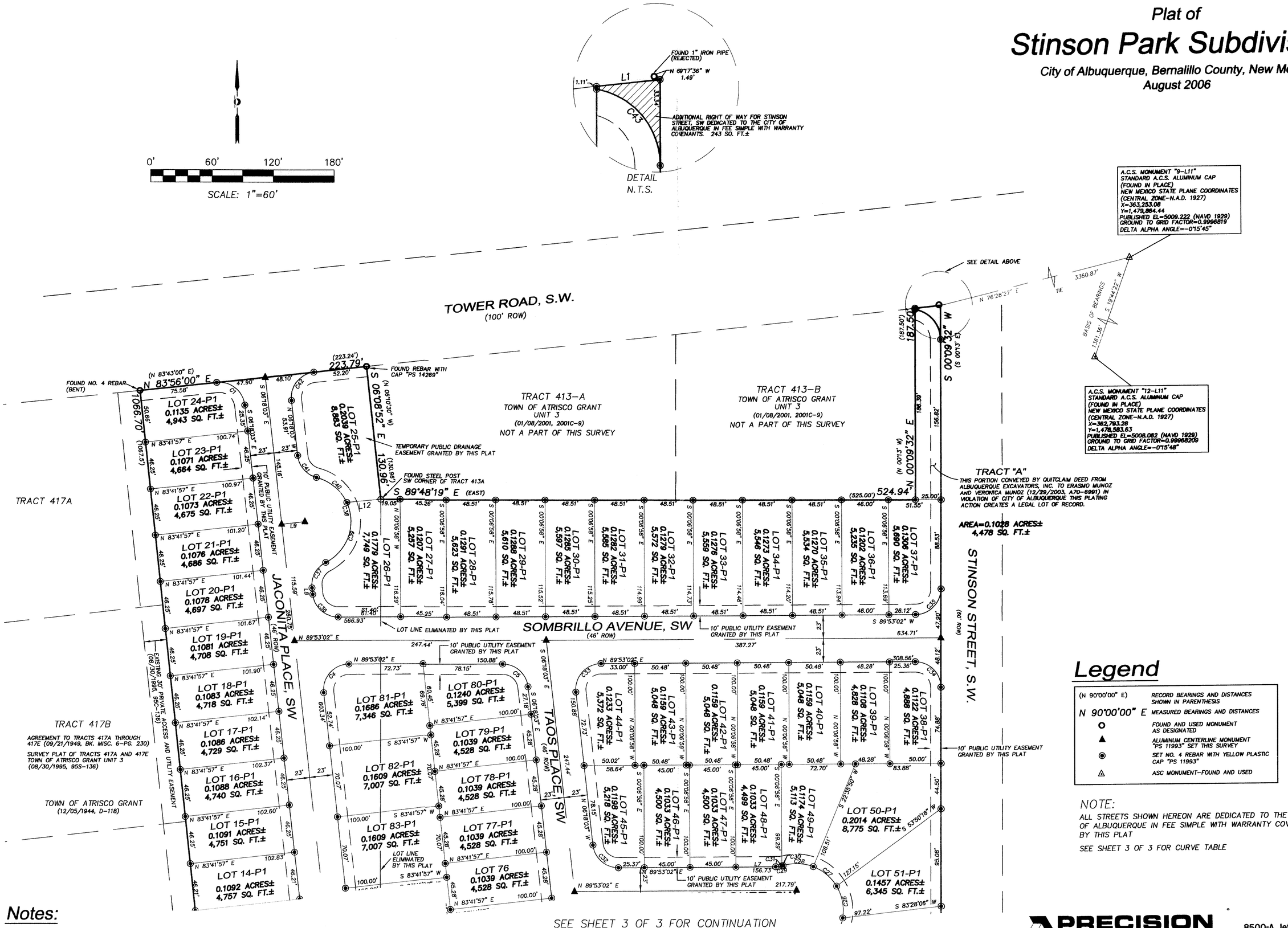
# Plat of
# Stinson Park Subdivision

City of Albuquerque, Bernalillo County, New Mexico
August 2006




## Legend

| | |
|---|---|
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS |
| N 90°00'00" E | MEASURED BEARINGS AND DISTANCES |
| ○ | FOUND AND USED MONUMENT AS DESIGNATED |
| ▲ | ALUMINUM CENTERLINE MONUMENT "PS 11993" SET THIS SURVEY |
| ◉ | SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" |
| △ | ASC MONUMENT-FOUND AND USED |

NOTE:
ALL STREETS SHOWN HEREON ARE DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS BY THIS PLAT

SEE SHEET 3 OF 3 FOR CURVE TABLE

## Notes:

1. MISC. DATA: ZONING RD
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE – NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES–US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN PROJECTED SECTION 27, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. SP NO. 2006041711 .


PRECISION SURVEYS, INC.
8500-A Jefferson Street, NE
Albuquerque, NM 87113
866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

# Plat of
# Stinson Park Subdivision

City of Albuquerque, Bernalillo County, New Mexico
August 2006

## Curve Table

| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | TANGENT | CHORD LENGTH | CHORD BEARING |
|---|---|---|---|---|---|---|
| C1 | 25.00' | 39.17' | 89°45'57" | 24.90' | 35.28' | S 51°11'02" E |
| C2 | 10.00' | 15.70' | 89°58'19" | 10.00' | 14.14' | S 38°41'07" W |
| C3 | 10.00' | 15.71' | 90°01'41" | 10.00' | 14.15' | N 51°18'53" W |
| C4 | 25.00' | 41.97' | 96°11'05" | 27.86' | 37.21' | N 41°47'30" E |
| C5 | 25.00' | 36.57' | 83°48'55" | 22.44' | 33.40' | S 48°12'30" E |
| C6 | 98.00' | 18.00' | 10°31'34" | 9.03' | 17.98' | N 11°33'50" W |
| C7 | 25.00' | 20.59' | 47°11'02" | 10.92' | 20.01' | S 06°45'54" W |
| C8 | 45.63' | 218.48' | 274°22'05" | 42.27' | 62.02' | S 73°10'23" W |
| C9 | 45.63' | 25.92' | 32°33'14" | 13.32' | 25.58' | N 14°04'48" E |
| C10 | 45.63' | 31.63' | 39°43'24" | 16.48' | 31.00' | N 22°03'31" W |
| C11 | 45.63' | 26.95' | 33°50'15" | 13.88' | 26.56' | N 58°50'21" W |
| C12 | 45.63' | 23.70' | 29°46'05" | 12.13' | 23.44' | S 89°21'29" W |
| C13 | 45.63' | 36.56' | 45°55'05" | 19.33' | 35.59' | S 51°30'54" W |
| C14 | 45.63' | 21.48' | 26°58'36" | 10.94' | 21.28' | S 15°04'04" W |
| C15 | 45.63' | 48.76' | 61°13'50" | 27.00' | 46.47' | S 29°02'09" E |
| C16 | 45.63' | 3.47' | 04°21'36" | 1.74' | 3.47' | S 61°49'52" E |
| C17 | 25.00' | 20.59' | 47°11'02" | 10.92' | 20.01' | N 40°25'09" W |
| C18 | 52.00' | 9.55' | 10°31'34" | 4.79' | 9.54' | N 11°33'50" W |
| C19 | 25.00' | 41.97' | 96°11'05" | 27.86' | 37.21' | N 41°47'30" E |
| C20 | 25.00' | 28.94' | 66°20'08" | 16.34' | 27.35' | S 56°56'54" E |
| C21 | 45.63' | 209.44' | 263°01'03" | 51.55' | 68.33' | S 24°42'38" W |
| C22 | 45.63' | 16.77' | 21°03'36" | 8.48' | 16.68' | N 34°18'38" W |
| C23 | 45.63' | 35.07' | 44°02'25" | 18.45' | 34.21' | N 66°51'39" W |
| C24 | 45.63' | 32.39' | 40°40'51" | 16.91' | 31.72' | S 70°46'43" W |
| C25 | 45.63' | 32.43' | 40°43'31" | 16.93' | 31.75' | S 30°04'32" W |
| C26 | 45.63' | 32.32' | 40°35'07" | 16.87' | 31.65' | S 10°34'47" E |
| C27 | 45.63' | 30.34' | 38°06'06" | 15.76' | 29.78' | S 49°55'24" E |
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| C29 | 25.00' | 7.28' | 16°40'55" | 3.67' | 7.25' | S 81°32'34" W |
| C30 | 25.00' | 1.29' | 02°57'44" | 0.65' | 1.29' | S 74°40'59" W |
| C31 | 25.00' | 5.99' | 13°43'11" | 3.01' | 5.97' | S 83°01'26" W |
| C32 | 25.00' | 36.57' | 83°48'55" | 22.44' | 33.40' | N 48°12'30" W |
| C33 | 25.00' | 41.97' | 96°11'05" | 27.86' | 37.21' | N 41°47'30" E |
| C34 | 25.00' | 39.39' | 90°16'30" | 25.12' | 35.44' | S 44°58'43" E |
| C35 | 25.00' | 39.15' | 89°43'30" | 24.88' | 35.27' | S 45°01'17" W |
| C36 | 25.00' | 36.57' | 83°48'55" | 22.44' | 33.40' | N 48°12'30" W |
| C37 | 25.00' | 30.22' | 69°15'59" | 17.27' | 28.42' | N 28°19'59" E |
| C38 | 45.62' | 110.32' | 138°32'09" | 120.54' | 85.34' | S 06°18'03" E |
| C39 | 45.62' | 69.67' | 87°29'46" | 43.67' | 63.10' | S 19°13'09" W |
| C40 | 45.63' | 40.64' | 51°02'24" | 21.78' | 39.31' | S 50°02'56" E |
| C41 | 25.00' | 30.22' | 69°15'59" | 17.27' | 28.42' | N 40°56'05" W |
| C42 | 25.00' | 39.37' | 90°14'03" | 25.10' | 35.43' | N 38°48'58" E |
| C43 | 30.00' | 42.10' | 80°24'27" | 25.36' | 38.73' | S 40°02'41" E |

## Legend

| | |
|---|---|
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS |
| N 90°00'00" E | MEASURED BEARINGS AND DISTANCES |
| ○ | FOUND AND USED MONUMENT AS DESIGNATED |
| ▲ | ALUMINUM CENTERLINE MONUMENT "PS 11993" SET THIS SURVEY |
| ◉ | SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" |
| △ | ASC MONUMENT–FOUND AND USED |

SEE SHEET 2 OF 3 FOR CONTINUATION

## Line Table

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 83°40'16" E | 17.61' |
| L2 | N 06°18'03" W | 40.63' |
| L3 | N 06°18'03" W | 40.63' |
| L4 | N 83°40'16" E | 17.62' |
| L5 | S 06°18'03" E | 7.79' |
| L6 | S 16°49'37" E | 4.72' |
| L7 | N 89°53'02" E | 41.37' |
| L8 | S 06°18'03" E | 6.45' |
| L9 | N 83°41'57" E | 23.00' |
| L10 | N 83°55'57" E | 2.14' |
| L11 | S 51°38'20" W | 37.00' |
| L12 | N 84°31'02" E | 33.62' |
| L13 | S 01°02'30" E | 9.09' |
| L14 | S 76°54'35" E | 29.02' |

0' 60' 120' 180'

SCALE: 1"=60'

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