

PLAT OF
TRACTS 1-A AND 2-A

LANDS OF SANDIA FOUNDATION

(BEING A REPLAT OF TRACTS 1 AND 2, LANDS OF SANDIA FOUNDATION AND LOTS 1 THRU 3, BLOCK 1, TROTTER ADDITION)

WITHIN

THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2016

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer

Date

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 services.
- 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 within the easement, change, remove, relocate, 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, or grant 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 (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be drilled or constructed on said easements, not 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 (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.

PURPOSE OF PLAT

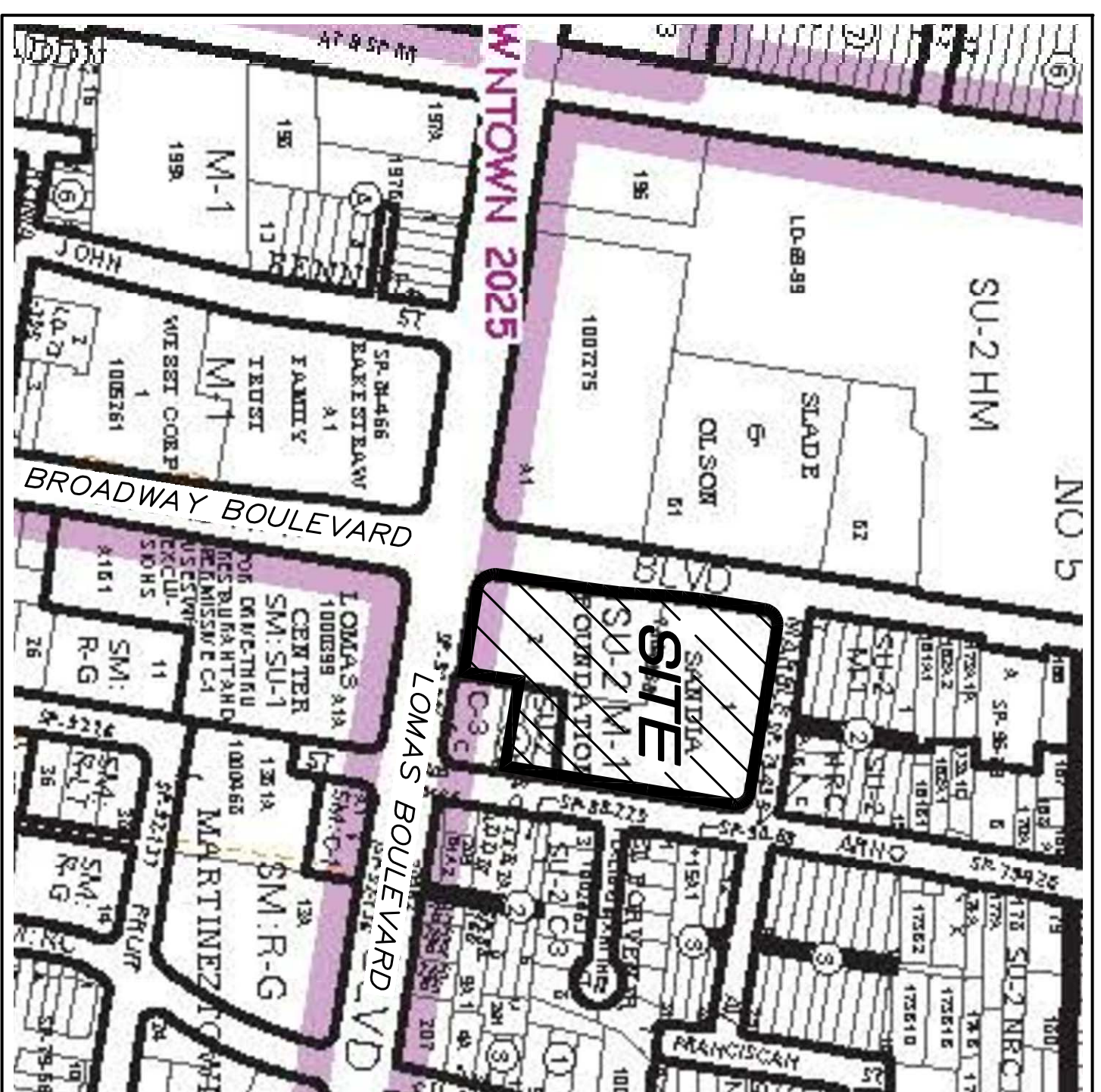
The purpose of this plat is to:

1. Adjust the existing interior Tract and Lot lines between Tract 1 and 2, Lands of Sandia Foundation and Lots 1 thru 3, Trotter Addition as shown hereon.
2. Acknowledge the Vacation of the existing private cross lot access easement which was vacated by 16DRB-_____.
3. Grant the new easements as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision, that it meets the standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors, that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance, that it shows the easements hereon, and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
March 28, 2016



VICINITY MAP

Not To Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat bearings and distances do not differ from those as shown on the plat of record filed August 25, 2005 in Plat Book 2005C, page 287.
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page J-14-Z.

SUBDIVISION DATA

1. Total number of existing Tracts: 2
2. Total number of existing Lots: 3
3. Total number of Tracts created: 2
4. Gross Subdivision acreage: 3.1978 acres

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"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."

PROJECT NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Qwest Corporation d/b/a CenturyLink QC.	_____	Date
Comcast	_____	Date

CITY APPROVALS:

City Surveyor Department of Municipal Development	_____	Date
Real Property Division	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

SHEET 1 OF 3

SURV TEK, INC.

Consulting Surveyors
9984 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2016

LEGAL DESCRIPTION

That certain parcel of land situate within The Town of Albuquerque Grant in Projected Section 17, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Tracts 1 and 2, LANDS OF SANDIA FOUNDATION, as the same are shown and designated on the plat entitled, "PLAT OF TRACTS 1 & 2, LANDS OF SANDIA FOUNDATION, SECTION 17, T. 10 N., R. 3 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST 2005", filed August 25, 2005, in Plat Book 2005C, Page 287, records of Bernalillo County, New Mexico and comprising all of Lots numbered one (1), two (2) and three (3) in Block numbered one (1) Trotter Addition as the same are shown and designated on the plat entitled, "PLAT OF TROTTER ADDITION TO THE CITY OF ALBUQUERQUE, N.M.", filed August 15, 1931, in Volume 41, Folio 64, records of Bernalillo County, New Mexico being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor No. 9750, using New Mexico State Plane grid bearings, Central Zone (NAD83) using ground distances as follows:

BEGINNING at the Northwest corner of the parcel herein described also being the Northwest corner of said Tract 1, LANDS OF SANDIA FOUNDATION and a point of tangency on the Southerly right of way of line of Marble Avenue N.E. (a 1/2" rebar & cap stamped "S 11463", found in place), whence the Albuquerque Control Survey Monument "7-J14" bears S 89° 19' 39" W, 3750.69 feet distant; Thence,

S 80° 35' 16" E, 272.22 feet along said Southerly right of way of line of Marble Avenue N.E., to a point of curvature, (a 1/2" rebar & cap stamped "S 11463", found in place); Thence,

Southeasterly, 39.35 feet, on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 90° 10' 38" and a chord which bears S 35° 29' 36" E, 35.41 feet) to a point of tangency on the Westerly right of way line of Arno Street N.E., (a 1/2" rebar & cap stamped "S 11463", found in place); Thence, along said Westerly right of way line of Arno Street N.E. for the following three (3) courses:

S 09° 36' 04" W, 140.22 feet to a point; Thence,

S 09° 24' 55" W, 148.70 feet to the Southeast corner of the parcel herein describe, (a 5/8" rebar, found in place), also being the Southeast corner of said Tract 1, LANDS OF SANDIA FOUNDATION and the Northeast corner of Lot 1, Block 1, TROTTER ADDITION; Thence,

S 09° 24' 49" W, 75.00 feet to the Southeast corner of Lot 3, Block 1, TROTTER ADDITION; Thence,

N 80° 40' 17" W, 141.14 feet along the Southerly line of said Lot 3, Block 1 to the Southwest corner of said Lot 3 and a point on the Easterly line of said Tract 2, LANDS OF SANDIA FOUNDATION; Thence along the Easterly line of said Tract 2 for the following two (2) courses:

S 08° 53' 39" W, 50.00 feet to a point; Thence,

S 08° 44' 53" W, 52.04 feet to the Southeast corner of said Tract 2 and a point on the Northerly right of way line of Lomas Boulevard N.E. (a 1/2" rebar & cap stamped "S 11463", found in place); Thence along said Northerly right of way line of Lomas Boulevard N.E. for the following two (2) courses:

N 80° 52' 55" W, 141.14 feet to a point of curvature; Thence,

Northwesterly, 46.89 feet, on the arc of a curve to the right (said curve having a radius of 30.00 feet, a central angle of 89° 33' 05" and a chord which bears N 36° 06' 41" W, 42.26 feet) to a point of tangency on the Easterly right of way line of Broadway Boulevard N.E.; Thence along said Easterly right of way line of Broadway Boulevard N.E. for the following five (5) courses:

N 08° 51' 00" E, 145.21 feet to a point of curvature; Thence,

Northeasterly, 105.42 feet, on the arc of a curve to the left (said curve having a radius of 1001.95 feet, a central angle of 06° 01' 42" and a chord which bears N 05° 50' 09" E, 105.37 feet) to a point of reverse curvature; Thence,

Northeasterly, 107.79 feet, on the arc of a curve to the right (said curve having a radius of 997.58 feet, a central angle of 06° 11' 28" and a chord which bears N 05° 55' 11" E, 107.74 feet) to a point of tangency; Thence,

N 09° 00' 48" E, 79.25 feet to a point of curvature (a 1/2" rebar & cap stamped "S 11463", found in place); Thence,

Northeasterly, 39.45 feet, on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 90° 24' 17" and a chord which bears N 54° 12' 46" E, 35.48 feet) to the point of beginning of the parcel herein described.

Said parcel contains 3.1978 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATED and now comprising PLAT OF TRACTS 1-A AND 2-A, LANDS OF SANDIA FOUNDATION (BEING A REPLAT OF TRACTS 1 AND 2, LANDS OF SANDIA FOUNDATION AND LOTS 1 THRU 3, BLOCK 1, TROTTER ADDITION) WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant the easements as shown hereon and do hereby consent to the vacation of the private cross lot access easement as noted. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

TRACTS 1 AND 2

Sandia Foundation, a New Mexico non-profit corporation

By: _____

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____

day of _____, 2016, by _____

as _____ of the Sandia Foundation.

Notary Public _____ My commission expires _____

WITHIN

THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2016

FREE CONSENT

The replat shown hereon is with the free consent and in accordance with the desires of the undersigned owner. Said owner does hereby accept the adjustment to the existing Tract and Lot lines as shown hereon and does hereby grant to the public easements as shown hereon. Said owner does hereby certify that this subdivision is its free act and deed.

OWNER(S)

LOTS 1, 2 AND 3, BLOCK 1, TROTTER ADDITION
CITY OF ALBUQUERQUE

By: Robert J. Perry, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____

day of _____, 2016, Robert J. Perry, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation

Notary Public _____ My commission expires _____

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- Plat entitled, "PLAT OF TROTTER ADDITION TO THE CITY OF ALBUQUERQUE, N. M.", filed August 15, 1931, in Volume 41, Folio 64 records of Bernalillo County, New Mexico.
- Plat entitled, "PLAT OF TRACTS A, B, & C, LOMAS & BROADWAY UNIT 2, SITUATE WITHIN SECTION 17, T. 10 N., R. 3 E., N.M.P.M., ALBUQUERQUE, NEW MEXICO, MAY 1994", filed May 17, 1994, in Volume 94C, Folio 158, records of Bernalillo County, New Mexico.
- Plat entitled, "PLAT OF TRACTS 1 & 2, LANDS OF SANDIA FOUNDATION, SECTION 17, T. 10 N., R. 3 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST 2005", filed August 25, 2005, in Plat Book 2005C, Page 287, records of Bernalillo County, New Mexico.
- Title Commitments prepared by Old Republic National Title Insurance Company Commitment Numbers 1601990 and 1601986, dated March 23, 2016.

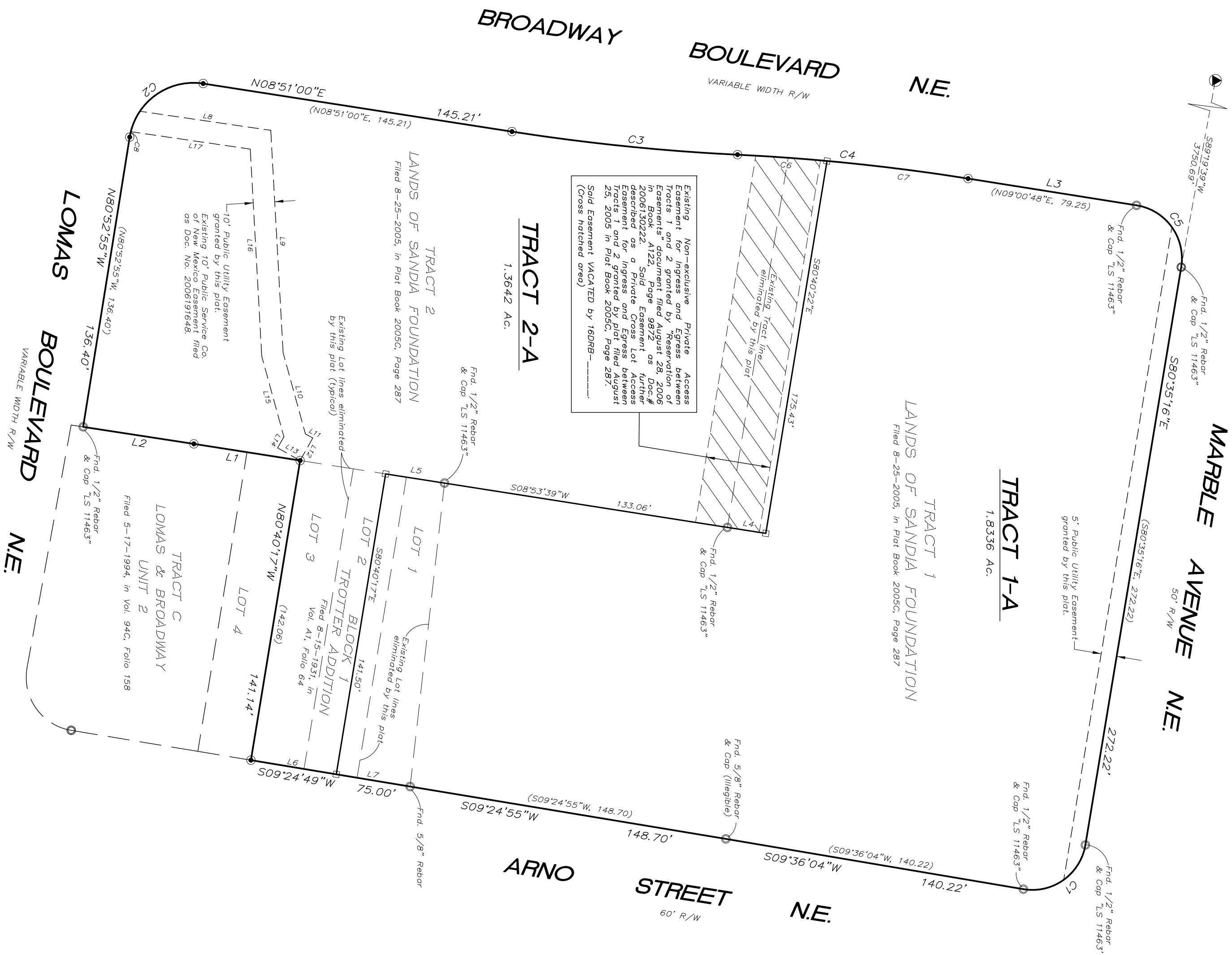
SHEET 2 OF 3

SURV  **TEK, INC.**

Consulting Surveyors
9984 Valley View Drive, N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366
Fax: 505-897-3977

Albuquerque Control Survey Monument "17-114"
 New Mexico State Plane Coordinates, Central
 Zone (NAD83) as published:
 X = 1519,149.317
 Y = 1,519,149.317
 Ground to grid factor = 0.999683611
 Delta Alpha = -001'35.9"
 Elevation = 4937.484 (NAVD83)



Existing Non-exclusive Private Access Easement for ingress and egress between Tracts 1 and 2 granted by "Reservation of Easements" document filed August 28, 2006 (2006130222). Said Private Access Easement described as a Private Cross Lot Access Easement for ingress and egress between Tracts 1 and 2 and a Private Access Easement for ingress and egress between Tracts 1 and 2. (See Plat Book 2005C, Page 287. Said Easement VACATED by 160RB-_____)

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LINE	LENGTH	BEARING
L1	50.00	S08°53'39"W
L2	52.04	S08°44'53"W
L3	79.25	N09°00'48"E
L4	18.04	S08°53'39"W
L5	27.71	S08°53'39"W
L6	40.20	N09°24'49"E
L7	34.80	N09°24'49"E
L8	61.45	N08°17'39"E
L9	103.55	N86°49'15"E
L10	39.11	N74°38'44"E
L11	3.93	N29°18'30"E
L12	12.00	S60°41'30"E
L13	12.00	S29°18'30"W
L14	5.94	N60°41'30"W
L15	38.82	S74°38'44"W
L16	96.44	S86°49'15"W
L17	56.10	S08°17'39"W

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.35'	25.00'	25.08'	35.41'	N35°29'36"W	90°10'38"
C2	46.89'	30.00'	29.77'	42.26'	S36°06'41"E	89°33'05"
C3	105.42'	1001.95'	52.76'	105.37'	N05°50'09"E	6°01'42"
C4	107.79'	997.12'	53.95'	107.74'	S05°55'12"W	6°11'38"
C5	39.45'	25.00'	25.18'	35.48'	S54°12'46"W	90°24'17"
C6	41.69'	995.61'	20.85'	41.69'	S04°01'14"W	2°23'57"
C7	66.10'	997.58'	33.06'	66.09'	S07°07'04"W	3°47'48"
C8	2.60'	30.00'	1.30'	2.60'	S78°24'27"E	4°57'32"

