

NEIGHBORHOOD MAP
ZONE ATLAS
L-21

DESCRIPTION

A PARCEL OF LAND BEING ALL OF TRACT C OF MANZANO MESA, WITHIN SECTIONS 28 AND 29, T. 10 N., R. 4 E., N.M.P.M., RECORDED ON JUNE 5, 1991 IN BOOK 91C, FOLIO 112, DOC. NO. 9104235, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SKETCH PLAT
TRACT C-A
A REPLAT OF TRACT C AND VACATION OF
PORTION OF JUAN TABO BOULEVARD SE
MANZANO MESA
WITHIN SECTIONS 27 AND 28,
T. 10 N., R. 4 E., N. M. P. M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 20, 2010

PROJECT NO. _____

APPLICATION NO. _____

PLAT APPROVALS

UTILITY APPROVALS

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE

CITY APPROVALS

CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
WATER UTILITY DEVELOPMENT	DATE
DEPARTMENT OF MUNICIPAL DEVELOPMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

I, DAN B. HOLMES, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9243, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILIZES THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAN B. HOLMES, P.S. NO. 9243 12-20-10
DATE

HUITT-ZOLIARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141
SHEET 1 OF 2

PLAT DATA

DRB NO.	PLAT ACRES	3.0248
NO. OF TRACTS	TRACT ACRES	3.0248
ROAD MILES	ROAD ACRES	3.0492
	ROAD VACATION ACRES	1.3152

ZONE DESIGNATION

TRACT C C-2

DISCLOSURE STATEMENT

1. THE PURPOSE OF THIS PLAT IS TO DEDICATE NEW ROAD RIGHT-OF-WAY, VACATE PORTIONS OF JUAN TABO BLVD SE AND JUAN TABO BLVD SE AND CREATE TRACTS C-1 AND C-2. EASEMENTS AS SHOWN ARE RECORDED. NEW EASEMENTS BEING GRANTED OR VACATED BY THIS PLAT ARE AS INDICATED.

NOTES

- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM 1983, CENTRAL ZONE, MAPPING ANGLE IS -00°09'09.6", BASIS OF BEARINGS IS THE LINE BETWEEN SURVEY CONTROL MONUMENTS 8.121 AND 4.122 BEING S 81°50'00" E. BASIS OF COORDINATES IS 8.121 WITH COORDINATES AS SHOWN. DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
- ALL BEARINGS AND DISTANCES PER FIELD SURVEY. RECORD INFORMATION WHERE DIFFERENT FROM ACTUAL FIELD SURVEY IS SHOWN IN PARENTHESES ().
- BENCHMARK FOR THIS PLAT IS CONTROL POINT 6.121 LOCATED APPROXIMATELY 2,883 FEET TO THE NORTHWEST OF THE WESTERN MOST CORNER OF TRACT C.
- ALL PROPERTY CORNERS ARE SET WITH A 5/8" X 24" REBAR WITH RED OR YELLOW PLASTIC CAP STAMPED LS 9243 SET FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.
- CITY OF ALBUQUERQUE WATER AND SEWER SERVICE TO THESE TRACTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
- S.P. TALOS LOG NO. _____

EASEMENTS

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

- 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.
 - 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.
 - QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 - 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, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, REPAIR, 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 (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 (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 RECORDED DOCUMENT AND WHICH ARE NOT SHOWN OR NOTED ON THIS PLAT.

DEDICATION AND FREE CONSENT

THE PROPERTY SHOWN HEREON IS REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT TO THE CITY OF ALBUQUERQUE: ALL PUBLIC ACCESS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR BURIED 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. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. THOSE SIGNING WARRANT THAT THEY HOLD INFEASIBLE TITLE IN FEE SIMPLE TO PROPERTY BEING REPLATTED HEREON.

CITY OF ALBUQUERQUE
BOARD OF EDUCATION CITY OF ALBUQUERQUE
OWNER PORTION OF TRACT C OWNER PORTION OF TRACT C

(STATE OF _____) SS
(COUNTY OF _____) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____,
BY _____ ALBUQUERQUE BOARD OF EDUCATION AND SIGNED
ON BEHALF OF SAID BOARD.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

(STATE OF _____) SS
(COUNTY OF _____) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____,
BY _____ CITY OF ALBUQUERQUE AND SIGNED
ON BEHALF OF SAID CITY.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

TREASURER'S CERTIFICATION

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

102105852735442087
UPC # 102105851732442086

BERNALILLO COUNTY TREASURERS OFFICE:

BY: _____ DATE: _____

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED

- ALL BOUNDARY CORNERS ARE SET WITH A NO. 5 REBAR WITH PLASTIC CAP STAMPED LS 9243
- COA CENTERLINE BRASS MONUMENT IN ASPHALT STAMPED PLS 116426
 - FOUND NO. 5 REBAR BENT - NO CAP
 - FOUND NO. 5 REBAR W/ 1 1/2" ALUMINUM CAP STAMPED NMP5 1599 (1996)
 - FOUND MAG NAIL WITH BRASS WASHER STAMPED PS 3516 IN PAVEMENT
 - FOUND NO. 5 REBAR W/ RED PLASTIC CAP STAMPED TYREE PS 3516
 - FOUND NO. 5 REBAR - NO CAP - 1/4 CORNER OF SECTION 28/29
 - FOUND NO. 4 REBAR - NO CAP - IN WATER VALVE CAN - SE CORNER SECTION 28 S 00°19'37" W 2,649.24' SOUTH OF 1/4 CORNER IN ITEM 6 ABOVE
 - FOUND PK NAIL W/ 1 1/2" ALUMINUM WASHER STAMPED RAF PS 6126
 - FOUND PK NAIL IN TOP OF WALL
 - FOUND NO. 4 REBAR - NO CAP - 1.53' S AND 2.13' E OF CENTERLINE/BOUNDARY DISREGARD THIS POINT
- ATTACHED A BRASS TAG STAMPED LS 9243 WITH THE WIRE TO ACCEPTED POINTS IN ITEMS ABOVE

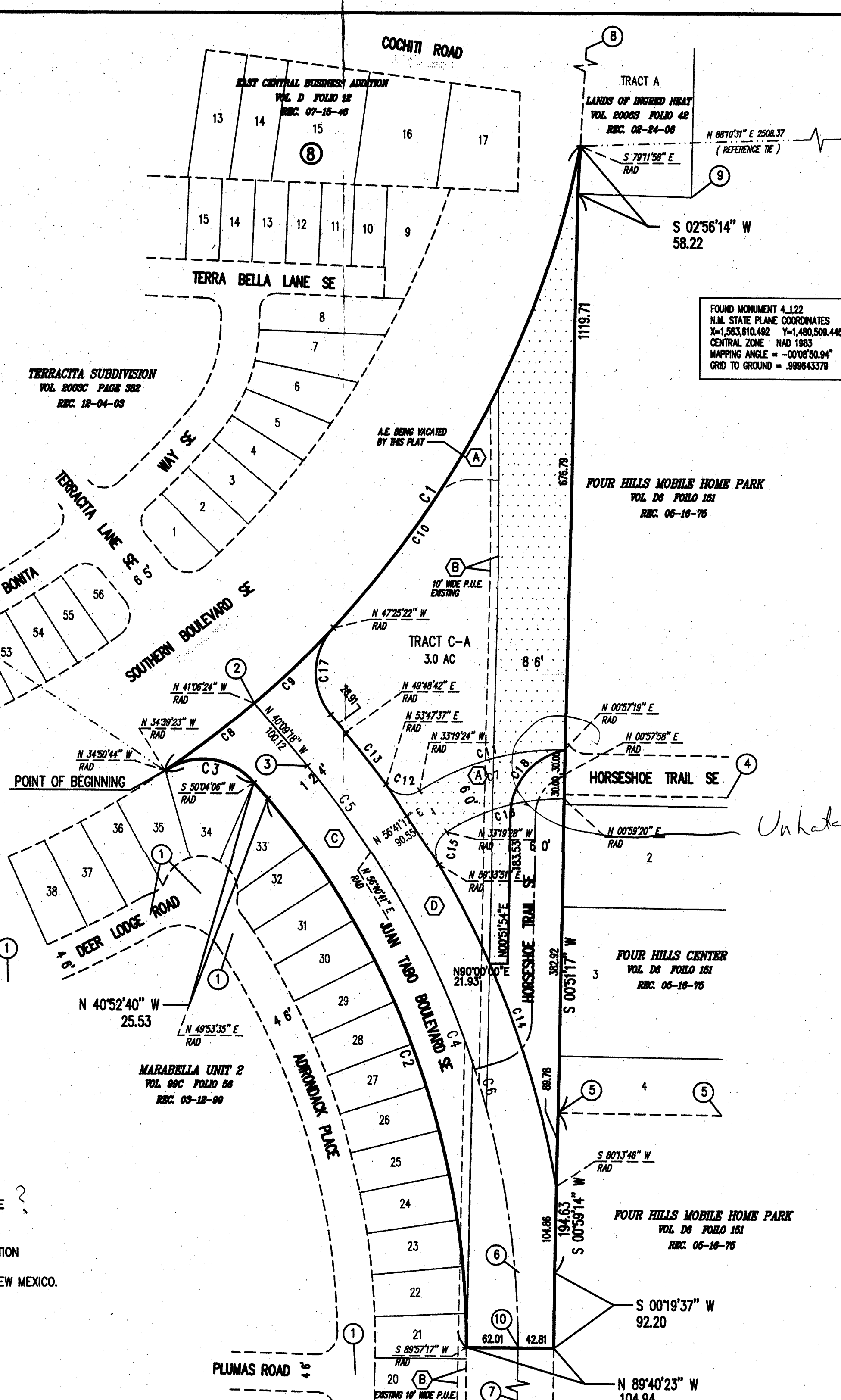
FOUND MONUMENT 8.121
N.M. STATE PLANE COORDINATES
741,552,270.734 741,481,282.770
CENTRAL ZONE NAD 1983
MAPPING ANGLE = -00°09'09.6"
GRID TO GROUND = .99944332

CURVE TABLE

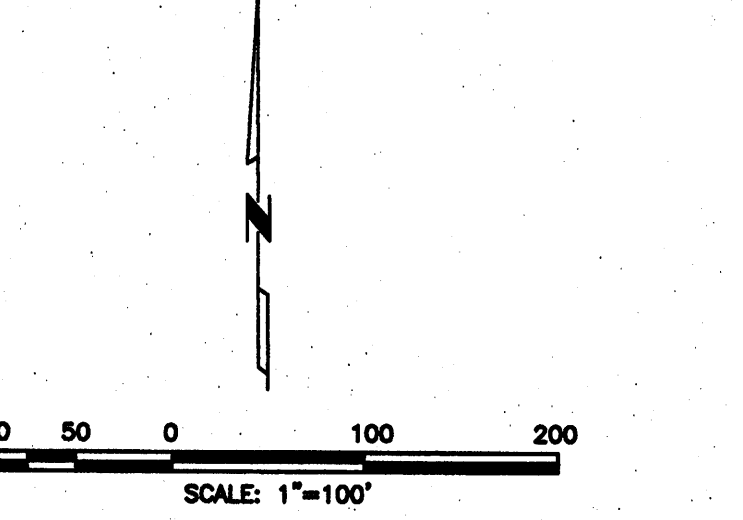
NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD
C1	44°32'35"	1200.00	932.91	491.48	909.59
C2	40°04'26"	1038.00	726.00	378.56	711.29
C3	84°54'50"	80.00	118.56	73.20	108.01
C4	40°06'01"	1100.00	789.87	401.46	754.25
C5	06°47'56"	1100.00	130.53	65.34	130.45
C6	33°18'05"	1100.00	639.34	328.96	630.38
C7	34°16'40"	279.17	167.02	86.09	164.54
C8	06°27'00"	1200.00	135.09	67.82	135.02
C9	06°16'58"	1200.00	132.29	66.21	132.22
C10	31°46'36"	1200.00	665.53	341.57	657.03
C11	34°16'43"	309.17	184.97	95.35	182.22
C12	87°07'01"	30.00	45.61	28.53	41.35
C13	03°58'54"	1162.00	80.75	40.39	80.74
C14	20°39'55"	1162.00	419.11	211.86	416.84
C15	87°06'41"	30.00	45.61	28.52	41.34
C16	34°16'48"	248.17	148.22	76.92	147.00
C17	82°43'56"	80.00	115.52	70.45	105.74
C18	77°35'35"	81.15	108.90	65.24	101.69

EASEMENTS OF RECORD (SEE PLAT)

- PUBLIC ACCESS EASEMENT PER RECORDED PLAT, RECORDED ON 06-05-91 IN BOOK 91C, FOLIO 112 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS EASEMENT BEING VACATED BY THIS PLAT
- TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENTS PER RECORDED PLAT IN ITEM A ABOVE
- SIXTY-TWO (62) FOOT WIDE PORTION OF LANDS RESERVED FOR FUTURE R.O.W. DEDICATION IN SUBDIVISION FOR MIRABELLA UNIT 2 FOR JUAN TABO REALIGNMENT. RECORDED ON 03-12-99 IN BOOK 99C FOLIO 56 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- PUBLIC ACCESS EASEMENT PER RECORDED PLAT, RECORDED ON 06-05-91 IN BOOK 91C, FOLIO 112 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

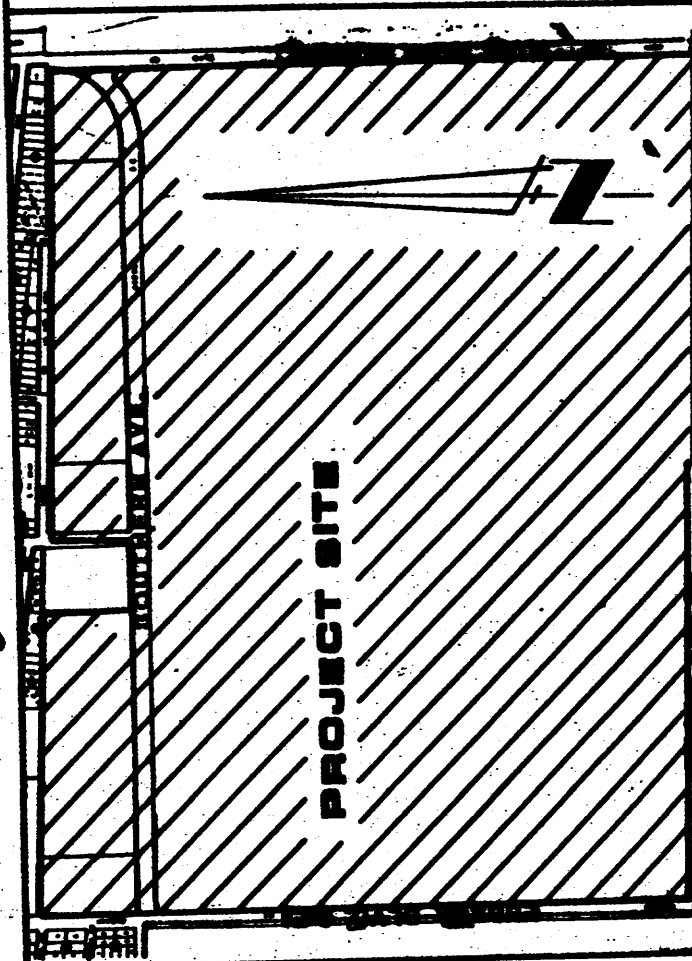


TRACT C-A
A REPLAT OF TRACT C AND VACATION OF
PORTION OF JUAN TABO BOULEVARD SE
MANZANO MESA
WITHIN SECTIONS 27 AND 28,
T. 10 N., R. 4 E., N. M. P. M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2010



VACATION OF PORTIONS OF JUAN TABO BLVD
(HATCHED AREA WITHIN NEW TRACT C-A)
TRACT C-A RIGHT-OF-WAY AREA BEING VACATED BY THIS PLAT
1.3152 AC (57,290 SQ FT)
EASEMENT RIGHTS OVER RIGHT-OF-WAY BEING VACATED WILL REMAIN

HUITT-ZOLIARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141
SHEET 2 OF 2



LOCATION MAP
SP NO. 9004101310137

- PURPOSE OF THIS PLAN**
1. Vacate Public Right-of-Way, Tract Boundary Lines (lot lines) and Flood Plain easement granted by PLAT OF TRACTS 5-B1 & TRACT 5-B2 MANZANO MESA filed March 29, 1990 (Vol. 90C-112) and Public Utility Easements as shown hereon.
 2. Dedicate Public Right-of-Way.
 3. Grant Public Water Line, roadway, drainage, electrical and gas line easements.
 4. Comply with 5-90-8.
 5. Grant 100 Year Flood Plain Easements.
 6. Reserve lands for future right-of-way dedication.

SUBDIVISION DATA:

1. DBB Case No.: 89-522
2. Reference Case No.: 5-90-21
3. Zone Atlas Index No.: L-21
4. Number of Existing Tracts: 16
5. Gross Subdivision Acreage: 459.8827 Acres
6. Total Mileage of Full Width Streets Created: 1.93 Miles
7. Date of Survey: 1988
8. Bearings-see New Mexico State Plane Grid Bearings (Central Zone).
9. Distances are ground distances.
10. Unless otherwise indicated, all points marked with a closed circle are set 5/8" rebar with yellow plastic cap marked "MESA LS 8478".
11. Bearings and distances shown in parenthesis are record.
12. Plat shows all easements of record.
13. Unless otherwise noted, all interior lot corners are a 5/8" rebar w/yellow plastic cap "MESA LS 8478". All interior corners will be set within one calendar year of plat recordation date to comply with the minimum standards for land surveying in New Mexico and the City of Albuquerque Subdivision Ordinance requirements for survey monuments.
14. The Surveyor's Certification applies only to those elements of the plat shown in each of the "Minimum Standards for Land Surveying in New Mexico", November 1, 1989.

DESCRIPTION

A tract of land situate within Section 28, Township 10 North, Range 4 East, NMP, in the City of Albuquerque, Bernalillo County, New Mexico, being Tracts 1-A, 1-B, 2-A, 2-B, 5-A, 5-B, 5-C, 6, 7, 8, 9-A, 9-B, 10-A, 10-B, and 10-C in Manzano Mesa, an addition to the City of Albuquerque, New Mexico, as the same is shown and designated in the office of the County Clerk of Bernalillo County, New Mexico, August 31, 1980, (Volume D1, Page 108) as the same is shown and designated in the office of the County Clerk of Bernalillo County, New Mexico on January 7, 1987, (Volume C2, Page 120) and Tract 5-B1 and Tract 5-B2, Manzano Mesa, as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 29, 1990 (Vol. 90C, Folio 94) and being more particularly described as follows:

BEGINNING at the northeast corner of Tract 1-A, said point also being on the east side of the line of Eubank Boulevard SE, from whence ACS Brass cap 5L-21R bears N00°57'01"W, 970.19 feet;

THENCE leaving said right-of-way line along the north boundary line of Tracts 1-A and 1-B, S87°43'30"E, 1813.40 feet to a point, said point being a common corner between Tracts 1-B and 1-C;

THENCE along a common boundary line of Tracts 1-B and 1-C, said point also being a common with the southwest corner of Tract 1-C;

THENCE along said right-of-way line, S89°39'50"E, 366.47 feet to a point of curvature;

THENCE continuing 39.28 feet along a curve to the left, whose radius is 25.00 feet and whose long chord bears N45°19'29"E, 35.36 feet through a central angle of 90°01'22" to a point of tangency, said point also being on the west right-of-way line of Elizabeth Street SE;

THENCE along said right-of-way line N00°19'49"E, 498.69 feet to a point;

THENCE leaving said right-of-way line S87°43'30"E, 1890.08 feet along a common boundary line being the south right-of-way line of Acoma Road SE and the north boundary line of Tracts 10-A and 10-B to a point on the east right-of-way line of Shirley Street SE;

THENCE continuing along said right-of-way line N07°39'30"E, 30.13 feet to a point, said point being with Lot 1, Block 8 of East Central Business Addition, filed July 15, 1946 (D-12);

THENCE along the common boundary of said East Central Business Addition and Tracts 10-B and 10-C S87°43'30"E, 979.02 feet to the northeast corner of the herein described tract, said point being the northeast corner of Tract 10-C and also being on the west right-of-way line of San Tabo Boulevard SE;

THENCE along said right-of-way line S00°55'00"W, 14.08 feet to a point;

THENCE continuing S00°22'05"E, 15.04 feet to a point, said point also being on the east boundary line of Tract 9-B;

THENCE continuing S00°55'10"W, 858.40 feet to a point;

THENCE continuing S00°20'20"W, 2648.54 feet to the southeast corner of the herein described tract, said point also being the southeast corner of Tract 6;

THENCE leaving said right-of-way line along the south boundary line of the herein described tract and also being the section line between Sections 28 and 33, T10N, R4E, NMP, N88°47'05"W, 2523.13 feet to the southwest corner of Tract 6, said point also being on the east right-of-way line of Lavara Drive SE;

THENCE leaving said section line and along said right-of-way line N00°21'05"E, 30.02 feet to a point;

THENCE leaving said right-of-way line and along the north right-of-way line of Gibson Avenue SE N88°48'45"W, 2536.87 feet to a point of curvature;

THENCE continuing 47.00 feet along a curve to the right whose radius is 30.00 feet and whose long chord bears N43°55'45"E, 41.65 feet through a central angle of 99°46'00" to a point of tangency, said point also being on the east right-of-way line of Eubank Boulevard SE;

THENCE along said right-of-way line N00°57'15"E, 2642.43 feet to a point;

THENCE continuing N00°55'51"E, 25.84 feet to a point;

THENCE continuing N00°59'35"E, 137.00 feet to a point;

THENCE continuing N00°51'51"E, 1288.18 feet to the point of beginning and containing 459.4827 acres more or less.

SURVEOR'S CERTIFICATION

I, Bernard W. Speck, Jr., do hereby certify specifically and only to the owners, trustees, tenants, heirs, assigns, successors, and assigns of the public school, a fiduciary under my supervision, that I am a duly licensed Professional Land Surveyor practicing in the State of New Mexico on this date. I have read the plat and the purpose of the same and I have seen the monument and the survey and the plat and I certify that the results of the survey are true and correct and that this plat accurately depicts the results of the survey and that I am a duly licensed Professional Land Surveyor in the State of New Mexico, November 1, 1989.

OWNER'S CERTIFICATE

TRACTS A THROUGH J THE undersigned Owner(s) and/or Proprietor(s) do hereby freely consent to all the foregoing and hereby represent that I/we are duly authorized to so act, and to grant the right-of-way for public use in fee public use and dedicate the right-of-way for public use in fee simple as shown hereon for Tracts A through J.

NOTARY PUBLIC

Edward W. Speck, Jr., Notary Public
Notary Public
Office No. 11650
Office P.C. B.S.
Date 4/90

REPLAT FOR TRACTS A THROUGH J MANZANO MESA CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO APRIL 1990

State of New Mexico
Notary Public
The instrument was filed for record on
JUN - 8 1991
at the office of the County Clerk of Bernalillo County, New Mexico
in presence of
County Clerk & Recorder
RESERVED FOR COUNTY CLERK

APPROVED AND ACCEPTED BY:

SUBDIVISION CASE NO. SP-91-78

PLANNING DIVISION, CITY OF ALBUQUERQUE
Robert W. Kene
DATE 6/5/91

CITY ENGINEERING DIVISION, CITY OF ALBUQUERQUE
Robert W. Kene
DATE 5/29/91

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY
Robert W. Kene
DATE 5/23/91

TRAFFIC DIVISION, CITY OF ALBUQUERQUE
Robert W. Kene
DATE 2-12-91

WATER UTILITIES DIVISION, CITY OF ALBUQUERQUE
Robert W. Kene
DATE 2/12/91

PARKS AND RECREATION DEPARTMENT
Robert W. Kene
DATE 01/16/91

CHEMISTRY DIVISION, CITY OF ALBUQUERQUE
Robert W. Kene
DATE 6-12-90

REAL PROPERTY DIVISION
Robert W. Kene
DATE 5-25-90

CITY OF NEW MEXICO
Robert W. Kene
DATE 5-25-90

PUBLIC SERVICE COMPANY OF NEW MEXICO
Robert W. Kene
DATE 5-17-90

UP WEST COMMUNICATIONS
Robert W. Kene
DATE 5-18-90

JONES INTERCHANGE, INC.
Robert W. Kene
DATE

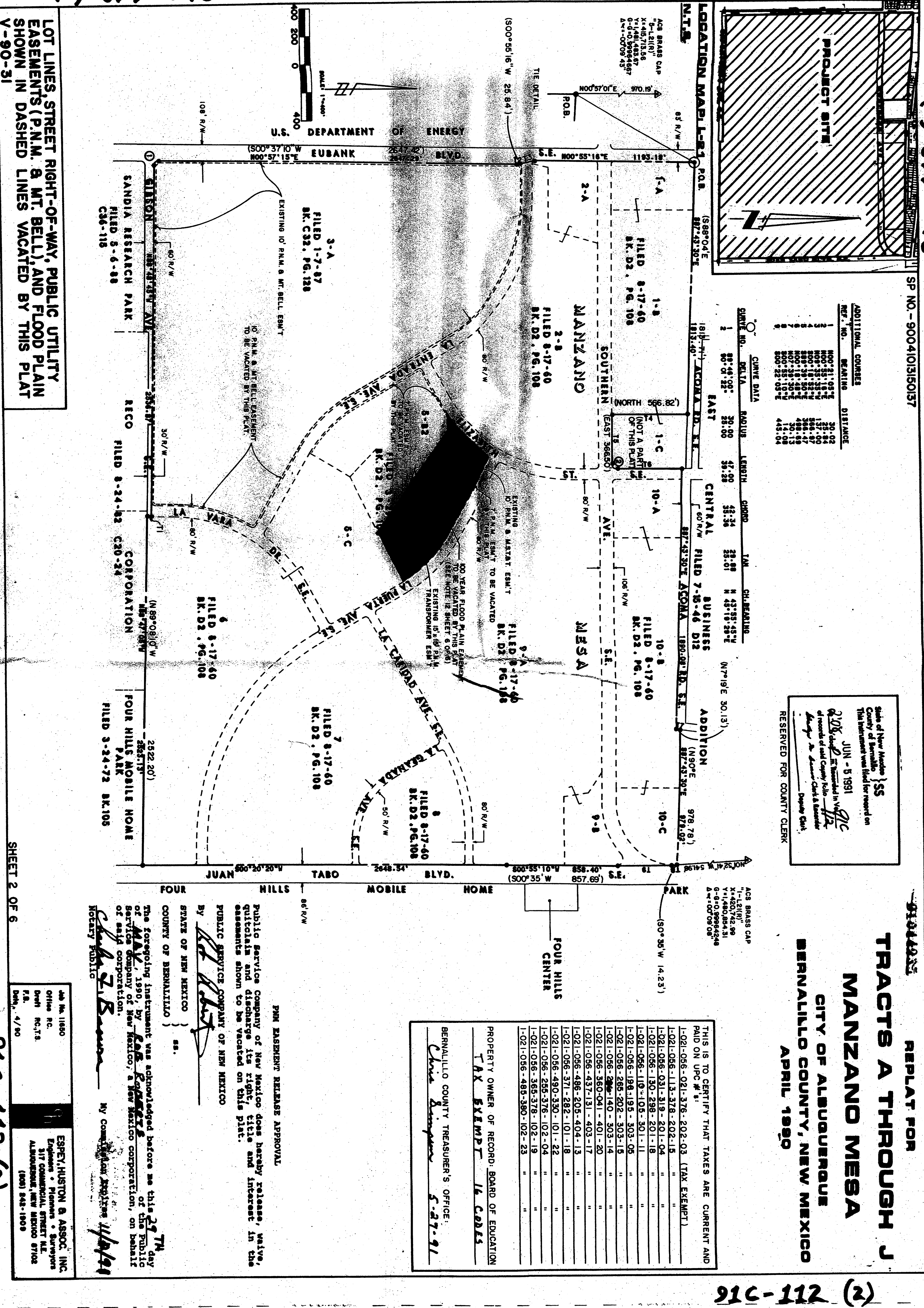
OWNER'S CERTIFICATE

TRACTS A THROUGH J THE undersigned Owner(s) and/or Proprietor(s) do hereby freely consent to all the foregoing and hereby represent that I/we are duly authorized to so act, and to grant the right-of-way for public use in fee public use and dedicate the right-of-way for public use in fee simple as shown hereon for Tracts A through J.

Charles W. White
Charles W. White
Deputy Superintendent for General Services
STATE OF NEW MEXICO } as
COUNTY OF BERNALILLO }
Charles W. White
Charles W. White
Deputy Superintendent for General Services
STATE OF NEW MEXICO } as
COUNTY OF BERNALILLO }
Charles W. White
Charles W. White
Deputy Superintendent for General Services
STATE OF NEW MEXICO } as
COUNTY OF BERNALILLO }

NOTARY PUBLIC

ESPEY, HUSTON & ASSOC. INC.
Engineers • Planners • Surveyors
317 COMMERCIAL STREET N.E.
ALBUQUERQUE, NEW MEXICO 87102
(800) 541-1901



ESPEY, HUSTON & ASSOC. INC.
Engineers • Planners • Surveyors
317 COMMERCIAL STREET N.E.
ALBUQUERQUE, NEW MEXICO 87102
(800) 541-1901

Office No. 11650
Office P.C. B.S.
Date 4/90

PUBLIC EASEMENT RELEASE APPROVAL

Public Service Company of New Mexico does hereby release, waive, and discharge the right, title and interest in the easements shown to be vacated on this plat.

NOTARY PUBLIC

Charles W. White
Charles W. White
Deputy Superintendent for General Services
STATE OF NEW MEXICO } as
COUNTY OF BERNALILLO }
Charles W. White
Charles W. White
Deputy Superintendent for General Services
STATE OF NEW MEXICO } as
COUNTY OF BERNALILLO }

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 81

1-021-056-113-378-202-03 (TAX EXEMPT)	
1-021-056-113-378-202-04	
1-021-056-031-819-201-04	
1-021-056-130-289-201-18	
1-021-056-110-105-301-11	
1-021-056-198-199-303-05	
1-021-056-265-202-303-15	
1-021-056-286-140-303-14	
1-021-056-360-041-401-20	
1-021-056-437-131-403-17	
1-021-056-486-205-404-13	
1-021-056-371-282-101-18	
1-021-056-490-330-101-22	
1-021-056-255-376-102-04	
1-021-056-365-376-102-19	
1-021-056-483-380-102-23	

PROPERTY OWNER OF RECORD BOARD OF EDUCATION
TAX EXEMPT
APRIL 1990

REPLAT FOR TRACTS A THROUGH J MANZANO MESA CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO APRIL 1990

State of New Mexico
Notary Public
The instrument was filed for record on
JUN - 8 1991
at the office of the County Clerk of Bernalillo County, New Mexico
in presence of
County Clerk & Recorder
RESERVED FOR COUNTY CLERK

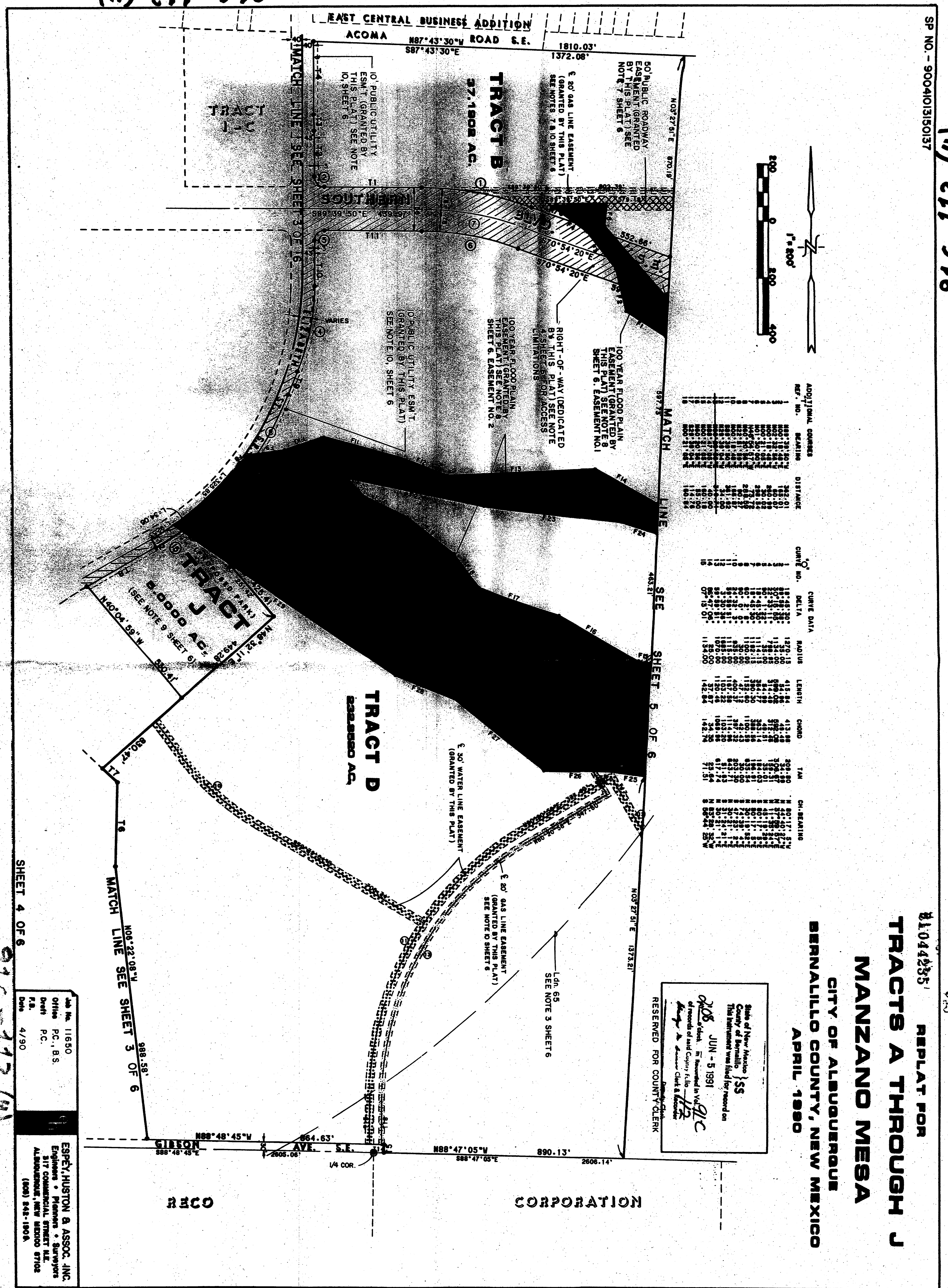
ADDITIONAL CORNER

NEPT. NO.	BEARING	DISTANCE
1	N00°51'18"E	30.02
2	S87°43'30"E	1813.40
3	S89°39'50"E	366.47
4	S00°22'05"E	15.04
5	S00°55'10"W	858.40
6	S00°20'20"W	2648.54
7	N00°21'05"E	30.02
8	N00°55'51"E	25.84
9	N00°59'35"E	137.00
10	N00°51'51"E	1288.18
11	S00°22'05"E	15.04
12	S00°55'10"W	858.40
13	S00°20'20"W	2648.54
14	N00°21'05"E	30.02
15	N00°55'51"E	25.84
16	N00°59'35"E	137.00
17	N00°51'51"E	1288.18
18	S00°22'05"E	15.04
19	S00°55'10"W	858.40
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33	S00°55'10"W	858.40
34	S00°20'20"W	2648.54
35	N00°21'05"E	30.02
36	N00°55'51"E	25.84
37	N00°59'35"E	137.00
38	N00°51'51"E	1288.18
39	S00°22'05"E	15.04
40	S00°55'10"W	858.40
41	S00°20'20"W	2648.54
42	N00°21'05"E	30.02
43	N00°55'51"E	25.84
44	N00°59'35"E	137.00
45	N00°51'51"E	1288.18

LOCATION MAP
SP NO. 9004101310137

(4) 211-216

SP NO. - 900410135137



REPLAT FOR
TRACTS A THROUGH J
MANZANO MESA
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 1980

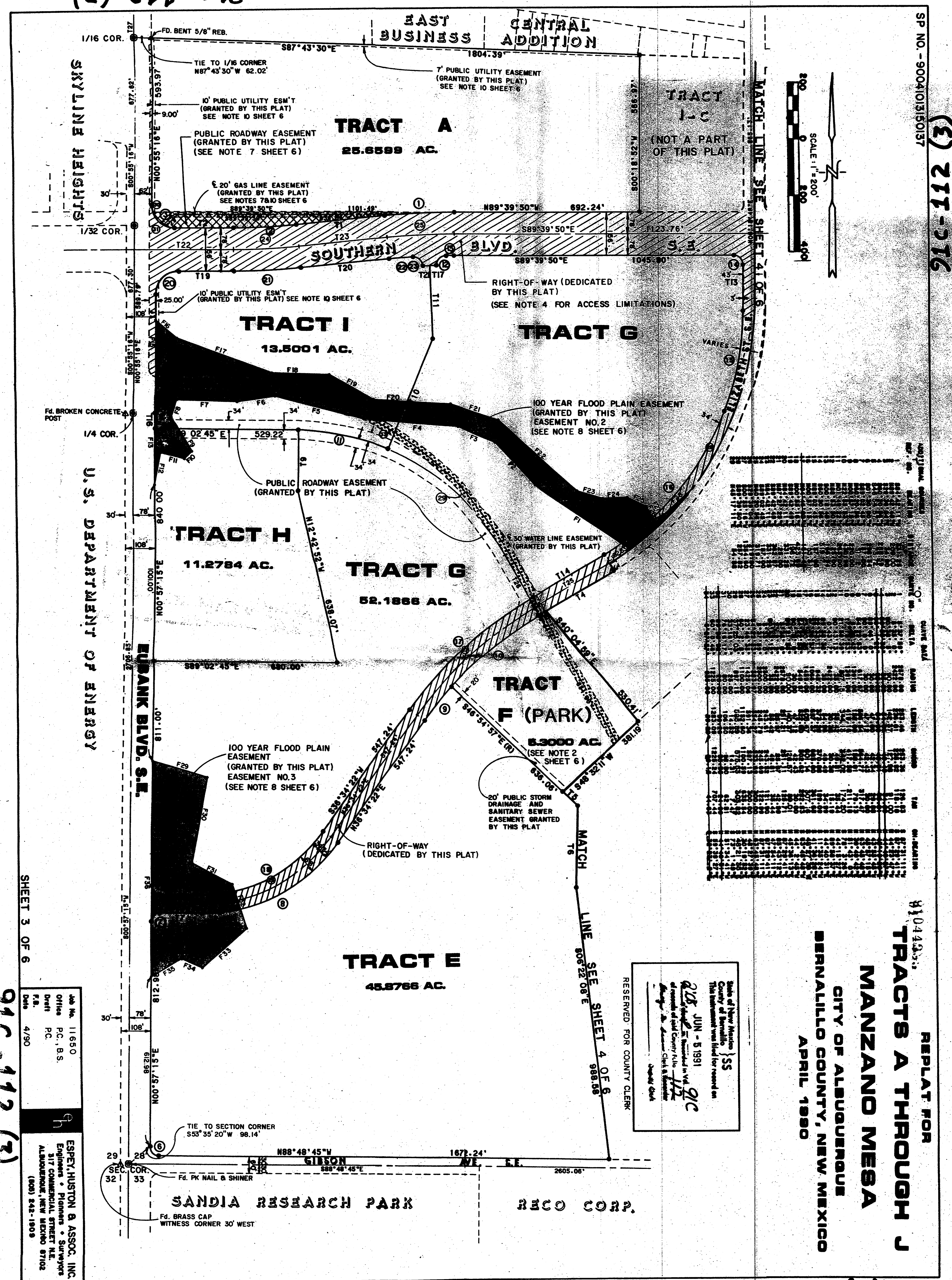
State of New Mexico }
 County of Bernalillo }
 This instrument was filed for record on
 JUN - 5 1981
 at the office of the County Clerk & Ex-Officio
 Clerk of the Court.

Job No. 11690
 Office P.C., B.S.
 Date P.C.
 File No. 4/90

ESPEY, HUSTON & ASSOC., INC.
 Engineers • Planners • Surveyors
 317 COMMERCIAL STREET N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 (505) 544-1904

REPLAT FOR
TRACTS A THROUGH J
MANZANO MESA
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 1980

State of New Mexico }
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REPLAT FOR
TRACTS A THROUGH J
MANZANO MESA
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 1980

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 317 COMMERCIAL STREET N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 (505) 544-1904

121 011-110

117 011-110

(3) 211-216

(3) 211-216

SHEET 3 OF 6

SHEET 4 OF 6

91C-112 (3)

91C-112 (4)

17) 211-116

PLANNING NOTES: (NOT PART OF SURVEYOR'S CERTIFICATION)

- Pursuant to Section 7 of the City of Albuquerque, New Mexico Subdivision Ordinance, a variance of waiver from certain provisions of the Ordinance is hereby granted by the City of Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.
- Future subdivision of lands within this plat, zoning site development plan approvals and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements to be made by the owner for the benefit of the public. The City of Albuquerque shall be in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.
- The City (and AMAPCA with reference to drainage) may require future plat and/or site development plans are approved. Its future plat and/or site development plans are approved. By its approval, the City makes no representation or warranty as to availability of utilities, or final approval of all requirements including (but not limited to) the following items:
 - Water and sanitary sewer availability
 - Future street dedications and/or improvements
 - Park and open space requirements
 - Drainage requirements and/or improvements
 - Excavation, filling or grading requirements
- Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.
- A separate notice of these conditions is to be recorded with the County Clerk at the time of final plat recording.

Filed: 6-5-91 Document No. 91044235

- Tract F is hereby created for dedication to the City of Albuquerque for a public park, said dedication meeting the Park Dedication Ordinance requirement for the subdivision.
- Portions of Tract D are within the 100-foot noise contour of the City of Albuquerque. It is the intent of the City of Albuquerque that noise mitigation measures may be appropriate for additional information, contact City of Albuquerque Metropolitan Arroyo Flood Control Authority.
- Southern Boulevard, formerly Gibson Boulevard, is designated as a high capacity arterial roadway by the City of Albuquerque Long Range Major Street Plan. By resolution of the City of Albuquerque Transportation Planning Policy Board (TPPB) Resolution R-89-15 access to Gibson from the subdivision is limited to full street right and left turns at Subank Boulevard and Elizabeth Street and right-of-way at approximately 1/4 mile points between Ruidoso and Elizabeth and upon future subdivision of Tract D, access from individual lots to Elizabeth Street, Southern Boulevard and Juan Tabo Boulevard shall not be allowed.
- Reserved for future, right-of-way dedication pursuant to the Long Range Major Street Plan (LRMSP), the location of this right-of-way will occur with the right-of-way associated with the public roadway and 20' gas line easements shown hereon are for the existing Southern Boulevard paving and gas line boulevard right-of-way. Future dedications of these easements may be approved by the City of Albuquerque upon the subdivision ordinance upon the terms and conditions set forth herein and shall require removal of paving, gas line and any other public utility improvements.
- Control Authority, Albuquerque Metropolitan Arroyo Flood Control Authority (AMAPCA), its successors and assigns, of the lands, right-of-way, easements, and interests herein as "100-Year Flood Plain Easement" herein designated, with the full and free consent and in accordance with the desire of the owner. This dedication is for drainage, flood control, conveyance of storm water, and the construction, repair, and maintenance of, and access to such facilities. Except by other subsequent approval of AMAPCA, no fence, wall, building or other obstruction shall be placed or maintained in said easements, and there shall be no alteration of the grades or contours in said easements. The siting of easements shall not obligate AMAPCA to maintain any structures, ditches, drainage channels, or facilities that do not conform to the standards of AMAPCA for design and construction, nor shall the siting of easements require the protection of property lying outside on lands adjacent to the easements. The easements dedicated herein shall be substantially outside of the easements dedicated herein by the owner. Any portion of any lands dedicated by the owner, its successors or assigns shall be dedicated to the City of Albuquerque, its successors and assigns as and to the extent said

SP NO. 90041013150137

91C-112 (5)

SP NO. 90041013150137

- portion is declared unnecessary for flood control and drainage by the Board of Directors of the Albuquerque Metropolitan Arroyo Flood Control Authority. Any reversion shall be conveyed to the City of Albuquerque or Bernalillo County Subdivisions. Ordinance will also be required.
- Tract J comprising 5.0000 ac. is hereby created for a possible future City Park. Conveyance to the City shall be by deed upon agreement by the APS Board to convey.
- Said owner and/or proprietor hereby grants Public Utility Easements as shown hereon and granted for the common, joint, and benefit of:

- The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
- The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- U.S. West 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.
- Jones Interco 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, change, improve, modify, repair, operate, and maintain utility, telephone, and other 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 (above ground or in-ground), wall, concrete or wood pool decking, or other structure shall be constructed or constructed on said easements, nor shall any well be drilled or constructed on said easements. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

Flood plain assessment granted by PLAT of TRACT 5-B1 & TRACT 5-B2 MANZANO MESA (filed March 29, 1990, Vol. 90C, Folio 94) to be vacated by this plat and flood plain easement as shown on this plat to be granted.

REPLAT FOR
TRACTS A THROUGH J
MANZANO MESA
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 1990

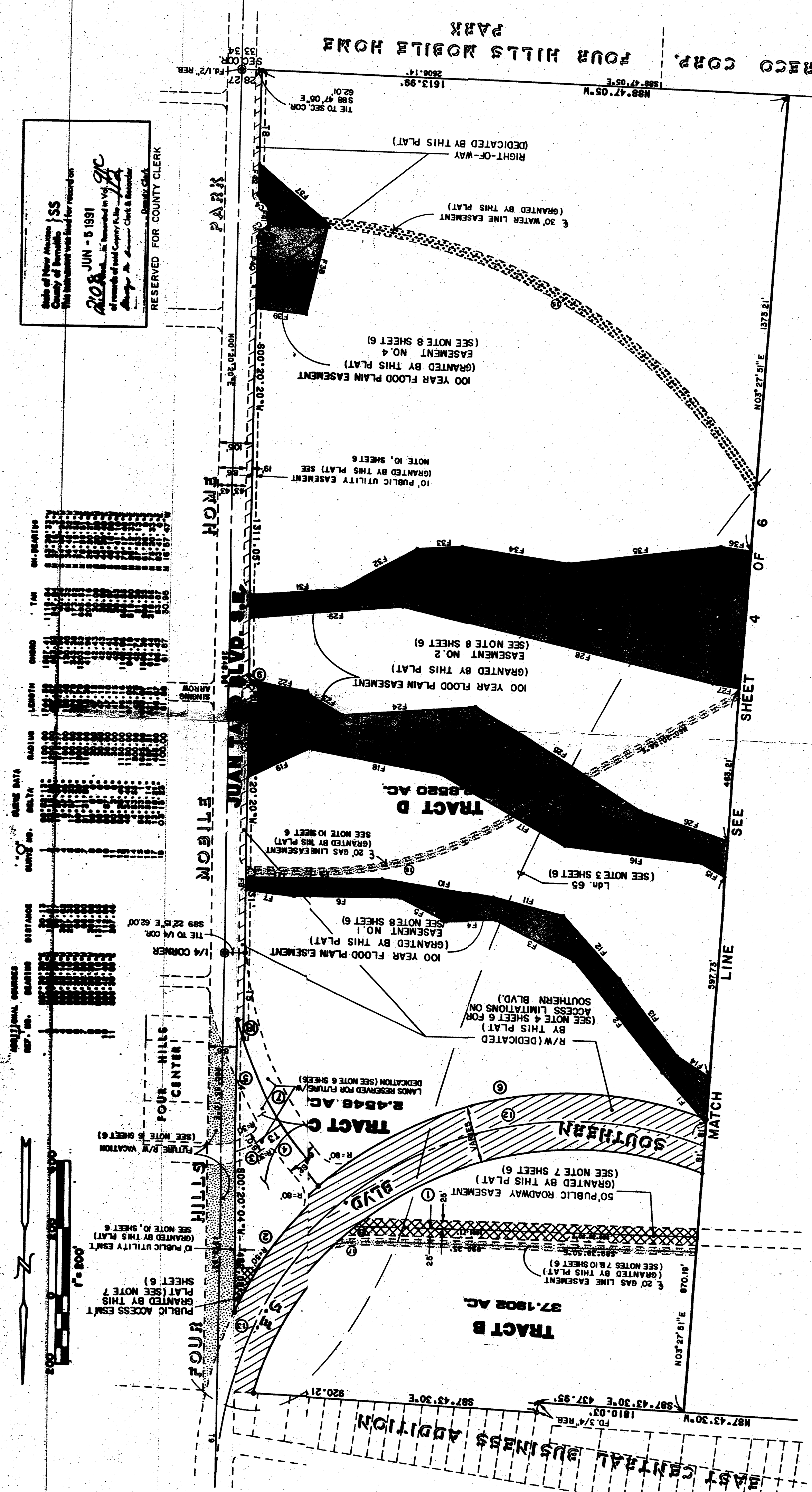
100 YEAR FLOOD PLAIN EASEMENTS

REF. NO.	BEARING	DISTANCE	EASEMENT NO. 1	SHEET 4	EASEMENT NO. 2	SHEET 5
1	N89°33'53"W	177.45	15	861°34'27"E	80.08	
2	N14°07'12"W	157.76	16	S84°27'44"E	420.38	
3	N84°41'32"E	169.98	17	S61°14'18"E	434.36	
4	N88°43'38"E	208.75	18	S84°25'16"E	213.48	
5	S82°08'17"E	352.02	19	S00°20'21"W	185.31	
6	S82°08'17"E	352.02	20	N78°23'33"W	188.91	
7	S82°08'17"E	352.02	21	N60°51'28"W	137.35	
8	S82°08'17"E	352.02	22	N68°26'09"W	244.93	
9	S84°25'16"E	208.75	23	N82°37'35"W	278.24	
10	S84°25'16"E	208.75	24	N82°37'35"W	278.24	
11	S84°25'16"E	208.75	25	S91°42'24"E	482.84	
12	S84°25'16"E	208.75	26	S91°42'24"E	482.84	
13	S84°25'16"E	208.75	27	S00°20'21"W	70.00	
14	S84°25'16"E	208.75	28	S81°30'26"W	288.17	
15	S84°25'16"E	208.75	29	S88°08'18"W	330.43	
16	S84°25'16"E	208.75	30	N82°37'35"W	137.44	
17	S84°25'16"E	208.75	31	N82°37'35"W	288.17	
18	S84°25'16"E	208.75	32	N82°37'35"W	288.17	
19	S84°25'16"E	208.75	33	N82°37'35"W	288.17	
20	S84°25'16"E	208.75	34	N82°37'35"W	288.17	
21	S84°25'16"E	208.75	35	N82°37'35"W	288.17	
22	S84°25'16"E	208.75	36	N82°37'35"W	288.17	
23	S84°25'16"E	208.75	37	N82°37'35"W	288.17	
24	S84°25'16"E	208.75	38	N82°37'35"W	288.17	
25	S84°25'16"E	208.75	39	N82°37'35"W	288.17	
26	S84°25'16"E	208.75	40	N82°37'35"W	288.17	
27	S84°25'16"E	208.75	41	N82°37'35"W	288.17	
28	S84°25'16"E	208.75	42	N82°37'35"W	288.17	
29	S84°25'16"E	208.75	43	N82°37'35"W	288.17	
30	S84°25'16"E	208.75	44	N82°37'35"W	288.17	
31	S84°25'16"E	208.75	45	N82°37'35"W	288.17	
32	S84°25'16"E	208.75	46	N82°37'35"W	288.17	
33	S84°25'16"E	208.75	47	N82°37'35"W	288.17	
34	S84°25'16"E	208.75	48	N82°37'35"W	288.17	
35	S84°25'16"E	208.75	49	N82°37'35"W	288.17	
36	S84°25'16"E	208.75	50	N82°37'35"W	288.17	

REF. NO.	BEARING	DISTANCE	EASEMENT NO. 1	SHEET 4	EASEMENT NO. 2	SHEET 5
1	N89°33'53"W	177.45	15	861°34'27"E	80.08	
2	N14°07'12"W	157.76	16	S84°27'44"E	420.38	
3	N84°41'32"E	169.98	17	S61°14'18"E	434.36	
4	N88°43'38"E	208.75	18	S84°25'16"E	213.48	
5	S82°08'17"E	352.02	19	S00°20'21"W	185.31	
6	S82°08'17"E	352.02	20	N78°23'33"W	188.91	
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11	S84°25'16"E	208.75	25	S91°42'24"E	482.84	
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13	S84°25'16"E	208.75	27	S00°20'21"W	70.00	
14	S84°25'16"E	208.75	28	S81°30'26"W	288.17	
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16	S84°25'16"E	208.75	30	N82°37'35"W	137.44	
17	S84°25'16"E	208.75	31	N82°37'35"W	288.17	
18	S84°25'16"E	208.75	32	N82°37'35"W	288.17	
19	S84°25'16"E	208.75	33	N82°37'35"W	288.17	
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22	S84°25'16"E	208.75	36	N82°37'35"W	288.17	
23	S84°25'16"E	208.75	37	N82°37'35"W	288.17	
24	S84°25'16"E	208.75	38	N82°37'35"W	288.17	
25	S84°25'16"E	208.75	39	N82°37'35"W	288.17	
26	S84°25'16"E	208.75	40	N82°37'35"W	288.17	
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28	S84°25'16"E	208.75	42	N82°37'35"W	288.17	
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30	S84°25'16"E	208.75	44	N82°37'35"W	288.17	
31	S84°25'16"E	208.75	45	N82°37'35"W	288.17	
32	S84°25'16"E	208.75	46	N82°37'35"W	288.17	
33	S84°25'16"E	208.75	47	N82°37'35"W	288.17	
34	S84°25'16"E	208.75	48	N82°37'35"W	288.17	
35	S84°25'16"E	208.75	49	N82°37'35"W	288.17	
36	S84°25'16"E	208.75	50	N82°37'35"W	288.17	

ESPEY, HUSTON & ASSOC. INC. Engineers - Planners - Surveyors 317 COMMERCIAL STREET N.E. ALBUQUERQUE, NEW MEXICO 87102 (800) 842-1809

REPLAT FOR
TRACTS A THROUGH J
MANZANO MESA
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 1990



Job No. 11650
Office PC, B.S.
Drawn PC
Date 4/90

ESPEY, HUSTON & ASSOC. INC.
Engineers - Planners - Surveyors
317 COMMERCIAL STREET N.E.
ALBUQUERQUE, NEW MEXICO 87102
(800) 842-1809

SHEET 5 OF 6

91C-112 (5)

EXHIBIT A

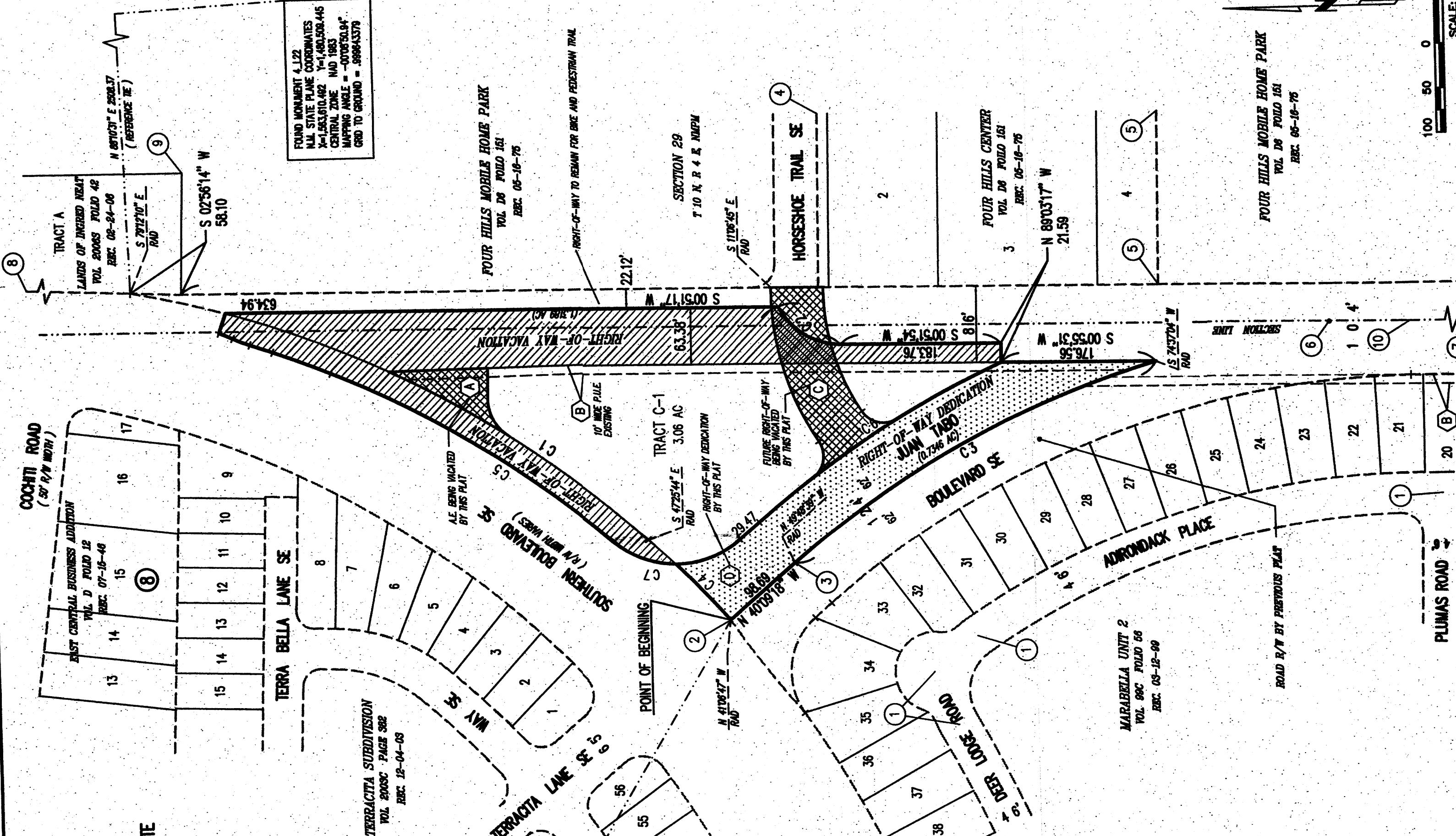
RIGHT-OF-WAY VACATION
PORTION OF JUAN TABO BOULEVARD SE
PORTION OF SOUTHERN BOULEVARD SE
ACCESS EASEMENT VACATION
SOUTHERN BOULEVARD SE ACCESS EASEMENT
HORSESHOE TRAIL SE ACCESS EASEMENT
RIGHT-OF-WAY DEDICATION
PORTION OF JUAN TABO BOULEVARD SE

TRACT C-1

A REPLAT OF TRACT C AND VACATION OF
PORTION OF JUAN TABO BOULEVARD SE
AND PORTION OF SOUTHERN BOULEVARD SE

MANZANO MESA

WITHIN SECTIONS 27 AND 28,
T. 10 N., R. 4 E., N. M. P. M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2012



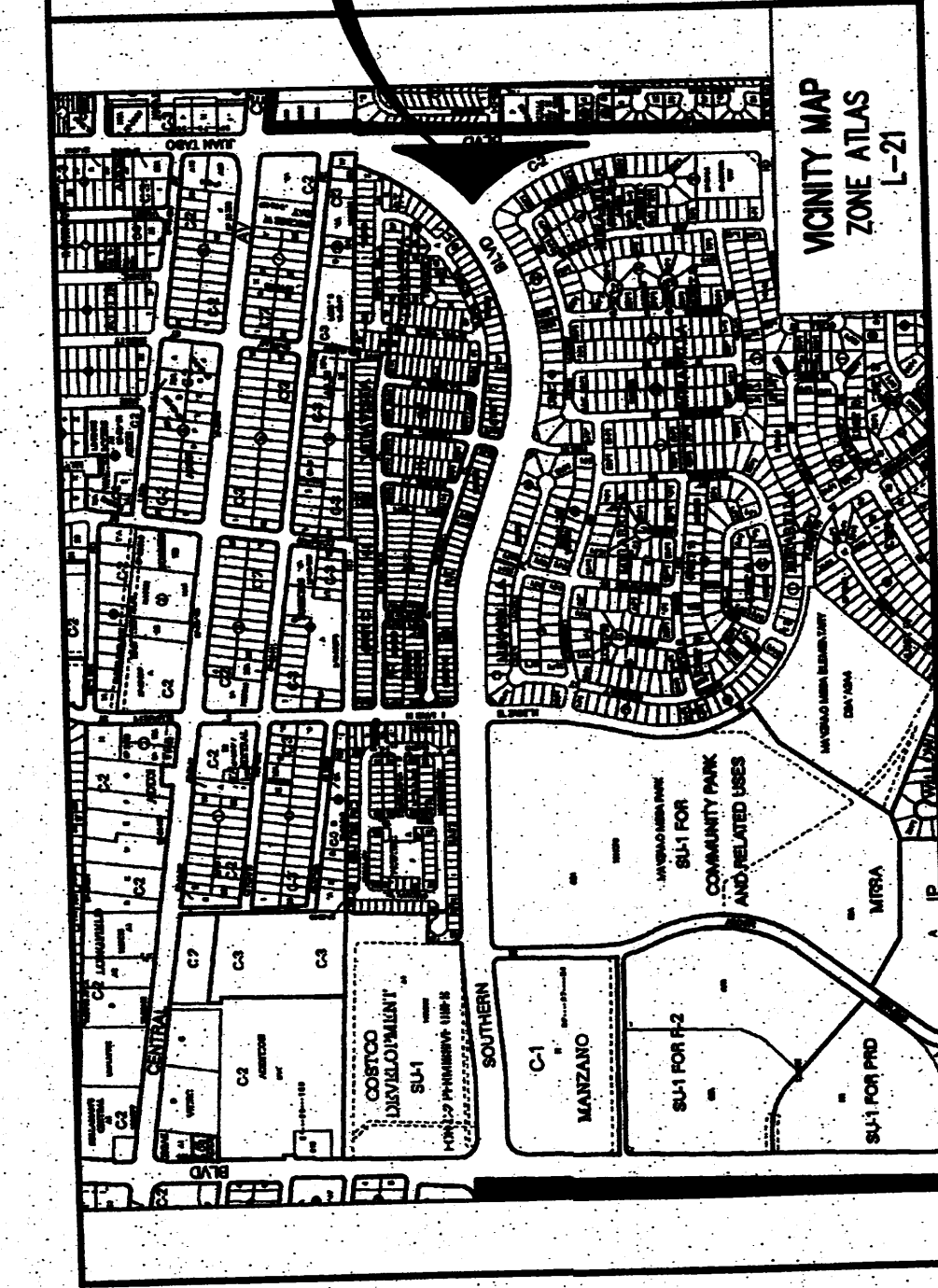
CURVE TABLE

NO	DELTA	BANKS	ARC LENGTH	TANGENT	CHORD
C1	38.0523°	1200.00	207.75	44.24	783.14
C2	60.5244°	81.15	68.22	47.68	82.72
C3	24.4825°	1100.00	475.26	243.89	472.55
C4	06.1857°	12000.00	132.28	66.21	132.21
C5	18.5274°	1172.48	579.51	191.43	377.68
C6	19.2371°	1192.00	332.34	167.31	351.21
C7	39.9124°	1100.00	176.52	98.88	174.99

VACATION OF PORTIONS OF JUAN TABO BLVD
APPROXIMATELY 41,015.06 SF (0.9416 AC)
VACATION OF PORTIONS OF SOUTHERN BOULEVARD
APPROXIMATELY 15,574.9 SF (0.3576 AC)
EASEMENT RIGHTS OVER RIGHT-OF-WAY BEING VACATED WILL REMAIN

HUETT-ZOLLARS
355 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 962-5141

SHEET 2 OF 2



PLAT DATA

DBR NO.	37562
NO. OF TRACTS	3,028
ROAD MILES	0.248
ROAD VACATION ACRES	1.2859

ZONE DESIGNATION

TRACT C
L-21

DISCLOSURE STATEMENT

- THE PURPOSE OF THIS PLAT IS TO DEDICATE NEW ROAD RIGHT-OF-WAY AND VACATE PORTIONS OF JUAN TABO BLVD SE AND PORTIONS OF SOUTHERN BOULEVARD SE, CREATING TRACT C-1 AND DEDICATING NEW JUAN TABO SE RIGHT-OF-WAY. THE PLAT IS A REPLAT AND RIGHT-OF-WAY RESERVE BY RECORD PLAT. THIS PLAT IS TO BE RECORDED. NEW EASEMENTS BEING GRANTED OR VACATED BY THIS PLAT ARE AS INDICATED.
- ALL BEARINGS AND DISTANCES PER FIELD SURVEY. RECORD INFORMATION WHERE DIFFERENT FROM ACTUAL FIELD SURVEY IS SHOWN IN PARENTHESES ().
- BENCHMARK FOR THIS PLAT IS CONTROL POINT 6.L21 LOCATED APPROXIMATELY 2,883 FEET TO THE NORTHWEST OF THE WESTERN MOST CORNER OF TRACT C.
- ALL PROPERTY CORNERS ARE SET WITH A 5/8" X 24" REBAR WITH RED OR YELLOW PLASTIC CAP STAMPED LS 9243 WITH THE GROUND, UNLESS OTHERWISE NOTED.
- CITY OF ALBUQUERQUE WATER AND SEWER SERVICE TO THESE TRACTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF: PUBLIC SERVICE COMPANY OF NEW MEXICO (PSC), A NEW MEXICO CORPORATION, (PSC ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRIC LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- NEW MEXICO GAS COMPANY AND OTHER FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- QUEST CORPORATION (Q/A/C CenturyLink) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- 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 REPAIR, RECONSTRUCT, RELOCATE, CHANGE, LOCATE, RELOCATE, CHANGE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF OWNERS FOR THE PURPOSES OF REPAIR, MAINTENANCE AND WITH THE RIGHT TO UTILIZING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, AND 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, OR STRUCTURE OR CONSTRUCTION ON SAID CONCRETE OR WOOD POOL DECKING SHALL BE PERMITTED 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 (PSC) AND NEW MEXICO GAS COMPANY (NMGC) DO NOT MAKE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER RECORDED DOCUMENT AND WHICH ARE NOT SHOWN OR NOTED ON THIS PLAT.

DESCRIPTION

A PARCEL OF LAND BEING ALL OF TRACT C OF MANZANO MESA, RECORDED ON JUNE 5, 1991 IN BOOK 91C, FOLIO 112, DOC. NO. 9104425, AND A PORTION OF JUAN TABO BOULEVARD SE, WITHIN SECTIONS 28 AND 29, T. 10 N., R. 4 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE WESTERN MOST CORNER OF SAID TRACT C, A POINT ON A CURVE FROM HORSESHOE TRAIL SE BEARING N 41°05'47" W AND FROM WHICH THE BRASS CAP MONUMENT BEARING N 59°28'07" W 2,928.17 FEET,
THENCE 79°75' FEET TO THE NORTHEAST ON THE NORTH BOUNDARY LINE OF SAID TRACT C ON THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30°52'23", A RADIUS OF 1,200.00 FEET AND A CHORD LENGTH OF 783.14 FEET, A RADIAL LINE AT THE END OF SAID CURVE BEARS S 79°12'07" E;
THENCE S 02°59'14" W 58.10 FEET ON SAID RIGHT-OF-WAY LINE TO A POINT ON A NON-TANGENT CURVE FROM WHICH SAID LINE BEARS S 11°09'45" E;
THENCE S 02°59'14" W 677.12 FEET ON SAID LINE BEARS S 11°09'45" E;
THENCE S 02°59'14" W 109.80 FEET TO THE POINT OF INTERSECTION OF SAID JUAN TABO BOULEVARD SE RIGHT-OF-WAY LINE HAVING A CENTRAL ANGLE OF 77°35'35" A RADIUS OF 814.5 FEET AND A CHORD LENGTH 101.89 FEET;
THENCE S 02°59'14" W 814.5 FEET TO A POINT ON THE WEST RIGHT-WAY LINE OF SAID SAID TRACT POINT C,
THENCE S 02°59'14" W 183.76 FEET, A POINT ON THE WEST RIGHT-WAY LINE OF SAID SAID TRACT POINT C,
THENCE S 02°59'14" W 176.56 FEET ON SAID BOUNDARY AND RIGHT-OF-WAY LINE TO A POINT ON A NON-TANGENT CURVE FROM WHICH SAID LINE BEARS S 74°37'04" W,
THENCE 472.28 FEET TO THE POINT OF INTERSECTION OF SAID NON-TANGENT CURVE TO LEFT HAVING A CENTRAL ANGLE OF 24°04'25", A RADIUS OF 1,100.00 FEET AND A CHORD DISTANCE OF 472.28 FEET, A RADIAL LINE AT THE END OF SAID CURVE BEARS N 49°43'39" W,
THENCE N 49°43'39" W 88.69 FEET ON SAID TRACT C BOUNDARY LINE TO THE POINT OF BEGINNING.
PARCEL CONTAINS 3.7882 ACRES, MORE OR LESS AND (1) TRACT.

DEDICATION AND FREE CONSENT

THE PROPERTY SHOWN HEREON IS REPLATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED GRANTOR (S) THEREOF AND SAID OWNER (S) AND PUBLIC UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREON, AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS ELECTRICAL FOR UNDERGROUND UTILITIES WHERE SHOWN FOR BURIED DISTRIBUTION LINES, LIGHT OF ACCESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS (THE OWNERS) AND/OR PROPRIETOR (S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE TO PROPERTY BEING THOSE SIGNING WARRANT THAT THEY HAD INDISPENSIBLE TITLE IN FEEL SIMPLE TO PROPERTY BEING RELATED HEREON.

CITY OF ALBUQUERQUE
BOARD OF EDUCATION
OWNER PORTION OF TRACT C
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE
MARTIN EGERT, REAL ESTATE DIRECTOR
(STATE OF) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
ON BEHALF OF SAID BOARD.

BY:

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
(STATE OF) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # _____
UPC # 1077050780-630707
BERNALILLO COUNTY TREASURERS OFFICE:
DATE: _____

SURVEYOR'S CERTIFICATION

I, DAN B. HOLMES, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9243, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A MEMBER OF THE SURVEYORS ASSOCIATION OF NEW MEXICO AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE CITY OF ALBUQUERQUE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAN B. HOLMES, P.E., NO. 9243
12-21-12
DATE

PLAT FOR
TRACT C-1
A REPLAT OF TRACT C AND VACATION OF
PORTION OF JUAN TABO BOULEVARD SE
PORTION OF SOUTHERN BOULEVARD SE
MANZANO MESA
WITHIN SECTIONS 27 AND 28,
T. 10 N., R. 4 E., N. M. P. M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2013

R/W VACATION	CITY COUNCIL NO.
SOUTHERN BLVD.: 0.3593 AC	EC-13-407
JUAN TABO BLVD.: 0.9416 AC	EC-13-407

R/W DEDICATION
JUAN TABO BLVD.: 0.7241 AC

FOUND MONUMENT 6.L21
N.M. STATE PLANE COORDINATES
X=1,558,220.734 Y=1,481,282.770
CENTRAL ZONE NAD 1983
MAPPING ANGLE = -00°09'28.24"
GRID TO GROUND = .999648352

FOUND MONUMENT 4.L22
N.M. STATE PLANE COORDINATES
X=1,563,610.492 Y=1,480,509.445
CENTRAL ZONE NAD 1983
MAPPING ANGLE = -00°08'50.94"
GRID TO GROUND = .999643379

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED

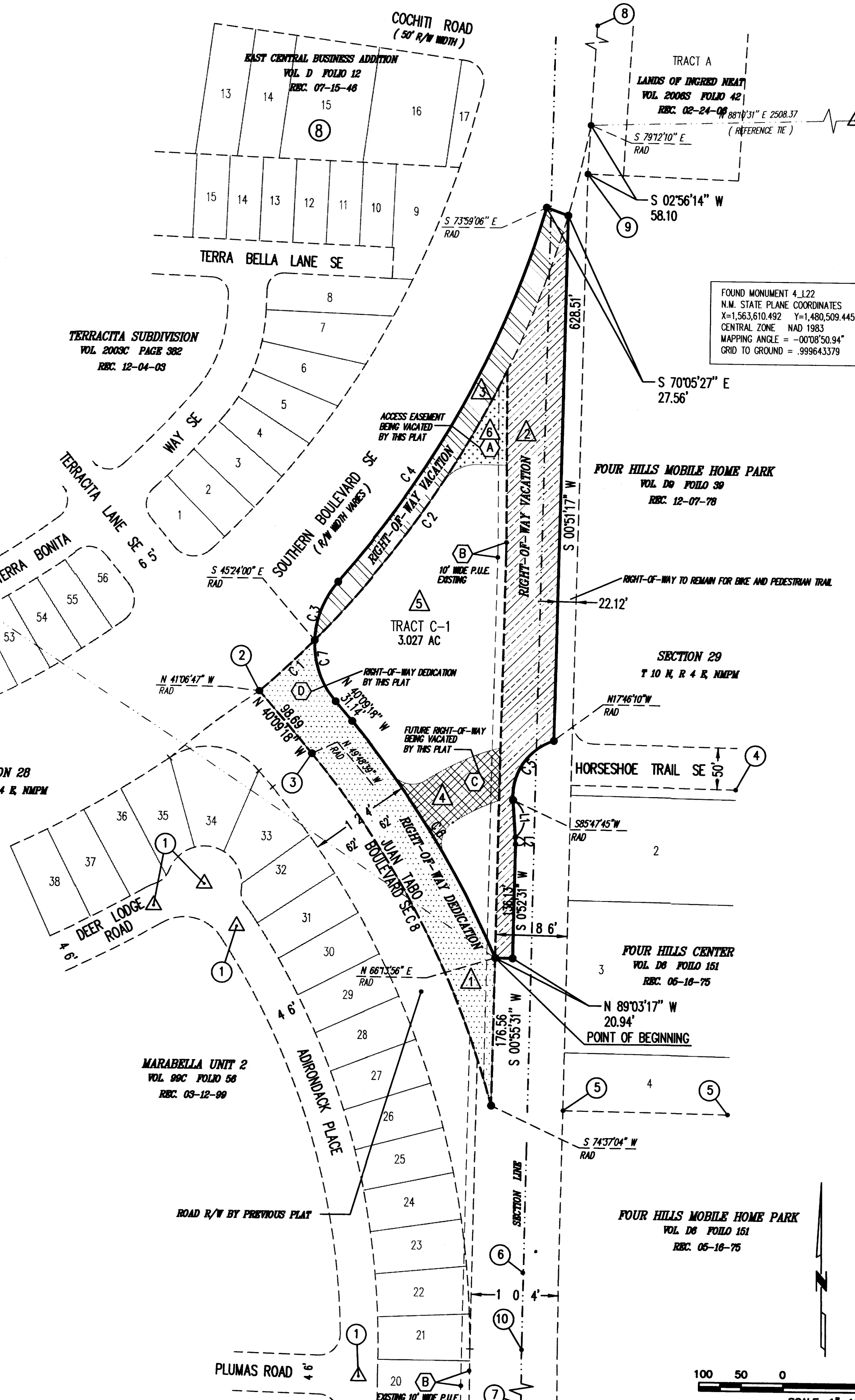
ALL BOUNDARY CORNERS ARE SET WITH A NO. 5 REBAR WITH PLASTIC CAP STAMPED LS 10466

- ① COA CENTERLINE BRASS MONUMENT IN ASPHALT STAMPED PLS 116426
- ② FOUND NO. 5 REBAR BENT - NO CAP
- ③ FOUND NO. 5 REBAR W/ 1 1/2" ALUMINUM CAP STAMPED NMPS 1599 "1996)
- ④ FOUND MAG NAIL WITH BRASS WASHER STAMPED PS 3516 IN PAVEMENT
- ⑤ FOUND NO. 5 REBAR W/ RED PLASTIC CAP STAMPED TYREE PS 3516
- ⑥ FOUND NO. 5 REBAR - NO CAP - 1/4 CORNER OF SECTION 28/29
- ⑦ FOUND NO. 4 REBAR - NO CAP - IN WATER VALVE CAN - SE CORNER SECTION 28 S 00°19'37" W 2,649.24' SOUTH OF 1/4 CORNER IN ITEM 6 ABOVE
- ⑧ FOUND PK NAIL W/ 1 1/2" ALUMINUM WASHER STAMPED RAF PS 6126
- ⑨ FOUND PK NAIL IN TOP OF WALL
- ⑩ FOUND NO. 4 REBR - NO CAP - 1.53' S AND 2.13' E OF CENTERLINE/BOUNDARY DISREGARD THIS POINT

ATTACHED A BRASS TAG STAMPED LS 9243 WITH TIE WIRE TO ACCEPTED POINTS IN ITEMS ABOVE

EASEMENTS OF RECORD

- A PUBLIC ACCESS EASEMENT PER RECORDED PLAT, RECORDED ON 06-05-91 IN BOOK 91C, FOLIO 112 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS EASEMENT BEING VACATED BY THIS PLAT
- B TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENTS PER RECORDED PLAT REFERENCED IN ITEM A ABOVE
- C FUTURE RIGHT-OF-WAY PER RECORDED PLAT, RECORDED ON 06-05-91 IN BOOK 91C, FOLIO 112 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS FUTURE RIGHT-OF-WAY BEING VACATED BY THIS PLAT
- D FUTURE RIGHT-OF-WAY PER RECORDED PLAT, RECORDED ON 06-05-91 IN BOOK 91C, FOLIO 112 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS FUTURE RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT



LEGEND

EX R/W	---
NEW TRACT C-1	---
PREVIOUS TRACT C	---
EX EASEMENTS	---
SECTION LINE	---

DISCLOSURE STATEMENT

①	DEDICATE R/W TO JUAN TABO BLVD.	[Symbol]
②	VACATE PORTIONS OF JUAN TABO BLVD.	[Symbol]
③	VACATE PORTION OF SOUTHERN BLVD.	[Symbol]
④	VACATE FUTURE R/W	[Symbol]
⑤	CREATE TRACT C-1	[Symbol]
⑥	VACATE ACCESS EASEMENT	[Symbol]

CURVE TABLE

NO	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD	CHORD BEARING
C1	04°17'38"	1200.00'	89.93'	44.99'	89.91'	46°44'24"
C2	33°47'44"	1200.00'	707.81'	364.54'	697.60'	27°41'42"
C3	39°45'26"	110.00'	76.33'	39.77'	74.81'	21°21'13"
C4	25°13'02"	1172.50'	516.04'	262.27'	511.89'	28°37'25"
C5	76°26'05"	69.62'	92.88'	54.82'	86.14'	34°00'47"
C6	16°23'14"	1162.00'	332.34'	167.31'	331.21'	31°57'41"
C7	41°37'48"	110.00'	79.92'	41.82'	78.18'	19°26'24"
C8	24°48'25"	1110.00'	476.26'	241.92'	472.55'	27°47'08"

LINE TABLE

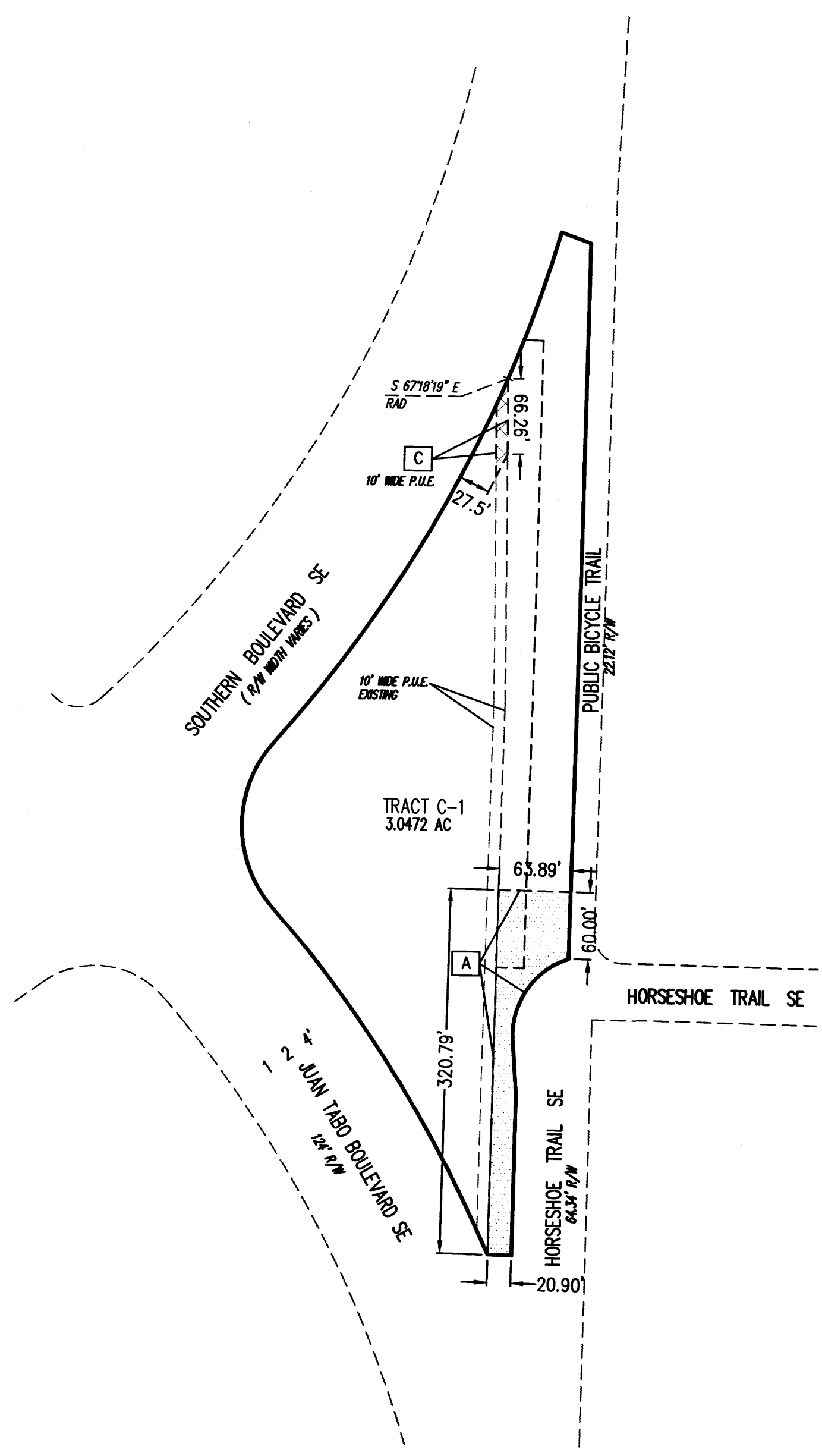
NO	BEARING	DISTANCE
L1	S4°12'15"E	44.41'
L2	S01°39'52"E	8.28'



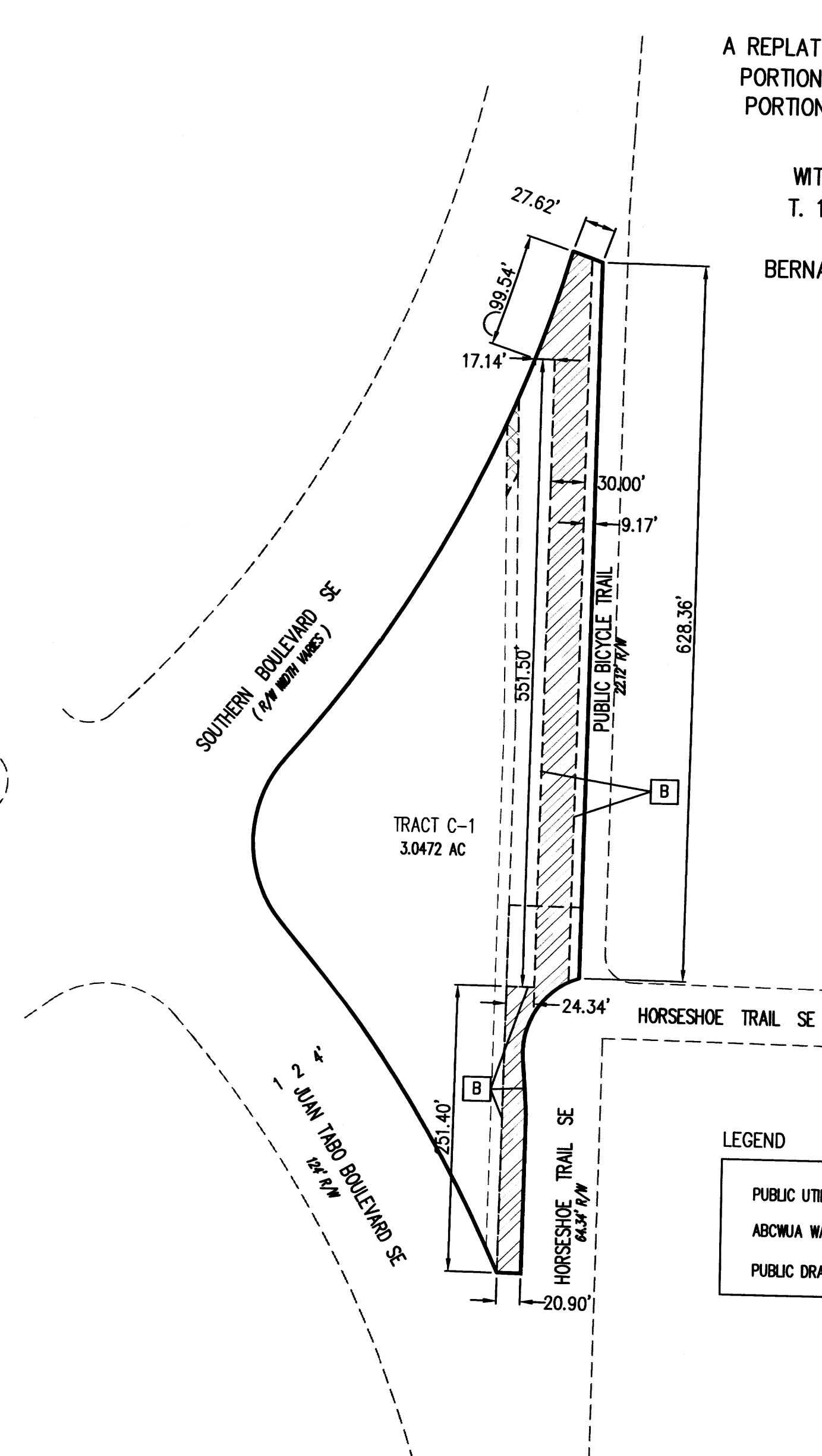
HUITT-ZOLLARS

333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

PLAT FOR
TRACT C-1
A REPLAT OF TRACT C AND VACATION OF
PORTION OF JUAN TABO BOULEVARD SE
PORTION OF SOUTHERN BOULEVARD SE
MANZANO MESA
WITHIN SECTIONS 27 AND 28,
T. 10 N., R. 4 E., N. M. P. M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2013



PLAN VIEW - PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT



PLAN VIEW - ABCWJA WATER AND SANITARY SEWER EASEMENT

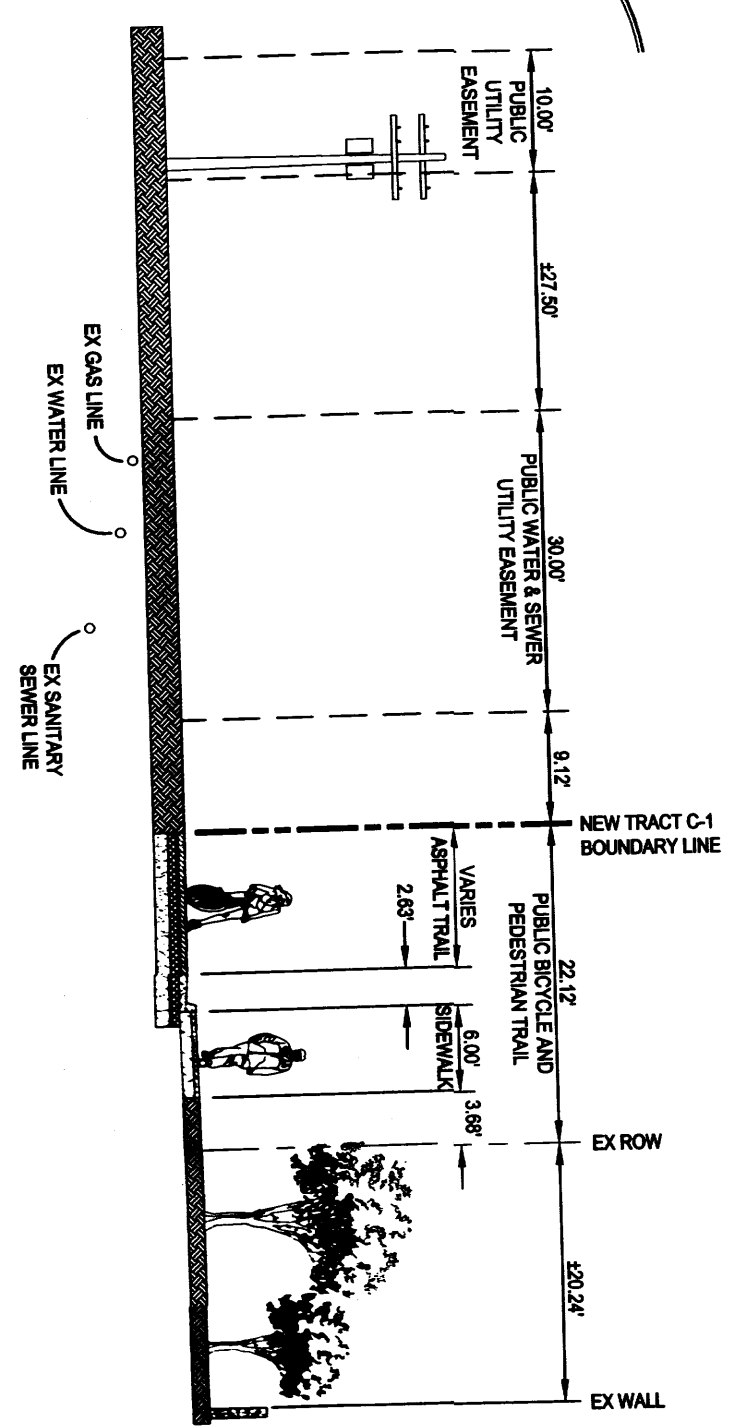
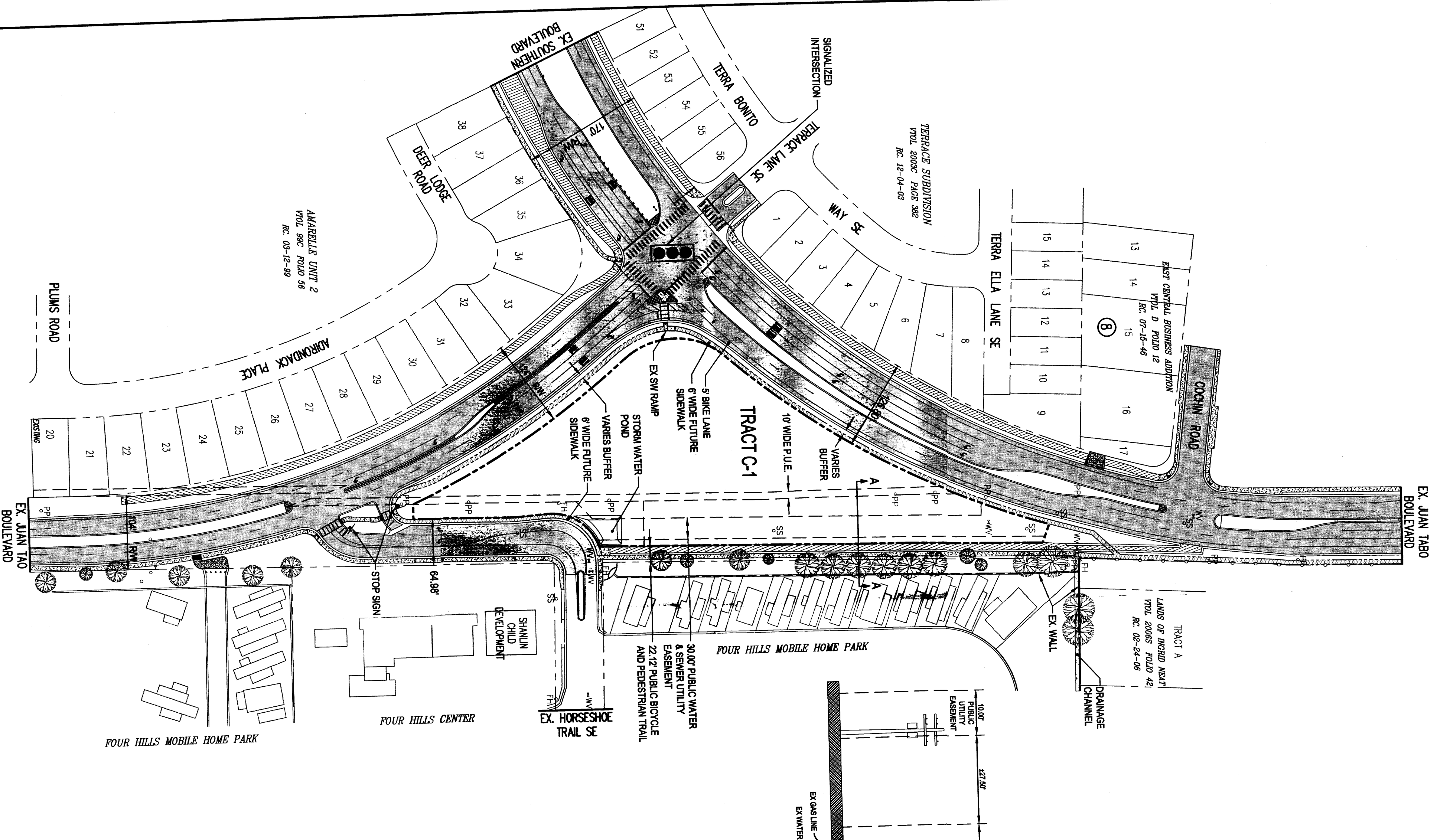
LEGEND

PUBLIC UTILITY EASEMENT	
ABCWJA WATER & SEWER EASEMENT	
PUBLIC DRAINAGE EASEMENT	

NEW EASEMENTS WITH THIS PLAT

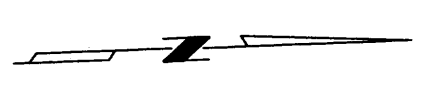
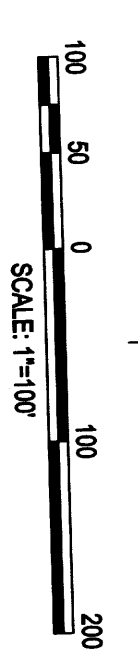
- A** DRAINAGE EASEMENT - BENEFICIARIES OF THE EASEMENT ARE THE CITY OF ALBUQUERQUE FOR THE BICYCLE TRAIL AND TRACT C-1. MAINTENANCE OF DRAINAGE EASEMENT IS THE CITY OF ALBUQUERQUE.
- B** ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WATER AND SANITARY SEWER EASEMENT
- C** TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT

SITE SKETCH FOR TRACT C-1 MANZANO MESA



LEGEND

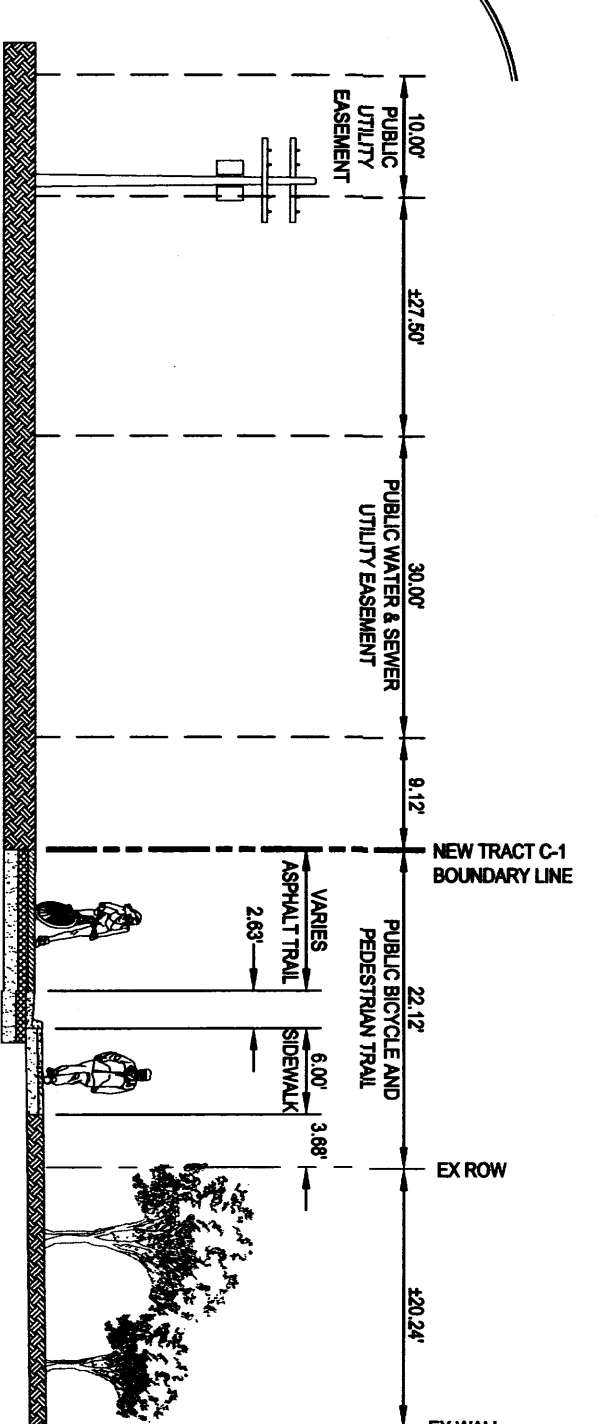
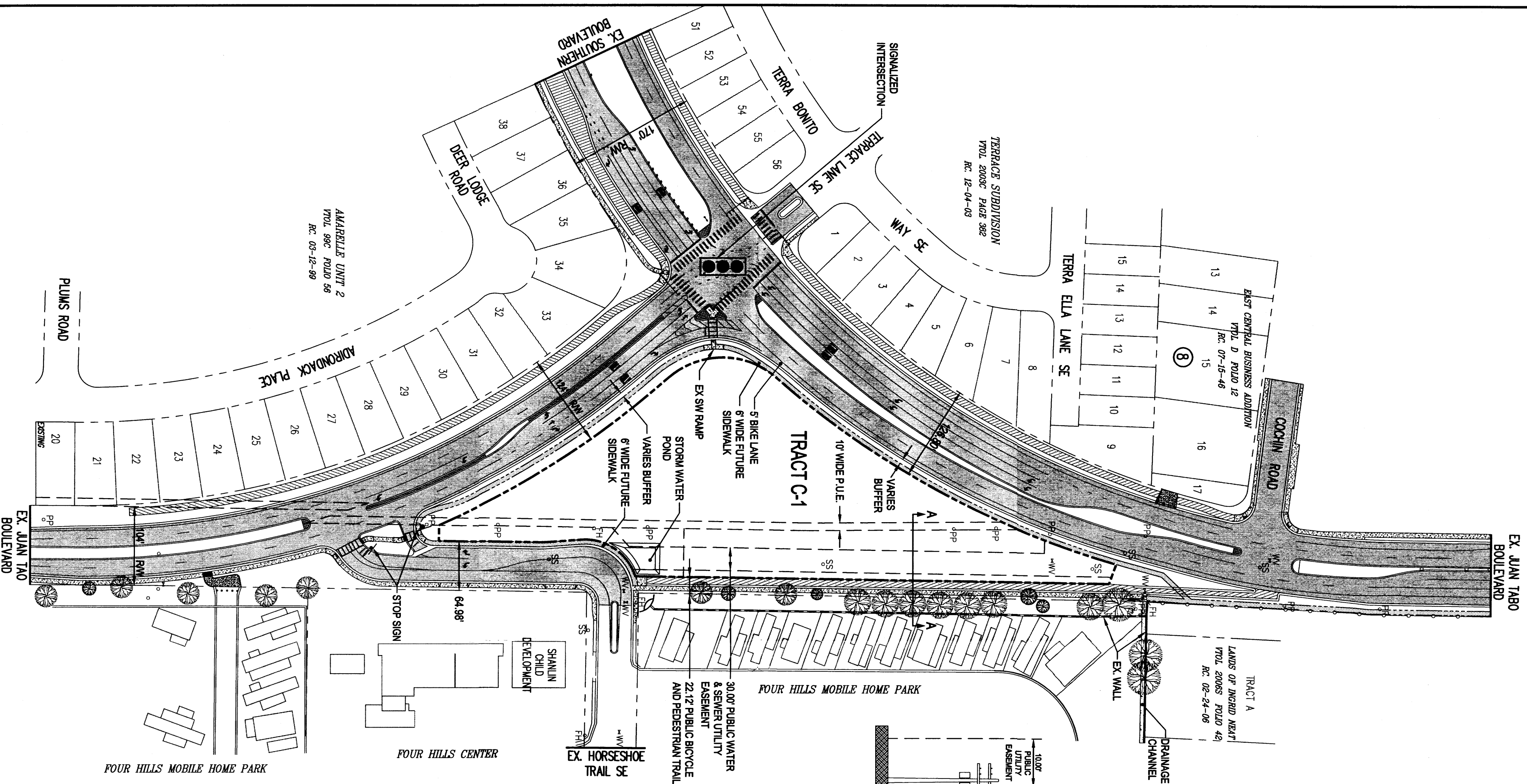
EX STOP SIGN	
EX RW	
NEW TRACT C-1	
EX EASEMENTS	
EX ASPHALT	
EX CURB AND GUTTER	
EX SIDEWALK	
EX ASPHALT TRAIL	
FUTURE SIDEWALK	
EX WALL	
EX CHAINLIKE FENCE	
EX FIRE HYDRANT	
EX WATER VALVE	
EX ELECTRICAL EQUIPMENT	
EX POWER POLE	
EX SANITARY SEWER MANHOLE	
EX STRUCTURE	
EX DRAINAGE CHANNEL	
EX ADJACENT LOTS	
EX TREES	



HUITT-ZOLLARS
333 RIO RANCHO DR., N.E., ST. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

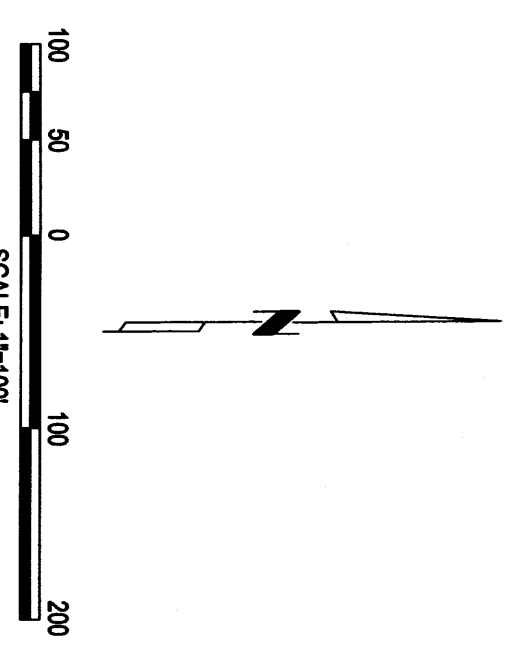
Oct 15, 2013 8:24:27am - User reading
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Katie

SITE SKETCH FOR TRACT C-1 MANZANO MESA



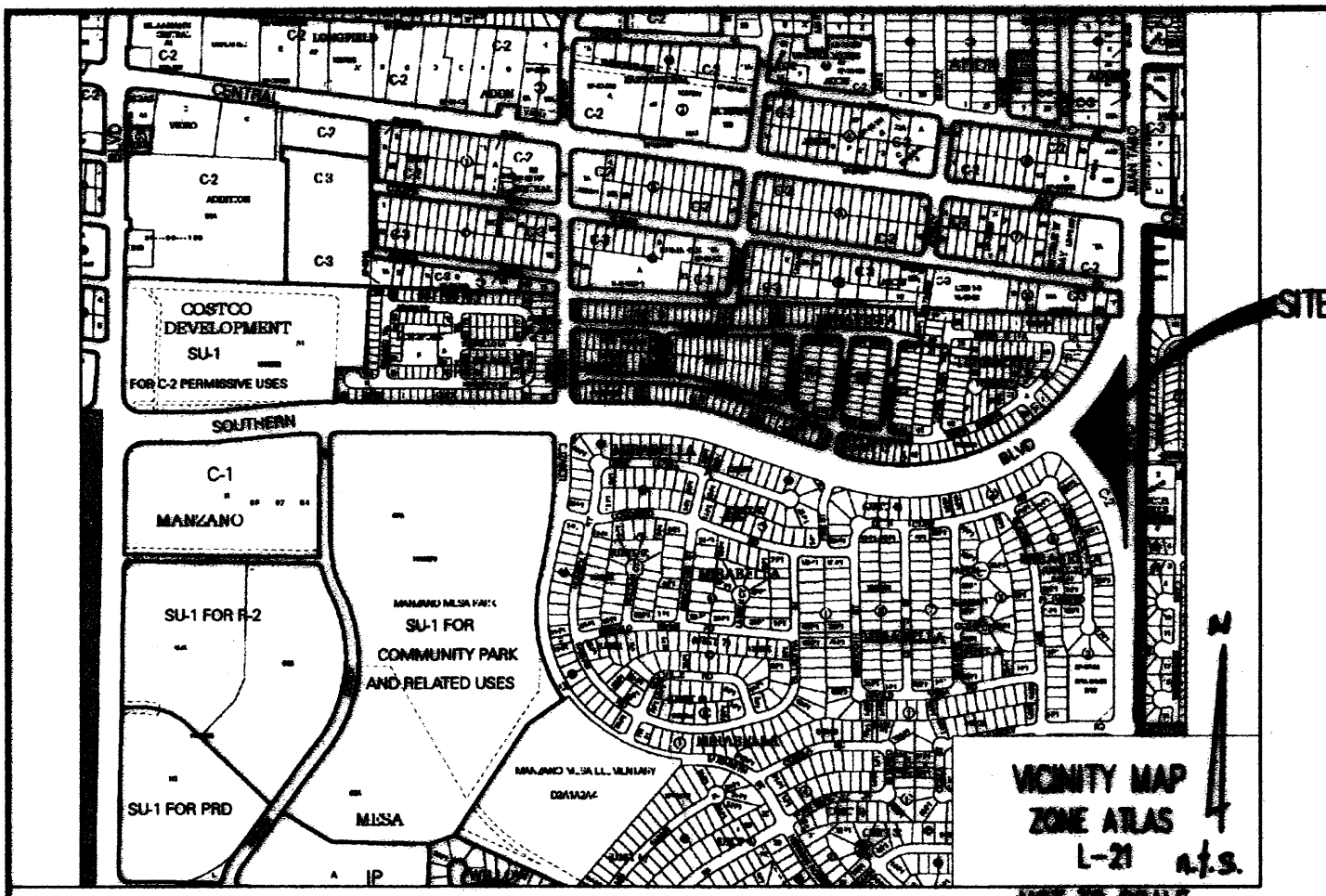
LEGEND

- EX STOP SIGN
- EX RW
- NEW TRACT C-1
- EX EASEMENTS
- EX ASPHALT
- EX CURB AND GUTTER
- EX SIDEWALK
- EX ASPHALT TRAIL
- FUTURE SIDEWALK
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- EX ADJACENT LOTS
- EX TREES



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Notes

HUITT-ZOLLARS
333 RIO RANCHO DR., N.E., ST. 101
RIO RANCHO, N.M., 87124
(505) 892-5141



DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT C OF MANZANO MESA, RECORDED ON JUNE 5, 1991 IN BOOK 91C, FOLIO 112, DOC. NO. 91044235, A PORTION OF JUAN TABO BOULEVARD SE, WITHIN SECTIONS 28 AND 29, T. 10 N., R. 4 E., N.M.P.M., AND A PORTION OF SOUTHERN BOULEVARD SE, WITHIN SECTIONS 28 AND 29, T. 10 N., R. 4 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE SOUTHWEST CORNER OF TRACT C-1, A POINT ON A CURVE FROM WHICH A RADIAL LINE BEARS N 68°13'56" E AND FROM WHICH THE BRASS CAP MONUMENT 6.L21 BEARS N 56°22'33" W 3,340.59 FEET;
 - THENCE 332.34 FEET TO THE NORTHWEST CORNER ON THE WEST BOUNDARY LINE OF NEW TRACT C-1 ON THE ARC OF A CURVE TO THE LEFT EXTENDED TO THE EAST RIGHT-OF-WAY LINE OF JUAN TABO BOULEVARD SE, HAVING A CENTRAL ANGLE OF 16°23'14", A RADIUS OF 1,162.00 FEET AND A CHORD LENGTH OF 331.21 FEET;
 - THENCE N 40°08'18" W 31.14 FEET;
 - THENCE 78.92 FEET TO THE NORTHWESTERN MOST POINT OF NEW TRACT C-1 ON THE ARC OF A CURVE TO THE RIGHT EXTENDED TO THE SOUTHERN RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD SE, HAVING A CENTRAL ANGLE OF 41°37'48", A RADIUS OF 110.00 FEET AND A CHORD LENGTH OF 78.18 FEET;
 - THENCE 76.33 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°45'26", A RADIUS OF 110.00 FEET AND A CHORD LENGTH OF 74.81 FEET;
 - THENCE 516.04 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 28°12'02", A RADIUS OF 1172.50 FEET AND A CHORD LENGTH OF 511.80 FEET, A RADIAL LINE AT THE END OF SAID CURVE BEARS S 73°58'08" E;
 - THENCE S 70°05'27" E 27.56 FEET;
 - THENCE S 00°51'17" W 628.51 FEET;
 - THENCE 312.29 FEET ON THE ARC TO THE LEFT OF A NON-TANGENT CURVE HAVING A CENTRAL ANGLE OF 70°26'09", A RADIUS OF 62.82 FEET AND A CHORD LENGTH OF 66.61, A RADIAL LINE AT THE END OF SAID CURVE BEARS S 85°47'45" W;
 - THENCE S 04°32'35" E, 44.41 FEET; THENCE S 01°39'52" E, 8.28 FEET;
 - THENCE S 00°52'31" W 136.13 FEET; THENCE N 89°03'12" W, 20.94 FEET TO THE POINT OF BEGINNING.
- PARCEL CONTAINS 3.027 ACRES, MORE OR LESS.

PLAT FOR TRACT C-1
 A REPLAT OF TRACT C AND VACATION OF PORTION OF JUAN TABO BOULEVARD SE PORTION OF SOUTHERN BOULEVARD SE
MANZANO MESA
 WITHIN SECTIONS 27 AND 28, T. 10 N., R. 4 E., N. M. P. M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2013

COA PROJECT NO. 7175.91
 PROJECT NO. _____
 APPLICATION NO. _____

PLAT APPROVALS
UTILITY APPROVALS

PNM ELECTRIC SERVICES _____ DATE _____
 NEW MEXICO GAS COMPANY _____ DATE _____
 QWEST COMMUNICATIONS / CenturyLink QC _____ DATE 9/24/13
 COMCAST _____ DATE _____

CITY APPROVALS
 City Supervisor Dan P. Acosta _____ DATE 9-13-13
 REAL PROPERTY DIVISION John M. Howard _____ DATE 10-14-13
 ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
 A.B.C.W.U.A. _____ DATE _____
 DEPARTMENT OF MUNICIPAL DEVELOPMENT _____ DATE _____
 AMAFCA _____ DATE _____
 CITY ENGINEER _____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

PLAT DATA

DRB NO.	PLAT ACRES	<u>3.0240</u>
NO. OF TRACTS	TRACT ACRES	<u>3.0672</u>
ROAD MILES	ROAD ACRES	<u>0.7261</u>
	ROAD VACATION ACRES	<u>1.3088</u>

ZONE DESIGNATION

TRACT C-1 C-2

DISCLOSURE STATEMENT

- THE PURPOSE OF THIS PLAT IS TO DEDICATE ADDITIONAL RIGHT-OF-WAY TO JUAN TABO BLVD SE.
- VACATE PORTIONS OF JUAN TABO BLVD SE.
- VACATE PORTION OF SOUTHERN BLVD SE.
- VACATE EXISTING EASEMENTS AS SHOWN.
- CREATE TRACT C-1.
- THIS PLAT VACATES FUTURE RIGHT-OF-WAY RESERVED BY RECORD PLATS. NEW EASEMENTS BEING GRANTED OR VACATED BY THIS PLAT ARE AS INDICATED.

NOTES

- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM 1983, CENTRAL ZONE, MAPPING ANGLE IS -00°00'00.6". BASIS OF BEARINGS IS THE LINE BETWEEN SURVEY CONTROL MONUMENTS 6.L21 AND 4.L22 BEING S 81°50'08" E. BASIS OF COORDINATES IS 6.L21 WITH COORDINATES AS SHOWN. DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
- ALL BEARINGS AND DISTANCES PER FIELD SURVEY. RECORD INFORMATION WHERE DIFFERENT FROM ACTUAL FIELD SURVEY IS SHOWN IN PARENTHESES ().
- ALL PROPERTY CORNERS ARE SET WITH A 5/8" X 24" REBAR WITH RED OR YELLOW PLASTIC CAP STAMPED LS 10466 SET FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.
- A.B.C.W.U.A. WATER AND SEWER SERVICE TO THIS TRACT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
- SOLAR COLLECTION NOTE:**
 PER SECTION 14-4-7 OF THE SUBDIVISION ORDINANCE
 NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
- QWEST 4/4/0 CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE 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.

PNM, NEW MEXICO GAS COMPANY, COMCAST, AND QWEST 4/4/0 CENTURYLINK QC COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

DEDICATION AND FREE CONSENT

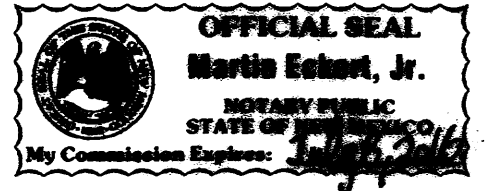
THE PROPERTY SHOWN HEREON IS REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE: ADDITIONAL R/W OF JUAN TABO SE AS SHOWN HEREON IN FEE SIMPLE. HEREBY SAID OWNERS, GRANT EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. THOSE SIGNING COVENANT THAT THEY HOLD INDEFEASIBLE TITLE IN FEE SIMPLE TO PROPERTY BEING REPLATTED HEREON.

ALBUQUERQUE PUBLIC SCHOOLS
 BOARD OF EDUCATION
 OWNER OF TRACT C
Winston Brooks _____
 WINSTON BROOKS, SUPERINTENDENT OF SCHOOLS
 ALBUQUERQUE PUBLIC SCHOOLS
 DATE August 28, 2013

ACKNOWLEDGEMENT

(STATE OF NEW MEXICO) SS
 (COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 28, 2013
 BY WINSTON BROOKS, SUPERINTENDENT OF SCHOOL, ALBUQUERQUE PUBLIC SCHOOLS.

BY: Martin Eket, Jr.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: July 8, 2016

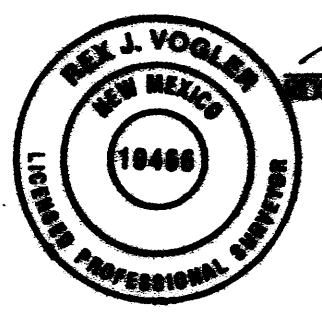


TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #
 UPC # 102105651732442098

BERNALILLO COUNTY TREASURERS OFFICE:

BY: _____ DATE: _____



Rex J. Vogler
 REX J. VOGLER, P.E. NO. 10466
 DATE 08-19-13

HUITT-ZOLLARS
 333 RIO RANCHO DR. N.E., STE. 101
 RIO RANCHO, N.M. 87124
 (805) 862-5141
 SHEET 1 OF 3

PLAT FOR
TRACT C-1
A REPLAT OF TRACT C AND VACATION OF
PORTION OF JUAN TABO BOULEVARD SE
PORTION OF SOUTHERN BOULEVARD SE
MANZANO MESA
WITHIN SECTIONS 27 AND 28,
T. 10 N., R. 4 E., N. M. P. M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2013

R/W VACATION CITY COUNCIL NO.

SOUTHERN BLVD.: 0.3593 AC	EC-13-407
JUAN TABO BLVD.: 0.9416 AC	EC-13-407

R/W DEDICATION

JUAN TABO BLVD.: 0.7241 AC

FOUND MONUMENT 6_L21
N.M. STATE PLANE COORDINATES
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CENTRAL ZONE NAD 1983
MAPPING ANGLE = -00°09'28.24"
GRID TO GROUND = .999648352

FOUND MONUMENT 4_L22
N.M. STATE PLANE COORDINATES
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MAPPING ANGLE = -00°08'50.94"
GRID TO GROUND = .999643379

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED

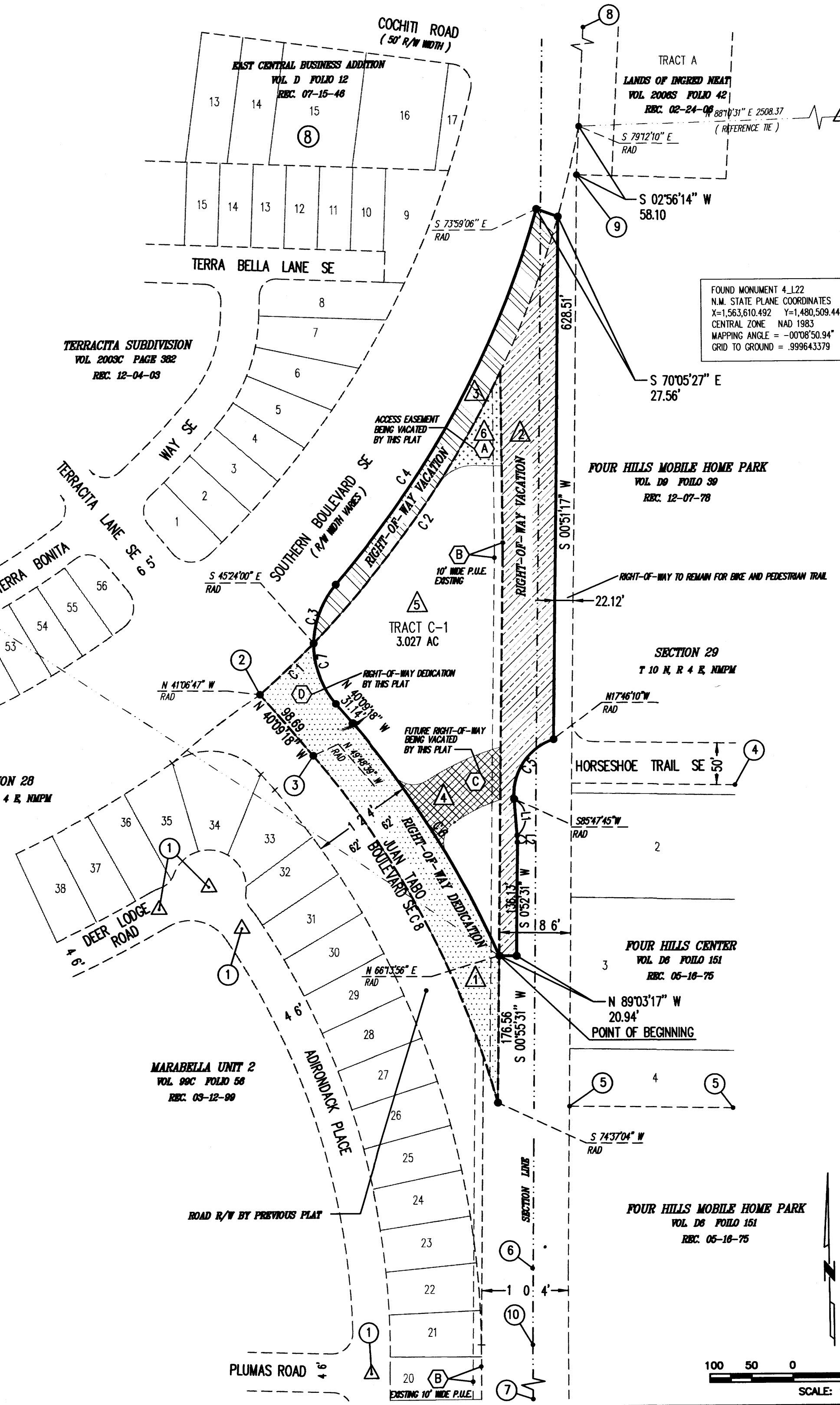
ALL BOUNDARY CORNERS ARE SET WITH A NO. 5 REBAR WITH PLASTIC CAP STAMPED LS 10466

- ① COA CENTERLINE BRASS MONUMENT IN ASPHALT STAMPED PLS 116426
- ② FOUND NO. 5 REBAR BENT - NO CAP
- ③ FOUND NO. 5 REBAR W/ 1 1/2" ALUMINUM CAP STAMPED NMPS 1599 "1996"
- ④ FOUND MAG NAIL WITH BRASS WASHER STAMPED PS 3516 IN PAVEMENT
- ⑤ FOUND NO. 5 REBAR W/ RED PLASTIC CAP STAMPED TYREE PS 3516
- ⑥ FOUND NO. 5 REBAR - NO CAP - 1/4 CORNER OF SECTION 28/29
- ⑦ FOUND NO. 4 REBAR - NO CAP - IN WATER VALVE CAN - SE CORNER SECTION 28 S 00°19'37" W 2,649.24' SOUTH OF 1/4 CORNER IN ITEM 6 ABOVE
- ⑧ FOUND PK NAIL W/ 1 1/2" ALUMINUM WASHER STAMPED RAF PS 6126
- ⑨ FOUND PK NAIL IN TOP OF WALL
- ⑩ FOUND NO. 4 REBR - NO CAP - 1.53' S AND 2.13' E OF CENTERLINE/BOUNDARY DISREGARD THIS POINT

ATTACHED A BRASS TAG STAMPED LS 9243 WITH TIE WIRE TO ACCEPTED POINTS IN ITEMS ABOVE

EASEMENTS OF RECORD

- A PUBLIC ACCESS EASEMENT PER RECORDED PLAT, RECORDED ON 06-05-91 IN BOOK 91C, FOLIO 112 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS EASEMENT BEING VACATED BY THIS PLAT
- B TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENTS PER RECORDED PLAT REFERENCED IN ITEM A ABOVE
- C FUTURE RIGHT-OF-WAY PER RECORDED PLAT, RECORDED ON 06-05-91 IN BOOK 91C, FOLIO 112 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS FUTURE RIGHT-OF-WAY BEING VACATED BY THIS PLAT
- D FUTURE RIGHT-OF-WAY PER RECORDED PLAT, RECORDED ON 06-05-91 IN BOOK 91C, FOLIO 112 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS FUTURE RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT



LEGEND

EX R/W	---
NEW TRACT C-1	—
PREVIOUS TRACT C	- - -
EX EASEMENTS	· · · · ·
SECTION LINE	—+—

DISCLOSURE STATEMENT

①	DEDICATE R/W TO JUAN TABO BLVD.	[Pattern]
②	VACATE PORTIONS OF JUAN TABO BLVD.	[Pattern]
③	VACATE PORTION OF SOUTHERN BLVD.	[Pattern]
④	VACATE FUTURE R/W	[Pattern]
⑤	CREATE TRACT C-1	[Pattern]
⑥	VACATE ACCESS EASEMENT	[Pattern]

CURVE TABLE

NO	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD	CHORD BEARING
C1	04°17'38"	1200.00'	89.93'	44.99'	89.91'	46°44'24"
C2	33°47'44"	1200.00'	707.81'	364.54'	697.60'	27°41'42"
C3	39°45'26"	110.00'	76.33'	39.77'	74.81'	21°21'13"
C4	25°13'02"	1172.50'	516.04'	262.27'	511.89'	28°37'25"
C5	76°26'05"	69.62'	92.88'	54.82'	86.14'	34°00'47"
C6	16°23'14"	1162.00'	332.34'	167.31'	331.21'	31°57'41"
C7	41°37'48"	110.00'	79.92'	41.82'	78.18'	19°26'24"
C8	24°48'25"	1110.00'	476.26'	241.92'	472.55'	27°47'08"

LINE TABLE

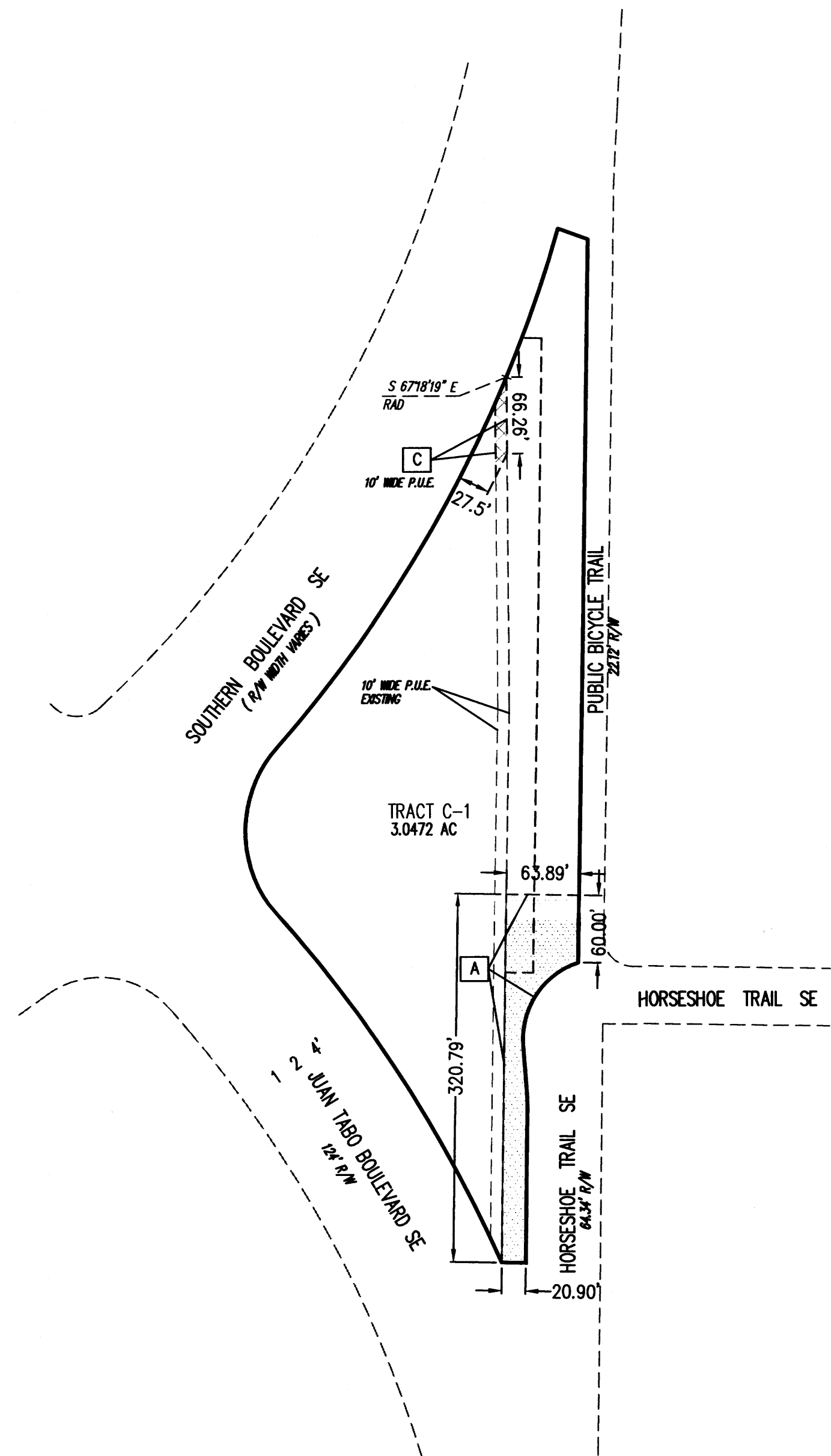
NO	BEARING	DISTANCE
L1	S41°12'15"E	44.41'
L2	S01°39'52"E	8.28'



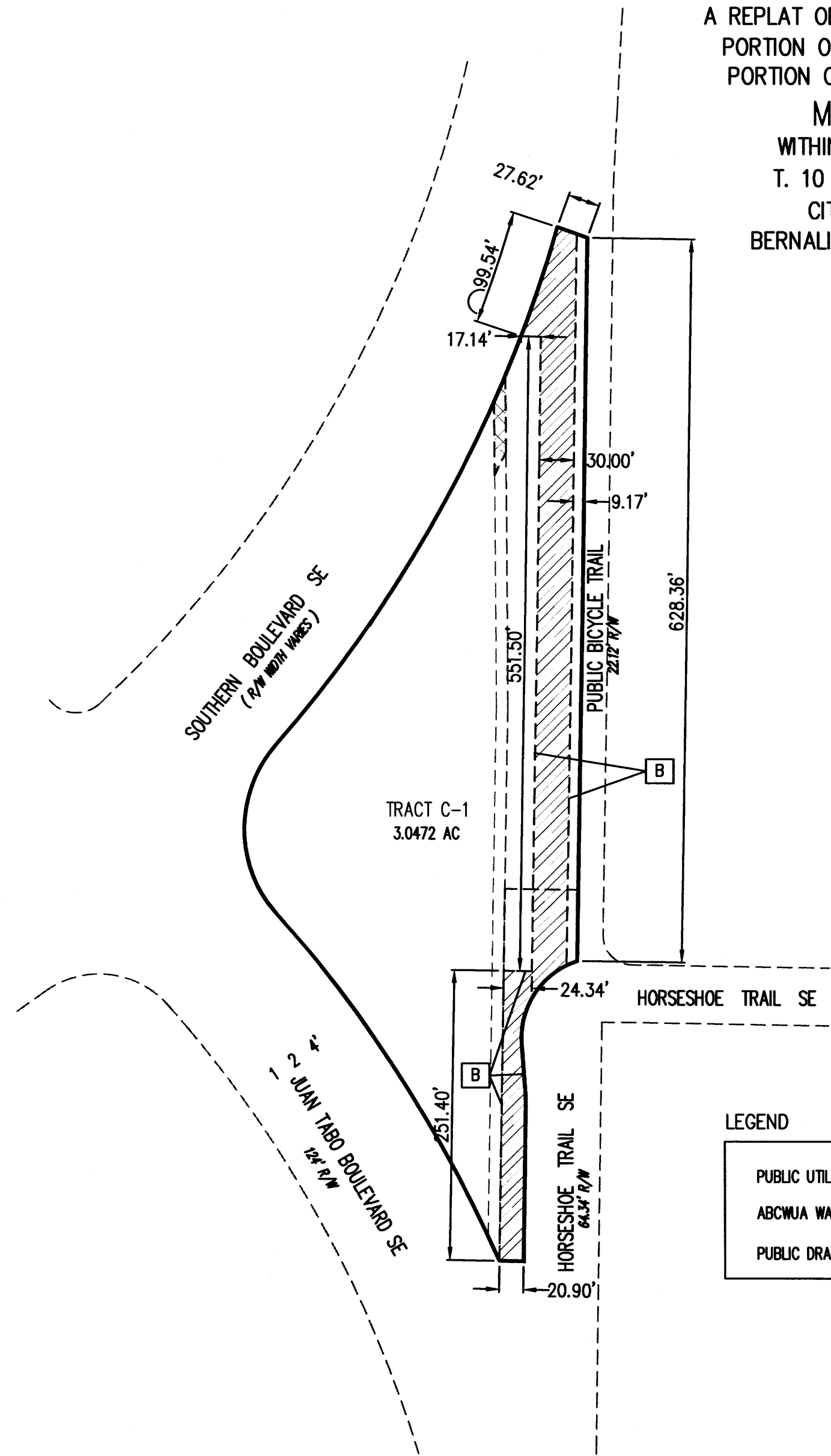
HUITT-ZOLLARS

333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

PLAT FOR
TRACT C-1
A REPLAT OF TRACT C AND VACATION OF
PORTION OF JUAN TABO BOULEVARD SE
PORTION OF SOUTHERN BOULEVARD SE
MANZANO MESA
WITHIN SECTIONS 27 AND 28,
T. 10 N., R. 4 E., N. M. P. M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2013



PLAN VIEW - PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT



PLAN VIEW - ABCWUA WATER AND SANITARY SEWER EASEMENT

LEGEND

PUBLIC UTILITY EASEMENT	
ABCWUA WATER & SEWER EASEMENT	
PUBLIC DRAINAGE EASEMENT	

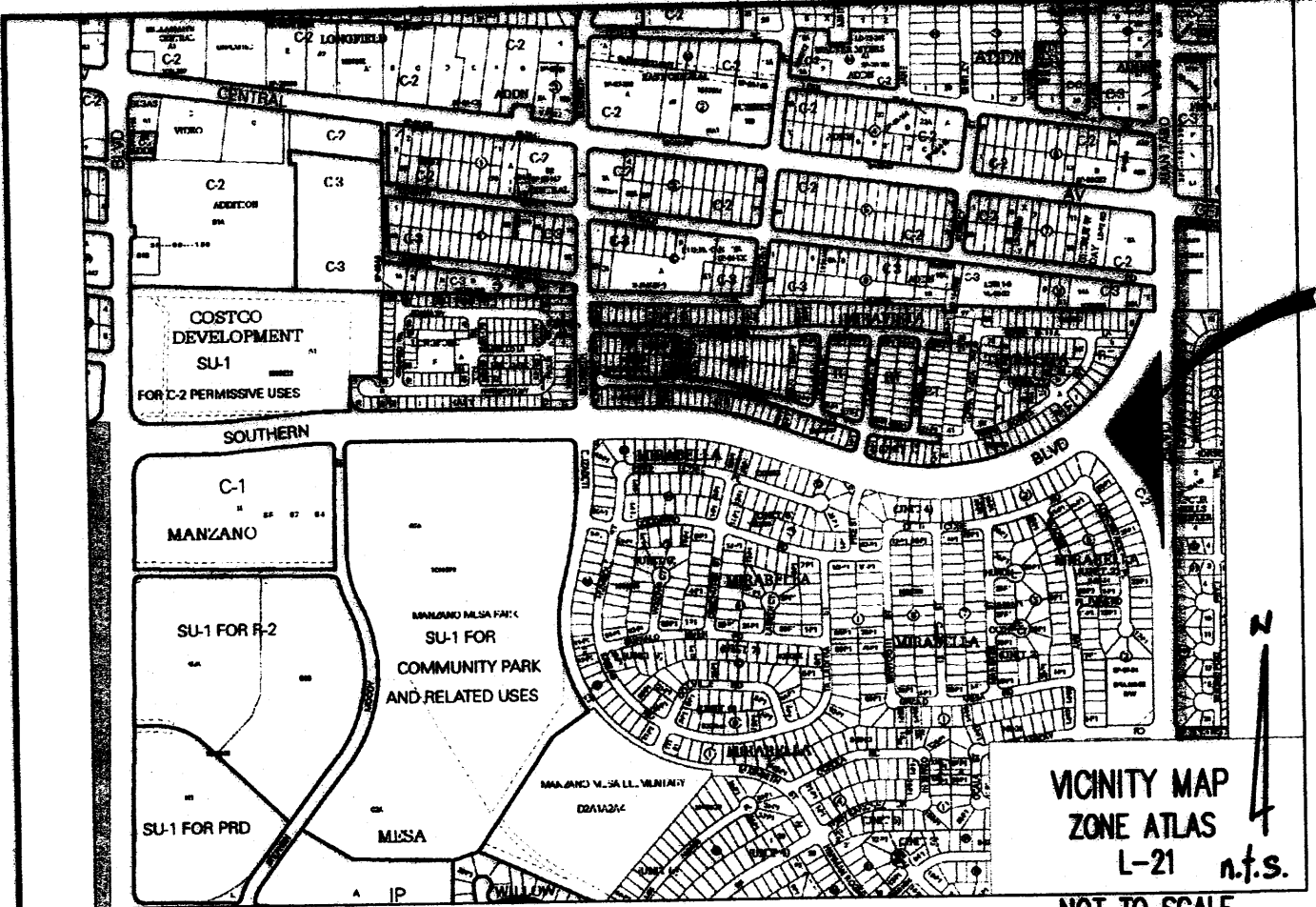
NEW EASEMENTS WITH THIS PLAT

- A** DRAINAGE EASEMENT - BENEFICIARIES OF THE EASEMENT ARE THE CITY OF ALBUQUERQUE FOR THE BICYCLE TRAIL AND TRACT C-1. MAINTENANCE OF DRAINAGE EASEMENT IS THE CITY OF ALBUQUERQUE.
- B** ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WATER AND SANITARY SEWER EASEMENT
- C** TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

13-10682-Part
9-25-13

PLAT FOR
TRACT C-1
A REPLAT OF TRACT C AND VACATION C
PORTION OF JUAN TABO BOULEVARD S
PORTION OF SOUTHERN BOULEVARD SE
MANZANO MESA
WITHIN SECTIONS 27 AND 28,
T. 10 N., R. 4 E., N. M. P. M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2013



DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT C OF MANZANO MESA, RECORDED ON JUNE 5, 1901 IN BOOK 916, FOLIO 112, DOC. NO. 81844235, A PORTION OF JUAN TABO BOULEVARD SE, WITHIN SECTIONS 27 AND 28, T. 10 N., R. 4 E., N.M.P.M., AND A PORTION OF SOUTHERN BOULEVARD SE, WITHIN SECTIONS 27 AND 28, T. 10 N., R. 4 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT C-1, A POINT ON A CURVE FROM WHICH A RADIAL LINE BEARS N 05°13'56" E AND FROM WHICH THE BRASS CAP MONUMENT 6_L21 BEARS N 56°22'33" W 3,340.89 FEET;
 THENCE 332.34 FEET TO THE NORTHWEST CORNER ON THE WEST BOUNDARY LINE OF NEW TRACT C-1 ON THE ARC OF A CURVE TO THE LEFT EXTENDED TO THE EAST RIGHT-OF-WAY LINE OF JUAN TABO BOULEVARD SE, HAVING A CENTRAL ANGLE OF 16°23'14", A RADIUS OF 1,162.00 FEET AND A CHORD LENGTH OF 331.21 FEET;
 THENCE N 40°09'18" W 31.14 FEET;
 THENCE 79.02 FEET TO THE NORTHWEST CORNER ON THE ARC OF A CURVE TO THE RIGHT EXTENDED TO THE SOUTHERN RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD SE, HAVING A CENTRAL ANGLE OF 41°37'48", A RADIUS OF 110.00 FEET AND A CHORD LENGTH OF 78.18 FEET;
 THENCE 76.33 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°45'46", A RADIUS OF 110.00 FEET AND A CHORD LENGTH OF 74.81 FEET;
 THENCE 516.04 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25°12'02", A RADIUS OF 1172.80 FEET AND A CHORD LENGTH OF 511.89 FEET, A RADIAL LINE AT THE END OF SAID CURVE BEARS S 73°59'06" E;
 THENCE S 70°05'27" E 27.56 FEET;
 THENCE S 00°51'17" W 634.04 FEET;
 THENCE 86.22 FEET ON THE ARC TO THE LEFT OF A NON-TANGENT CURVE HAVING A CENTRAL ANGLE OF 80°02'44", A RADIUS OF 81.15 FEET AND A CHORD LENGTH OF 82.22, A RADIAL LINE AT THE END OF SAID CURVE BEARS S 08°42'20" E;
 THENCE S 00°51'54" W 183.76 FEET;
 THENCE N 89°03'17 W 21.59 FEET TO THE POINT OF BEGINNING
 PARCEL CONTAINS 3.0472 ACRES, MORE OR LESS.

COA PROJECT NO. 7175.91
 PROJECT NO. _____
 APPLICATION NO. _____

PLAT APPROVALS
UTILITY APPROVALS

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION d/b/a CenturyLink QC	DATE
COMCAST	DATE

CITY APPROVALS

<i>Don P. Acosta</i> CITY SURVEYOR	9-13-13 DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	DATE
DEPARTMENT OF MUNICIPAL DEVELOPMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

PLAT DATA

DRB NO.	PLAT ACRES	3.8240
NO. OF TRACTS	TRACT ACRES	3.0472
ROAD MILES	ROAD ACRES	0.7241
	ROAD VACATION ACRES	1.3009

ZONE DESIGNATION

TRACT C-1 C-2

DISCLOSURE STATEMENT

- THE PURPOSE OF THIS PLAT IS TO DEDICATE ADDITIONAL RIGHT-OF-WAY TO JUAN TABO BLVD SE.
- VACATE PORTIONS OF JUAN TABO BLVD SE.
- VACATE PORTION OF SOUTHERN BLVD SE.
- VACATE EXISTING EASEMENTS AS SHOWN.
- CREATE TRACT C-1.
- THIS PLAT VACATES FUTURE RIGHT-OF-WAY RESERVED BY RECORD PLATS. NEW EASEMENTS BEING GRANTED OR VACATED BY THIS PLAT ARE AS INDICATED.

NOTES

- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM 1983, CENTRAL ZONE, MAPPING ANGLE IS -00°09'09.6". BASIS OF BEARINGS IS THE LINE BETWEEN SURVEY CONTROL MONUMENTS 6_L21 AND 4_L22 BEING S 81°50'06" E. BASIS OF COORDINATES IS 6_L21 WITH COORDINATES AS SHOWN. DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
- ALL BEARINGS AND DISTANCES PER FIELD SURVEY. RECORD INFORMATION WHERE DIFFERENT FROM ACTUAL FIELD SURVEY IS SHOWN IN PARENTHESIS ().
- ALL PROPERTY CORNERS ARE SET WITH A 5/8" X 24" REBAR WITH RED OR YELLOW PLASTIC CAP STAMPED LS 10466 SET FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.
- A.B.C.W.U.A. WATER AND SEWER SERVICE TO THIS TRACT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
- SOLAR COLLECTION NOTE:**
PER SECTION 14-4-7 OF THE SUBDIVISION ORDINANCE
NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
 - QWEST d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURNED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
 - COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE 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 PURPOSE 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 ERRECTED 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.

PNM, NEW MEXICO GAS COMPANY, COMCAST, AND QWEST d/b/a CENTURYLINK QC COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

DEDICATION AND FREE CONSENT

THE PROPERTY SHOWN HEREON IS REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE: ADDITIONAL R/W OF JUAN TABO SE AS SHOWN HEREON IN FEE SIMPLE. HEREBY SAID OWNERS, GRANT EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. THOSE SIGNING COVENANT THAT THEY HOLD INDEFEASIBLE TITLE IN FEE SIMPLE TO PROPERTY BEING REPLATTED HEREON.

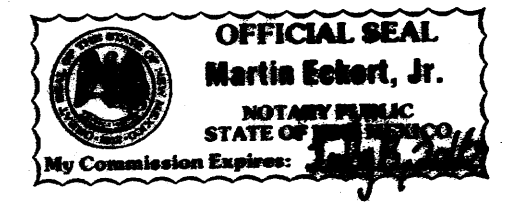
ALBUQUERQUE PUBLIC SCHOOLS
 BOARD OF EDUCATION
 OWNER OF TRACT C

Winston Brooks
 WINSTON BROOKS, SUPERINTENDENT OF SCHOOLS
 ALBUQUERQUE PUBLIC SCHOOLS
 August 28, 2013
 DATE

ACKNOWLEDGEMENT

(STATE OF NEW MEXICO) SS
 (COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 28, 2013
 BY WINSTON BROOKS, SUPERINTENDENT OF SCHOOL, ALBUQUERQUE PUBLIC SCHOOLS.

BY: *Martin Eckert, Jr.*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: July 8, 2016

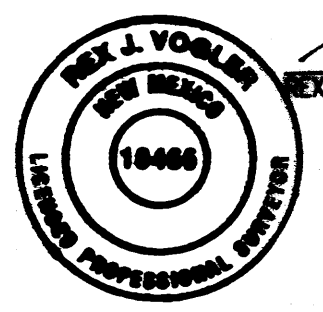


TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #:
 UPC # 102105651732442098

BERNALILLO COUNTY TREASURERS OFFICE:

BY: _____ DATE: _____



Rex J. Vogler
 REX J. VOGLER, P.S. NO. 10486

08-19-13
 DATE

HUTT-ZOLLARS
 333 RIO RANCHO DR. N.E., STE. 101
 RIO RANCHO, N.M., 87124
 (505) 892-5141

PLAT FOR
TRACT C-1

A REPLAT OF TRACT C AND VACATION OF
PORTION OF JUAN TABO BOULEVARD SE
PORTION OF SOUTHERN BOULEVARD SE
MANZANO MESA
WITHIN SECTIONS 27 AND 28,
T. 10 N., R. 4 E., N. M. P. M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2013

R/W VACATION	CITY COUNCIL NO.
SOUTHERN BLVD.: 0.3593 AC	EC-13-407
JUAN TABO BLVD.: 0.9416 AC	EC-13-407

R/W DEDICATION
JUAN TABO BLVD.: 0.7241 AC

FOUND MONUMENT 6.121
N.M. STATE PLANE COORDINATES
X=1,558,220.734 Y=1,481,282.770
CENTRAL ZONE NAD 1983
MAPPING ANGLE = -00°09'28.24"
GRID TO GROUND = .999648352

FOUND MONUMENT 4.122
N.M. STATE PLANE COORDINATES
X=1,563,610.482 Y=1,480,509.445
CENTRAL ZONE NAD 1983
MAPPING ANGLE = -00°08'50.94"
GRID TO GROUND = .999643379

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED

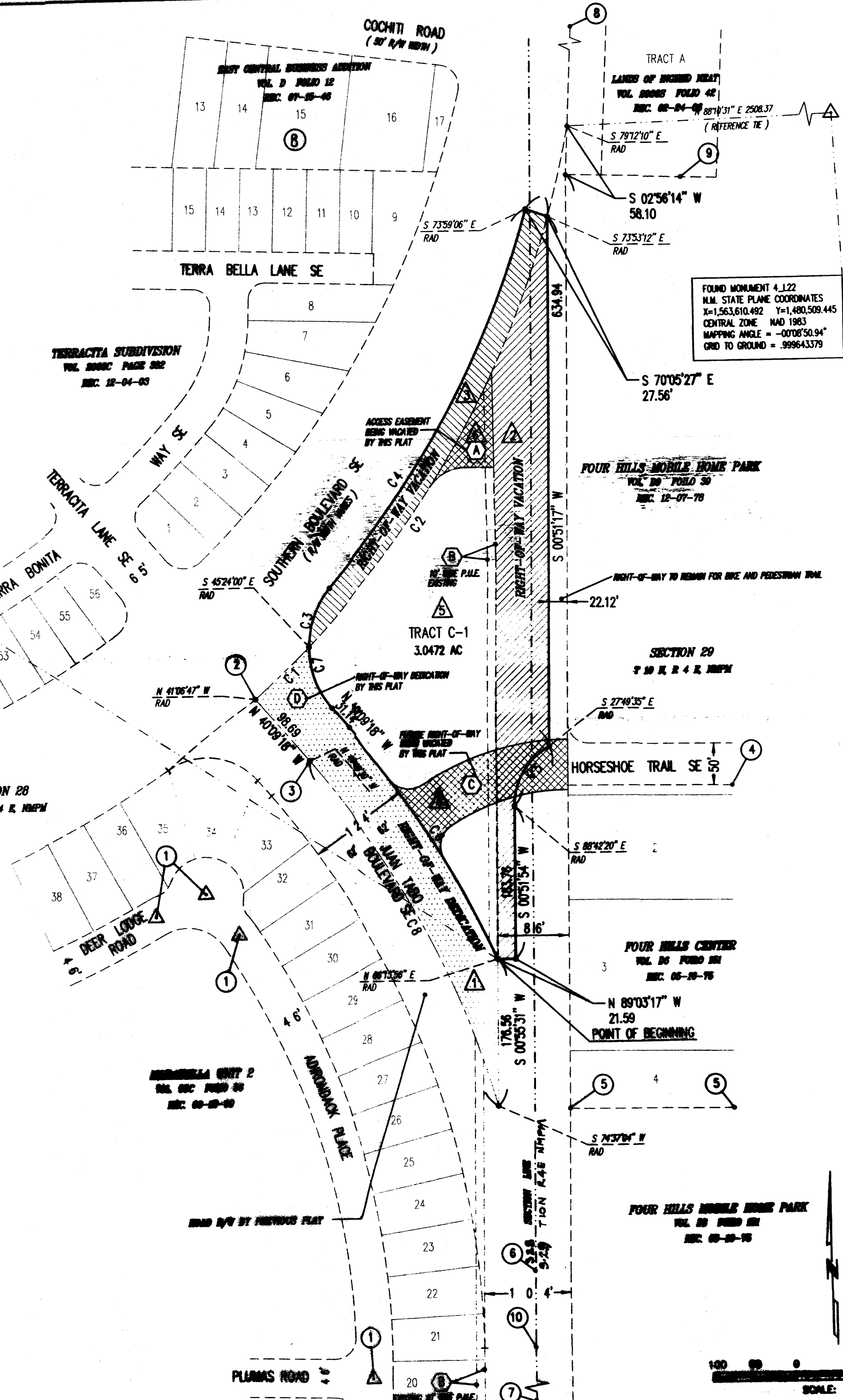
ALL BOUNDARY CORNERS ARE SET WITH A NO. 5 REBAR WITH PLASTIC CAP STAMPED LS 10466

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- ⑥ FOUND NO. 5 REBAR - NO CAP - 1/4 CORNER OF SECTION 28/29
- ⑦ FOUND NO. 4 REBAR - NO CAP - IN WATER VALVE CAN - SE CORNER SECTION 28 S 00°19'37" W 2,649.24' SOUTH OF 1/4 CORNER IN ITEM 6 ABOVE
- ⑧ FOUND PK NAIL W/ 1 1/2" ALUMINUM WASHER STAMPED RAF PS 6126
- ⑨ FOUND PK NAIL IN TOP OF WALL
- ⑩ FOUND NO. 4 REBR - NO CAP - 1.53' S AND 2.13' E OF CENTERLINE/BOUNDARY DISREGARD THIS POINT

ATTACHED A BRASS TAG STAMPED LS 9243 WITH THE WIRE TO ACCEPTED POINTS IN ITEMS ABOVE

EASEMENTS OF RECORD

- A PUBLIC ACCESS EASEMENT PER RECORDED PLAT, RECORDED ON 06-05-91 IN BOOK 91C, FOLIO 112 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS EASEMENT BEING VACATED BY THIS PLAT
- B TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENTS PER RECORDED PLAT REFERENCED IN ITEM A ABOVE
- C FUTURE RIGHT-OF-WAY PER RECORDED PLAT, RECORDED ON 06-05-91 IN BOOK 91C, FOLIO 112 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS FUTURE RIGHT-OF-WAY BEING VACATED BY THIS PLAT
- D FUTURE RIGHT-OF-WAY PER RECORDED PLAT, RECORDED ON 06-05-91 IN BOOK 91C, FOLIO 112 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS FUTURE RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT



DISCLOSURE STATEMENT

△	DEDICATE R/W TO JUAN TABO BLVD.	[Pattern]
△	VACATE PORTIONS OF JUAN TABO BLVD.	[Pattern]
△	VACATE PORTION OF SOUTHERN BLVD.	[Pattern]
△	VACATE FUTURE R/W	[Pattern]
△	CREATE TRACT C-1	[Pattern]
△	VACATE ACCESS EASEMENT	[Pattern]

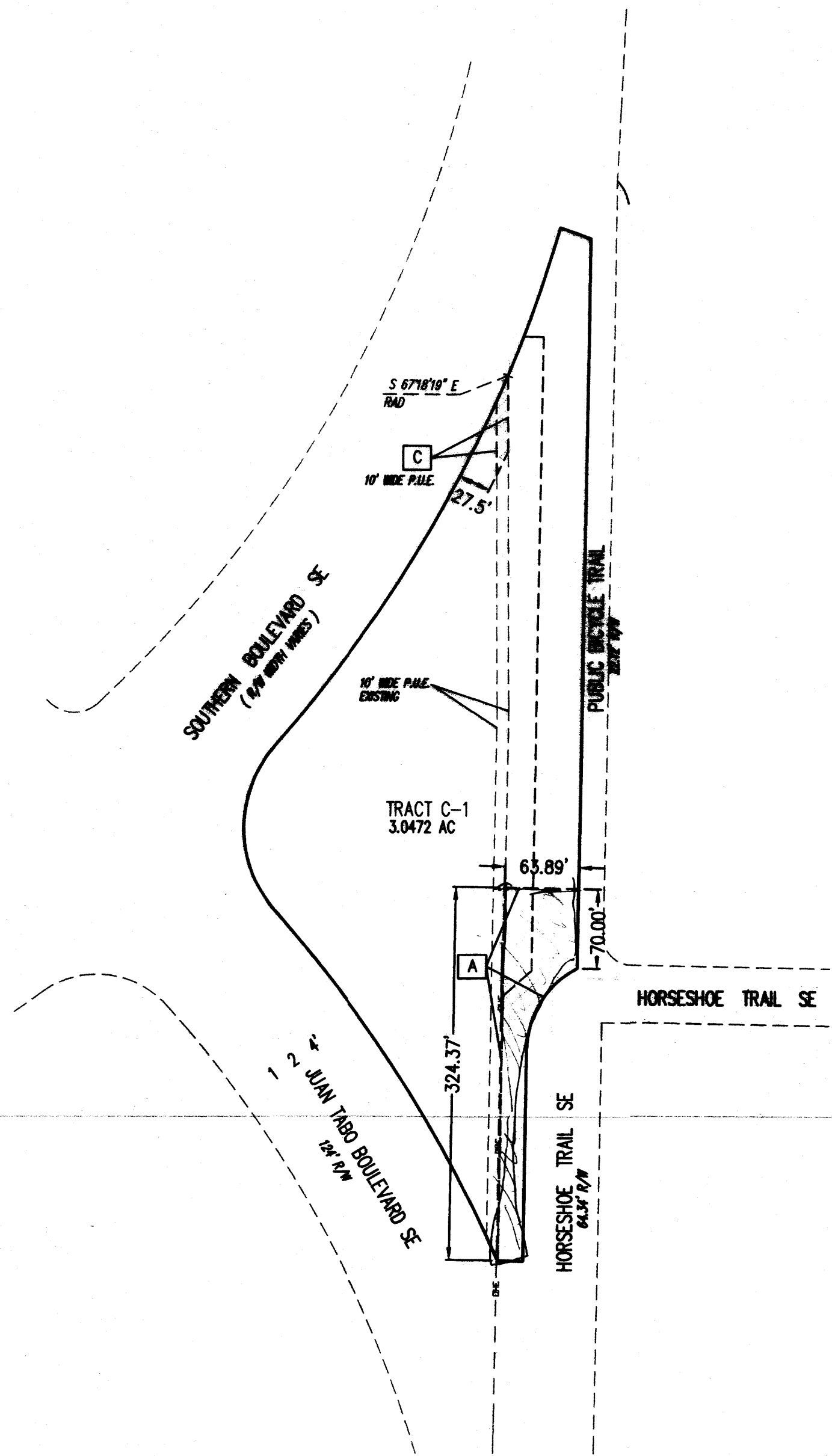
CURVE TABLE

NO	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD	CHORD BEARING
C1	04°17'38"	1200.00'	88.83'	44.99'	89.91'	46°44'24"
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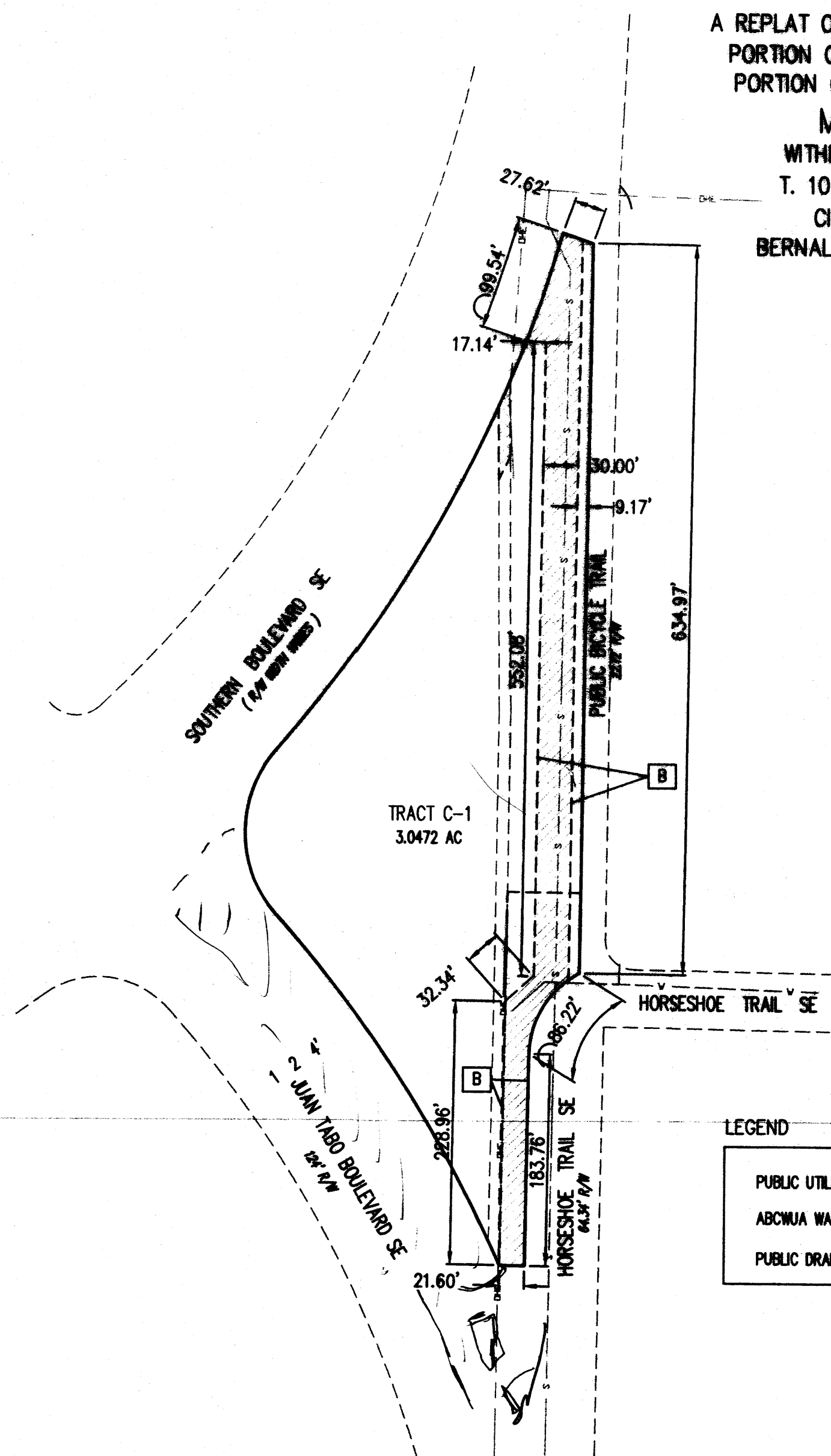
HUTT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 882-8141
SHEET 2 OF 3



PLAT FOR
TRACT C-1
A REPLAT OF TRACT C AND VACATION OF
PORTION OF JUAN TABO BOULEVARD SE
PORTION OF SOUTHERN BOULEVARD SE
MANZANO MESA
WITHIN SECTIONS 27 AND 28,
T. 10 N., R. 4 E., N. M. P. M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2013



PLAN VIEW - PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT



PLAN VIEW - ABCWA WATER AND SANITARY SEWER EASEMENT

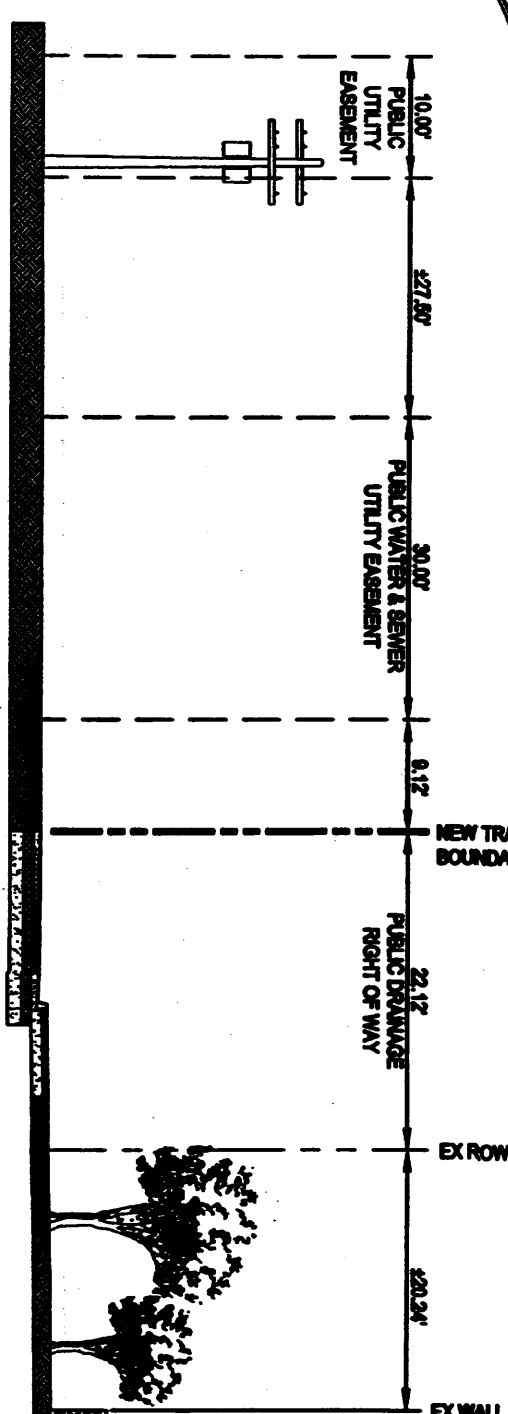
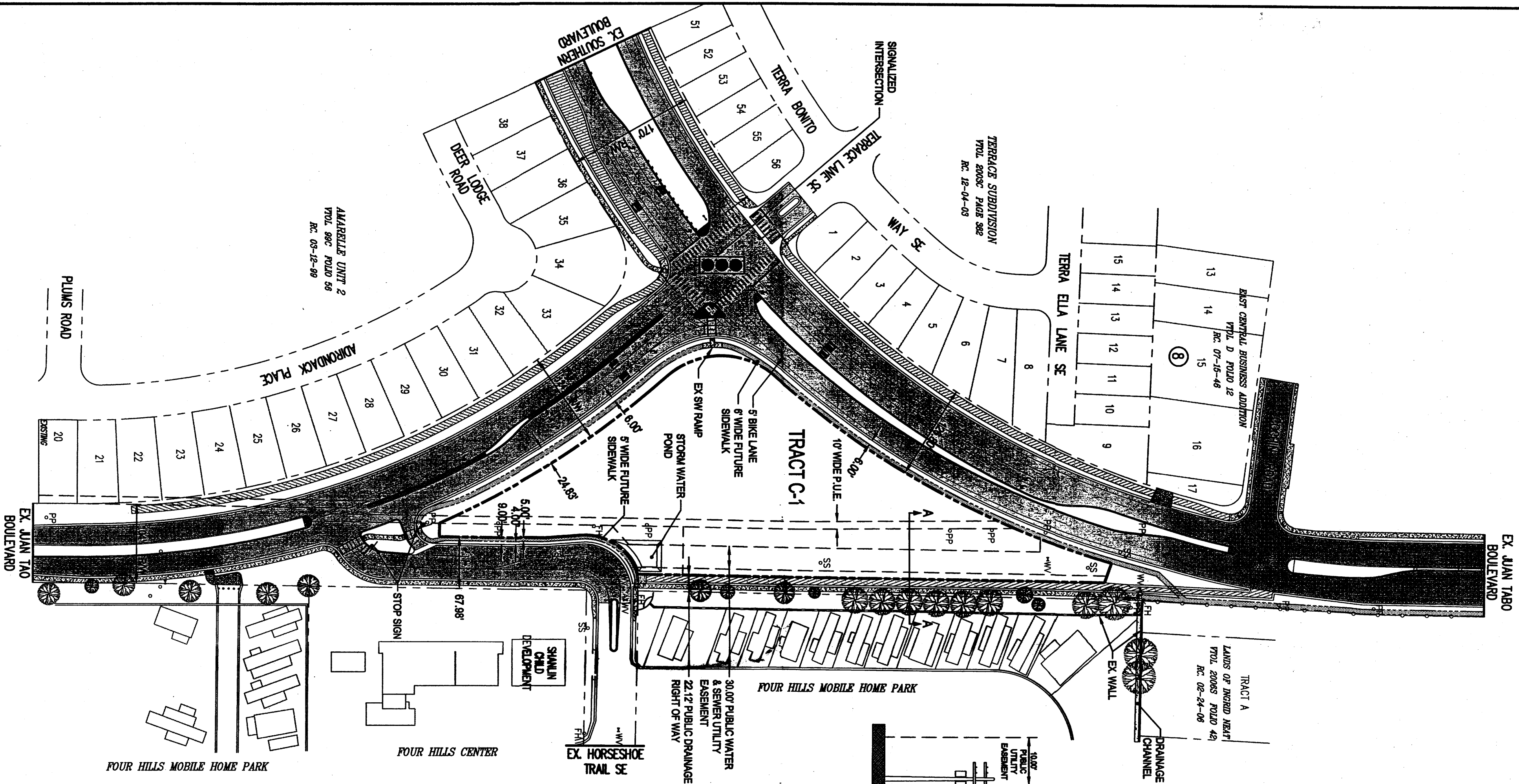
LEGEND

PUBLIC UTILITY EASEMENT	
ABCWA WATER & SEWER EASEMENT	
PUBLIC DRAINAGE EASEMENT	

NEW EASEMENTS WITH THIS PLAT

- A** DRAINAGE EASEMENT - BENEFICIARIES OF THE EASEMENT ARE THE CITY OF ALBUQUERQUE FOR THE BICYCLE TRAIL AND TRACT C-1. MAINTENANCE OF DRAINAGE EASEMENT IS THE CITY OF ALBUQUERQUE.
- B** ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WATER AND SANITARY SEWER EASEMENT
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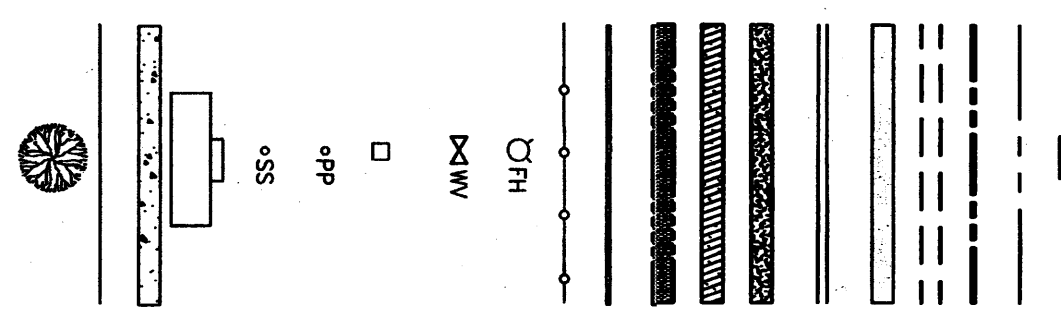
SITE SKETCH FOR TRACT C-1 MANZANO MESA



SECTION A-A

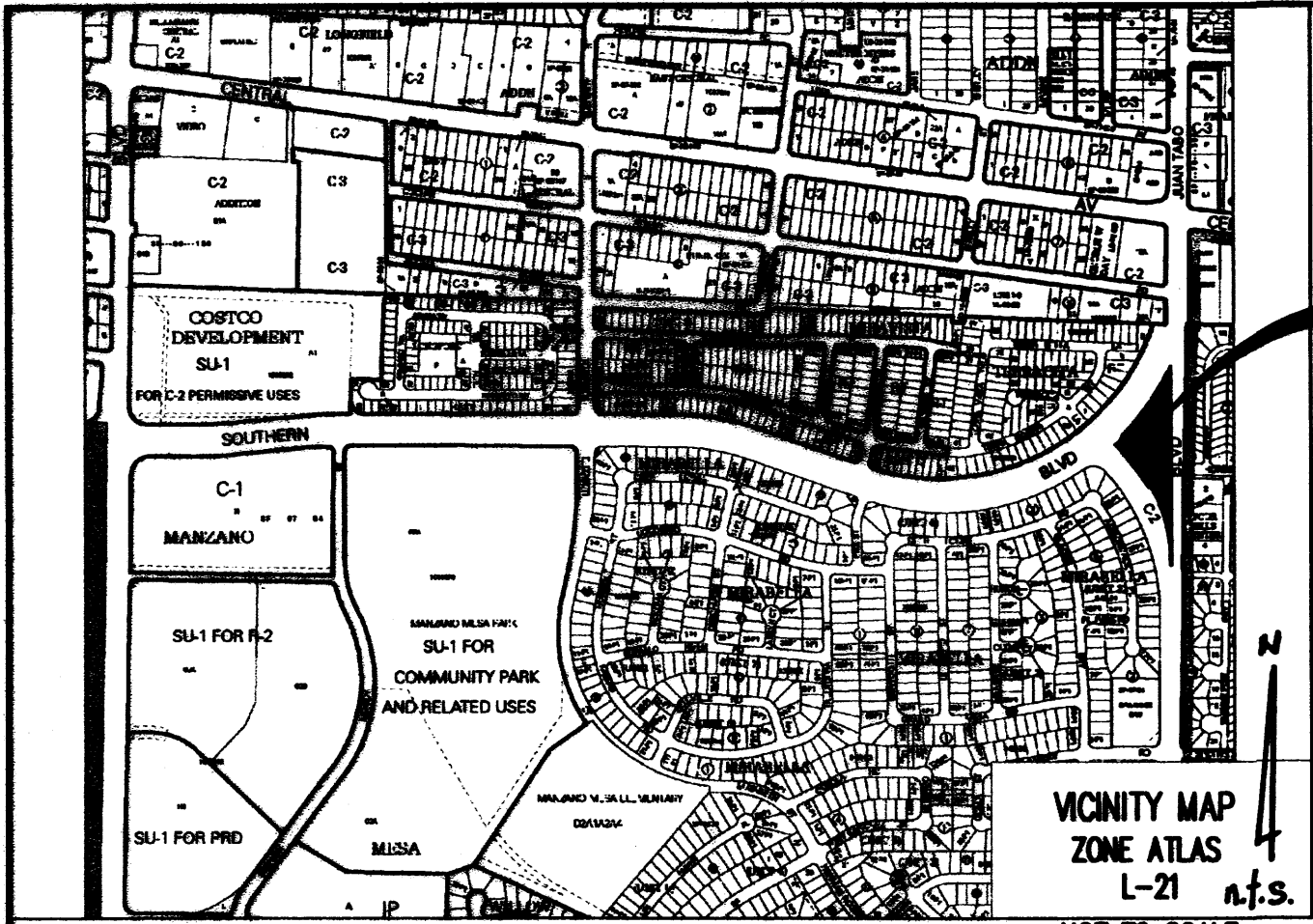
LEGEND

- EX STOP SIGN
- EX RW
- NEW TRACT C-1
- EX EASEMENTS
- EX ASPHALT
- EX CURB AND GUTTER
- EX SIDEWALK
- EX ASPHALT TRAIL
- FUTURE SIDEWALK
- EX WALL
- EX CHAINLIKE FENCE
- EX FIRE HYDRANT
- EX WATER VALVE
- EX ELECTRICAL EQUIPMENT
- EX POWER POLE
- EX SANITARY SEWER MANHOLE
- EX STRUCTURE
- EX DRAINAGE CHANNEL
- EX ADJACENT LOTS
- EX TREES



Nov 14, 2013 2:43:32pm - User: hzollars
 C:\PROJ\17099990\SHAWAN\PLAN\TRACT C SITE PLANNING
 [Work]

HUITT-ZOLLARS
 333 RIO RANCHO DR., N.E., ST. 101
 RIO RANCHO, N.M., 87124
 (505) 892-5141



PLAT FOR TRACT C-1
 A REPLAT OF TRACT C AND VACATION OF PORTION OF JUAN TABO BOULEVARD SE PORTION OF SOUTHERN BOULEVARD SE
MANZANO MESA
 WITHIN SECTIONS 27 AND 28, T. 10 N., R. 4 E., N. M. P. M. CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2013

DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT C OF MANZANO MESA, RECORDED ON JUNE 5, 1991 IN BOOK 91C, FOLIO 112, DOC. NO. 9104235, A PORTION OF JUAN TABO BOULEVARD SE, WITHIN SECTIONS 28 AND 29, T. 10 N., R. 4 E., N.M.P.M., AND A PORTION OF SOUTHERN BOULEVARD SE, WITHIN SECTIONS 28 AND 29, T. 10 N., R. 4 E., N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE SOUTHWEST CORNER OF TRACT C-1, A POINT ON A CURVE FROM WHICH A RADIAL LINE BEARS N 86°13'56" E AND FROM WHICH THE BRASS CAP MONUMENT 6_L21 BEARS N 56°22'33" W 3,340.59 FEET;
 - THENCE 332.34 FEET TO THE NORTHWEST CORNER ON THE WEST BOUNDARY LINE OF NEW TRACT C-1 ON THE ARC OF A CURVE TO THE LEFT EXTENDED TO THE EAST RIGHT-OF-WAY LINE OF JUAN TABO BOULEVARD SE, HAVING A CENTRAL ANGLE OF 16°23'14", A RADIUS OF 1,162.00 FEET AND A CHORD LENGTH OF 331.21 FEET;
 - THENCE N 40°09'18" W 31.14 FEET;
 - THENCE 79.92 FEET TO THE NORTHWESTERN MOST POINT OF NEW TRACT C-1 ON THE ARC OF A CURVE TO THE RIGHT EXTENDED TO THE SOUTHERN RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD SE, HAVING A CENTRAL ANGLE OF 41°37'48", A RADIUS OF 110.00 FEET AND A CHORD LENGTH OF 78.18 FEET;
 - THENCE 76.33 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 39°45'26", A RADIUS OF 110.00 FEET AND A CHORD LENGTH OF 74.81 FEET;
 - THENCE 516.04 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 25°15'02", A RADIUS OF 1172.50 FEET AND A CHORD LENGTH OF 511.89 FEET, A RADIAL LINE AT THE END OF SAID CURVE BEARS S 73°59'06" E;
 - THENCE S 70°05'27" E 27.56 FEET;
 - THENCE S 00°51'17" W 625.35 FEET;
 - THENCE 97.88 FEET ON THE ARC TO THE LEFT OF A NON-TANGENT CURVE HAVING A CENTRAL ANGLE OF 77°13'50", A RADIUS OF 72.62 FEET AND A CHORD LENGTH OF 90.84, A RADIAL LINE AT THE END OF SAID CURVE BEARS S 85°47'45" W;
 - THENCE S 04°32'15" E, 48.42 FEET;
 - THENCE S 00°52'31" W 140.15 FEET; THENCE N 89°05'17" W, 17.94 FEET TO THE POINT OF BEGINNING.
- PARCEL CONTAINS 3.007 ACRES, MORE OR LESS.

COA PROJECT NO. 7175.91
 PROJECT NO. _____
 APPLICATION NO. _____

PLAT APPROVALS
UTILITY APPROVALS

PNM ELECTRIC SERVICES _____ DATE _____
 NEW MEXICO GAS COMPANY _____ DATE _____
 QUEST COMMUNICATIONS/ CenturyLink QC _____ DATE 11-13-13
 COMCAST _____ DATE 8/21/13

PLAT DATA

DRB NO.	PLAT ACRES	<u>3.6240</u>
NO. OF TRACTS	TRACT ACRES	<u>3.0472</u>
ROAD MILES	ROAD ACRES	<u>0.7241</u>
	ROAD VACATION ACRES	<u>1.3009</u>

ZONE DESIGNATION

TRACT C-1 C-2

DISCLOSURE STATEMENT

1. THE PURPOSE OF THIS PLAT IS TO DEDICATE ADDITIONAL RIGHT-OF-WAY TO JUAN TABO BLVD SE.
2. VACATE PORTIONS OF JUAN TABO BLVD SE.
3. VACATE PORTION OF SOUTHERN BLVD SE.
4. VACATE EXISTING EASEMENTS AS SHOWN.
5. CREATE TRACT C-1.
6. THIS PLAT VACATES FUTURE RIGHT-OF-WAY RESERVED BY RECORD PLATS. NEW EASEMENTS BEING GRANTED OR VACATED BY THIS PLAT ARE AS INDICATED.

NOTES

1. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM 1983, CENTRAL ZONE, MAPPING ANGLE IS -08°06'00.0". BASIS OF BEARINGS IS THE LINE BETWEEN SURVEY CONTROL MONUMENTS 6_L21 AND 4_L22 BEING S 85°50'00" E. BASIS OF COORDINATES IS 6_L21 WITH COORDINATES AS SHOWN. DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
2. ALL BEARINGS AND DISTANCES PER FIELD SURVEY. RECORD INFORMATION WHERE DIFFERENT FROM ACTUAL FIELD SURVEY IS SHOWN IN PARENTHESES ().
3. ALL PROPERTY CORNERS ARE SET WITH A 5/8" X 24" REBAR WITH RED OR YELLOW PLASTIC CAP STAMPED LS 10468 SET FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED.
4. A.B.C.W.U.A. WATER AND SEWER SERVICE TO THIS TRACT MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
5. SOLAR COLLECTION NOTE:
 PER SECTION 14-2-7 OF THE SUBDIVISION ORDINANCE
 NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
 3. QUEST 4/A/4 CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
 4. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE 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 THEREIN. 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.

PNM, NEW MEXICO GAS COMPANY, COMCAST, AND QUEST 4/A/4 CENTURYLINK QC COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

DEDICATION AND FREE CONSENT

THE PROPERTY SHOWN HEREON IS REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE: ADDITIONAL R/W OF JUAN TABO SE AS SHOWN HEREON IN FEE SIMPLE. HEREBY SAID OWNERS, GRANT EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. THOSE SIGNING COVENANT THAT THEY HOLD INDEFEASIBLE TITLE IN FEE SIMPLE TO PROPERTY BEING REPLATTED HEREON.

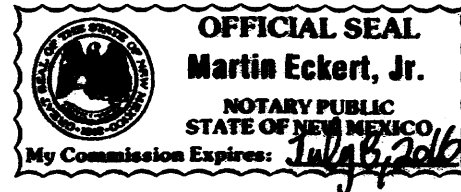
ALBUQUERQUE PUBLIC SCHOOLS
 BOARD OF EDUCATION
 OWNER OF TRACT C

 WINSTON BROOKS, SUPERINTENDENT OF SCHOOLS
 ALBUQUERQUE PUBLIC SCHOOLS
 August 28, 2013
 DATE

ACKNOWLEDGEMENT

(STATE OF NEW MEXICO) ss
 (COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON August 28, 2013
 BY WINSTON BROOKS, SUPERINTENDENT OF SCHOOL, ALBUQUERQUE PUBLIC SCHOOLS.

BY: Martin Eckert, Jr.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: July 8, 2016



TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #
 UPC # 102105651732442098
 BERNALILLO COUNTY TREASURERS OFFICE:
 BY: _____ DATE: _____

CITY APPROVALS

 CITY SURVEYOR
 DATE 9-13-13

 REAL PROPERTY DIVISION
 DATE 10-14-13
 ENVIRONMENTAL HEALTH DEPARTMENT
 DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
 DATE _____
 A.B.C.W.U.A.
 DATE _____
 DEPARTMENT OF MUNICIPAL DEVELOPMENT
 DATE _____
 AMAFCA
 DATE _____
 CITY ENGINEER
 DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT
 DATE _____

SURVEYOR'S CERTIFICATION

I, REX J. VOGLER, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 10466, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



 REX J. VOGLER, P.S. NO. 10466
 08-19-13
 DATE

PLAT FOR
TRACT C-1
A REPLAT OF TRACT C AND VACATION OF
PORTION OF JUAN TABO BOULEVARD SE
PORTION OF SOUTHERN BOULEVARD SE
MANZANO MESA
WITHIN SECTIONS 27 AND 28,
T. 10 N., R. 4 E., N. M. P. M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2013

R/W VACATION CITY COUNCIL NO.

SOUTHERN BLVD.: 0.7063 AC	EC-13-407
JUAN TABO BLVD.: 0.0966 AC	EC-13-407

R/W DEDICATION

JUAN TABO BLVD.: 0.7261 AC

FOUND MONUMENT 6.121
N.M. STATE PLANE COORDINATES
X=1,568,220.734 Y=1,481,282.770
CENTRAL ZONE NAD 1983
MAPPING ANGLE = -00°08'28.24"
GRID TO GROUND = .999648352

FOUND MONUMENT 4.122
N.M. STATE PLANE COORDINATES
X=1,563,610.482 Y=1,480,509.445
CENTRAL ZONE NAD 1983
MAPPING ANGLE = -00°08'50.94"
GRID TO GROUND = .999643378

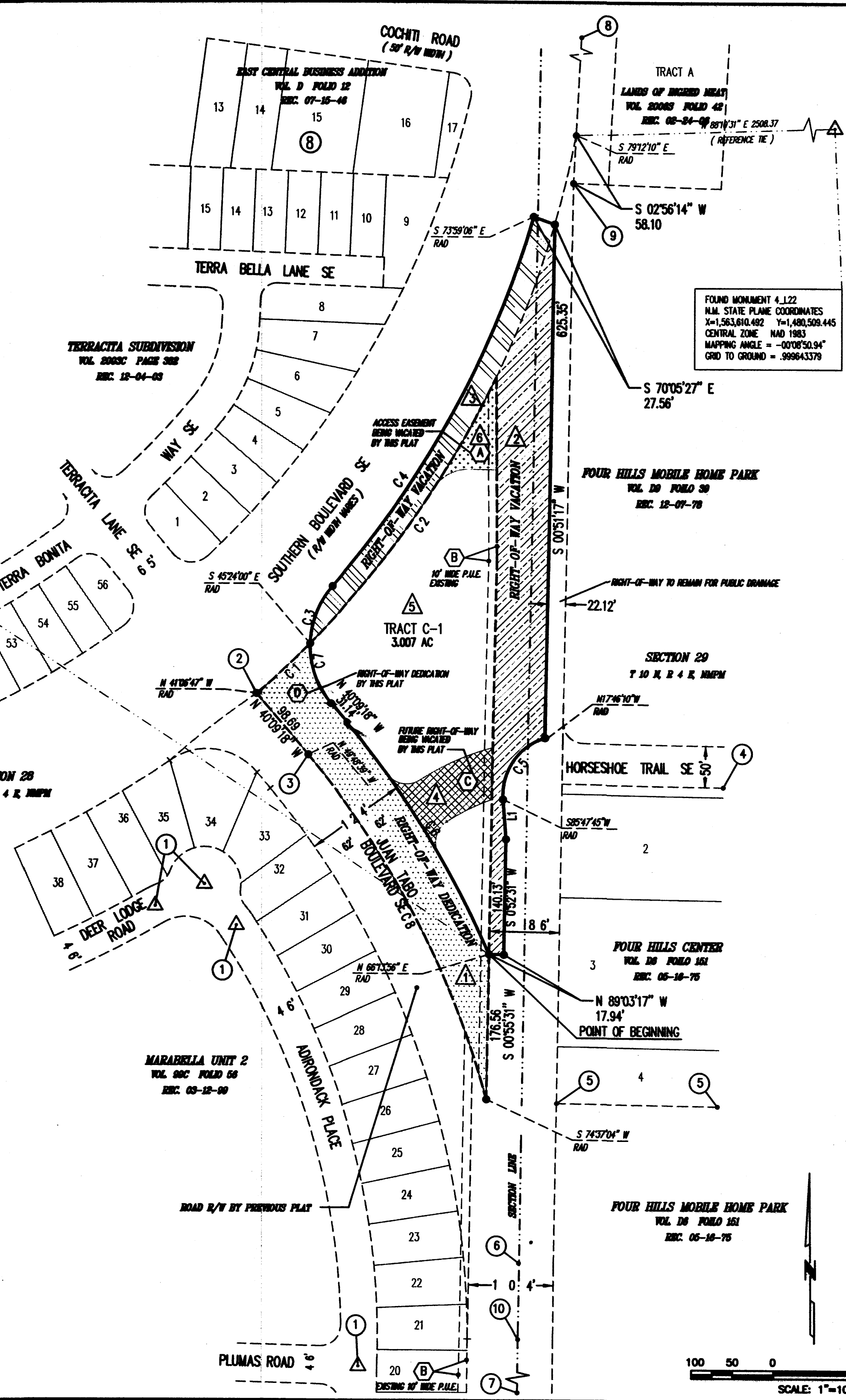
BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED

- ALL BOUNDARY CORNERS ARE SET WITH A NO. 5 REBAR WITH PLASTIC CAP STAMPED LS 10466
- COA CENTERLINE BRASS MONUMENT IN ASPHALT STAMPED PLS 116426
 - FOUND NO. 5 REBAR BENT - NO CAP
 - FOUND NO. 5 REBAR W/ 1 1/2" ALUMINUM CAP STAMPED NMPS 1599 "1996"
 - FOUND MAG NAIL WITH BRASS WASHER STAMPED PS 3516 IN PAVEMENT
 - FOUND NO. 5 REBAR W/ RED PLASTIC CAP STAMPED THREE PS 3516
 - FOUND NO. 5 REBAR - NO CAP - 1/4 CORNER OF SECTION 28/29
 - FOUND NO. 4 REBAR - NO CAP - IN WATER VALVE CAN - SE CORNER SECTION 28 S 00°19'37" W 2,649.24' SOUTH OF 1/4 CORNER IN ITEM 6 ABOVE
 - FOUND PK NAIL W/ 1 1/2" ALUMINUM WASHER STAMPED RAF PS 6126
 - FOUND PK NAIL IN TOP OF WALL
 - FOUND NO. 4 REBAR - NO CAP - 1.53' S AND 2.13' E OF CENTERLINE/BOUNDARY DISREGARD THIS POINT

ATTACHED A BRASS TAG STAMPED LS 9243 WITH TIE WIRE TO ACCEPTED POINTS IN ITEMS ABOVE

EASEMENTS OF RECORD

- PUBLIC ACCESS EASEMENT PER RECORDED PLAT, RECORDED ON 08-05-91 IN BOOK 91C, FOLIO 112 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS EASEMENT BEING VACATED BY THIS PLAT
- TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENTS PER RECORDED PLAT REFERENCED IN ITEM A ABOVE
- FUTURE RIGHT-OF-WAY PER RECORDED PLAT, RECORDED ON 08-05-91 IN BOOK 91C, FOLIO 112 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS FUTURE RIGHT-OF-WAY BEING VACATED BY THIS PLAT
- FUTURE RIGHT-OF-WAY PER RECORDED PLAT, RECORDED ON 08-05-91 IN BOOK 91C, FOLIO 112 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. THIS FUTURE RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT



LEGEND

EX R/W	---
NEW TRACT C-1	=====
PREVIOUS TRACT C	-----
EX EASEMENTS	-----
SECTION LINE	-----

DISCLOSURE STATEMENT

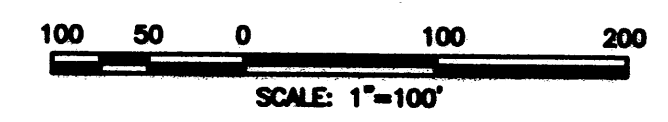
1	DEDICATE R/W TO JUAN TABO BLVD.	[Symbol]
2	VACATE PORTIONS OF JUAN TABO BLVD.	[Symbol]
3	VACATE PORTION OF SOUTHERN BLVD.	[Symbol]
4	VACATE FUTURE R/W	[Symbol]
5	CREATE TRACT C-1	[Symbol]
6	VACATE ACCESS EASEMENT	[Symbol]

CURVE TABLE

NO	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD	CHORD BEARING
C1	04°17'38"	1200.00'	89.93'	44.99'	89.91'	46°44'24"
C2	33°47'44"	1200.00'	707.81'	364.54'	697.60'	27°41'42"
C3	39°45'26"	110.00'	76.33'	38.77'	74.81'	21°21'13"
C4	25°13'02"	1172.50'	516.04'	262.27'	511.89'	28°37'25"
C5	77°13'50"	72.62'	97.89'	58.00'	90.64'	34°24'40"
C6	16°23'14"	1162.00'	332.34'	167.31'	331.21'	31°57'41"
C7	41°37'48"	110.00'	79.92'	41.82'	78.18'	19°26'24"
C8	24°48'25"	1110.00'	476.26'	241.92'	472.55'	27°47'08"

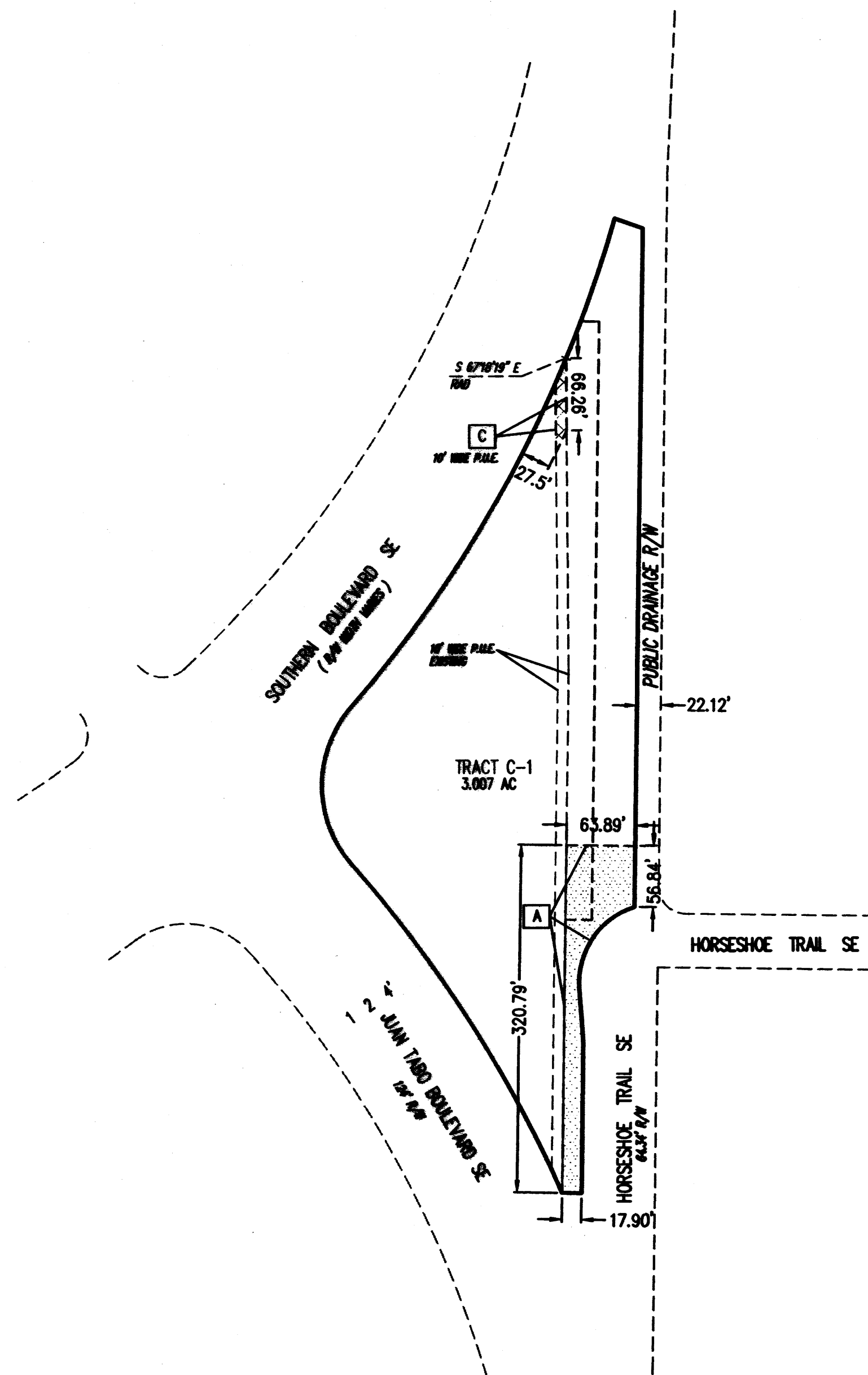
LINE TABLE

NO	BEARING	DISTANCE
L1	S4°12'15"E	48.42'

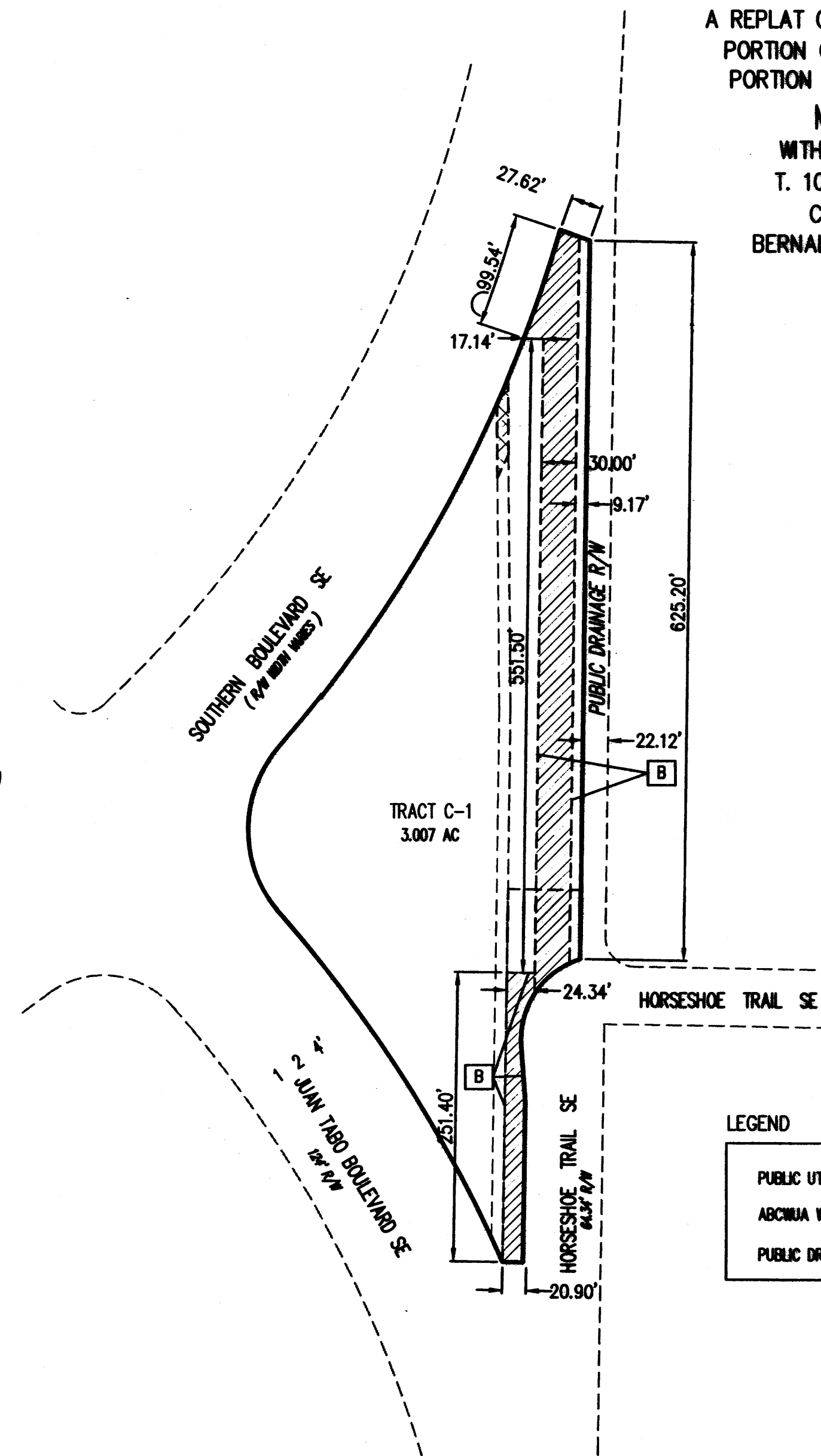


HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

PLAT FOR
TRACT C-1
A REPLAT OF TRACT C AND VACATION OF
PORTION OF JUAN TABO BOULEVARD SE
PORTION OF SOUTHERN BOULEVARD SE
MANZANO MESA
WITHIN SECTIONS 27 AND 28,
T. 10 N., R. 4 E., N. M. P. M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2013



PLAN VIEW - PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT



PLAN VIEW - ABCWUA WATER AND SANITARY SEWER EASEMENT

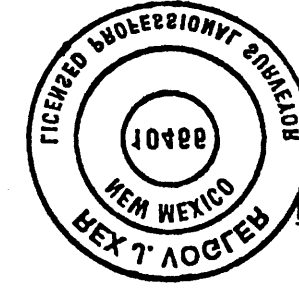
LEGEND

PUBLIC UTILITY EASEMENT	
ABCWUA WATER & SEWER EASEMENT	
PUBLIC DRAINAGE EASEMENT	

NEW EASEMENTS WITH THIS PLAT

- A** DRAINAGE EASEMENT - BENEFICIARIES OF THE EASEMENT ARE THE CITY OF ALBUQUERQUE FOR THE BICYCLE TRAIL AND TRACT C-1. MAINTENANCE OF DRAINAGE EASEMENT IS THE CITY OF ALBUQUERQUE.
- B** ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WATER AND SANITARY SEWER EASEMENT
- C** TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141



DATE: 08-18-12
Rex A. Locke, P.E., No. 10488

THIS INSTRUMENT BEING FIRST PUBLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS INSTRUMENT BEING FIRST PUBLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

- 1. EQUIPMENT AND FACILITIES NECESSARY TO BRONDE SUBTE LA SEANCE...
2. BRONDE COMMUNICATION SEANCES...
3. AND OTHER EQUIPMENT AND FACILITIES NECESSARY TO BRONDE NUTRIT...
4. FACILITIES NECESSARY TO BRONDE ETECISCVT SEANCE...

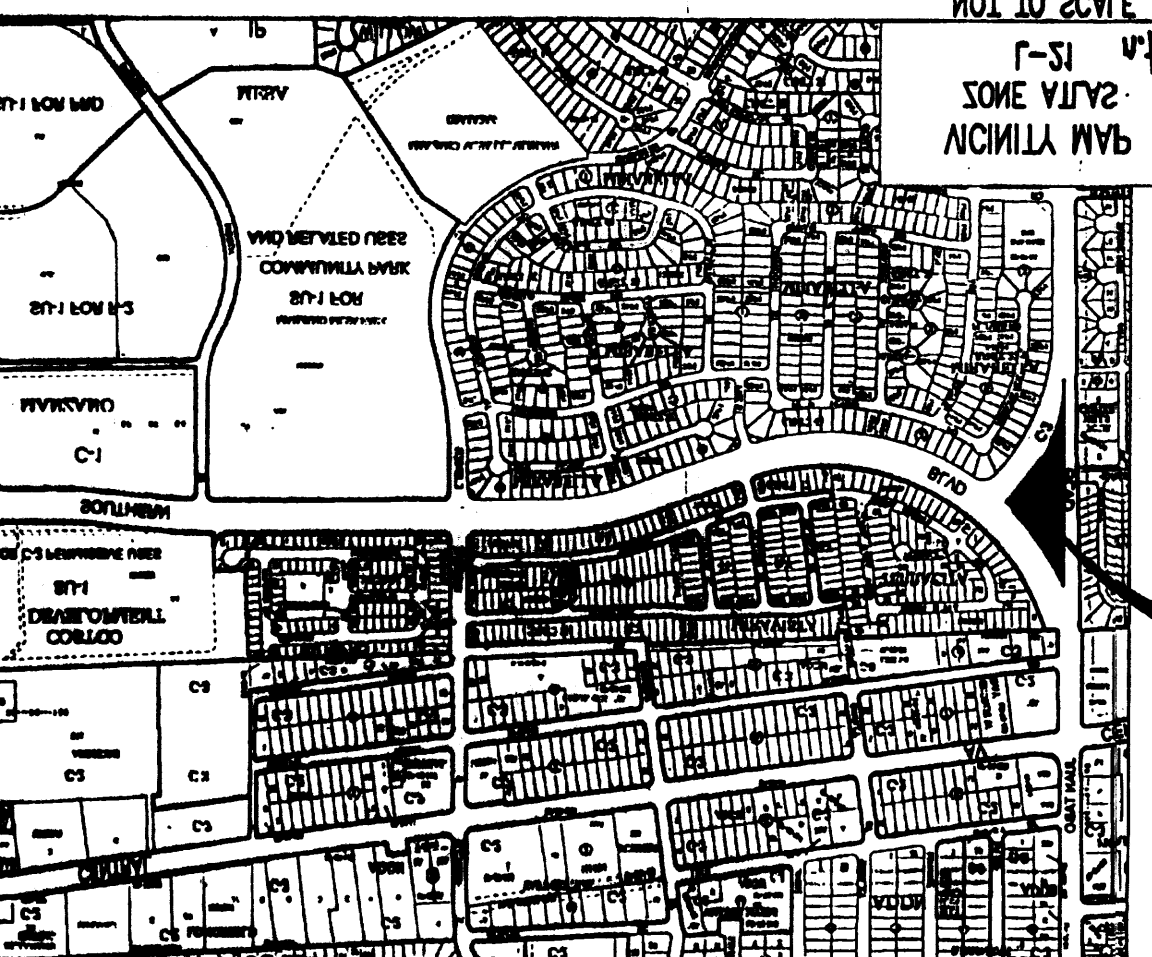
- 1. THIS INSTRUMENT BEING FIRST PUBLISHED BY THE STATE OF NEW MEXICO...
2. THIS INSTRUMENT BEING FIRST PUBLISHED BY THE STATE OF NEW MEXICO...
3. THIS INSTRUMENT BEING FIRST PUBLISHED BY THE STATE OF NEW MEXICO...
4. THIS INSTRUMENT BEING FIRST PUBLISHED BY THE STATE OF NEW MEXICO...

- 1. THIS INSTRUMENT BEING FIRST PUBLISHED BY THE STATE OF NEW MEXICO...
2. THIS INSTRUMENT BEING FIRST PUBLISHED BY THE STATE OF NEW MEXICO...
3. THIS INSTRUMENT BEING FIRST PUBLISHED BY THE STATE OF NEW MEXICO...
4. THIS INSTRUMENT BEING FIRST PUBLISHED BY THE STATE OF NEW MEXICO...

DISCLOSE STATEMENT

Table with 4 columns: BOUND METERS, NO. OF TRACTS, DDB NO., and BOUND ACRES. Includes data for Tract C-1.

BOUNDARY DATA



DATE: 08-18-12

REVENUE TO COUNTY TREASURER'S OFFICE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON PNC #

TREASURER'S CERTIFICATION

MY COMMISSION EXPIRES: 8/18/12

NOTARY PUBLIC

BY MINGLON BROOKS, SUPERINTENDENT OF SCHOOLS, UTBUDNEBONE PUBIC SCHOOLS

ACKNOWLEDGEMENT

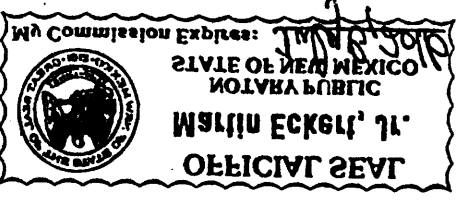
UTBUDNEBONE PUBIC SCHOOLS MINGLON BROOKS, SUPERINTENDENT OF SCHOOLS

OWNER OF TRACT C BOUVO OF EDUCATION UTBUDNEBONE PUBIC SCHOOLS

INDEFEASIBLE TITLE IN FEE SIMPLE TO PROPERTY BEING RECYCLED HEREOF...

DEDICATION AND FREE CONSENT

PARCEL CONTAINS 3,000 ACRES MORE OR LESS... THE END OF SAID CURVE BEARS 2 22.22.00... THE END OF SAID CURVE BEARS 2 22.22.00... THE END OF SAID CURVE BEARS 2 22.22.00...



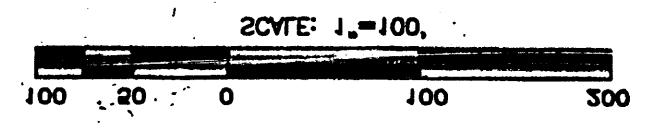
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF... THIS INSTRUMENT BEING FIRST PUBLISHED BY THE STATE OF NEW MEXICO...

TREASURER'S CERTIFICATION

Table with 2 columns: NAME and DATE. Lists various officials and their dates, including Rex A. Locke (8-18-12).

CONVEYANCE... PROJECT NO. 1008830... COV PROJECT NO. 1008830

AUGUST 2012... BEING FIRST PUBLISHED BY THE STATE OF NEW MEXICO... WITHIN SECTIONS 27 AND 28, MANZANO MEZSA...



(D) THIS EASEMENT RIGHT-OF-WAY BEING DEDICATED BY THIS PLAT BOOK 81C' FOLIO 115 RECORDS OF BERNALILLO COUNTY, NEW MEXICO EASEMENT RIGHT-OF-WAY BEING RECORDED BY PLAT RECORDED ON 08-02-81 IN THIS EASEMENT RIGHT-OF-WAY BEING ASSIGNED BY THIS PLAT BOOK 81C' FOLIO 115 RECORDS OF BERNALILLO COUNTY, NEW MEXICO EASEMENT RIGHT-OF-WAY BEING RECORDED BY PLAT RECORDED ON 08-02-81 IN REFERENCED IN ITEM V ABOVE

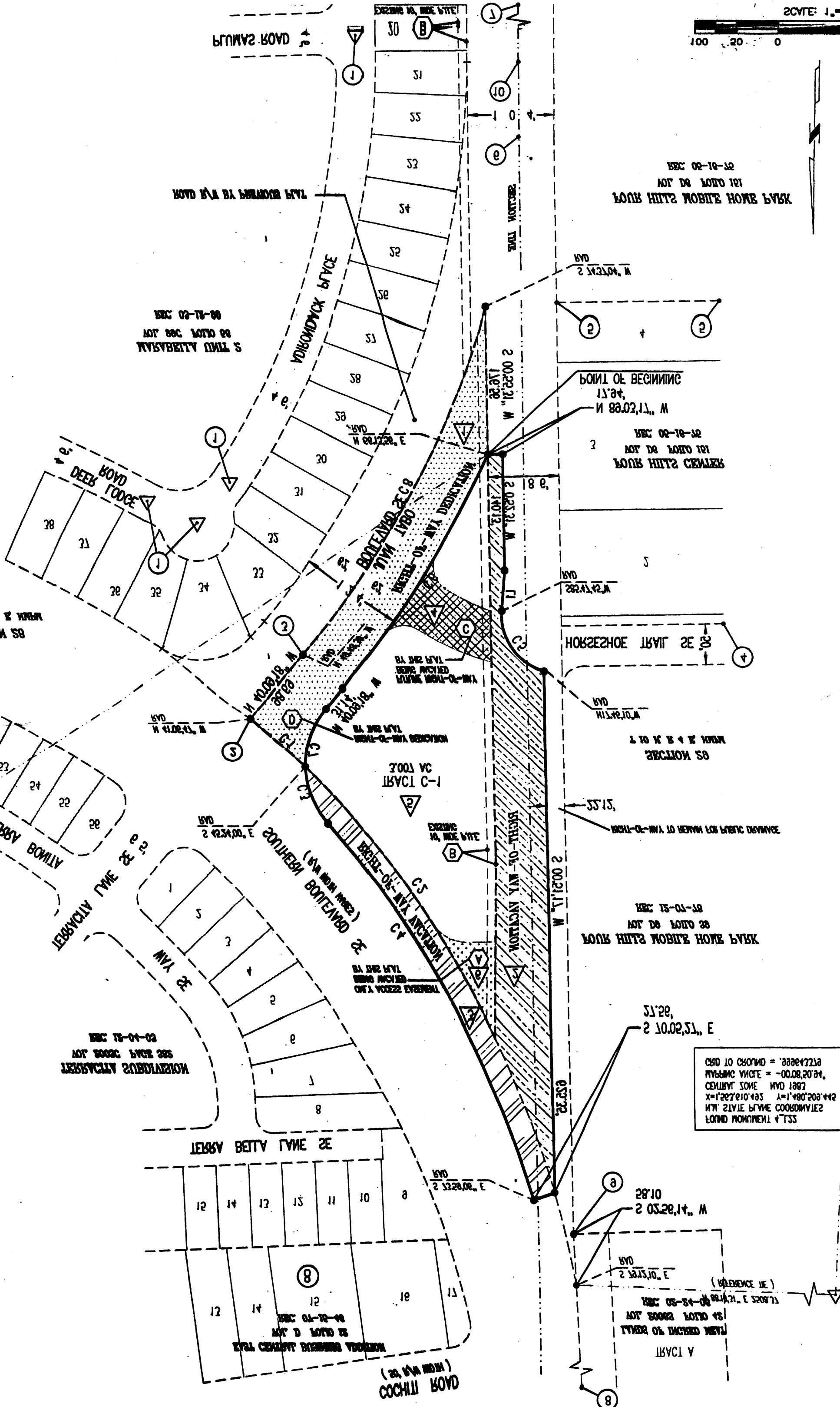
(C) TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENTS BEING RECORDED BY THIS EASEMENT BEING ASSIGNED BY THIS PLAT BOOK 81C' FOLIO 115 RECORDS OF BERNALILLO COUNTY, NEW MEXICO PUBLIC ACCESS EASEMENT BEING RECORDED BY PLAT RECORDED ON 08-02-81 IN EASEMENTS OF RECORD

- IN ITEMS ABOVE ATTACHED V BYPASS ARE STAMPED AS 85'2" WITH THE MARK TO ACCEPTED POINTS
- (10) DISCLOSED THIS POINT FOUND NO. 4 BEARS - NO CURB - 1'22, 2' AND 3'2, E OF CENTERLINE BOULEVARD
 - (8) FOUND BY MARK IN TOP OF WALL
 - (8) FOUND BY MARK IN 1'1/2, UTILITY MARKER STAMPED BY 82 8138
 - (1) 2' 00.18, 23, W 5'84'34, SOUTH OF 1'4' CORNER IN ITEM 8 ABOVE FOUND NO. 4 BEARS - NO CURB - IN INTERIOR CORNER - 2E CORNER SECTION 28
 - (8) FOUND NO. 2 BEARS - NO CURB - 1'4' CORNER OF SECTION 28/28
 - (2) FOUND NO. 2 BEARS IN RED BRICK CURB STAMPED THERE BY 2218
 - (4) FOUND BY MARK WITH BYPASS MARKER STAMPED BY 2218 IN EASEMENT
 - (2) FOUND NO. 2 BEARS IN 1'1/2, UTILITY CURB STAMPED THERE 1888, 1888
 - (3) FOUND NO. 2 BEARS BENT - NO CURB
 - (1) COV CENTERLINE BYPASS MONUMENT IN INTERIOR STAMPED BY 118438
- STAMPED AS 10488
 ATT BOULEVARD CORNERS ARE SET WITH A NO. 2 BEARS WITH BRICK CURB
 BOULEVARD EVIDENCE: UNLESS OTHERWISE INDICATED

GRID TO CORNER = 888847225
 NAD83 UTM ZONE = 18QUD, 58334,
 CENTERLINE MONUMENT 1887
 X=12827810483 Y=1480208442
 WITH STATE PLANE COORDINATES
 FOUND MONUMENT 1887

THIS TRACT BEING: 02541 AC
 R/W DEDICATION

THIS TRACT BEING: 02418 AC EC-12-403
 SOUTHERN TRACT: 02282 AC EC-12-403
 R/W ACQUISITION CITY COUNCIL NO.

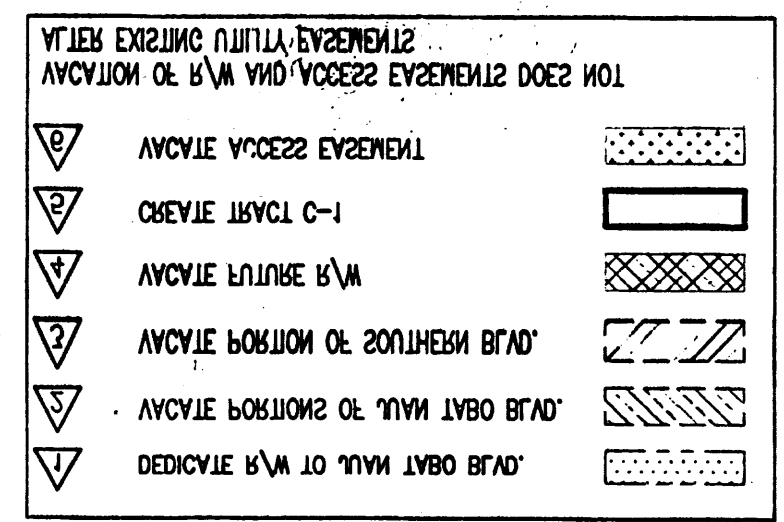


PI	BEARING	DISTANCE
PI	241.5, 12. E	48' 43,
NO	BEARING	DISTANCE

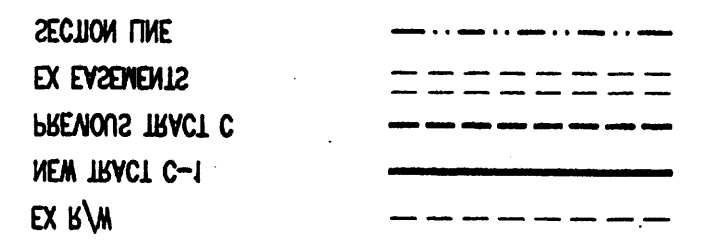
PIE TABLE

CB	S4.48, 32,	1110'00,	418'38,	541'85,	415'22,	511.41, 08,
C1	41.21, 48, <td>110'00, <td>18'25, <td>41'85, <td>18'18, <td>18.58, 54, </td></td></td></td></td>	110'00, <td>18'25, <td>41'85, <td>18'18, <td>18.58, 54, </td></td></td></td>	18'25, <td>41'85, <td>18'18, <td>18.58, 54, </td></td></td>	41'85, <td>18'18, <td>18.58, 54, </td></td>	18'18, <td>18.58, 54, </td>	18.58, 54,
C8	18.52, 14, <td>1185'00, <td>225'24, <td>181'21, <td>221'51, <td>212.21, 41, </td></td></td></td></td>	1185'00, <td>225'24, <td>181'21, <td>221'51, <td>212.21, 41, </td></td></td></td>	225'24, <td>181'21, <td>221'51, <td>212.21, 41, </td></td></td>	181'21, <td>221'51, <td>212.21, 41, </td></td>	221'51, <td>212.21, 41, </td>	212.21, 41,
C2	11.12, 20, <td>115'85, <td>81'88, <td>28'00, <td>80'84, <td>24.54, 40, </td></td></td></td></td>	115'85, <td>81'88, <td>28'00, <td>80'84, <td>24.54, 40, </td></td></td></td>	81'88, <td>28'00, <td>80'84, <td>24.54, 40, </td></td></td>	28'00, <td>80'84, <td>24.54, 40, </td></td>	80'84, <td>24.54, 40, </td>	24.54, 40,
C4	52.12, 05, <td>1115'20, <td>218'04, <td>585'51, <td>211'88, <td>58.21, 32, </td></td></td></td></td>	1115'20, <td>218'04, <td>585'51, <td>211'88, <td>58.21, 32, </td></td></td></td>	218'04, <td>585'51, <td>211'88, <td>58.21, 32, </td></td></td>	585'51, <td>211'88, <td>58.21, 32, </td></td>	211'88, <td>58.21, 32, </td>	58.21, 32,
C3	38.42, 38, <td>110'00, <td>18'22, <td>28'11, <td>14'81, <td>51.51, 12, </td></td></td></td></td>	110'00, <td>18'22, <td>28'11, <td>14'81, <td>51.51, 12, </td></td></td></td>	18'22, <td>28'11, <td>14'81, <td>51.51, 12, </td></td></td>	28'11, <td>14'81, <td>51.51, 12, </td></td>	14'81, <td>51.51, 12, </td>	51.51, 12,
C5	22.41, 44, <td>1500'00, <td>101'81, <td>284'24, <td>881'80, <td>51.41, 45, </td></td></td></td></td>	1500'00, <td>101'81, <td>284'24, <td>881'80, <td>51.41, 45, </td></td></td></td>	101'81, <td>284'24, <td>881'80, <td>51.41, 45, </td></td></td>	284'24, <td>881'80, <td>51.41, 45, </td></td>	881'80, <td>51.41, 45, </td>	51.41, 45,
C1	04.11, 38, <td>1500'00, <td>88'82, <td>44'88, <td>88'81, <td>48.44, 54, </td></td></td></td></td>	1500'00, <td>88'82, <td>44'88, <td>88'81, <td>48.44, 54, </td></td></td></td>	88'82, <td>44'88, <td>88'81, <td>48.44, 54, </td></td></td>	44'88, <td>88'81, <td>48.44, 54, </td></td>	88'81, <td>48.44, 54, </td>	48.44, 54,
NO	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE

CURVE TABLE



DISCLOSURE STATEMENT



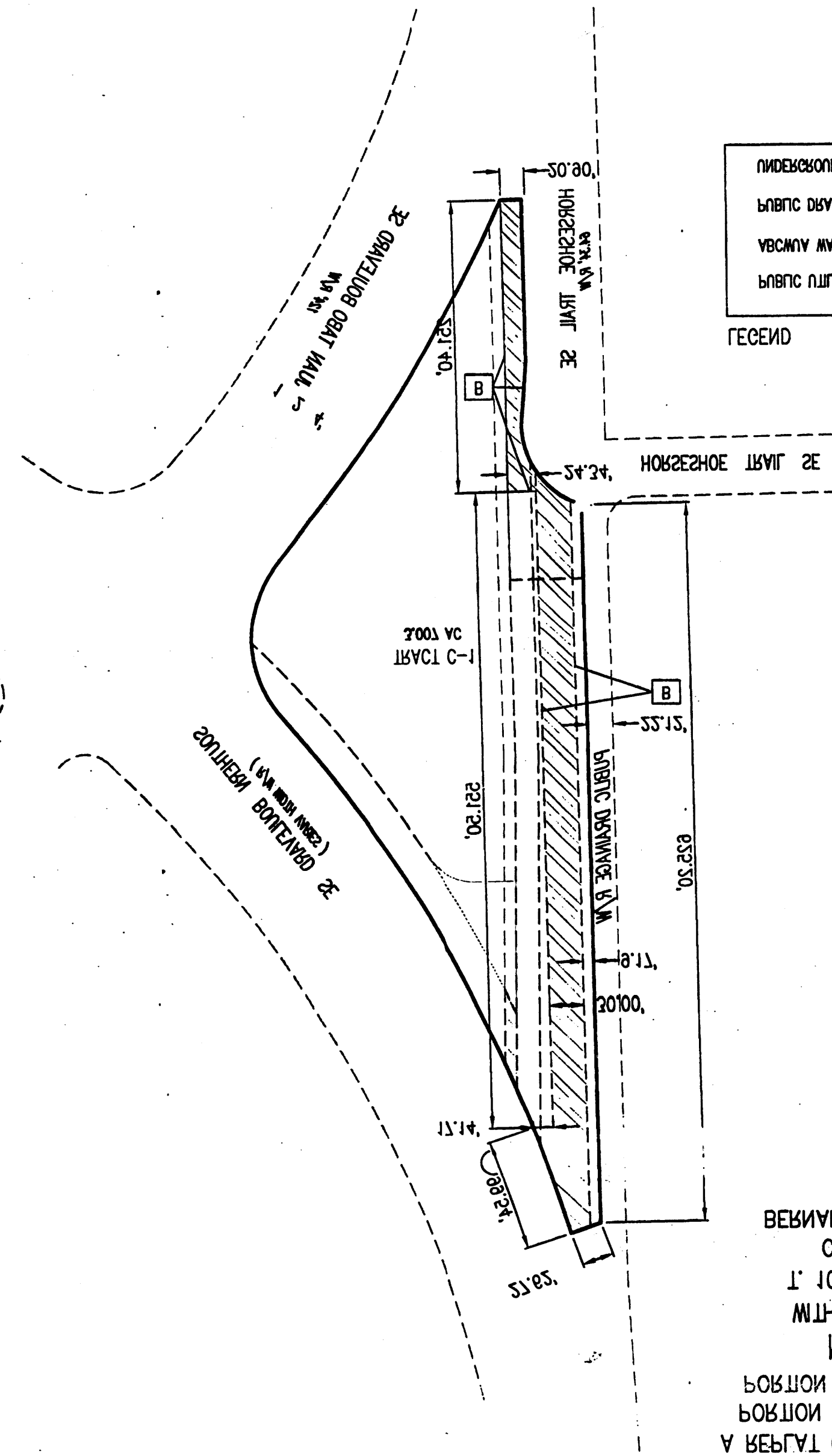
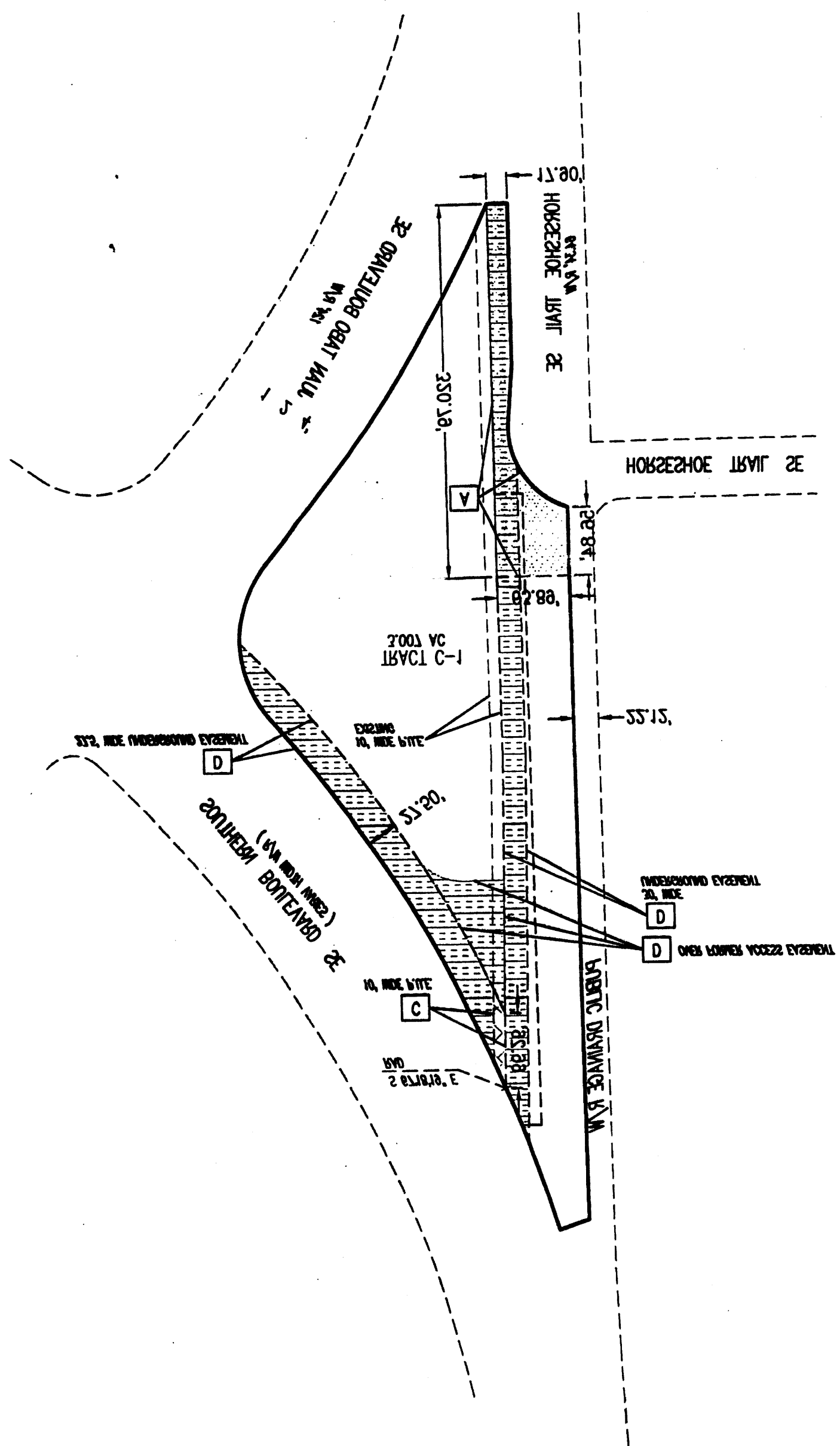
LEGEND

AUGUST 2012
 BERNALILLO COUNTY, NEW MEXICO
 CITY OF ALBUQUERQUE
 1' 10" N. 8' 4" E. N. M. B. M.
 WITHIN SECTIONS 27 AND 28
 MANIZANO MEZA
 PORTION OF SOUTHERN BOULEVARD 2E
 PORTION OF MANIZANO BLVD 2E
 A BEARING OF TRACT C AND LOCATION OF
 TRACT C-1
 PLAT FOR

- D** UNDERGROUND UTILITY EASEMENT TO BMM AND HMC&S COMPANY
- C** TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT AND SANITARY SEWER EASEMENT
- B** ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY WATER DRAINAGE EASEMENT IS THE CITY OF ALBUQUERQUE ALBUQUERQUE FOR THE BISCAITE TRACT AND TRACT C-1 MAINTENANCE OF DRAINAGE EASEMENT - BENEFICIARIES OF THE EASEMENT ARE THE CITY OF NEW EASEMENTS WITH THIS PLAT
- A**

PLAN VIEW - PUBLIC DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT

PLAN VIEW - ABRUWU WATER AND SANITARY SEWER EASEMENT



UNDERGROUND EASEMENT TO BMM AND HMC&S	
PUBLIC DRAINAGE EASEMENT	
ABRUWU WATER & SEWER EASEMENT	
PUBLIC UTILITY EASEMENT	

LEGEND

AUGUST 2012
 BERNALILLO COUNTY, NEW MEXICO
 CITY OF ALBUQUERQUE
 1' TO N. P. & E. N. M. P. M.
 WITHIN SECTIONS 22 AND 28,
 MANZANO MESA
 PORTION OF SOUTHERN BOULEVARD SE
 PORTION OF JUAN TABO BOULEVARD SE
 A PART OF TRACT C AND VACATION OF
 TRACT C-1
 PLAT FOR