

VICINITY MAP
SCALE: N.T.S.
ZONE ATLAS INDEX NOS.
K-15-Z

SUBDIVISION DATA:

TOTAL NO. OF LOTS EXISTING: 1

TOTAL NO. OF LOTS CREATED: 1

GROSS SUBDIVISION ACRES: 51.602 ACS.

TOTAL MILES OF STREETS CREATED: -

ZONE ATLAS INDEX NO: K-15-Z

DATE OF SURVEY: NOVEMBER 2015

CURRENT ZONINGS: R-1

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO VACATE A 20'X38' PORTION OF AN EXISTING PUBLIC WATERLINE EASEMENT AND GRANT WATERLINE EASEMENT(S), AS SHOWN HEREON.

GENERAL NOTES:

- FIELD SURVEY WAS PERFORMED IN NOVEMBER, 2015.
- ALL DISTANCES ARE GROUND DISTANCES.
- RECORD PLAT BEARINGS AND DISTANCE, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESES (). ALL BEARINGS AND DISTANCES DO NOT DIFFER FROM RECORDED PLAT.
- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 83) BASED UPON A LINE FROM ACS "6-K14R" TO ACS "7-K15". SAID BEARING BEING: S.81°03'56"E.
- ALL CORNERS IDENTIFIED AS "SET", ARE A 5/8" REBAR WITH CAP STAMPED "W.D. NEISH PS 21081" AND SHOWN AS UNLESS OTHERWISE INDICATED.
- THE FOLLOWING DOCUMENT(S) WERE USED IN THE PREPARATION OF THIS PLAT:
 - DOCUMENT ENTITLED "PERMANENT EASEMENT (YALE WELL #3)" FILED: 9/13/2011 AS DOCUMENT NUMBER 201082218.
 - DOCUMENT ENTITLED "PERMANENT EASEMENT, REUSE WATERLINE" FILED: 1/21/2010 AS DOCUMENT NUMBER 2010005323.
 - DOCUMENT ENTITLED "PERMANENT EASEMENT, REUSE WATERLINE" FILED: 1/21/2010 AS DOCUMENT NUMBER 2010005322.
 - DOCUMENT ENTITLED "PUBLIC SERVICE COMPANY OF NEW MEXICO, QUITCLAIM OF EASEMENT" FILED: 8/18/2009 AS DOCUMENT NUMBER 2009094304.
 - DOCUMENT ENTITLED "PUBLIC SERVICE COMPANY OF NEW MEXICO, UNDERGROUND EASEMENT (ELECTRIC)" FILED: 8/18/2009 AS DOCUMENT NUMBER 2009094302.
 - DOCUMENT ENTITLED "QUITCLAIM DEED" FILED: 3/11/2009 AS DOCUMENT NUMBER 2009025783.
 - DOCUMENT ENTITLED "PUBLIC SERVICE COMPANY OF NEW MEXICO, GAS EASEMENT" FILED: 6/12/2008 AS DOCUMENT NUMBER 2008067071.
 - DOCUMENT ENTITLED "PERMANENT EASEMENT, PUBLIC WATERLINE EASEMENT SURVEY" FILED: 6/28/2000 IN BOOK: A7, PAGE: 2241 AS DOCUMENT NUMBER 2000062490.
 - PLAT OF TRACTS B-1 AND C-1, A.P.S. CENTRAL OFFICE ADDITION, FILED: 11/02/1999 IN BOOK: 99C, PAGE: 303.
 - PLAT ENTITLED "PLAT OF TRACTS A THROUGH D, A.P.S. CENTRAL OFFICE ADDITION" FILED: 4/20/1990 IN BOOK: 90C, PAGE: 118.
 - BOOK: MISC 641A, PAGES: 882-885.
 - DOCUMENT ENTITLED "OVERHEAD EASEMENT" FILED: 4/4/1988 IN BOOK: MISC 605A, PAGES: 296-297.
 - DOCUMENT ENTITLED "GRANT OF EASEMENT FOR UNDERGROUND STORM SEWER" FILED: 5/17/1972 IN VOLUME: MISC 260, PAGES: 610-612.
- NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAT FOR SUBDIVISION.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 1-015-057-119-061-30145.

PROPERTY OWNER OF RECORD: ALBUQUERQUE PUBLIC SCHOOLS
(TRACT C-1, APS CENTRAL OFFICE ADDITION)

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING IDENTIFIED AS TRACT C-1 OF A.P.S. CENTRAL OFFICE ADDITION, SECTION 21, T.10N., R.3E., N.M.P.M., ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 2, 1999, IN PLAT BOOK 99C, PAGE 303, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF SAID TRACT C-1, BEING A POINT INTERSECTING THE EAST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25 WITH THE SOUTH RIGHT OF WAY LINE OF PACIFIC AVENUE SE; WHENCE, FOR A TIE, THE ALBUQUERQUE CONTROL STATION NAMED "6-K14R" WITH NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE) BEING X=1,522,408.158 AND Y=1,486,003.797, A BRASS CAP IN PLACE BEARS, N.34°05'19"W., 3,436.05 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING, ALONG AFOREMENTIONED SOUTH RIGHT OF WAY LINE, N.88°38'44"E., A DISTANCE OF 337.23 FEET TO AN ANGLE POINT, BEING A POINT ON THE EAST RIGHT OF WAY LINE OF LOCUST STREET SE; THENCE, ALONG SAID EAST RIGHT OF WAY LINE, N.01°22'16"W., A DISTANCE OF 300.18 FEET TO AN ANGLE POINT; THENCE, LEAVING SAID EAST RIGHT OF WAY LINE, N.88°37'44"E., A DISTANCE OF 414.99 FEET TO AN ANGLE POINT; THENCE, N.00°45'16"W., A DISTANCE OF 364.99 FEET TO THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED, BEING A POINT ON THE SOUTH RIGHT OF WAY LINE OF HAZELDINE AVENUE SE; THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE, N.89°14'44"E., A DISTANCE OF 1084.41 FEET TO THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED, BEING A POINT OF A NON-TANGENTIAL CURVE; THENCE, LEAVING SAID SOUTH RIGHT OF WAY LINE, SOUTHWESTERLY, 94.73 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 177.01 FEET AND THROUGH A CENTRAL ANGLE OF 30°39'49" (CHORD = S.14°34'39"W., 93.61') TO A POINT OF TANGENCY; THENCE, S.29°54'33"W., A DISTANCE OF 44.69 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 165.88 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 117.92 FEET AND THROUGH A CENTRAL ANGLE OF 80°35'51" (CHORD = S.10°23'22"E., 152.54') TO A POINT OF TANGENCY; THENCE, S.50°41'18"E., A DISTANCE OF 234.47 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 49.94 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 428.52 FEET AND THROUGH A CENTRAL ANGLE OF 06°40'40" (CHORD = S.47°20'58"E., 49.92') TO A POINT OF TANGENCY; THENCE, S.44°00'38"E., A DISTANCE OF 44.30 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 53.78 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 240.71 FEET AND THROUGH A CENTRAL ANGLE OF 12°48'00" (CHORD = S.37°36'38"E., 53.66') TO A POINT OF TANGENCY; THENCE, S.31°12'38"E., A DISTANCE OF 71.96 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 81.51 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 137.08 FEET AND THROUGH A CENTRAL ANGLE OF 34°04'08" (CHORD = S.48°14'41"E., 80.31') TO A POINT OF TANGENCY; THENCE, S.65°16'44"E., A DISTANCE OF 166.54 FEET TO THE MOST EASTERLY CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, S.01°19'15"E., A DISTANCE OF 141.61 FEET TO AN ANGLE POINT; THENCE, S.09°06'54"W., A DISTANCE OF 49.51 FEET TO AN ANGLE POINT; THENCE, S.16°51'12"W., A DISTANCE OF 49.81 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY, 71.63 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 216.00 FEET AND THROUGH A CENTRAL ANGLE OF 18°59'59" (CHORD = S.26°21'11"W., 71.30') TO A POINT OF TANGENCY; THENCE, S.35°51'16"W., A DISTANCE OF 19.39 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY, 99.55 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET AND THROUGH A CENTRAL ANGLE OF 51°51'10" (CHORD = S.61°46'46"W., 96.19') TO A POINT OF TANGENCY; THENCE, S.87°42'23"W., A DISTANCE OF 88.26 FEET TO AN ANGLE POINT; THENCE, S.60°45'05"W., A DISTANCE OF 101.29 FEET TO AN ANGLE POINT; THENCE, S.17°37'52"E., A DISTANCE OF 112.86 FEET TO THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED, BEING A POINT ON THE NORTH RIGHT OF WAY LINE OF BASHART ROAD SE; THENCE, ALONG SAID NORTH RIGHT OF WAY LINE (FOR THE NEXT THREE (3) COURSES), N.89°04'53"W., A DISTANCE OF 131.44 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY, 148.84 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET AND THROUGH A CENTRAL ANGLE OF 25°50'31" (CHORD = S.77°59'51"W., 147.58') TO A POINT OF REVERSE CURVATURE; THENCE, SOUTHWESTERLY, 121.78 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET AND THROUGH A CENTRAL ANGLE OF 25°50'31" (CHORD = S.77°59'51"W., 120.75') TO A POINT OF TANGENCY; THENCE, LEAVING SAID NORTH RIGHT OF WAY LINE, N.89°04'53"W., A DISTANCE OF 1,639.59 FEET TO THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED, BEING A POINT ON THE AFOREMENTIONED EAST RIGHT OF LINE OF INTERSTATE HIGHWAY 25; THENCE, ALONG SAID EAST RIGHT OF WAY LINE, N.01°21'53"W., A DISTANCE OF 574.89 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT HEREIN DESCRIBED, THE POINT OF BEGINNING AND CONTAINING AN AREA OF 51.602 ACRES (2,247,790 SQUARE FEET), MORE OR LESS.

FREE CONSENT:

THE TRACT SHOWN HEREON IS REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S). SAID OWNERS DO HEREBY GRANT: ALL EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR OVERHEAD AND/OR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

PROPERTY OWNER SIGNATURE(S):

TRACT C-1, A.P.S. CENTRAL OFFICE ADDITION

Raquel M. Reedy
RAQUEL M. REEDY, ACTING SUPERINTENDENT OF SCHOOLS

FOR: ALBUQUERQUE PUBLIC SCHOOLS

DOCH 2016030608
9/01/2016 12:52 PM Page: 1 of 3
PLAT # 226, 08 B; 2016030608
Toulouse Oliver, Bernalillo Cour

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13th DAY OF JANUARY, 2016, BY RAQUEL M. REEDY, ACTING SUPERINTENDENT OF SCHOOLS, ALBUQUERQUE PUBLIC SCHOOLS.

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

UTILITY APPROVALS: PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEDED TO BE IN THE PUBLIC INTEREST. DISCLAIMER: IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC), AND QWEST CORPORATION D/B/A/ CENTURYLINK DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM, NMGC AND QWEST CORPORATION D/B/A/ CENTURYLINK DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

PROJECT NUMBER: 1010643

APPLICATION NUMBER: 16-088-70074

PLAT APPROVAL

NEW MEXICO GAS COMPANY
Fernando Vigil
PNM ELECTRIC SERVICES
2-24-16
DATE

QWEST CORPORATION D/B/A CENTURYLINK, CC
[Signature]
COMCAST
2-25-16
DATE

CITY APPROVALS:
Soren Rainey P.S.
CITY SURVEYOR
1/7/16
DATE

REAL PROPERTY DIVISION
N/A
3-3-16
DATE

ENVIRONMENTAL HEALTH DEPARTMENT
Raquel M. Reedy
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
3/16/16
DATE

Thayne Cadan
ABCWUA
03/16/16
DATE

Carol S. Dumont
PARKS AND RECREATION DEPARTMENT
3-16-16
DATE

[Signature]
A.M.A.F.C.A.
3-28-16
DATE

[Signature]
CITY ENGINEER
3/16/16
DATE

[Signature]
DRP CHAIRPERSON, PLANNING DEPARTMENT
3-31-16
DATE

SURVEYOR'S CERTIFICATION:

I, WILLIAM D. NEISH, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007.

WILSON & COMPANY
4900 LANG AVENUE N.E.
ALBUQUERQUE, NEW MEXICO 87109

WILLIAM D. NEISH
21081
NEW MEXICO
STATE SURVEYOR

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	(94.73)	(177.01')	(30°39'49")	(514°34'49"W, 93.61')
C2	(185.88)	(117.92)	(80°35'51")	(S10°23'22"E, 152.54')
C3	(49.94')	(428.52')	(06°40'40")	(S47°20'58"E, 49.92')
C4	(63.78)	(240.71')	(12°48'00")	(S37°36'38"E, 53.66')
C5	(61.51')	(137.08')	(34°04'06")	(S48°14'41"E, 80.31')
C6	(71.65')	(216.00')	(18°59'59")	(S28°21'11"W, 71.30')
C7	(99.55')	(110.00')	(51°51'10")	(S61°48'46"W, 96.19')
C8	(148.84')	(330.00')	(25°50'31")	(S77°59'51"W, 147.58')
C9	(121.78')	(270.00')	(25°50'31")	(S77°59'51"W, 120.75')
				MEAS. = S78°02'19"W, 120.74'

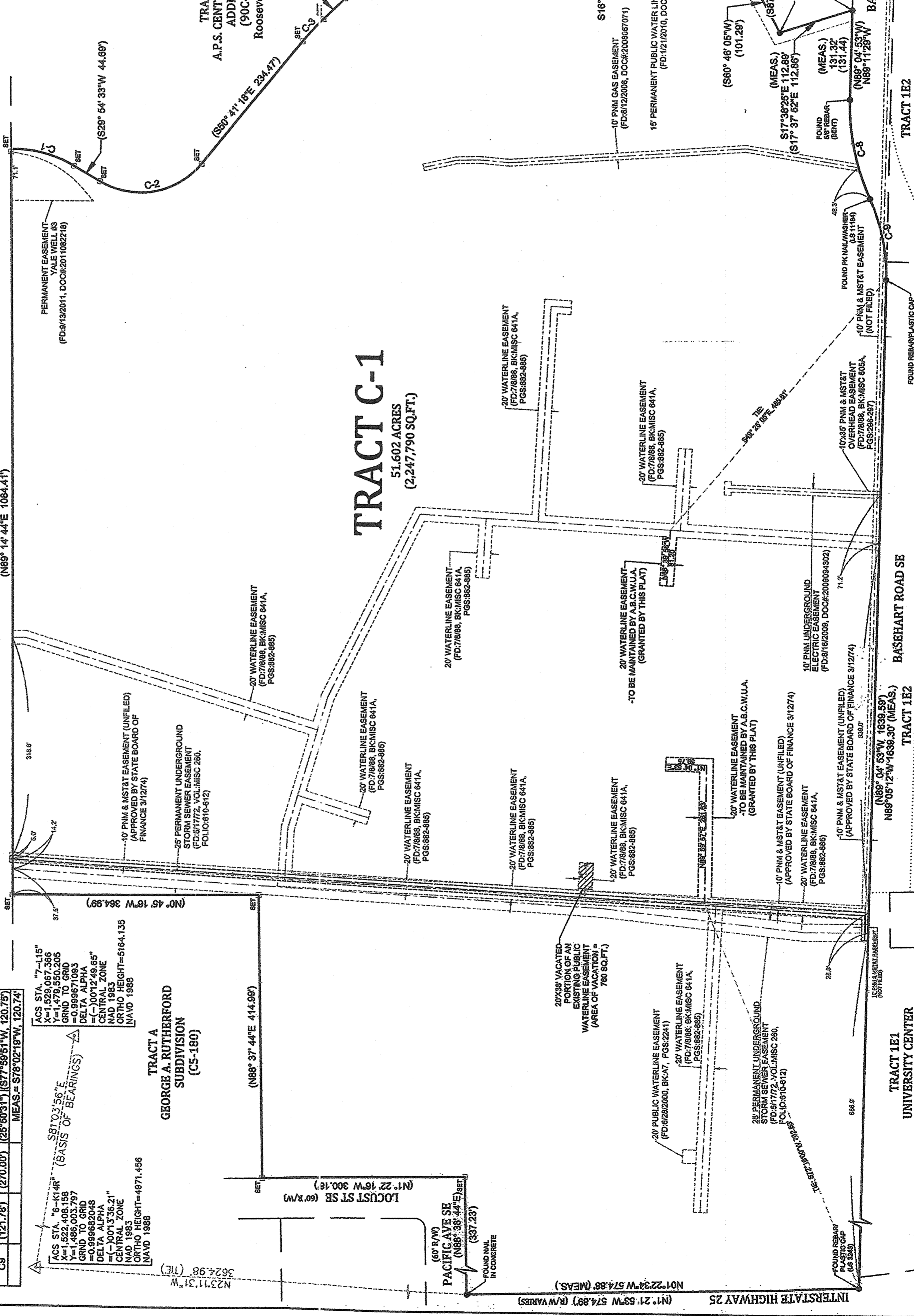
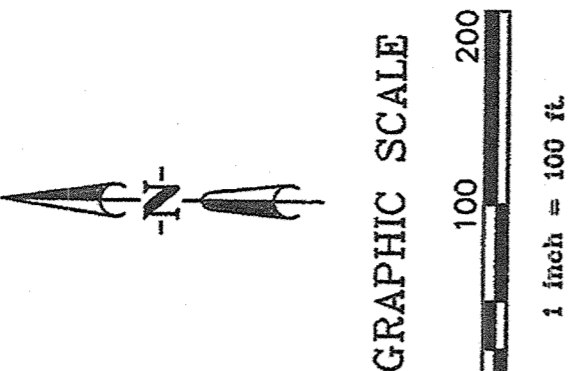
ACS STA. "6-K14R"
 X=1,522,408.158
 Y=1,486,003.797
 GRND TO GRID
 DELTA ALPHA
 = 0.999682048
 CENTRAL ZONE
 = (-)001°3'36.21"
 NAD 1983
 ORTHO HEIGHT = 4971.456
 NAVD 1988

ACS STA. "7-L15"
 X=1,529,067.366
 Y=1,479,550.205
 GRND TO GRID
 DELTA ALPHA
 = 0.999671093
 CENTRAL ZONE
 = (-)001°2'49.65"
 NAD 1983
 ORTHO HEIGHT = 5164.135
 NAVD 1988

TRACT A
 GEORGE A. RUTHERFORD
 SUBDIVISION
 (C5-180)

DOC# 2016030808
 9/19/2016 12:52 PM Page: 2 of 2
 Touloum Olliver, Bernalillo Cour
 PLAT # 2016030808

PLAT OF
TRACT C-1, APS LINCOLN COMPLEX
 BEING A REPLAT OF TRACT C-1, APS CENTRAL OFFICE ADDITION
 WITHIN PROJECTED SECTION 21, TOWNSHIP 10 NORTH,
 RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE, TOWN OF ALBUQUERQUE GRANT
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2015



- LEGEND:**
- SET PROPERTY CORNER (5/8" REBAR/CAP STAMPED "NMPLS 21081")
 - FOUND MONUMENT (AS NOTED)
 - EASEMENT LINE GRANTED BY THIS PLAT
 - EASEMENT VACATED BY THIS PLAT PER DRB NO. 15DRB-70383

WILSON

UNIVERSITY CENTER

TRACT 1E2

UNIVERSITY CENTER

TRACT 1E1