



#### SUBDIVISION DATA:

TOTAL NO. OF LOTS EXISTING: 1  
TOTAL NO. OF LOTS CREATED: 1  
GROSS SUBDIVISION ACREAGE: 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:

1. FIELD SURVEY WAS PERFORMED IN NOVEMBER, 2015.
2. ALL DISTANCES ARE GROUND DISTANCES.
3. 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.
4. 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.
5. ALL CORNERS IDENTIFIED AS "SET", ARE A 5/8" REBAR WITH CAP STAMPED "W.D. NEISH PS 21081" AND SHOWN AS — UNLESS OTHERWISE INDICATED.
6. THE FOLLOWING DOCUMENT(S) WERE USED IN THE PREPARATION OF THIS PLAT:
  - a.) DOCUMENT ENTITLED "PERMANENT EASEMENT (YALE WELL #3)" FILED: 9/13/2011 AS DOCUMENT NUMBER 2011082218.
  - b.) DOCUMENT ENTITLED "PERMANENT EASEMENT, REUSE WATERLINE" FILED: 1/21/2010 AS DOCUMENT NUMBER 2010005323.
  - c.) DOCUMENT ENTITLED "PERMANENT EASEMENT, REUSE WATERLINE" FILED: 1/21/2010 AS DOCUMENT NUMBER 2010005322.
  - d.) DOCUMENT ENTITLED "PUBLIC SERVICE COMPANY OF NEW MEXICO, QUITCLAIM OF EASEMENT" FILED: 8/18/2009 AS DOCUMENT NUMBER 2009094304.
  - e.) DOCUMENT ENTITLED "PUBLIC SERVICE COMPANY OF NEW MEXICO, UNDERGROUND EASEMENT (ELECTRIC)" FILED: 8/18/2009 AS DOCUMENT NUMBER 2009094302.
  - f.) DOCUMENT ENTITLED "QUITCLAIM DEED" FILED: 3/11/2009 AS DOCUMENT NUMBER 2009025783.
  - g.) DOCUMENT ENTITLED "PUBLIC SERVICE COMPANY OF NEW MEXICO, GAS EASEMENT" FILED: 6/12/2008 AS DOCUMENT NUMBER 2008067071.
  - h.) DOCUMENT ENTITLED "PERMANENT EASEMENT, PUBLIC WATERLINE EASEMENT SURVEY" FILED: 6/28/2000 IN BOOK: A7, PAGE: 2241 AS DOCUMENT NUMBER 2000062490.
  - i.) PLAT OF TRACTS B-1 AND C-1, A.P.S. CENTRAL OFFICE ADDITION, FILED: 11/02/1999 IN BOOK: 99C, PAGE: 303.
  - j.) PLAT ENTITLED "PLAT OF TRACTS A THROUGH D, A.P.S. CENTRAL OFFICE ADDITION FILED: 4/20/1990 IN BOOK: 90C, PAGE: 118.
  - k.) DOCUMENT ENTITLED "EASEMENT, PUBLIC WATERLINE" FILED: 7/8/1988 IN BOOK: MISC 641A, PAGES: 882-855.
  - l.) DOCUMENT ENTITLED "OVERHEAD EASEMENT" FILED: 4/4/1988 IN BOOK: MISC 605A, PAGES: 296-297.
  - m.) DOCUMENT ENTITLED "GRANT OF EASEMENT FOR UNDERGROUND STORM SEWER" FILED: 5/17/1972 IN VOLUME: MISC 260, PAGES: 610-612.
7. 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)

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

Layout Name: SHEET 1 OF 2  
Drawing Name: 1460008408\_drb\_replat.dwg  
NETWORK ADDRESS: m:\MSD\14-600-084-08\2\_Disciplines\Survey\Drawings\

Plot By: PAJ

#### 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 AFORMENTIONED 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 71.98 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°04'06" (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°46'05"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 BASEHART 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 AFORMENTIONED 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

1-13-16  
DATE

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13<sup>th</sup> 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

#### INDEXING INFORMATION FOR COUNTY CLERK

OWNER(S): ALBUQUERQUE PUBLIC SCHOOLS  
SECTION 21, T.10 N., R.3 E., N.M.P.M.  
SUBDIVISION: APS Central Office Addition



## 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

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

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

#### PLAT APPROVAL

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.

<u>[Signature]</u> NEW MEXICO GAS COMPANY	<u>2/25/16</u> DATE
<u>[Signature]</u> PNM ELECTRIC SERVICES	<u>2-24-16</u> DATE
<u>[Signature]</u> QWEST CORPORATION D/B/A CENTURYLINK QC	<u>2-25-16</u> DATE
<u>[Signature]</u> COMCAST	<u>2/25/16</u> DATE

#### CITY APPROVALS:

<u>[Signature]</u> CITY SURVEYOR	<u>1/7/16</u> DATE
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REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	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.

[Signature]  
WILLIAM D. NEISH  
N.M.P.L.S. #21081  
1/7/2016  
DATE



**WILSON & COMPANY**  
4900 LANG AVENUE N.E.  
ALBUQUERQUE, NEW MEXICO 87109  
(505) 348-4000  
SHEET 1 OF 2



