

**PLAT OF  
MANZANO HIGH SCHOOL**

WITHIN SECTION 22, TOWNSHIP 10 NORTH, RANGE 4 EAST,  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
DECEMBER 2016

PROJECT NUMBER: 1010703

APPLICATION NUMBER: 16-70434

**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.

	12/12/16
NEW MEXICO GAS COMPANY	DATE
	12-22-16
PNM ELECTRIC	DATE
	12/12/16
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
	12/22/16
COMCAST	DATE

**CITY APPROVALS:**

	P.S.	12/8/16
CITY SURVEYOR		DATE
N/A		
REAL PROPERTY DIVISION		DATE
N/A		
ENVIRONMENTAL HEALTH DEPARTMENT		DATE
		12/21/16
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE
		12-27-16
ABCWA		DATE
		12-21-16
PARKS AND RECREATION DEPARTMENT		DATE
		12-21-16
A.M.A.F.C.A.		DATE
		12-28-16
CITY ENGINEER		DATE
		12-28-16
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.

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



WILLIAM D. NEISH  
N.M.P.L.S. #21081  
12/08/2016  
DATE

**SUBDIVISION DATA:**

TOTAL NO. OF LOTS EXISTING:	1
TOTAL NO. OF LOTS CREATED:	1
GROSS SUBDIVISION ACREAGE:	61.1729 Acres
TOTAL MILES OF STREETS CREATED:	-
ZONE ATLAS INDEX NO.:	K-22-Z
DATE OF SURVEY:	NOVEMBER 2015
CURRENT ZONINGS:	R-1

**DISCLOSURE STATEMENT:**

THE PURPOSE OF THIS PLAT IS TO GRANT ADDITIONAL WATERLINE AND SEWER EASEMENTS 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 "14-J22" TO ACS "3-J22". SAID BEARING BEING: S.87°54'01"E.
- THE FOLLOWING DOCUMENT(S) WERE USED IN THE PREPARATION OF THIS PLAT:
  - PUBLIC WATERLINE EASEMENT, DATED 01/08/2005, REFERENCE NO.2005013650.
  - PLAT OF SURVEY, DATED 04/22/1998, BOOK 98S, PAGE 53.
  - PERMANENT EASEMENT, DATED 06/22/1998, REFERENCE NO.1998076991.
  - QCD FOR WELL SITE, DATED 09/19/1974, BOOK D970, PAGE 479.
  - PNM EASEMENT, DATED 06/11/1974, BOOK D529, PAGE 281.
  - PNM AND M.S.T.&T. EASEMENT DATED 02/26/1960, BOOK D529, PAGE 281
- 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.

**LEGAL DESCRIPTION:**

MANZANO HIGH SCHOOL, SECTION 22, T.10N.,R.4E., N.M.P.M., ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SURVEY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 22, 1998, IN PLAT BOOK 98S, PAGE 53 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL HEREIN DESCRIBED, BEING A POINT ON THE SOUTH RIGHT-OF-WAY (2015) LINE OF LOMAS BLVD.; WHENCE, FROM SAID POINT OF BEGINNING, THE ALBUQUERQUE CONTROL SURVEY MONUMENT IDENTIFIED AS "ACS 14-J22" A STANDARD BRASS CAP MONUMENT IN PLACE BEARS N.75°13'54"E., 459.03 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING,

S.87°53'41"E., A DISTANCE OF 2,097.8 FEET ALONG SAID SOUTH RIGHT-OF-WAY (2015) LINE OF LOMAS BLVD. TO THE NORTHEAST CORNER OF SAID PARCEL HEREIN DESCRIBED; THENCE,

S.00°27'39"W., A DISTANCE OF 1,264.54 FEET ALONG THE WEST RIGHT-OF-WAY (2015) LINE OF CHELWOOD BLVD. TO THE SOUTHEAST CORNER OF SAID PARCEL HEREIN DESCRIBED; THENCE,

N.88°06'31"W., A DISTANCE OF 2,112.99 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL HEREIN DESCRIBED, BEING A POINT ON THE EAST LINE OF TRACT B, MONARCH PARK; THENCE,

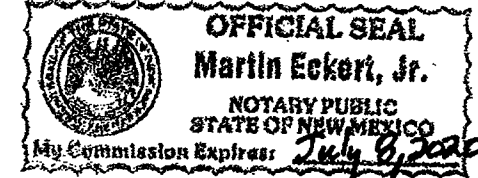
N.01°09'09"E., A DISTANCE OF 1,272.08 FEET TO THE NORTHWEST CORNER OF SAID PARCEL HEREIN DESCRIBED, THE POINT OF BEGINNING AND CONTAINING AN APPROXIMATE AREA OF 2,664,693 SQUARE FEET OR 61.1729 ACRES, MORE OR LESS.

**FREE CONSENT AND DEDICATION:**

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 ACCESS, UTILITY AND DRAINAGE 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):**

MANZANO HIGH SCHOOL  
  
RAQUEL M. REEDY, SUPERINTENDENT OF SCHOOLS  
FOR: ALBUQUERQUE PUBLIC SCHOOLS  
DATE: 12-8-16



STATE OF NEW MEXICO )  
  ) ss.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 8th DAY OF December, 2016, BY RAQUEL M. REEDY, SUPERINTENDENT OF SCHOOLS, ALBUQUERQUE PUBLIC SCHOOLS.

NOTARY PUBLIC:   
MY COMMISSION EXPIRES: July 8, 2020

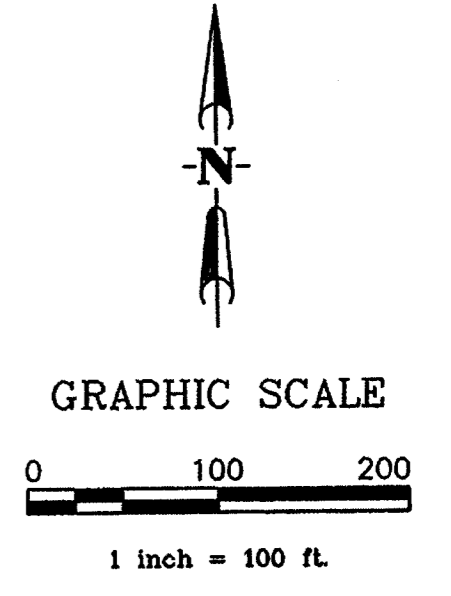
**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON**

UNIFORM PROPERTY CODE § : 1-022-057-154-467-20519  
PROPERTY OWNER OF RECORD: ALBUQUERQUE PUBLIC SCHOOLS  
(MANZANO HIGH SCHOOL)

BERNALILLO COUNTY TREASURER'S OFFICE:   
DATE: 12/28/16

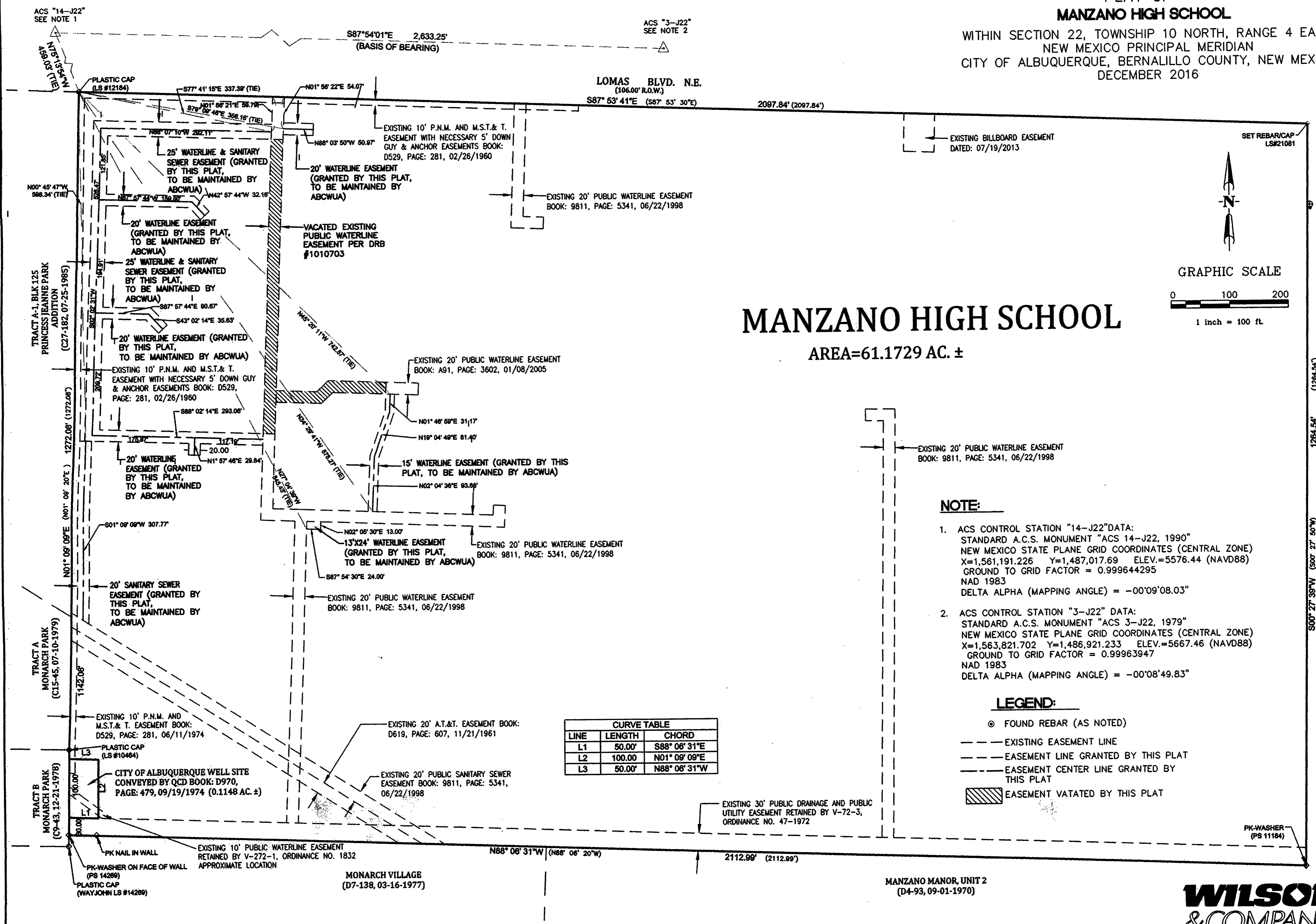
**INDEXING INFORMATION FOR COUNTY CLERK**  
OWNER(S): ALBUQUERQUE PUBLIC SCHOOLS  
SECTION 22, T.10 N., R.4 E., N.M.P.M.  
SUBDIVISION: APS Central Office Addition

PLAT OF  
**MANZANO HIGH SCHOOL**  
 WITHIN SECTION 22, TOWNSHIP 10 NORTH, RANGE 4 EAST,  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 DECEMBER 2016



# MANZANO HIGH SCHOOL

AREA=61.1729 AC. ±



**NOTE:**

1. ACS CONTROL STATION "14-J22" DATA:  
 STANDARD A.C.S. MONUMENT "ACS 14-J22, 1990"  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X=1,561,191.226 Y=1,487,017.69 ELEV.=5576.44 (NAVD88)  
 GROUND TO GRID FACTOR = 0.999644295  
 NAD 1983  
 DELTA ALPHA (MAPPING ANGLE) = -00°09'08.03"
2. ACS CONTROL STATION "3-J22" DATA:  
 STANDARD A.C.S. MONUMENT "ACS 3-J22, 1979"  
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
 X=1,563,821.702 Y=1,486,921.233 ELEV.=5667.46 (NAVD88)  
 GROUND TO GRID FACTOR = 0.99963947  
 NAD 1983  
 DELTA ALPHA (MAPPING ANGLE) = -00°08'49.83"

**LEGEND:**

- ⊙ FOUND REBAR (AS NOTED)
- EXISTING EASEMENT LINE
- - - EASEMENT LINE GRANTED BY THIS PLAT
- - - EASEMENT CENTER LINE GRANTED BY THIS PLAT
- ▨ EASEMENT VACATED BY THIS PLAT

CURVE TABLE		
LINE	LENGTH	CHORD
L1	50.00'	S88° 06' 31"E
L2	100.00'	N01° 09' 09"E
L3	50.00'	N88° 06' 31"W