

VICINITY MAP
SCALE: N.T.S.
ZONE ATLAS INDEX NOS.
A-09-Z

SUBDIVISION DATA:

TOTAL NO. OF LOTS EXISTING: 1
TOTAL NO. OF LOTS CREATED: 1
GROSS SUBDIVISION ACREAGE: -
TOTAL MILES OF STREETS CREATED: -
ZONE ATLAS INDEX NO: A-09-Z
DATE OF SURVEY: MAY 2015
CURRENT ZONING: A-1

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO DEDICATE ADDITIONAL RIGHT-OF-WAY AND GRANT EASEMENTS AS SHOWN HEREON.

GENERAL NOTES:

1. FIELD SURVEY WAS PERFORMED IN MAY, 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 PARENTHESSES ().
4. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 83) BASED UPON A LINE FROM ACS "3-A11" TO NGS "LSS 103". SAID BEARING BEING: N.26°25'48"E.
5. THE FOLLOWING DOCUMENT(S) WERE USED IN THE PREPARATION OF THIS PLAT:
 - a.) PLAT OF SURVEY, DATED: 12/28/1994, VOL.: 94C, FOLIO: 433
 - b.) PLAT OF SURVEY, DATED: 07/12/1986, VOL.: C27, FOLIO: 164
 - c.) PLAT OF SURVEY, DATED: 06/24/2004, BOOK: 2004C, PAGE: 193
 - d.) WARRANTY DEED, DATED: 10/15/1991, BOOK: 91-18, PAGE: 2671
 - e.) WARRANTY DEED, DATED: 02/22/1995, BOOK: 95-4, PAGE: 9398
6. 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:

TRACT A
LANDS OF NEW MEXICO SCHOOL FOR THE DEAF
FILED: DECEMBER 28, 1994
IN BOOK: 94C, PAGE: 433
BERNALILLO COUNTY, NEW MEXICO

DEDICATION AND FREE CONSENT:

THE SUBDIVISION HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND DOES HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE AND BERNALILLO COUNTY IN FEE SIMPLE THE PUBLIC STREET RIGHT-OF-WAY (4' WIDTH & 58' WIDTH) AND GRANT THE EASEMENTS AS SHOWN, INCLUDING THE RIGHTS OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES.

PROPERTY OWNER SIGNATURE(S):

APS NW FAMILY SCHOOL COMPLEX

RAQUEL M. REEDY, SUPERINTENDENT OF SCHOOLS
FOR: ALBUQUERQUE PUBLIC SCHOOLS
DATE

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

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

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # : 100906630604840105
PROPERTY OWNER OF RECORD: ALBUQUERQUE PUBLIC SCHOOLS
(NEW MEXICO SCHOOL FOR THE DEAF)

BERNALILLO COUNTY TREASURER'S OFFICE: _____ DATE: _____

PLAT OF
APS NW FAMILY SCHOOL COMPLEX

being TRACT A,
LANDS OF NEW MEXICO SCHOOL FOR THE DEAF
within THE TOWN OF ALAMEDA GRANT,
PROJECTED SECTION 4,
TOWNSHIP 11 NORTH, RANGE 2 EAST,
NEW MEXICO PRINCIPAL MERIDIAN
BERNALILLO COUNTY, NEW MEXICO
JULY 2016

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.

NEW MEXICO GAS COMPANY	DATE
PNM ELECTRIC SERVICES	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
CITY APPROVALS:	
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWA	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.

WILLIAM D. NEISH
N.M.P.L.S. #21081

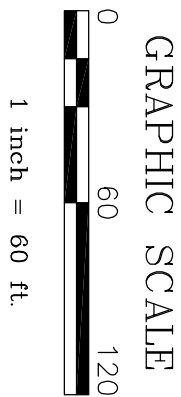
4900 Long Avenue NE
Albuquerque, NM 87109
Phone: (505) 348-4000

SHEET 1 OF 2

WILSON & COMPANY

PLAT OF
APS NW FAMILY SCHOOL COMPLEX

being TRACT A,
LANDS OF NEW MEXICO SCHOOL FOR THE DEAF
within THE TOWN OF ALAMEDA GRANT,
PROJECTED SECTION 4,
TOWNSHIP 11 NORTH, RANGE 2 EAST,
NEW MEXICO PRINCIPAL MERIDIAN
BERNALILLO COUNTY, NEW MEXICO
JULY 2016



LEGEND:

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

NOTES:

1. NGS CONTROL STATION "NGS, LSS 103" DATA:
A 3-3/4 INCH DIAMETER ALUMINUM DISK, STAMPED
"NGS, LSS 103, 1993".
NEW MEXICO STATE PLANE GRID COORDINATES
(CENTRAL ZONE)
X=1,505,524.23 Y=1,530,978.77 ELEV.=5294.87
(NAVD88) GROUND TO GRID FACTOR = 1.000350235
NAD 1983
2. ALBUQUERQUE CONTROL STATION "ACS 3-A11" DATA:
A 1-3/4 INCH METALLIC DISK, STAMPED
"ACS, BM 3-A11".
NEW MEXICO STATE PLANE GRID COORDINATES
(CENTRAL ZONE)
X=1,507,707.24 Y=1,535,370.62 ELEV.=5284.10
(NAVD88) GROUND TO GRID FACTOR = 0.999644295
NAD 1983

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.00'	S0019°22'W
L2	105.94'	N89°46'58"W
L3	16.41'	N00°21'29"E
L4	20.86'	S89°38'31"E
L5	17.44'	S44°40'02"E
L6	72.74'	S89°46'54"E
L7	40.00'	N00°19'22"E
L8	20.03'	N00°42'53"E
L9	19.94'	S0013°06"W
L10	30.03'	S0019°22"W

WILSON
& COMPANY

4900 Long Avenue NE
Albuquerque, NM 87109
Phone: (505) 348-4000

PORTION OF N/2 SW/4
of SECTION 4, T11N R2E

S. 89°46'54" E.

735.75'
(735.69')

(S. 89°46'55" E.

FOUND: PLASTIC CAP
LS 11184"

EXISTING DRAINAGE EASEMENT
FILED: 12-28-1994
VOL.: 94C, FOLIO: 433

TRACT E-1/2 of NE/SE/4
of SECTION 4, T11N R2E

42.02'
S84°58'58"W
87.03'
N74°40'24"E
64.94'
N6°24'10"E
68.85'

888.06'
(888.15')

EXISTING 20' PUBLIC ROADWAY
AND UTILITY EASEMENT RESERVED
BY WARRANTY DEED
FILED: 11-20-1994,
BOOK: D761, PAGE: 735-736

TRACT E/2 SE/4 SW/4
of SECTION 4, T11N R2E

N. 00°19'22" E.
(N. 00°19'35" E.

58' PERMANENT RIGHT-OF-WAY
DEDICATED TO BERNALILLO
COUNTY FOR RAINBOW
BOULEVARD, N.W., BY THE FILING
OF THIS PLAT.

TRACT A
7409 IRVING BLVD., NW
14.9997 Acres ±

20' WATERLINE EASEMENT
TO THE ABCWUA AND TO BE
MAINTAINED BY ABCWUA.
GRANTED BY THE FILING OF THIS PLAT.

4' PERMANENT RIGHT-OF-WAY
DEDICATED TO THE CITY OF
ALBUQUERQUE FOR IRVING
BOULEVARD, N.W., BY THE FILING
OF THIS PLAT.

EXISTING 43' PUBLIC ROADWAY AND UTILITY EASEMENT
RESERVATION FOR FUTURE DEDICATION TO THE
GOVERNMENTAL AUTHORITY HAVING JURISDICTION OVER
IRVING BOULEVARD, N.W. EASEMENT GRANTED
BY PLAT FILED: 12-28-1994,
BOOK: 94C, PAGE: 433

(N. 89°46'55" W.

N. 89°46'54" W. IRVING BOULEVARD NW
(49' RIGHT-OF-WAY)

FOUND: PLASTIC CAP
LS 11184"

"ACS 3-A11"
(SEE NOTE #2)
S. 89°37'25"E
9.193,71' (TIE)
N. 26°25'48"E, 4,904.48'
(BASIS OF BEARING)
"NGS LSS 103, 1993"
(SEE NOTE #1)

TRACT B
LANDS OF NEW MEXICO
SCHOOL FOR THE DEAF
FILED: 12-28-1994, 94C-433

888.06'
(888.15')

S. 00°19'22" W.
(S. 00°19'35" W.

L1
L2
L3
L4
L5
L6
L7
L8
L9
L10
115.94'
(tie)

PERMANENT RIGHT-OF-WAY
DEDICATED TO THE CITY OF
ALBUQUERQUE FOR IRVING
BOULEVARD, N.W., BY THE FILING
OF THIS PLAT.
758 SQ. FT.
0.0174 ACRE

FOUND: 5/8" REBAR w/CAP
"W.D. NEISH, PS 21081"

EXISTING 20' PUBLIC ROADWAY AND UTILITY EASEMENT RESERVED
BY WARRANTY DEED
FILED: 11-20-1994,
BOOK: D761, PAGES: 735-736
&
WARRANTY DEED
FILED: 11-20-1994,
BOOK: D671, PAGES: 733-734

Layout Name: SHEET 2 OF 2
Drawing Name: 15647_PLAT.dwg
NETWORK ADDRESS: m:\MSD\15-600-047-00\2_Disciplines\Survey\Drawings\

Plot By: AMT

UNIT 3
VISTA DE ARENAL SUBDIVISION
at VENTANA RANCH
FILED: 06-24-2004, BK-2004C, PG-193