

June 24, 2025

DFT
Planning Department
415 Silver Ave SW
Albuquerque, NM 87102

Re: Submittal for Sketch Plat – Replat of Tracts 6, 7, 8, 9, and 10 of Plat of UNM Gibson
Commercial District (PR-2020-004622)

Dear Development Facilitation Team,

Bohannon Huston Inc. is submitting for Sketch Plat Approval to be heard on July 2, 2025, for the above-mentioned site. The purpose of the Sketch Plat is to include vacations of Right-of-Way and various easements, update Right-of-Way alignments, and replat the tracts into five (5) new tracts. We understand this was previously submitted (noted with project number above) and this specific sketch plat is intended to capture the proposed vacation of easements. The vacated easements include 35' and 50' slope easements along Alumni Dr SE and Varsity Ave SE, a 10' PUE, and existing Public Drainage Easements. There are two easements that will be vacated with this plat to then later be granted again with a paper document once the plat is recorded, they include a 20's storm sewer easement and a 100' existing drainage easement currently going through Tract 7.

We ask you please review the prepared documentation and schedule this for the above-requested hearing date.

Sincerely,



Michael Balaskovits, PE
Senior Vice President
Community Development and Planning



PLAN DETAILED REPORT PA-2025-00187 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review	Project: PR-2020-004622	App Date: 06/24/2025
Work Class: Sketch Plat	District: City of Albuquerque	Exp Date: 12/21/2025
Status: Submitted - Online	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To: Yolanda Montoya	Approval Expire Date:
Description: UNM South Campus Gibson Commercial District		

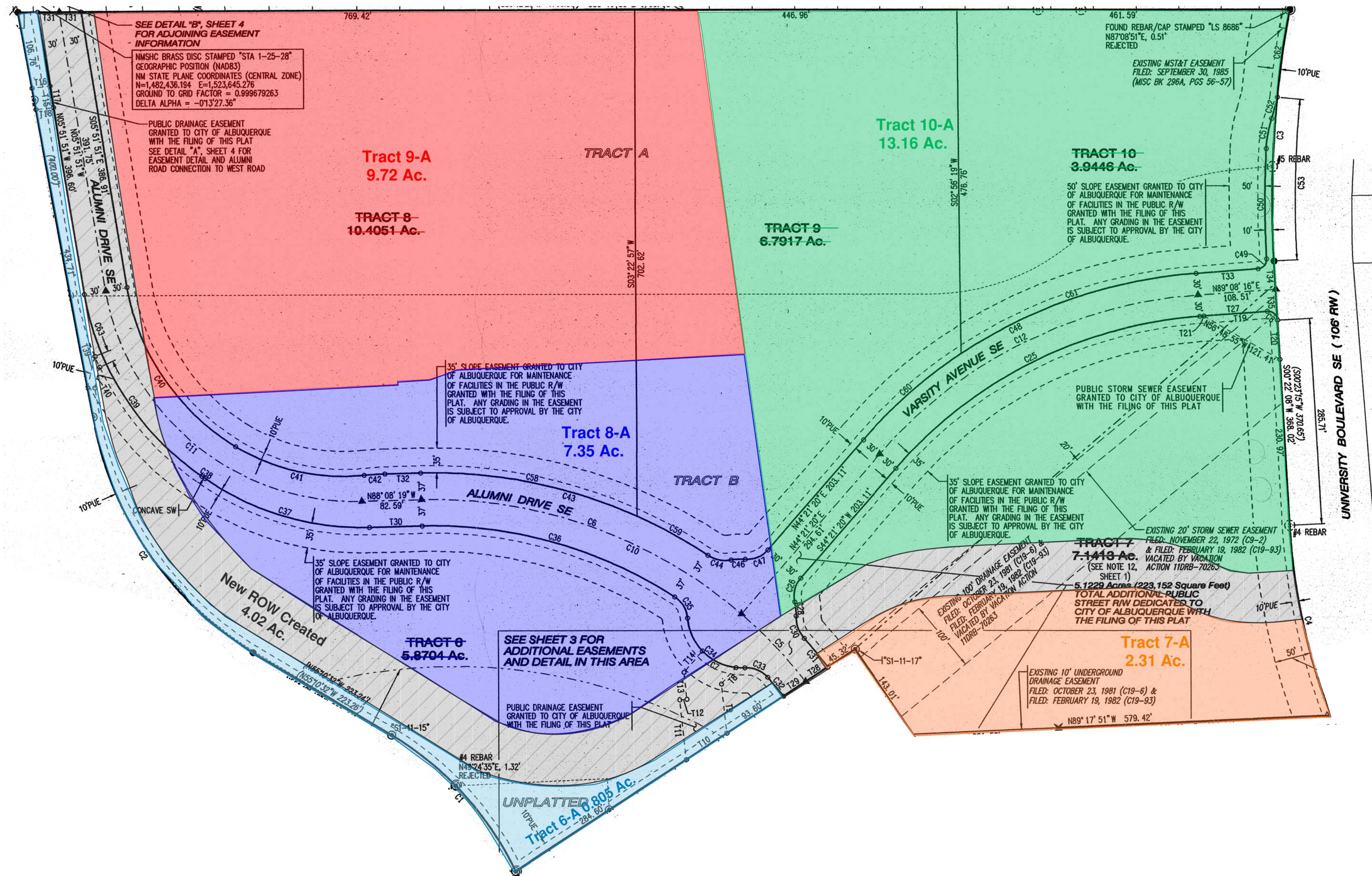
PR-2020-004622

Parcel:	Address:	Zone:
101505621110930901	99999 Alumni Dr Se Albuquerque, NM 87106	
101505612310032705		
101505622015830203	99999 Gibson Blvd Se Albuquerque, NM	
101505617515930202		
101505611816030201	99999 University Blvd Se Albuquerque, NM 87106	
Main	99999 University Blvd Se Albuquerque, NM 87106	
	99999 Varsity Ave Se Albuquerque, NM 87106	
	99999 Alumni Dr Se Albuquerque, NM 87106	Main

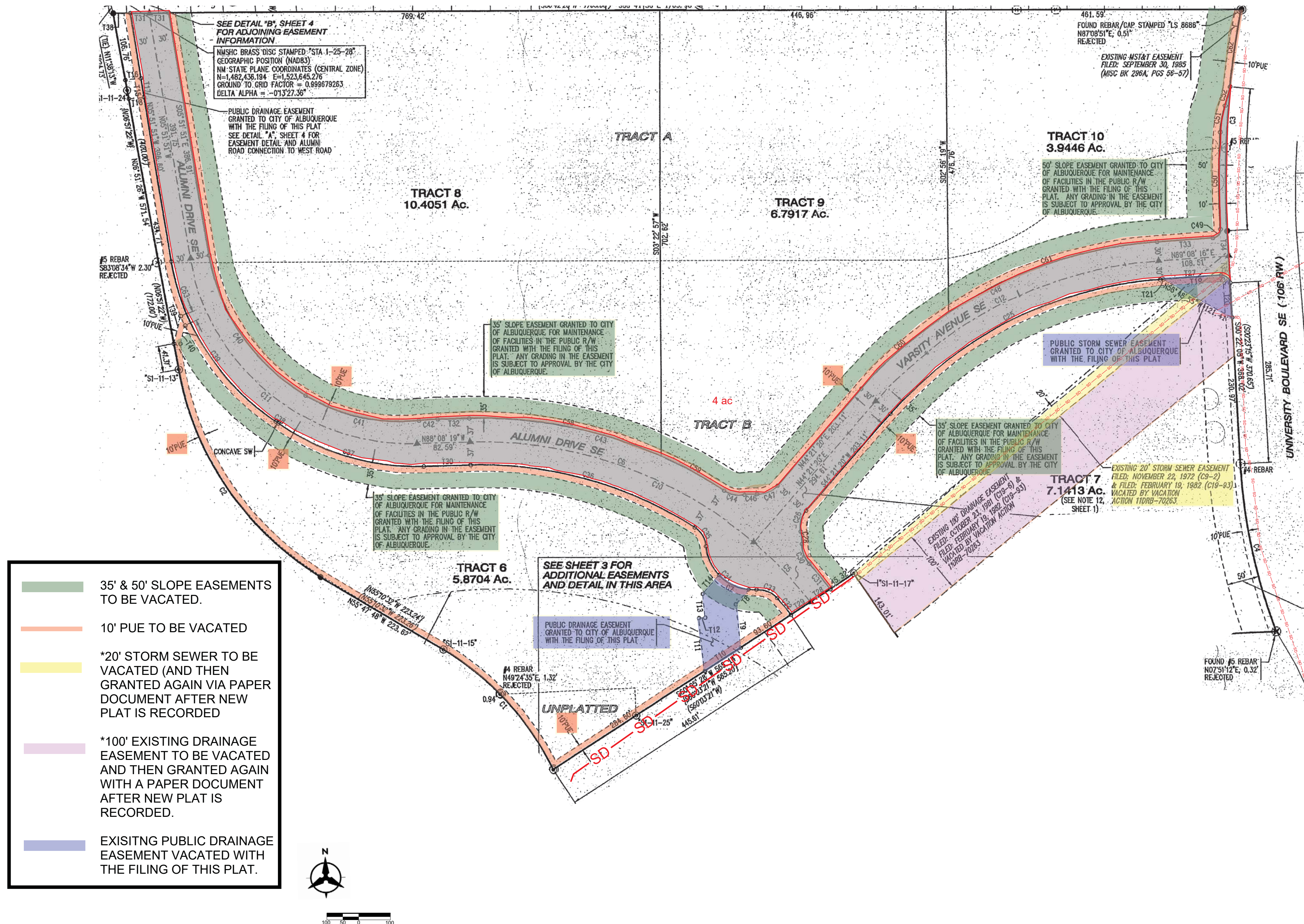
Applicant MICHAEL BALASKOVITS 7500 JEFFERSON ST NE ALBUQUERQUE, NM 87109 Business: (505) 798-7891 Mobile: (505) 440-2799	Applicant Kimberly Legan 7500 Jefferson St. NE Albuquerque, NM 87109 Business: 5058231000
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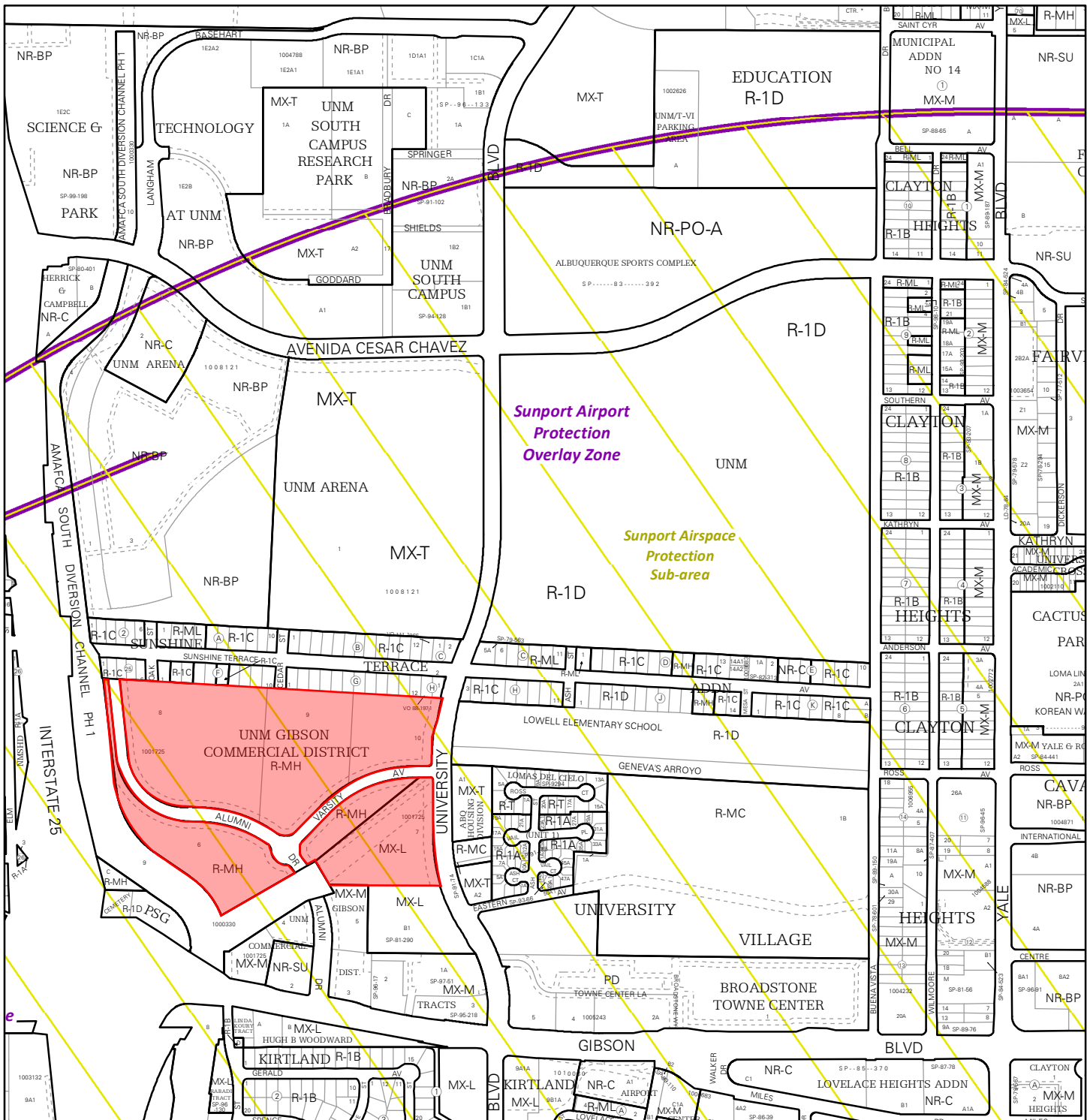
Invoice No.	Fee	Fee Amount	Amount Paid
INV-00030194	Technology Fee	\$3.50	\$0.00
	Sketch Plat/Plan Fee	\$50.00	\$0.00
Total for Invoice INV-00030194		\$53.50	\$0.00
Grand Total for Plan		\$53.50	\$0.00

**SKETCH PLAT OF
UNM GIBSON COMMERCIAL DISTRICT**
- PROPOSED LOT LINE EXHIBIT -
JUNE 2025



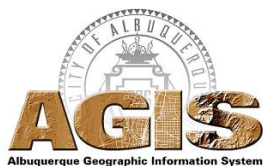
**SKETCH PLAT OF
UNM GIBSON COMMERCIAL DISTRICT
- VACATED EASEMENT EXHIBIT -
JUNE 2025**



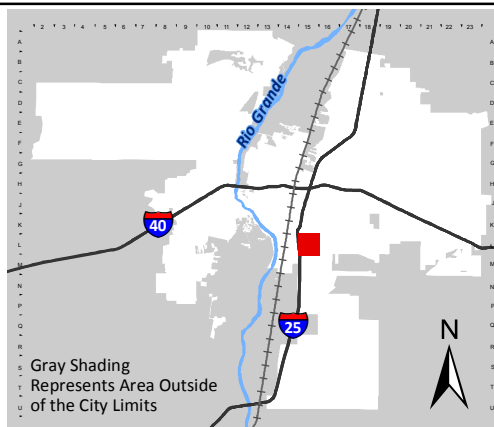


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
L-15-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

Approximate Site Location

Real Estate Department

May 28, 2025

Development Hearing Officer
City of Albuquerque Planning Department
Plaza Del Sol Building
600 Second St. NW
Albuquerque, NM 87102

RE: Agent Authorization Letter – UNM Gibson Commercial District

Dear Development Hearing Officer,

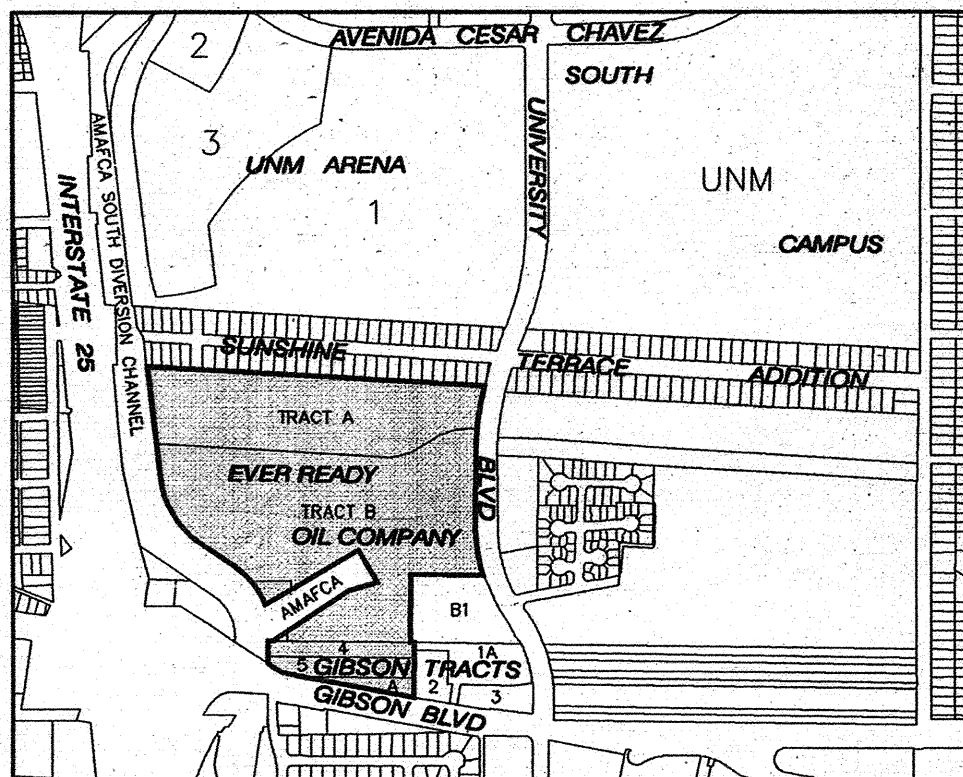
The Regents of the University of New Mexico, Real Estate Department, hereby appoint Bohannon Huston Inc. (BHI) as agents to act on our behalf in the application process to obtain information, submit entitlements, permit applications, plats, and any other necessary approvals to the DHO/DFT and/or City of Albuquerque.

Sincerely,



Thomas Neale
Director, UNM Real Estate Dept.

cc: Mike Balaskovits, Bohannon Huston
Lobo Development Corporation



SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index No. L-15.
3. Not used.
4. Gross Subdivision Acreage: 45.4403 Acres.
5. Total number of lots/tracts created: Ten (10) tracts.
6. 0.573 mile of full width public street right-of-way created.
7. Date of Survey: April, 2011.
8. Plat is located within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, and Town of Albuquerque Grant, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide all of Tract A, Ever Ready Oil Company Subdivision as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 22, 1972 in Book C9, page 2 as Document No. 21365, together with all of Tract B of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93 as Document No. 829033, together with all of Tracts 4 and 5 of the Corrected Plat of Tracts 1 thru 5 of Gibson Tracts, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 23, 1996 in Book 96C, page 38 as Document No. 96008104, together with all of Tract A of the Replat of Tracts A & B of 40/25 Associates Subdivision, Albuquerque, New Mexico on May 10, 1995 in Book 95C, page 149 as Document No. 95042667, together with an unplatted portion of land into ten (10) tracts, to vacate existing easements, to dedicate public street right-of-way to the City of Albuquerque and to grant easements.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. 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.
- B. 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.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. 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, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, 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 (above ground 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 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 (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

DESCRIPTION

A certain tract of land situated within Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, and Town of Albuquerque Grant, Bernalillo County, New Mexico, being and comprising all of Tract A Ever Ready Oil Company Subdivision, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 22, 1972 in Book C9, page 2, together with all of Tract B of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93 as Document No. 829033, together with all of Tracts 4 and 5 of the Corrected Plat of Tracts 1 thru 5 of Gibson Tracts, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 23, 1996 in Book 96C, page 38 as Document No. 96008104, together with all of Tract A of the Replat of Tracts A & B of 40/25 Associates Subdivision, Albuquerque, New Mexico on May 10, 1995 in Book 95C, page 149 as Document No. 95042667, together with an unplatted portion of land, and being more particularly described by New Mexico State Plane grid bearings (NAD 83 Central Zone) and ground distances as follows:

BEGINNING at a found AMAFCA brass cap stamped "S1-11-1" at the southwest corner of the tract herein described, identical to the southeast corner of Parcel 9 of the AMAFCA South Diversion Channel Drainage Right-of-Way Phase 1 Right-of-Way Parcels 1 thru 10, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 17, 2000 in Book 2000C, page 183 as Document No. 2000069137, WHENCE the City of Albuquerque Control Monument "STA SDC-13-4" having New Mexico State Plane Grid Coordinates (NAD 83 Central Zone) N=1,477,145.578 and E=1,525,011.494, bears S76°05'56"W a distance of 36.32 feet;

THENCE along the westerly boundary of the tract herein described, coincident with the easterly boundary of said AMAFCA Parcel 9, the following three (3) courses;

N00°04'35"E a distance of 115.66 feet to a found AMAFCA brass cap stamped "S1-11-22";

S89°15'37"E a distance of 28.78 feet to a found AMAFCA brass cap stamped "S1-11-21";

N04°29'05"W a distance of 2.77 feet to a found AMAFCA brass cap stamped "S1-11-20";

THENCE continuing along said westerly boundary of the tract herein described, coincident with said easterly boundary of AMAFCA Parcel 9 and the westerly boundary of said Tracts A and B, Ever Ready Subdivision the following eight (8) courses;

N56°54'19"E a distance of 472.23 feet to a point;
N73°42'04"E a distance of 155.17 feet to a found AMAFCA brass cap stamped "S1-11-18";
N30°55'16"W a distance of 192.64 feet to a found AMAFCA brass cap stamped "S1-11-17";
S80°55'28"W a distance of 585.14 feet to a point on curve marked by a found AMAFCA brass cap stamped "S1-11-16";
280.11 feet along the arc of a non-tangent curve to the left having a radius of 448.10 feet, a central angle of 33°15'30" and a chord bearing N88°32'00"W a distance of 256.47 feet to a point (non-tangent) marked by a found AMAFCA brass cap stamped "S1-11-15";
N55°47'48"W a distance of 223.62 feet to a non-tangent point of curvature;
407.99 feet along the arc of a curve to the right having a radius of 483.79 feet, a central angle of 48°19'08" and a chord bearing N30°38'13"W a distance of 386.01 feet to a non-tangent point marked by a found AMAFCA brass cap stamped "S1-11-13";
N06°51'26"W a distance of 571.54 feet to the northwest corner of the tract herein described, identical to the northwest corner of said Tract A, Ever Ready Subdivision;

THENCE leaving said easterly boundary of said AMAFCA Parcel 9 along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Tract A, 88°41'30"E a distance of 1765.98 feet to a point on curve at the northeast corner of the tract herein described, identical to the northeast corner of said Tract A, Ever Ready Subdivision, and also being a point on the westerly right-of-way of University Boulevard SE;

THENCE along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tracts A and B, Ever Ready Subdivision and said westerly right-of-way of University Boulevard SE, the following three (3) courses;

349.48 feet along the arc of a non-tangent curve to the left having a radius of 1485.40 feet, a central angle of 15°28'49" and a chord bearing S07°06'32"W a distance of 348.67 feet to a point of tangency;
S07°20'08"W a distance of 369.02 feet to a found #4 rebar marking a point of curvature;
270.70 feet along the arc of a curve to the left having a radius of 871.51 feet, a central angle of 17°47'45" and a chord bearing S08°31'48"E a distance of 269.61 feet to a found Chiseled Mark at the most easterly corner of the tract herein described, identical to the most easterly corner of said Tract B;

THENCE leaving said westerly right-of-way of University Boulevard SE and continuing along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract B the following two (2) courses;

N89°17'51"W a distance of 377.83 feet, to a found chiseled mark at the northwest corner of Tract B-1 of the Amended Summary Plat of Tract "B" of the Ever Ready Subdivision, Bernalillo County, New Mexico filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Book C19, page 93;
S00°42'40"W a distance of 351.61 feet to a found nail and shiner at the southeast corner of said Tract B, also being a point on the northerly boundary of said Tract 4, Gibson Tracts;

THENCE continuing along the easterly boundary of the tract herein described, coincident with said northerly boundary of Tract 4, S89°10'19"E a distance of 22.49 feet to a found nail and shiner at the northeast corner of said Tract 4;

THENCE continuing along said easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract 4 and 5, Gibson Tracts and said Tract A, 40/25 Associates Subdivision, S00°45'08"W a distance of 288.48 feet to the southeast corner of the tract herein described, identical to the southeast corner of said Tract A, 40/25 Associates Subdivision;

THENCE along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract A, the following two (2) courses;

N79°28'11"W a distance of 369.54 feet to a found 1" diameter iron pipe;
N79°21'32"W a distance of 233.71 feet to the most westerly corner of said Tract A;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the southerly boundary of said Tract 5, the following two (2) courses;

N79°16'41"W a distance of 98.67 feet;
N59°08'04"W a distance of 47.44 feet to a found #5 rebar at the southwest corner of said Tract 5;

THENCE continuing along the southerly boundary of the tract herein described, N50°32'39"W a distance of 42.79 feet to the POINT OF BEGINNING.

This tract contains 45.4403 acres, more or less.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat; and hereby dedicate Public Rights-of-Way as shown on this plat to City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

UNIVERSITY OF NEW MEXICO

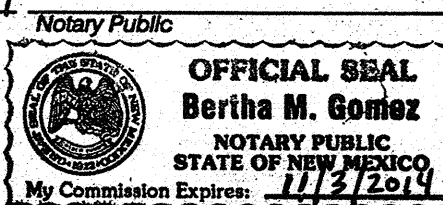
BY: *Kim Murphy*
Kim Murphy, Director of Real Estate
University of New Mexico

State of New Mexico)
SS

County of Bernalillo)

This instrument was acknowledged before me on 9 day of December 2011, by Kim Murphy, Director of Real Estate, University of New Mexico

My Commission Expires: 11/3/2014



NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Control Stations "SDC-13-4" and "1-25-30" Bearing = N77°25'46".
2. Record Bearings and distances of the Summary Plat of Tract "B" of the Ever Ready Subdivision filed on February 19, 1982 in Volume C19, folio 93 are shown in parenthesis ().
3. Record Bearings and distances of a Replat of Tracts A & B of 40/25 Associates Subdivision filed on May 1, 1995 in Volume 95C, folio 149 are shown in brackets [].
4. Record Bearings and distances of a Plat of Tracts 1 thru 6 of Gibson Tracts filed on January 23, 1996 in Volume 96C, folio 36 are shown in asterisks *.
5. Record Bearings and distances of A.M.A.F.C.A. South Diversion Channel Drainage Right-of-Way Phase 1, right-of-way Parcels 1 thru 10 filed July 17, 2000 in Book 2000C, page 183 are shown in brackets { }.
6. Distances are ground distances.
7. Record easements taken from Stewart Title Guaranty Company, File No. 11070295, Effective Date: July 22, 2011.
8. Pursuant to Section 14-14-4 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat 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."
9. Landfill Disclosure Statement - The subject property is located near a former landfill. Due to the subject property being near a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within the City Designated Landfill Buffer Zones) shall be consulted prior to development of the site.
10. Future development of lands within this Plat may require improvements by the owner for drainage and grading for any specific lot. By its approval of this subdivision, the City makes no representation or warranties as to excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.
11. All corners created with this plat will be monumented with a #5 rebar and yellow plastic survey cap stamped "GROMATZKY PS 16469" or nail and washer stamped "Gromatzky PS 16469".
12. Centerline monuments to be installed at centerline PCs, PTs, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE, "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS 16469".
13. Existing Tracts 4 and 5, Plat of Tracts 1 thru 5 of Gibson Tracts are subject to an existing 24' reciprocal access easement and benefits from a 24' wide reciprocal access easement across Tract 1 of said Plat filed on January 23, 1996 in Book 96C, page 36.
14. In the event that the License Agreement for Alumni Drive within AMAFCA Right-of-Way is terminated by AMAFCA without a permanent easement being granted by AMAFCA to the City, UNM including its successors and assigns, agree to waive any and all claims against the City and shall defend and hold harmless the City and its officers, agents and employees from and against all action, suits or claims for damages to the Property as shown on the UNM Gibson Commercial District Subdivision Plat including any actions suits or claims against the City in the nature of inverse condemnation. The liability of UNM, the CITY and AMAFCA shall in all cases be subject to the limitations and immunities of the New Mexico Tort Claims Act Section 41-4-1 et seq., NMSA 1978, as amended.
15. Tract 7 is subject to Flood Zone "A" per FIRM Panel 35001C0342G revised September 26, 2008.
16. For additional information, refer to the "Memorandum of Understanding Pertaining to the University of New Mexico Gibson Commercial District Development", executed by the City of Albuquerque on October 11, 2011 and executed by the University of New Mexico on October 10, 2011.

PLAT OF UNM GIBSON COMMERCIAL DISTRICT

(A REPLAT OF TRACTS A & B,
EVER READY SUBDIVISION
TRACTS 4 & 5, GIBSON TRACTS
AND TRACT A, 40/25 ASSOCIATES SUBDIVISION)
AND UNPLATTED LAND IN SECTION 28, T10N, R3E
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011

PROJECT NUMBER 1001725

APPLICATION NUMBER

PLAT APPROVAL

UTILITY APPROVALS:

QWEST CORPORATION	12-15-11
COMCAST CABLE	12-15-11
PNM ELECTRIC SERVICES	12-19-11
NEW MEXICO GAS COMPANY	12-19-2011

CITY APPROVALS:

CITY SURVEYOR	12-9-11
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	12-21-11
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	12-21-11
PARKS & RECREATION DEPARTMENT	12-14-11
CITY ENGINEER	12-21-11
DRB CHAIRPERSON, PLANNING DEPARTMENT	12-22-11
REAL PROPERTY DIVISION	
ENVIRONMENTAL HEALTH DEPARTMENT	12-20-11

TAX CERTIFICATION

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

See 7 Parcels above

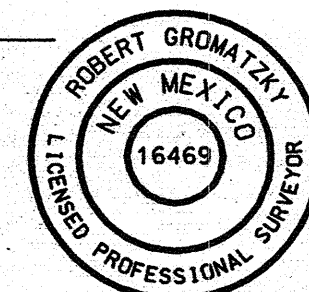
PROPERTY OWNER OF RECORD *Represents of UNM*
Yuse Salles
BERNALILLO COUNTY-TREASURER'S OFFICE 12/20/11

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: 12-9-11



DOCH 2011119138

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SHEET 1 OF 4

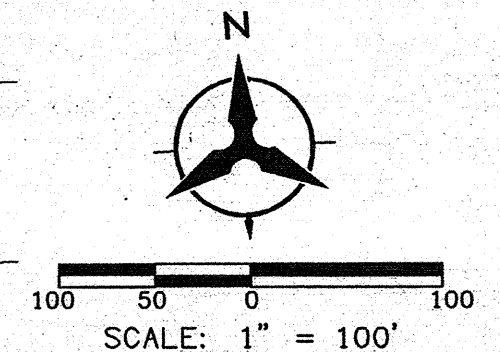
Bohannon & Huston

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335

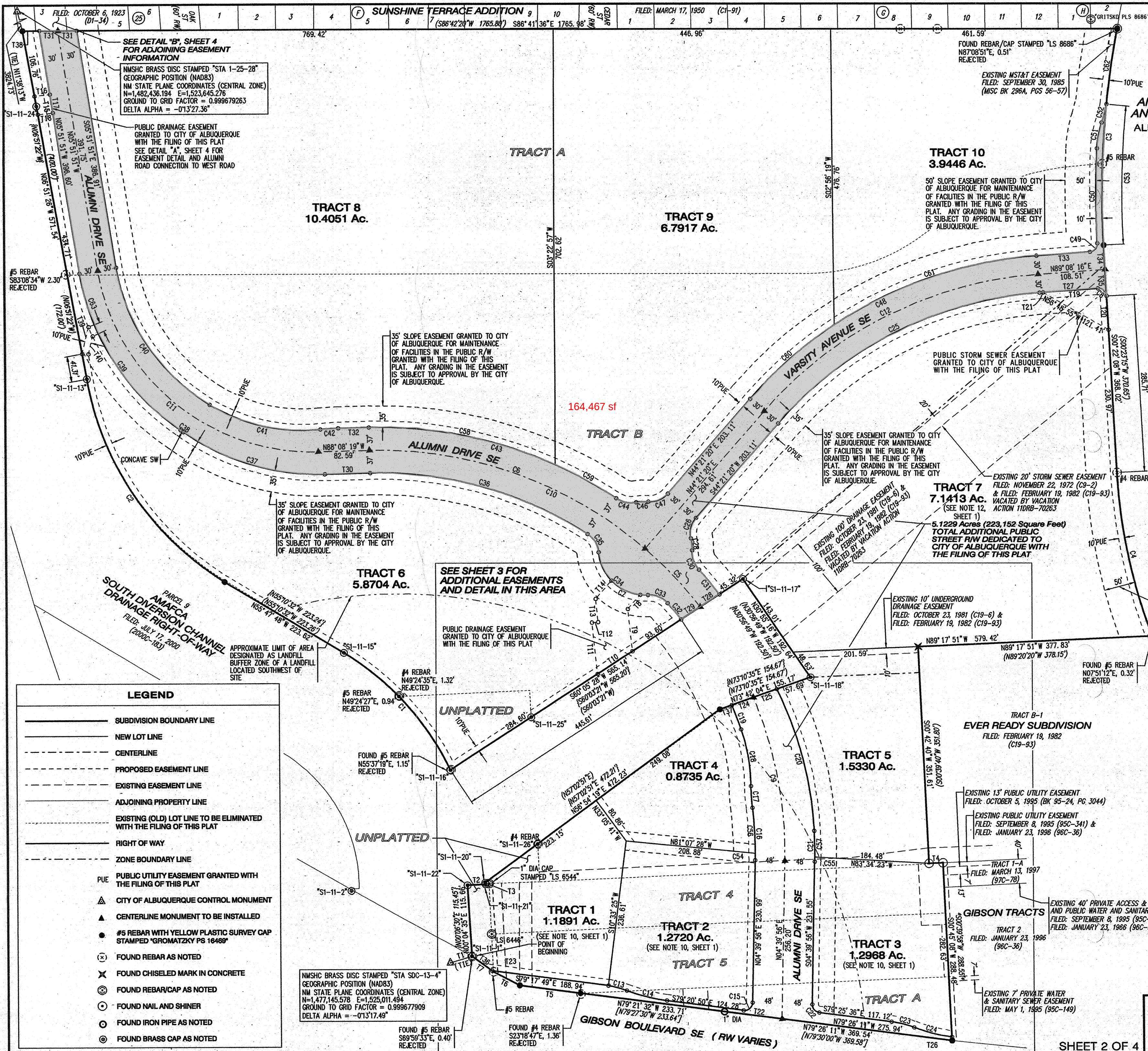
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PLAT OF
**UNM GIBSON
COMMERCIAL DISTRICT**
(A REPLAT OF TRACTS A & B,
EVER READY SUBDIVISION
TRACTS 4 & 5, GIBSON TRACTS
AND TRACT A, 40/25 ASSOCIATES SUBDIVISION)
AND UNPLATTED LAND IN SECTION 28, T10N, R3E
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011



DOCH 2011119138
12/22/2011 02:23 PM Page: 2 of 4
PLAT R: \$25.00 B: 2011 C: P. 0138 M. Toulous Olivere, Bernalillo Cou
[Barcode]



LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
- - - RIGHT OF WAY
- - - ZONE BOUNDARY LINE
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16468"
- (x) FOUND REBAR AS NOTED
- x FOUND CHISELED MARK IN CONCRETE
- FOUND REBAR/CAP AS NOTED
- FOUND NAIL AND SHINER
- FOUND IRON PIPE AS NOTED
- FOUND BRASS CAP AS NOTED

NMSHC BRASS DISC STAMPED "STA SDC-13-4"
GEOGRAPHIC POSITION (NAD83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,477,145.578 E=1,525,011.494
GROUND TO GRID FACTOR = 0.999677909
DELTA ALPHA = -0°13'17.49"

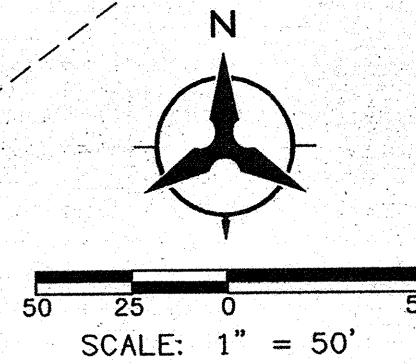
NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA



Bohannon & Huston
Court yard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335

PLAT OF UNM GIBSON COMMERCIAL DISTRICT

(A REPLAT OF TRACTS A & B,
EVER READY SUBDIVISION
TRACTS 4 & 5, GIBSON TRACTS
AND TRACT A, 40/25 ASSOCIATES SUBDIVISION)
AND UNPLATTED LAND IN SECTION 28, T10N, R3E
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011



LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- - - CENTERLINE
- - - PROPOSED EASEMENT LINE
- - - EXISTING EASEMENT LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
- - - RIGHT OF WAY
- - - ZONE BOUNDARY LINE
- PUE PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- ▲ CENTERLINE MONUMENT TO BE INSTALLED
- #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- (X) FOUND REBAR AS NOTED
- X FOUND CHISELED MARK IN CONCRETE
- ⊙ FOUND REBAR/CAP AS NOTED
- ⊙ FOUND NAIL AND SHINER
- ⊙ FOUND IRON PIPE AS NOTED
- ⊙ FOUND BRASS CAP AS NOTED

NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA

TRACT 6
5.8704 Ac

PUBLIC DRAINAGE EASEMENT
GRANTED TO CITY OF ALBUQUERQUE
WITH THE FILING OF THIS PLAT

SHADED AREA DESIGNATES
LICENSE AGREEMENT FOR THE ALUMNI ROAD
CROSSING BY AND BETWEEN THE CITY OF
ALBUQUERQUE, AMAFCA AND UNM FILED
FOR RECORD ON 12-22-11
Doc# 2011118808
SEE NOTE 11, SHEET 1
WATER AND SANITARY SEWER INFRASTRUCTURE
WITHIN AMAFCA R/W SHALL BE INSTALLED,
OPERATED AND MAINTAINED PURSUANT TO A
SEPARATE LICENSE AGREEMENT BETWEEN
AMAFCA, UNM AND ABCWA.

EXISTING 10' UNDERGROUND
DRAINAGE EASEMENT
FILED: OCTOBER 23, 1981 (C19-6) &
FILED: FEBRUARY 19, 1982 (C19-93)

N89°17'51"W 579.42'

N89°17'51"W 377.83'

UNPLATTED

FOUND #5 REBAR
N55°37'19"E, 1.15'
REJECTED

PARCEL 9
AMAFCA
SOUTH DIVERSION CHANNEL
DRAINAGE RIGHT-OF-WAY
FILED: JULY 17, 2000
(2000C-183)

5.1229 Acres (223,152 Square Feet)
TOTAL ADDITIONAL PUBLIC
STREET R/W DEDICATED TO
CITY OF ALBUQUERQUE WITH
THE FILING OF THIS PLAT

TRACT 4
0.8735 Ac

35' SLOPE EASEMENT GRANTED
TO CITY OF ALBUQUERQUE FOR
MAINTENANCE OF FACILITIES IN
THE PUBLIC R/W. GRADING WITHIN
THE EASEMENT IS SUBJECT TO
APPROVAL BY THE CITY

30' PRIVATE ACCESS EASEMENT
FOR THE BENEFIT OF TRACTS 1,
2 & 4 TO BE MAINTAINED BY
TRACTS 2 & 4 GRANTED WITH
THE FILING OF THIS PLAT

TRACT 5
1.5330 Ac

35' SLOPE EASEMENT GRANTED
TO CITY OF ALBUQUERQUE FOR
MAINTENANCE OF FACILITIES IN
THE PUBLIC R/W. GRADING WITHIN
THE EASEMENT IS SUBJECT TO
APPROVAL BY THE CITY

TRACT B-1
EVER READY SUBDIVISION
FILED: FEBRUARY 19, 1982
(C19-93)

S00°42'40"W 351.61'
(S00°39'40"W 351.80')

UNPLATTED

40' ACCESS EASEMENT
GRANTED TO AMAFCA
WITH THE FILING OF
THIS PLAT

EXISTING 20' PUBLIC SANITARY SEWER EASEMENT
FILED: SEPTEMBER 8, 1995 (95C-341) &
FILED: JANUARY 23, 1996 (96C-36) VACATED BY
VACATION ACTION 11DRB-70263

TRACT 1
1.1891 Ac
(SEE NOTE 10, SHEET 1)

EXISTING 20' PUBLIC DRAINAGE EASEMENT
FILED: SEPTEMBER 8, 1995 (95C-341) &
FILED: JANUARY 23, 1996 (96C-36) VACATED BY
VACATION ACTION 11DRB-70263

EXISTING SEWER EASEMENT FILED: NOVEMBER 22, 1972
(C9-2) & FILED: FEBRUARY 19, 1982 (C19-93)
HATCHED PORTION VACATED BY VACATION ACTION
11DRB-70263

TRACT 2
1.2720 Ac
(SEE NOTE 10, SHEET 1)

EXISTING SIGN EASEMENT
FILED: MAY 1, 1995 (95C-149)
TERMINATED BY AGREEMENT
FILED: JULY 31, 2000
(BK A8, PG 4263)

FOUND #4 REBAR
S23°18'47"E, 1.36'
REJECTED

GIBSON BOULEVARD SE (RW VARIES)

ALUMNI DRIVE SE

EXISTING 40' x 100' PRIVATE
ACCESS & DRAINAGE EASEMENT
& PUBLIC WATER AND SANITARY
SEWER EASEMENT
FILED: SEPTEMBER 8, 1995 &
FILED: JANUARY 23, 1996 (96C-36)
(95C-341) PUBLIC EASEMENTS
VACATED BY VACATION ACTION
11DRB-70263

TRACT 3
1.2968 Ac
(SEE NOTE 10, SHEET 1)

EXISTING 13' PUBLIC UTILITY EASEMENT
FILED: OCTOBER 5, 1995 (BK 95-24, PG 3044)

EXISTING PUBLIC UTILITY EASEMENT
FILED: SEPTEMBER 8, 1995 (95C-341) &
FILED: JANUARY 23, 1996 (96C-36)

TRACT 1-A
GIBSON TRACTS
FILED: MARCH 13, 1997
(97C-78)

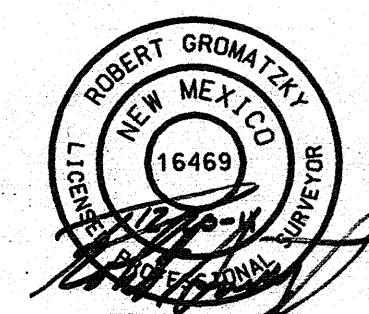
EXISTING 40' PRIVATE ACCESS & DRAINAGE EASEMENT
AND PUBLIC WATER & SANITARY SEWER EASEMENT
FILED: SEPTEMBER 8, 1995 (95C-341) &
FILED: JANUARY 23, 1996 (96C-36)

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PLAT R \$25.00 B: 2011C P: 0138 M: Toulous Olivere, Bernalillo Cou

TRACT 2
GIBSON TRACTS
FILED: JANUARY 23, 1996
(96C-36)

EXISTING PUBLIC UTILITY EASEMENT
FILED: SEPTEMBER 8, 1995 (95C-341) &
FILED: JANUARY 23, 1996 (96C-36)

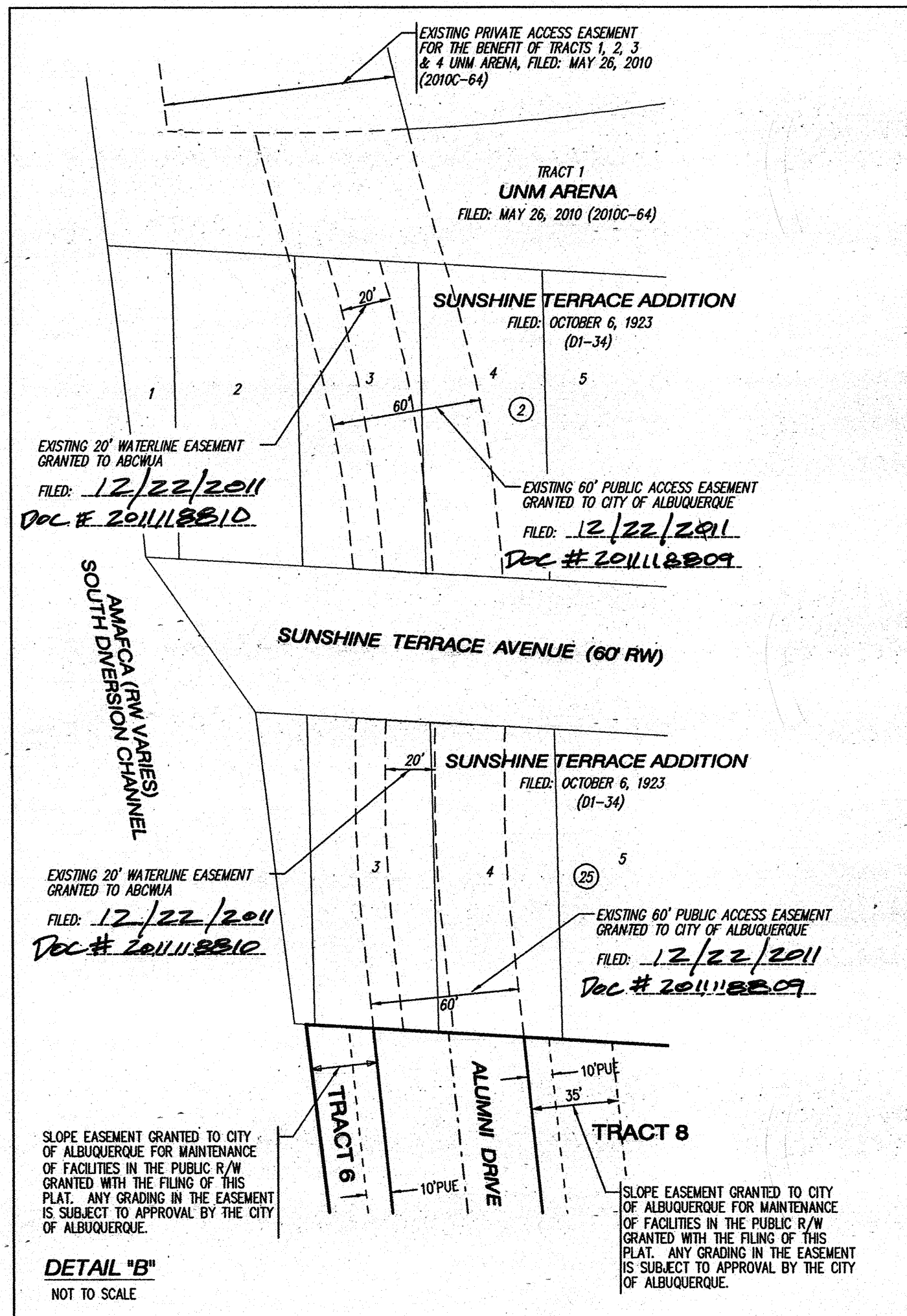
EXISTING 7' PRIVATE WATER
& SANITARY SEWER EASEMENT
FILED: MAY 1, 1995 (95C-149)



Bohannon & Huston
Court yard I 7500 Jefferson St. NE Albuquerque, NM 87109-4336

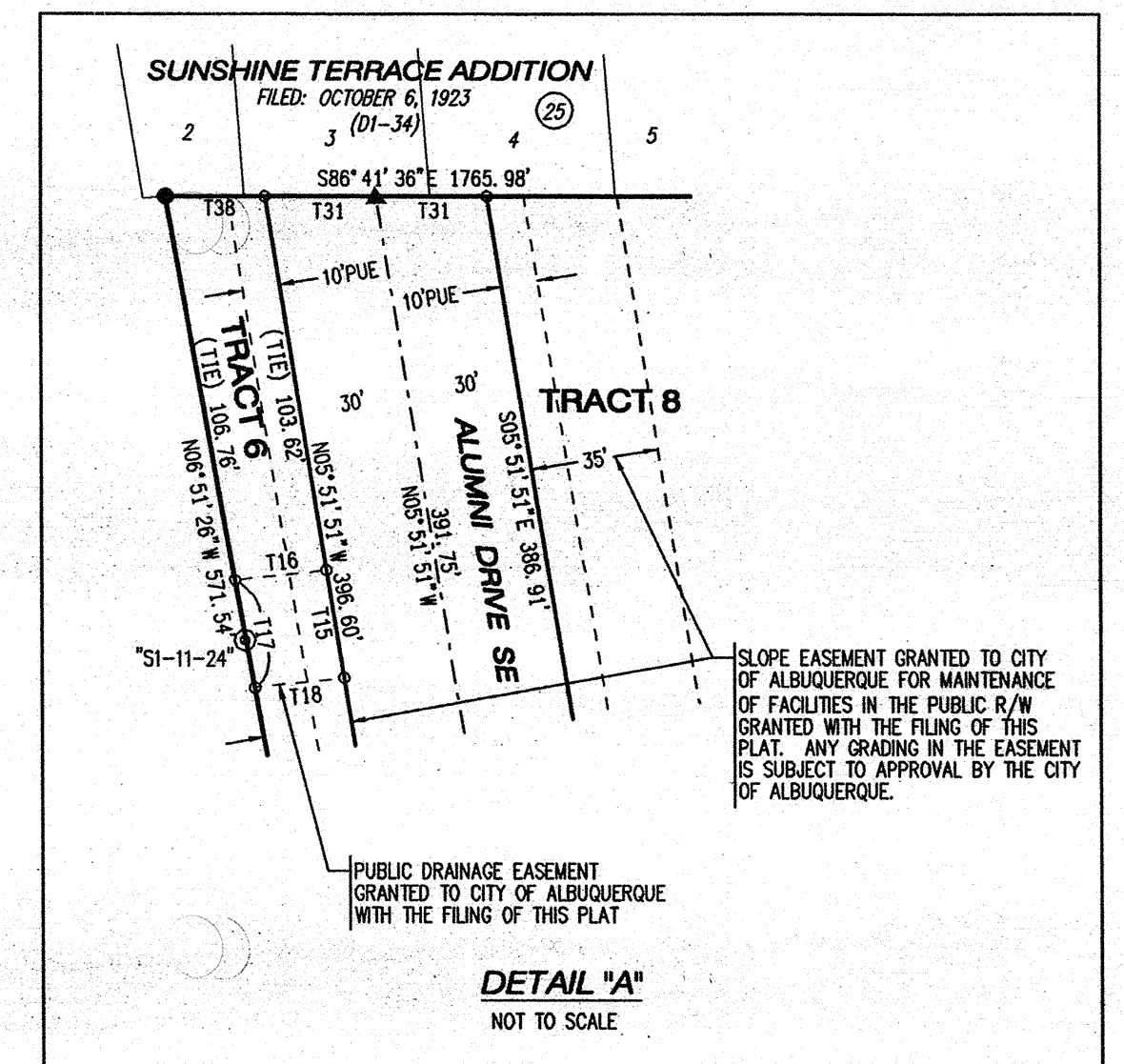
SHEET 3 OF 4

PLAT OF
UNM GIBSON
COMMERCIAL DISTRICT
(A REPLAT OF TRACTS A & B,
EVER READY SUBDIVISION
TRACTS 4 & 5, GIBSON TRACTS
AND TRACT A, 40/25 ASSOCIATES SUBDIVISION)
AND UNPLATTED LAND IN SECTION 28, T10N, R3E
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011



Curve Data					
ID	DELTA	TANGENT	ARC	RADIUS	CHORD
C1	33°15'30"	133.83'	260.11'	448.10'	256.47'
C2	48°19'08"	217.01'	407.99'	483.79'	396.01'
C3	13°28'49"	175.55'	349.48'	1485.40'	348.67'
C4	17°47'48"	136.45'	270.70'	871.51'	269.61'
C5	11°24'59"	64.97'	129.51'	650.00'	129.30'
C6	42°29'39"	252.73'	482.08'	650.00'	471.11'
C7	40°19'45"	27.54'	52.79'	75.00'	51.71'
C8	91°13'49"	13.28'	20.70'	13.00'	18.58'
C9	23°52'56"	137.46'	270.93'	650.00'	268.98'
C10	53°54'38"	330.55'	611.59'	650.00'	589.28'
C11	82°16'28"	305.73'	502.59'	350.00'	460.51'
C12	44°46'56"	267.79'	508.04'	650.00'	495.20'
C13	10°53'45"	15.45'	30.81'	162.00'	30.76'
C14	13°15'42"	33.48'	66.66'	288.00'	66.51'
C15	95°50'03"	14.40'	21.74'	13.00'	19.30'
C16	08°03'57"	42.44'	84.75'	602.00'	84.68'
C17	06°29'01"	17.61'	35.19'	311.00'	35.17'
C18	18°33'12"	47.21'	93.58'	289.00'	93.18'
C19	03°55'22"	20.99'	41.97'	613.00'	41.96'
C20	23°18'49"	120.89'	238.44'	586.00'	236.80'
C21	04°04'48"	24.86'	49.70'	698.00'	49.69'
C22	84°05'32"	11.72'	19.08'	13.00'	17.41'
C23	13°15'41"	18.83'	37.50'	162.00'	37.41'
C24	12°33'23"	31.68'	63.11'	288.00'	62.99'
C25	44°46'56"	255.43'	484.59'	620.00'	472.35'
C26	53°22'52"	19.10'	35.40'	38.00'	34.14'
C27	14°43'02"	9.81'	19.52'	76.00'	19.47'
C28	43°58'18"	17.76'	33.77'	44.00'	32.95'
C29	04°17'06"	25.70'	51.38'	687.00'	51.37'
C30	03°10'42"	17.01'	34.00'	613.00'	34.00'
C31	52°18'08"	19.15'	35.60'	39.00'	34.38'
C32	88°39'02"	73.25'	116.04'	75.00'	104.81'
C33	52°18'08"	19.15'	35.60'	39.00'	34.38'
C34	34°31'03"	190.44'	369.30'	613.00'	363.74'
C35	38°33'07"	125.50'	242.42'	380.00'	238.33'
C36	00°56'55"	2.80'	5.60'	338.00'	5.60'
C37	46°40'16"	163.93'	309.54'	380.00'	301.05'
C38	49°32'36"	147.67'	276.70'	320.00'	268.16'
C39	37°04'42"	96.58'	186.38'	288.00'	183.14'
C40	04°20'50"	14.39'	28.76'	379.00'	28.75'
C41	35°07'47"	217.47'	421.22'	687.00'	414.65'
C42	43°58'18"	17.76'	33.77'	44.00'	32.95'
C43	14°43'02"	9.81'	19.52'	76.00'	19.47'
C44	53°22'52"	19.10'	35.40'	38.00'	34.14'
C45	44°46'56"	280.15'	531.48'	680.00'	518.06'
C46	88°38'11"	12.69'	20.11'	13.00'	18.16'
C47	05°52'07"	76.65'	153.17'	1495.40'	153.10'
C48	14°54'38"	21.20'	42.16'	162.00'	42.04'
C49	06°03'21"	15.23'	30.44'	288.00'	30.43'
C50	08°45'31"	113.76'	227.07'	1485.40'	226.85'
C51	01°02'25"	5.47'	10.93'	602.00'	10.93'
C52	00°36'32"	3.71'	7.42'	698.00'	7.42'
C53	07°01'32"	36.95'	73.82'	602.00'	73.77'
C54	03°28'16"	21.15'	42.28'	698.00'	42.28'
C55	25°47'01"	157.24'	309.16'	687.00'	306.56'
C56	09°20'46"	56.16'	112.06'	687.00'	111.94'
C57	15°20'15"	91.56'	182.03'	680.00'	181.49'
C58	29°26'40"	178.68'	349.46'	680.00'	345.62'
C59	04°43'18"	61.24'	122.41'	1485.40'	122.37'
C60	02°25'07"	8.23'	16.46'	390.00'	16.46'

Tangent Data		
ID	BEARING	DISTANCE
T1	S76°05'56"W	36.32'
T2	S89°15'37"E	28.78'
T3	S89°20'20"E	28.78'
T4	N04°29'05"W	2.77'
T5	N01°42'46"E	2.77'
T6	S89°10'19"E	22.49'
T7	S89°22'07"E	98.67'
T8	N79°16'41"W	98.64'
T9	N59°06'04"W	47.44'
T10	N59°12'02"W	47.43'
T11	N50°32'39"W	42.79'
T12	S44°21'36"W	30.55'
T13	S02°47'52"E	68.57'
T14	S60°05'28"W	67.41'
T15	N02°47'52"W	83.71'
T16	N88°05'15"E	10.00'
T17	N02°47'52"W	37.68'
T18	N44°21'36"E	39.19'
T19	N06°51'26"W	30.07'
T20	N86°55'10"E	25.07'
T21	S05°51'51"E	30.04'
T22	S86°55'10"W	24.54'
T23	N89°07'13"E	88.78'
T24	S00°22'08"W	54.73'
T25	S89°24'22"W	5.81'
T26	N79°26'11"W	93.60'
T27	N50°32'39"W	2.89'
T28	N73°42'04"E	37.05'
T29	N73°42'04"E	40.33'
T30	S00°45'08"W	5.86'
T31	S89°08'16"W	94.58'
T32	S60°05'28"W	37.10'
T33	S60°05'28"W	37.11'
T34	N88°08'19"W	72.98'
T35	S86°41'36"E	30.39'
T36	S88°08'19"E	49.33'
T37	N89°08'16"E	86.43'
T38	S00°22'08"W	39.02'
T39	S00°22'08"W	43.29'
T40	N50°32'39"W	39.90'
T41	S73°42'04"W	20.10'
T42	N86°41'36"W	27.24'
T43	N17°18'10"E	45.08'
T44	S17°18'10"W	29.86'



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City of Albuquerque, Bernalillo County, New Mexico
Toulous Oliveira, Bernalillo County

