

ZONE ATLAS L-15-Z

NOT TO SCALE

SUBDIVISION DATA:

- CDRA No. _____
- Zone Atlas Index Nos.: L-15-Z
- Gross Subdivision Acreage: 37.9504 Acres.
- Existing Tracts: 5. New Tracts 5.
- Additional Right-of-Way for Lobo Crossing SE consisting of +/- 4.1532 acres, the approximate length is 0.47 miles.
- Date of Survey: October 2025.
- Plat is located within Section 28, Township 10 North, Range 3 East; N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico.
- Plat is entirely within Bernalillo County Limits.
- Portions of this site are located in and adjacent to Special Flood Hazard "A", as designated on FIRM Map 35001C0342G with revised date of September 6, 2008 as well as FIRM Map 35001C0334G with revised date of September 26, 2008.
- As of the date of the surveyor's signature, the Bernalillo County zoning shows that the proposed tracts 6, 8, 9, & 10 are part of zoning R-MH. Tract 7 is a part of zoning MX-L.

PURPOSE OF PLAT:

The purpose of this Plat is to replat Tracts 6, 7, 8, 9, & 10 of the 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, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2011 in Book 2011C, Page 138, Document No. 2011119138, into five (5) new Tracts; as well as to vacate previously platted Easements and dedicated Rights-of-Ways, and to grant and dedicate new Easements and Rights-of-Way.

PUBLIC UTILITY EASEMENTS:

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

- 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.
- 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.
- 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.
- Comcast Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Comcast 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), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST), Comcast did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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:

BEING located in Section 28, T. 10 N., R. 3 E., N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tracts 6, 7, 8, 9, & 10, as well as Alumni Drive SE and Varsity Avenue SE within the aforementioned tracts of the 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, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 2011 in Book 2011C, Page 138, Document No. 2011119138.

Tracts contain 37.9504 acres of land, more or less.

FREE CONSENT AND DEDICATION:

The plat shown hereon is made with the owner(s) free consent and in accordance with 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 in this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision 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 the City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants.

THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, a body corporate of the State of New Mexico

By: Teresa Costantinidis
Executive Vice President for Administration and Finance,
The University of New Mexico

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on 14 day of November, 2025 by
Teresa Costantinidis (Client position, Client Name)

My Commission Expires: _____
Notary Public

COURTNEY ANN PADILLA
Notary Public - State of New Mexico
Commission # 1137853
My Comm. Expires Apr 28, 2026

TAX CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID FOR

TRACT 6, UPC # 101505612310032705; TRACT 7, UPC # 101505621110930901;
TRACT 8, UPC # 101505611816030201; TRACT 9, UPC # 101505617515930202;
TRACT 10, UPC# 101505622015830203.

PROPERTY OWNER OF RECORD: THE REGENTS OF THE UNIVERSITY OF NEW MEXICO

BERNALILLO COUNTY TRESURER'S OFFICE

NOTES:

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
- Distances are ground distances "US SURVEY FOOT".
- Basis of Bearings established between City of Albuquerque Control Monument "SDC_13_4" and A.M.A.F.C.A. Flood Control Right-of Way Monument "S1-11-16" as shown bears N. 03° 38' 45" E.
- Project combined factor = 0.9967505000 scaled about X=0.00, Y=0.00.
- Record bearings and distances are shown in parentheses () and are the same as shown on the 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 Subdivisions and unplatted land in Section 20, T.10N., R.3E., N.M.P.M.) Albuquerque, Bernalillo County, New Mexico filed on December 22, 2011 in Book 2011C, Page 138, Document No. 2011119138.
- Pursuant to Section 14-14-4-7 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 of parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat".
- All corners created with this plat will be monumented with a #5 rebar and red plastic survey cap stamped "MARTINEZ PS 29616" or nail and washer stamped "MARTINEZ PS 29616" unless otherwise noted.
- Easements of record are based on Title Commitment No. SP000146933 issued by Fidelity National Title Insurance Company on July 10, 2025 at 8:00 am.
- Tract 7-A and Tract 10-A are subject to Flood Zone "A", as designated on FIRM Map 35001C0342G with revised date of September 6, 2008 as well as FIRM Map 35001C0334G with revised date of September 26, 2008.
- 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 replat, 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.
- Centerline monuments to be installed at centerline PC's, PT's, 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, PS 29616."

SURVEYOR'S CERTIFICATION:

I, Aaron R. Martinez, 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 under N.M.A.C. 12.8.2.7.B(10), Unclassified Surveying. This document is a draft/sketch document and shall not be recorded for any purpose. This document does not constitute a boundary survey in as such, it is draft in nature and is an interim product of a replat, which will be finalized at a future date. This draft document is true and accurate to the best of my knowledge and belief.

Aaron R. Martinez
Aaron R. Martinez
New Mexico Professional Surveyor 29616
For and on Behalf of Bohannon Huston Inc.

Date:

PLAT OF
TRACTS 6-A, 7-A, 8-A, 9-A, & 10-A
UNM GIBSON COMMERCIAL
DISTRICT

(A REPLAT OF TRACTS 6, 7, 8, 9, & 10,
UNM GIBSON COMMERCIAL DISTRICT)
SECTION 28, T. 10 N., R. 3 E., N.M.P.M
ALBUQUERQUE, BERNALLILO COUNTY,
NEW MEXICO
NOVEMBER, 2025

Project Number: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date _____

New Mexico Gas Company _____ Date _____

CenturyLink _____ Date _____

Comcast _____ Date _____

City Approvals:

Loren N. Risenhoover P.S. _____ 11/20/2025
City Surveyor _____ Date _____

*Real Property Division (conditional) _____ Date _____

**Environmental Health Department (conditional) _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

ABCWUA _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

Hydrology _____ Date _____

Code Enforcement _____ Date _____

Planning Department _____ Date _____

City Engineer _____ Date _____

***MRGCD (conditional) _____ Date _____

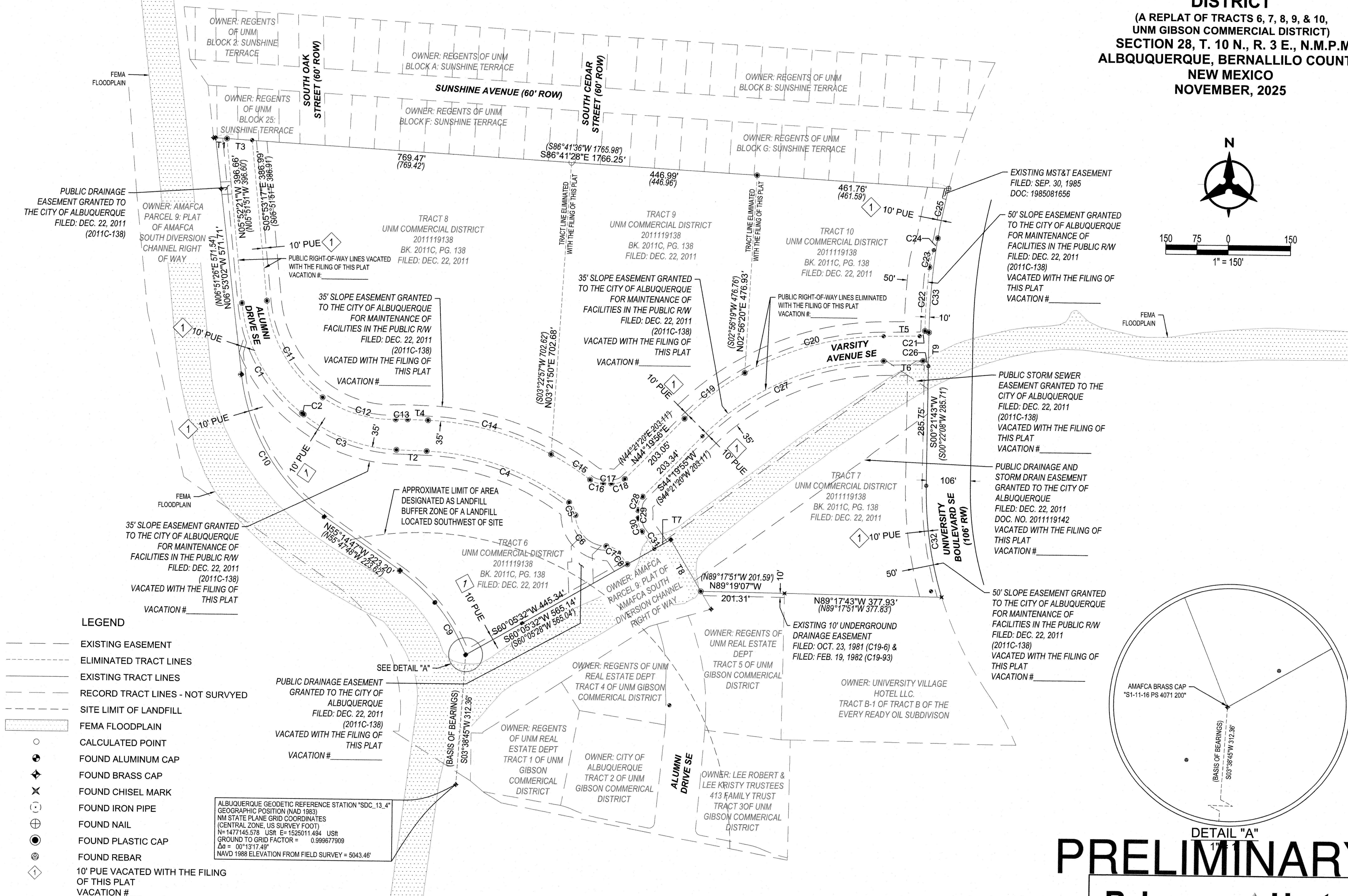
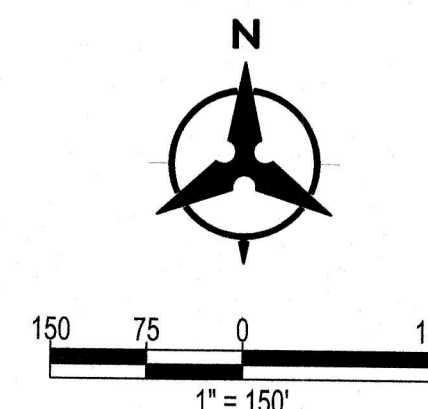
LANDFILL DISCLOSURE STATEMENT:

The subject property is located near or is a former landfill site. Due to the subject property being on or 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 1000 feet of Landfills") shall be consulted prior to development of the site.

PRELIMINARY
Bohannon Huston
www.bhinc.com 800.877.5332

PLAT OF TRACTS 6-A, 7-A, 8-A, 9-A, & 10-A UNM GIBSON COMMERCIAL DISTRICT

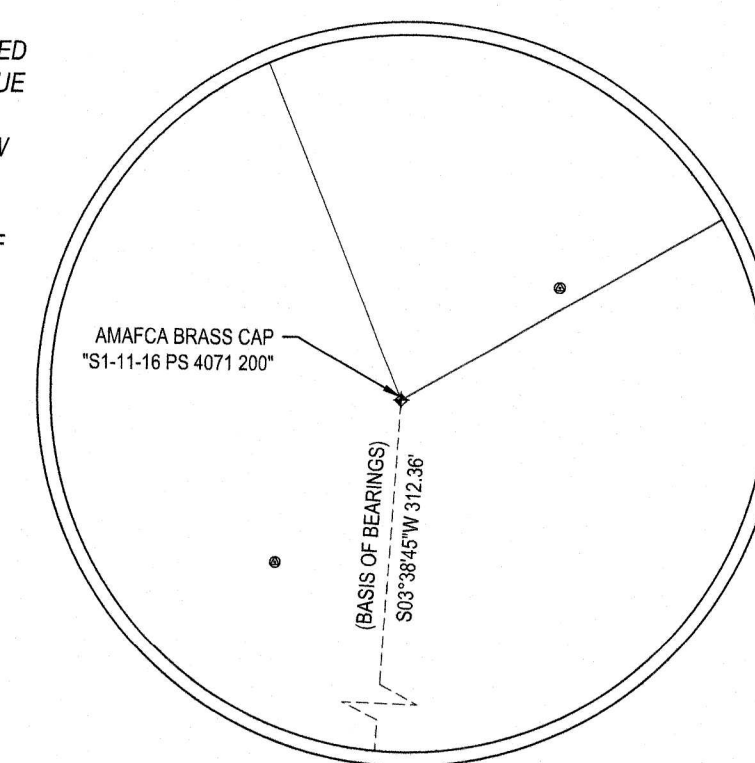
(A REPLAT OF TRACTS 6, 7, 8, 9, & 10,
UNM GIBSON COMMERCIAL DISTRICT)
SECTION 28, T. 10 N., R. 3 E., N.M.P.M
ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO
NOVEMBER, 2025



LEGEND

- EXISTING EASEMENT
- - - ELIMINATED TRACT LINES
- EXISTING TRACT LINES
- RECORD TRACT LINES - NOT SURVEYED
- - - SITE LIMIT OF LANDFILL
- FEMA FLOODPLAIN
- CALCULATED POINT
- ⊕ FOUND ALUMINUM CAP
- ⊕ FOUND BRASS CAP
- ⊕ FOUND CHISEL MARK
- ⊕ FOUND IRON PIPE
- ⊕ FOUND NAIL
- ⊕ FOUND PLASTIC CAP
- ⊕ FOUND REBAR
- 10' PUE VACATED WITH THE FILING OF THIS PLAT VACATION #

ALBUQUERQUE GEODETIC REFERENCE STATION "SDC_13_4"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N=1477145.578 UST E=1525011.494 UST
GROUND TO GRID FACTOR = 0.999677909
Δg = 00°13'17.48"
NAVD 1988 ELEVATION FROM FIELD SURVEY = 5043.46'



DETAIL "A"

PRELIMINARY

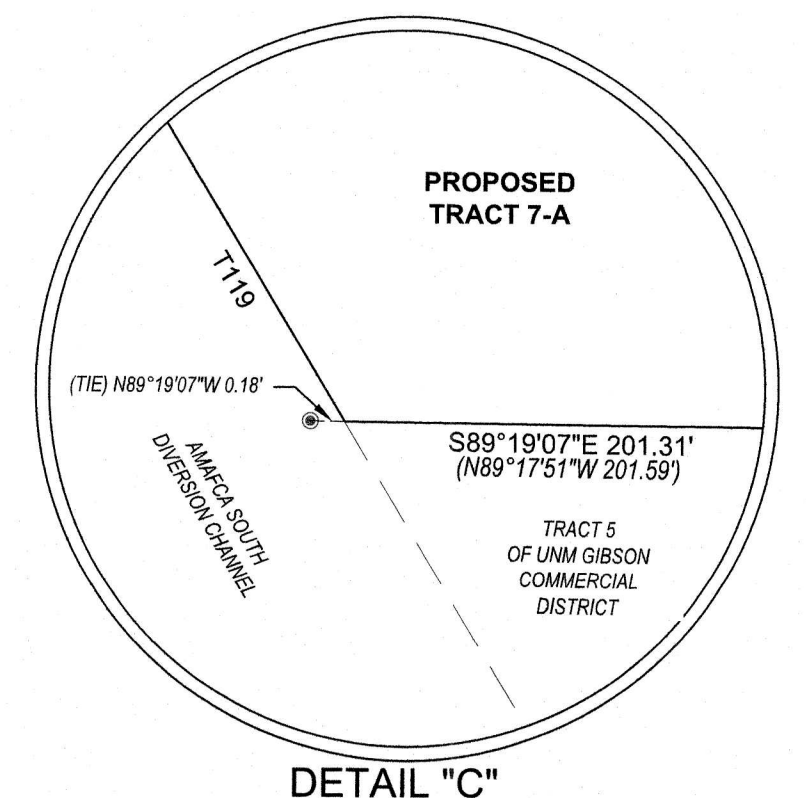
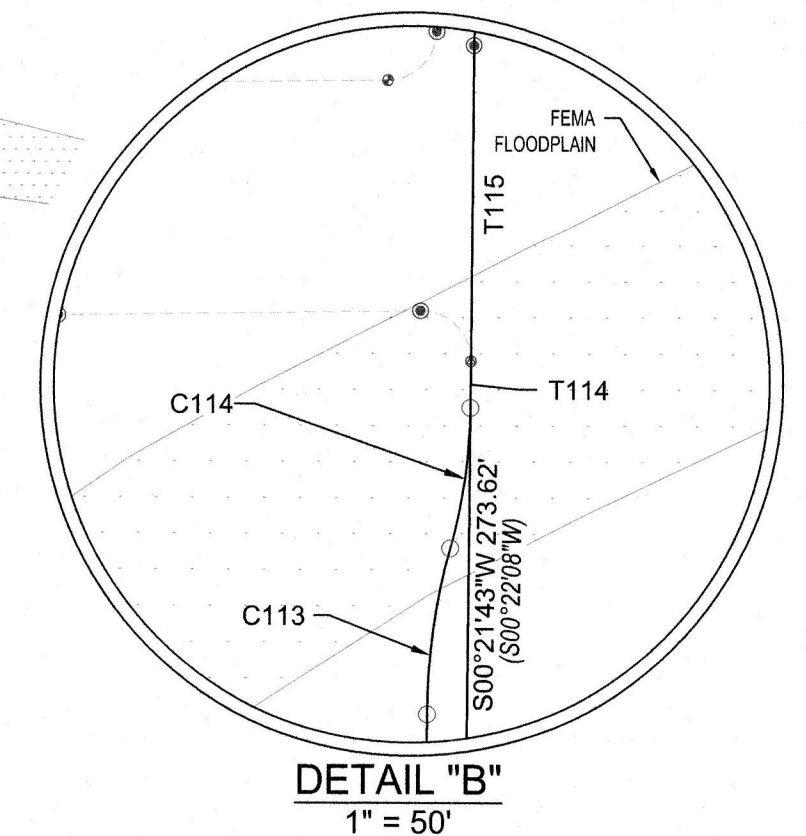
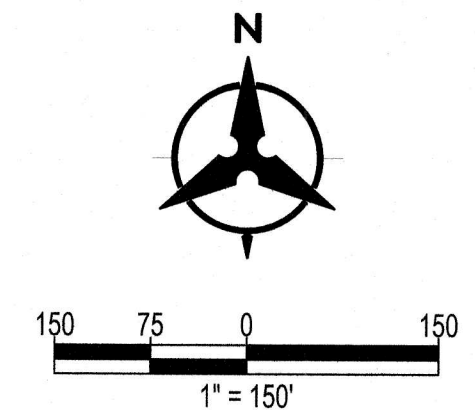
Bohannon & Huston

www.bhinc.com

800.877.5332

PLAT OF
TRACTS 6-A, 7-A, 8-A, 9-A, & 10-A
UNM GIBSON COMMERCIAL
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(A REPLAT OF TRACTS 6, 7, 8, 9, & 10,
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SECTION 28, T. 10 N., R. 3 E., N.M.P.M
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NEW MEXICO
NOVEMBER, 2025



PRELIMINARY

Bohannon & Huston
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PROPOSED RIGHT-OF-WAY
4.1532 Acres
(180,915 Sq. Ft.)

PROPOSED TRACT 8-A
9.9373 Acres
(432,867 Sq. Ft.)

PROPOSED TRACT 10-A
13.2349 Acres
(576,514 Sq. Ft.)

PROPOSED TRACT 9-A
7.3736 Acres
(321,195 Sq. Ft.)

PROPOSED TRACT 7-A
2.3126 Acres
(100,735 Sq. Ft.)

PROPOSED TRACT 6-A
0.9388 Acres
(40,892 Sq. Ft.)

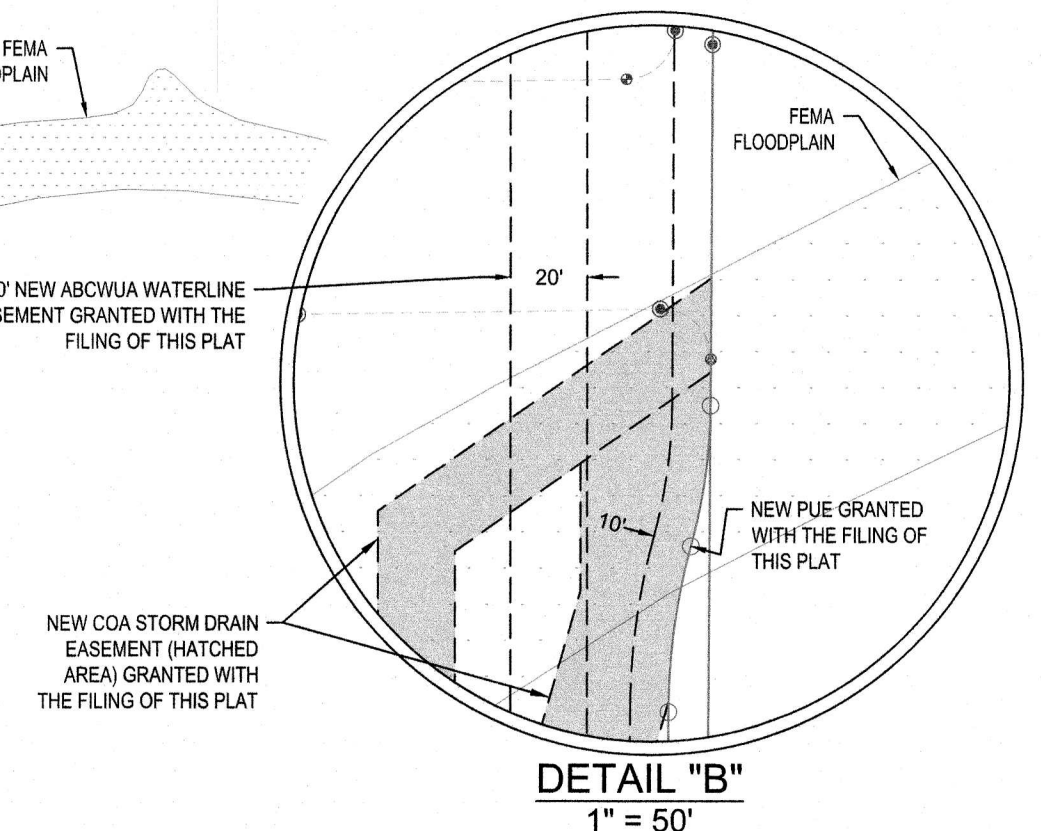
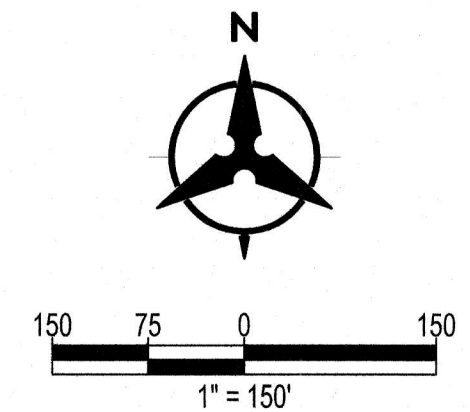
LEGEND

- FLOOD ZONE BOUNDARY
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ELIMINATED LOT LINE
- PROPOSED TRACT LINES
- RECORD TRACT LINES - NOT SURVEYED
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY CENTERLINE
- CALCULATED POINT TO BE SET WITH #5 REBAR
- FOUND ALUMINUM CAP
- FOUND BRASS CAP
- FOUND CHISEL MARK
- FOUND IRON PIPE
- FOUND NAIL
- FOUND PLASTIC CAP
- FOUND REBAR

ALBUQUERQUE GEODETIC REFERENCE STATION "SDC_13_4"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE, US SURVEY FOOT)
N=1477145.578 UTM E=1525011.494 UTM
GROUND TO GRID FACTOR = 0.999677909
Δg = 00°13'17.49"
NAVD 1988 ELEVATION FROM FIELD SURVEY = 5043.46'

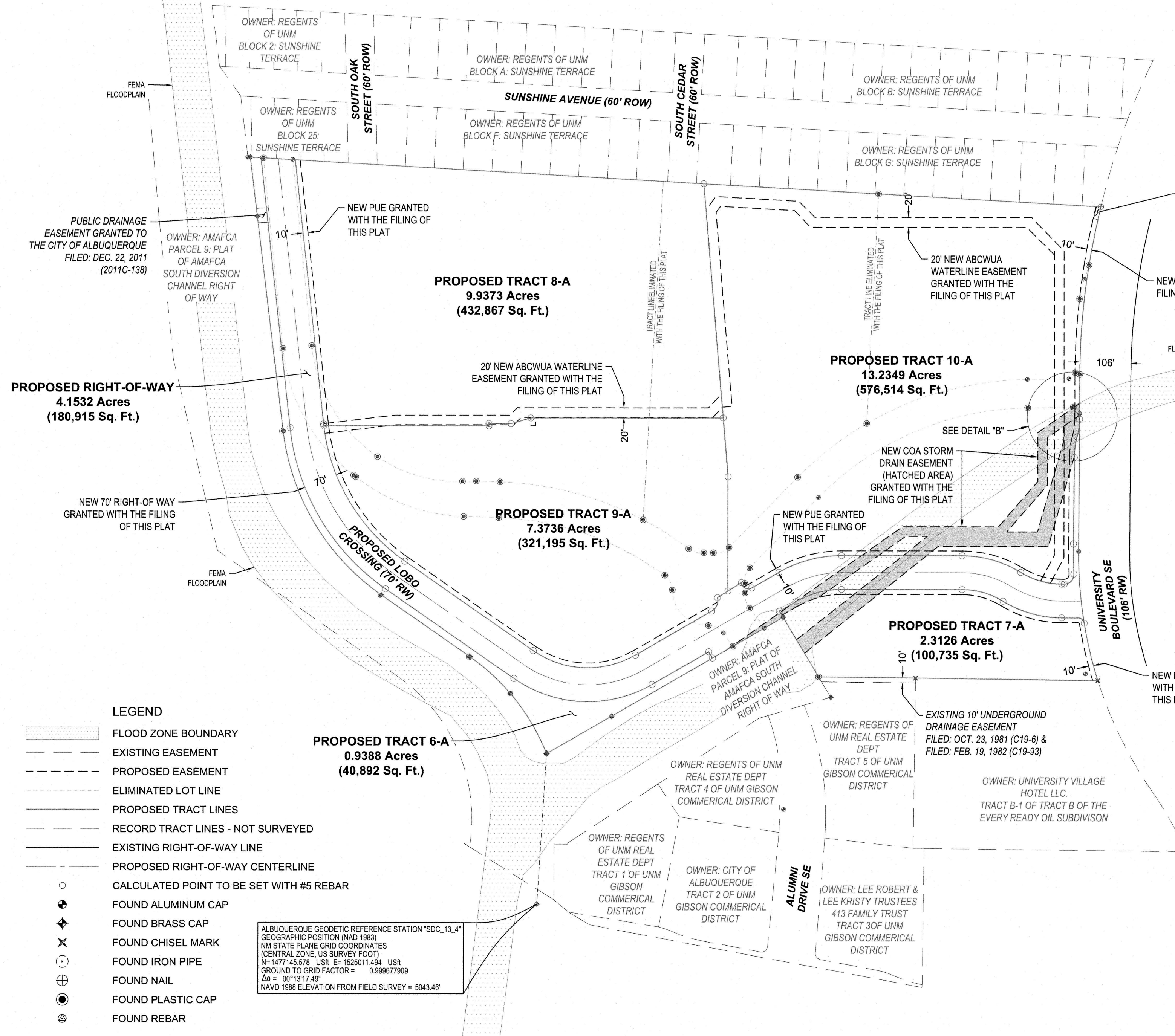
PLAT OF
TRACTS 6-A, 7-A, 8-A, 9-A, & 10-A
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(A REPLAT OF TRACTS 6, 7, 8, 9, & 10,
UNM GIBSON COMMERCIAL DISTRICT)
SECTION 28, T. 10 N., R. 3 E., N.M.P.M
ALBUQUERQUE, BERNALLILO COUNTY,
NEW MEXICO
NOVEMBER, 2025



- LEGEND**
- FLOOD ZONE BOUNDARY
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - ELIMINATED LOT LINE
 - PROPOSED TRACT LINES
 - RECORD TRACT LINES - NOT SURVEYED
 - EXISTING RIGHT-OF-WAY LINE
 - PROPOSED RIGHT-OF-WAY CENTERLINE
 - CALCULATED POINT TO BE SET WITH #5 REBAR
 - FOUND ALUMINUM CAP
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PRELIMINARY

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PROPOSED CURVE DATA:

CURVE DATA							
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG	
C100	260.07'	448.10'	133.81'	33°15'13"	256.44'	S38°32'24"E	
C101	407.43'	483.79'	216.67'	48°15'07"	395.49'	S30°57'39"E	
C102	400.53'	468.00'	213.46'	49°02'10"	388.42'	N30°41'22"W	
C103	302.71'	268.00'	169.80'	64°42'56"	286.87'	N87°33'55"W	
C104	223.64'	198.00'	125.45'	64°42'56"	211.94'	S87°33'55"E	
C105	337.15'	398.00'	179.44'	48°32'10"	327.16'	S30°56'22"E	
C106	3.47'	398.00'	1.74'	0°30'00"	3.47'	N06°25'17"W	
C107	28.96'	14.50'	22.52'	114°26'52"	24.38'	N62°43'40"W	
C108	135.79'	260.00'	69.48'	29°55'23"	134.25'	S75°02'18"W	
C109	127.98'	233.00'	65.65'	31°28'13"	126.37'	N74°15'53"W	
C110	89.53'	163.00'	45.92'	31°28'13"	88.41'	N74°15'53"W	
C111	32.16'	20.00'	20.76'	92°07'55"	28.81'	S43°56'06"W	

SEE RECORD C9

SEE RECORD C10

CURVE DATA							
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG	
C112	62.39'	1438.12'	31.20'	2°29'09"	62.39'	S00°51'45"E	
C113	43.52'	160.35'	21.89'	15°33'02"	43.39'	S07°41'59"W	
C114	37.01'	140.00'	18.61'	15°08'46"	36.90'	S07°55'34"W	
C115	227.12'	1485.40'	113.78'	8°45'38"	226.90'	S04°45'52"W	
C116	122.39'	1485.40'	61.23'	4°43'15"	122.36'	S11°31'45"W	
C117	148.91'	871.47'	74.64'	9°47'26"	148.73'	S04°31'10"E	
C118	121.71'	871.47'	60.95'	8°00'07"	121.61'	N13°24'56"W	
C119	18.28'	13.00'	11.02'	80°34'42"	16.81'	N49°42'39"W	
C120	127.98'	233.00'	65.65'	31°28'13"	126.37'	N74°15'53"W	
C121	89.53'	163.00'	45.92'	31°28'13"	88.41'	N74°15'53"W	
C122	99.23'	190.00'	50.77'	29°55'23"	98.10'	S75°02'18"W	
C123	32.32'	25.00'	18.87'	74°04'36"	30.12'	N23°03'32"E	

SEE RECORD C33

SEE RECORD C25

SEE RECORD C32

SEE RECORD C32

EXISTING AND RECORD CURVE DATA:

CURVE DATA Pt. 1						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C1	309.62'	380.00'	163.98'	46°41'01"	301.12'	S29°11'25"E
	(309.54')	(380.00')	(163.93')	(46°40'16")	(301.05')	(N29°11'59"W)
C2	5.54'	338.00'	2.77'	0°56'23"	5.54'	S53°21'16"E
	(5.60')	(338.00')	(2.80')	(00°56'55")	(5.60')	(N52°03'40"W)
C3	242.40'	380.00'	125.48'	36°32'53"	238.31'	S69°51'11"E
	(242.42')	(380.00')	(125.50')	(36°33'07")	(238.33')	(N69°51'45"W)
C4	369.37'	613.00'	190.48'	34°31'27"	363.81'	S70°54'10"E
	(369.30')	(613.00')	(190.44')	(34°31'03")	(363.74')	(N70°52'47"W)
C5	35.68'	39.00'	19.20'	52°25'24"	34.45'	S27°13'05"E
	(35.60')	(39.00')	(19.15')	(52°18'08")	(34.38')	(N27°28'12"W)
C6	116.08'	75.00'	73.29'	88°40'45"	104.84'	S45°42'05"E
	(116.04')	(75.00')	(73.25')	(88°39'02")	(104.81')	(N45°38'40"W)
C7	35.53'	39.00'	19.11'	52°11'59"	34.32'	S63°36'28"E
	(35.60')	(39.00')	(19.15')	(52°18'08")	(34.38')	(N63°49'07"W)
C8	34.03'	613.00'	17.02'	3°10'51"	34.03'	S35°59'36"E
	(34.00')	(613.00')	(17.01')	(03°10'42")	(34.00')	(N36°04'42"W)
C9	260.07'	448.10'	133.81'	33°15'13"	256.44'	N38°32'24"W
	(260.11')	(448.10')	(133.83')	(33°15'30")	(256.47')	(N38°32'09"W)
C10	407.43'	483.79'	216.67'	48°15'07"	395.49'	N30°57'39"W
	(407.99')	(483.79')	(217.01')	(48°19'08")	(396.01')	(N30°38'13"W)
C11	276.66'	320.00'	147.64'	49°32'10"	268.13'	S30°38'43"E
	(276.70')	(320.00')	(147.67')	(49°32'36")	(268.16')	(S30°38'09"E)
C12	186.54'	288.00'	96.67'	37°06'37"	183.29'	S73°55'41"E
	(186.38')	(288.00')	(96.58')	(37°04'42")	(183.14')	(S73°56'48"E)
C13	28.68'	379.00'	14.35'	4°20'07"	28.67'	N89°25'46"E
	(28.76')	(379.00')	(14.39')	(04°20'50")	(28.75')	(N89°41'16"E)
C14	309.21'	687.00'	157.27'	25°47'18"	306.61'	S75°14'10"E
	(309.16')	(687.00')	(157.24')	(25°47'01")	(306.56')	(N75°14'48")
C15	112.02'	687.00'	56.13'	9°20'32"	111.89'	S57°40'48"E
	(112.06')	(687.00')	(56.16')	(09°20'46")	(111.94')	(S57°40'54"E)
C16	33.59'	44.00'	17.66'	43°44'08"	32.78'	S75°07'05"E
	(33.77')	(44.00')	(17.76')	(43°58'18")	(32.95')	(S74°59'41"E)

CURVE DATA Pt. 2						
ID	ARC	RADIUS	TANGENT	DELTA	CHORD	CHORD BRG
C17	19.71'	76.00'	9.91'	14°51'44"	19.66'	S89°44'21"E
	(19.52')	(76.00')	(9.81')	(14°43'02")	(19.47')	(S89°37'19"E)
C18	35.17'	38.00'	18.96'	53°01'34"	33.93'	N71°05'24"E
	(35.40')	(38.00')	(19.10')	(53°22'52")	(34.14')	(N71°02'46"E)
C19	181.96'	680.00'	91.53'	15°19'55"	181.42'	N52°05'33"E
	(182.03')	(680.00')	(91.56')	(15°20'15")	(181.49')	(N52°01'28"E)
C20	349.99'	680.00'	178.96'	29°29'22"	346.14'	N74°21'05"E
	(349.46')	(68.00')	(178.68')	(29°26'40")	(345.62')	(S74°42'56"W)
C21	19.74'	13.00'	12.34'	87°00'16"	17.90'	N45°06'35"E
	(20.11')	(13.00')	(12.69')	(88°38'11")	(18.16')	(N44°49'11"E)
C22	153.13'	1495.40'	76.63'	5°52'02"	153.06'	N03°24'19"E
	(153.17')	(1495.40')	(76.65')	(05°52'07")	(153.10')	(N03°26'09"E)
C23	42.14'	162.00'	21.19'	14°54'14"	42.02'	N13°45'10"E
	(42.16')	(162.00')	(21.20')	(14°54'38")	(42.04')	(N13°49'31"E)
C24	30.43'	288.00'	15.23'	6°03'14"	30.42'	N18°10'49"E
	(30.44')	(288.00')	(15.23')	(06°03'21")	(30.43')	(N18°15'10"E)
C25	122.39'	1485.40'	61.23'	4°43'15"	122.36'	N11°31'45"E
	(122.41')	(1485.00')	(61.24')	(04°43'18")	(122.37')	(S11°29'18")
C26	20.71'	13.00'	13.30'	91°17'12"	18.59'	S45°16'29"E
	(20.70')	(13.00')	(13.28')	(91°13'49")	(18.58')	(S45°14'49"E)
C27	484.34'	620.00'	255.29'	44°45'33"	472.12'	N66°45'58"E
	(484.59')	(620.00')	(255.43')	(44°46'56")	(472.35')	(S66°44'48"W)
C28	35.35'	38.00'	19.07'	53°17'57"	34.09'	N17°49'21"E
	(35.40')	(38.00')	(19.10')	(53°22'52")	(34.14')	(S17°39'55"W)
C29	19.61'	76.00'	9.86'	14°46'57"	19.55'	N01°39'47"W
	(19.52')	(76.00')	(9.81')	(14°43'02")	(19.47')	(S01°40'00"E)
C30	33.76'	44.00'	17.76'	43°57'57"	32.94'	N16°19'19"W
	(33.77')	(44.00')	(17.76')	(43°58'18")	(32.95')	(S16°17'39"E)
C31	51.44'	687.00'	25.73'	4°17'24"	51.43'	N36°13'34"W
	(51.38')	(687.00')	(25.70')	(04°17'06")	(51.37')	(S36°08'15"E)
C32	270.62'	871.47'	136.41'	17°47'32"	269.54'	S08°31'14"E
	(270.70')	(871.51')	(136.45')	(17°47'48")	(269.61')	(S08°31'46"E)

PLAT OF
TRACTS 6-A, 7-A, 8-A, 9-A, & 10-A
UNM GIBSON COMMERCIAL
DISTRICT
(A REPLAT OF TRACTS 6, 7, 8, 9, & 10,
UNM GIBSON COMMERCIAL DISTRICT)
SECTION 28, T. 10 N., R. 3 E., N.M.P.M
ALBUQUERQUE, BERNALLILO COUNTY,
NEW MEXICO
NOVEMBER, 2025

PROPOSED TANGENT DATA:

TANGENT DATA		
ID	BEARING	DISTANCE
T100	N29°55'23"W	15.00'
T101	S60°04'37"W	135.47'
T102	N86°41'28"W	22.42'
T103	S86°41'28"E	70.97'
T104	N60°04'37"E	182.67'
T105	N57°47'58"E	25.68'
T106	N00°01'29"W	236.17'
T107	N04°42'45"W	122.60'
T108	S73°46'00"W	42.70'
T109	N90°00'00"W	45.74'
T110	S00°00'00"E	4.42'

SEE RECORD T9

SEE RECORD T8

TANGENT DATA		
ID	BEARING	DISTANCE
T111	S60°04'37"W	64.89'
T112	N90°00'00"W	5.34'
T113	S00°27'14"W	178.39'
T114	S00°21'43"W	12.09'
T115	S00°17'47"W	82.26'
T116	N90°00'00"W	33.87'
T117	S60°04'37"W	39.11'
T118	S30°57'11"E	15.00'
T119	S30°57'12"E	143.04'
T120	S57°47'58"W	32.56'

EXISTING AND RECORD TANGENT DATA:

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S86°41'28"E	27.34'
	(N86°41'36"W)	(27.24')
T2	S88°06'52"E	72.99'
	(N88°08'19"W)	(72.98')
T3	N86°41'28"W	60.68'
	(S86°41'36"E)	(60.78')
T4	S88°03'40"E	49.33'
	(S88°08'19"E)	(49.33')
T5	N89°10'13"E	86.44'
	(N89°08'16"E)	(86.43')
T6	N89°06'37"E	94.55'
	(S89°08'16"W)	(94.58')
T7	S60°05'32"W	45.28'
	(S60°05'28"W)	(45.32')
T8	N30°57'12"W	142.94'
	(N30°55'16"W)	(143.01')
T9	S00°17'47"W	82.26'
	(S00°21'08"W)	(82.31')

PRELIMINARY

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