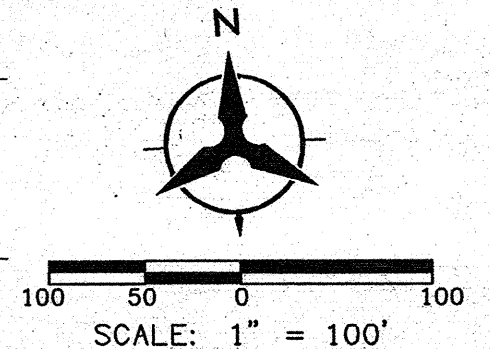
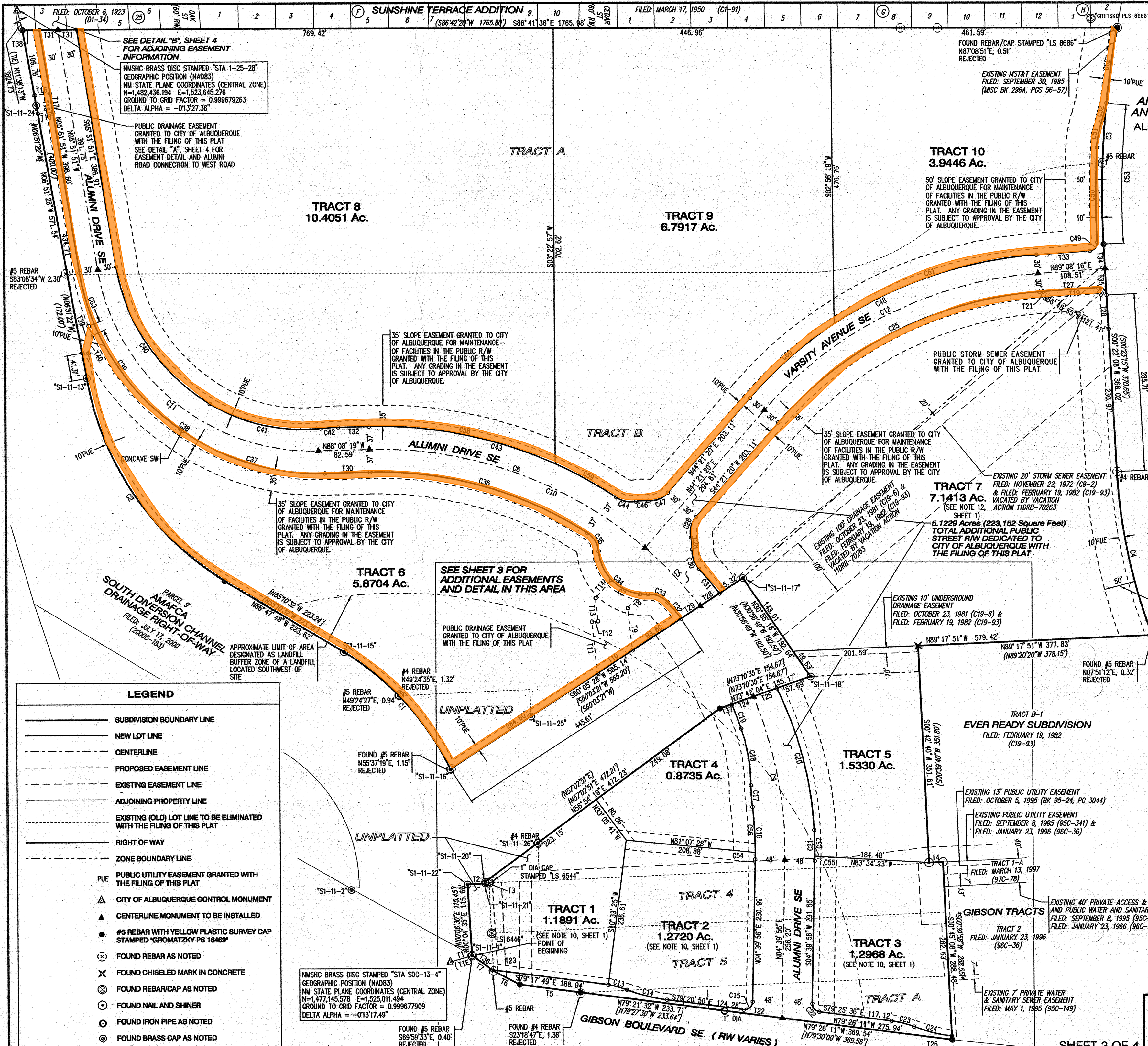


PLAT OF
**UNM GIBSON
COMMERCIAL DISTRICT**
(A REPLAT OF TRACTS A & B,
EVER READY SUBDIVISION
TRACTS 4 & 5, GIBSON TRACTS
AND TRACT A, 40/25 ASSOCIATES SUBDIVISION)
AND UNPLATTED LAND IN SECTION 28, T10N, R3E
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011



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

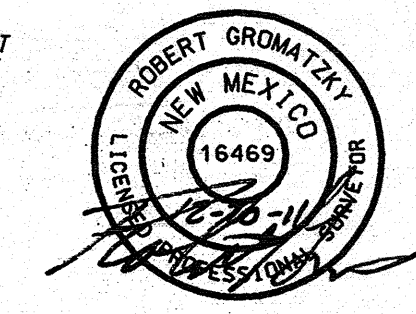


LEGEND

- 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

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 = -01°31'17.49"

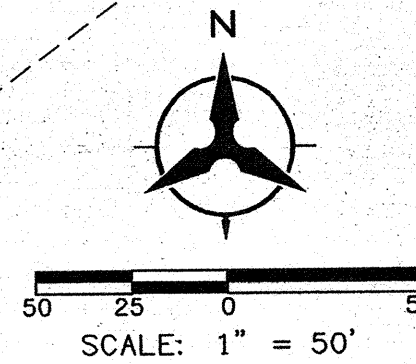
NOTE: SEE SHEET 4 FOR CURVE & TANGENT DATA



Bohannon & Huston
Courtney I 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

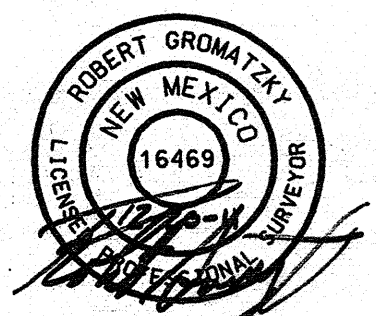


LEGEND

- 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**

DOCH 2011119138
12/22/2011 02:23 PM Page: 3 of 4
PLAT R \$25.00 B: 20110 P: 0138 M: Toulous Olivere, Bernalillo Cou



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

SHEET 3 OF 4

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**TRACT 6
5.8704 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

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.

APPROXIMATE LIMIT OF AREA
DESIGNATED AS LANDFILL
BUFFER ZONE OF A LANDFILL
LOCATED SOUTHWEST OF
SITE

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

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

**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

10' PRIVATE DRAINAGE EASEMENT
FOR THE BENEFIT OF TRACT 2 TO
BE MAINTAINED BY TRACT 4
GRANTED WITH THE FILING OF THIS
PLAT

**TRACT 5
1.5330 Ac**

EXISTING SEWER EASEMENT FILED: NOVEMBER 22, 1972
(C9-2) & FILED: FEBRUARY 19, 1982 (C19-93)
HATCHED PORTION VACATED BY VACATION ACTION
110RB-70263

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

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)

**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
110RB-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)

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

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

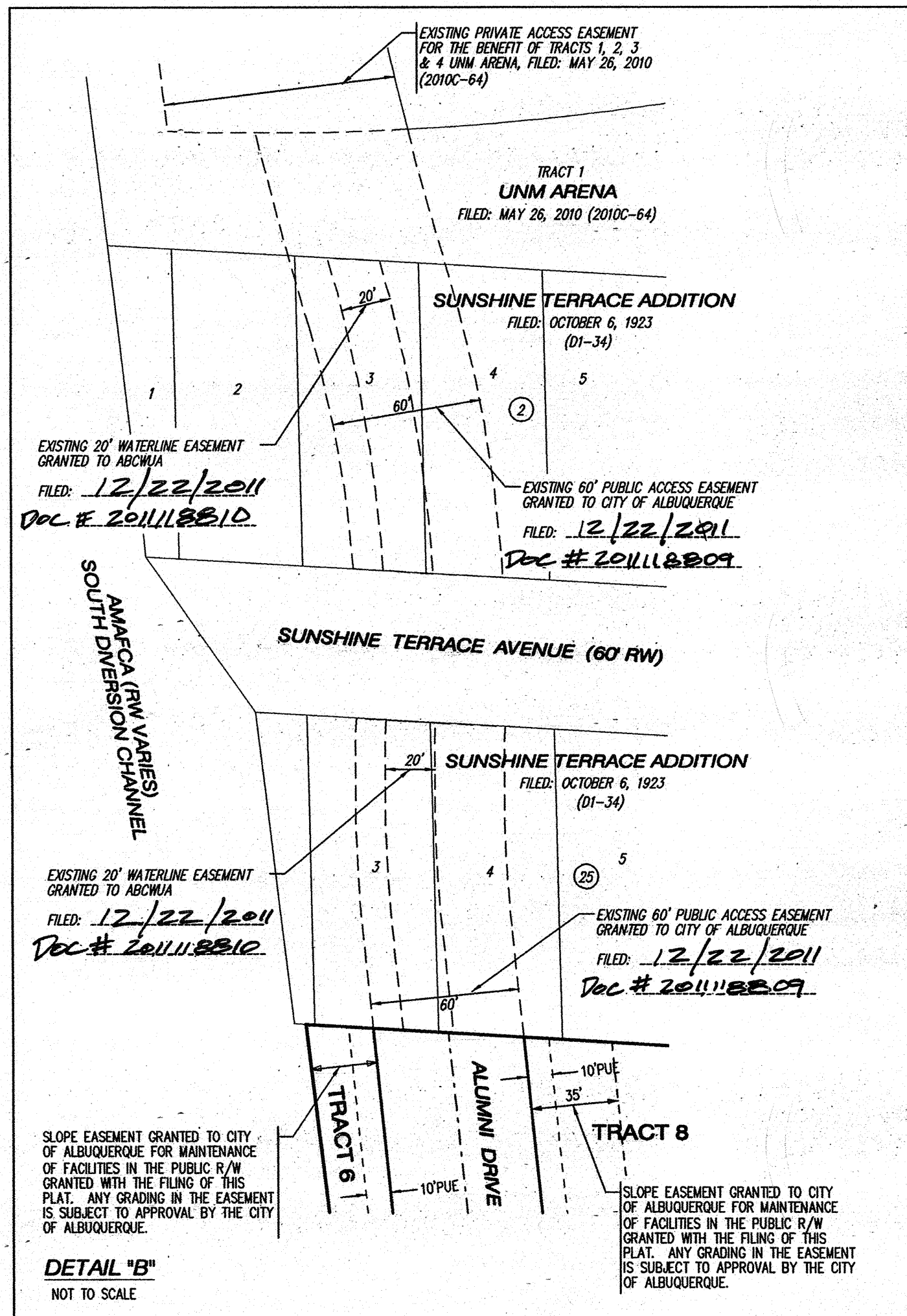
EXISTING PUBLIC UTILITY EASEMENT
FILED: SEPTEMBER 8, 1995 (95C-341) &
FILED: JANUARY 23, 1996 (96C-36)

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

NMHC 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"

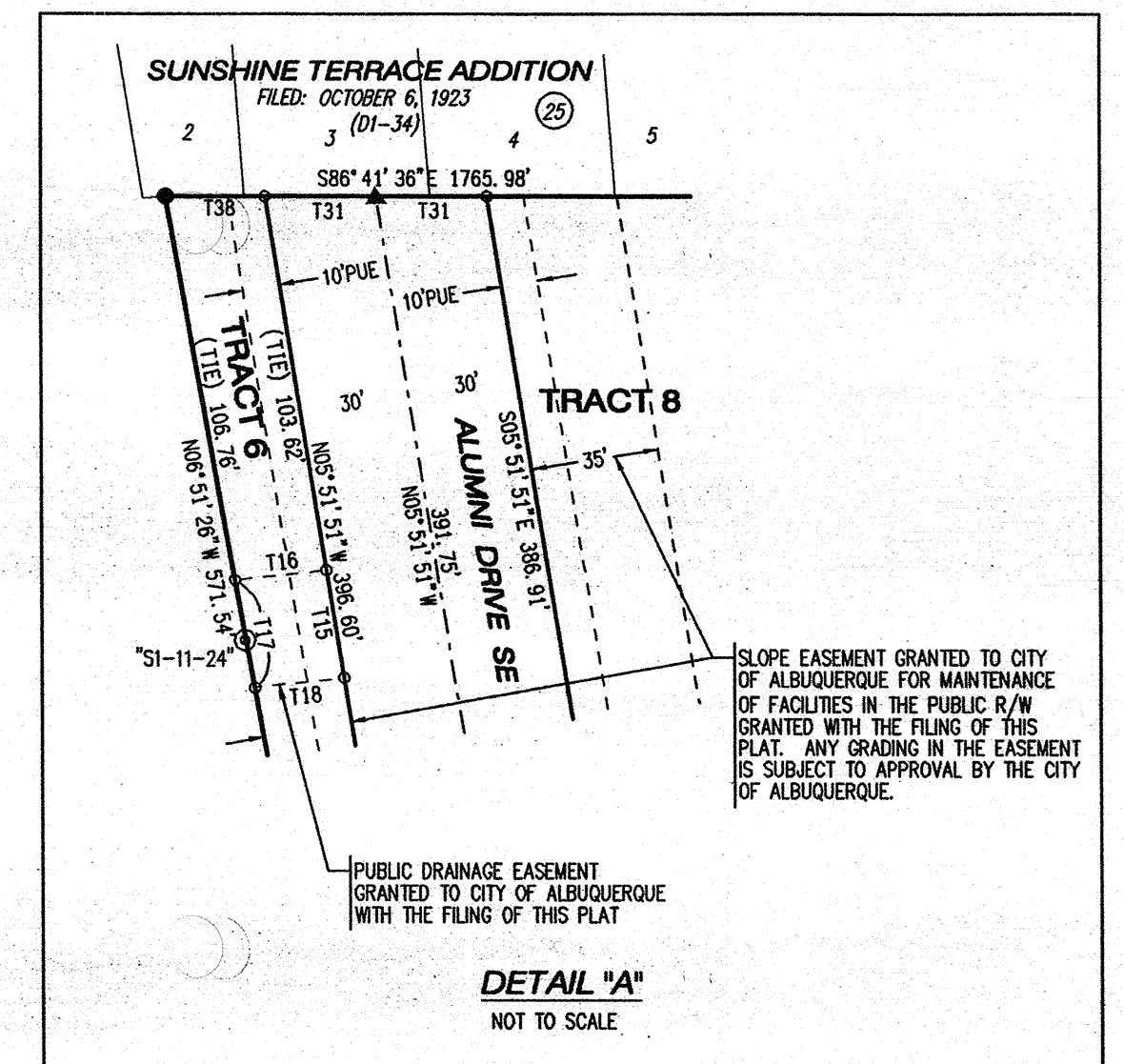
GIBSON BOULEVARD SE (RW VARIES)

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
12/22/2011 02:23 PM 0138 M. Toulous Oliveira, Bernalillo County

