

DOCH 2022035817

04/11/2022 04:20 PM Page: 2 of 2
 PLAT R:\$25.00 B: 2022C P: 0029 Linda Stover, Bernalillo County

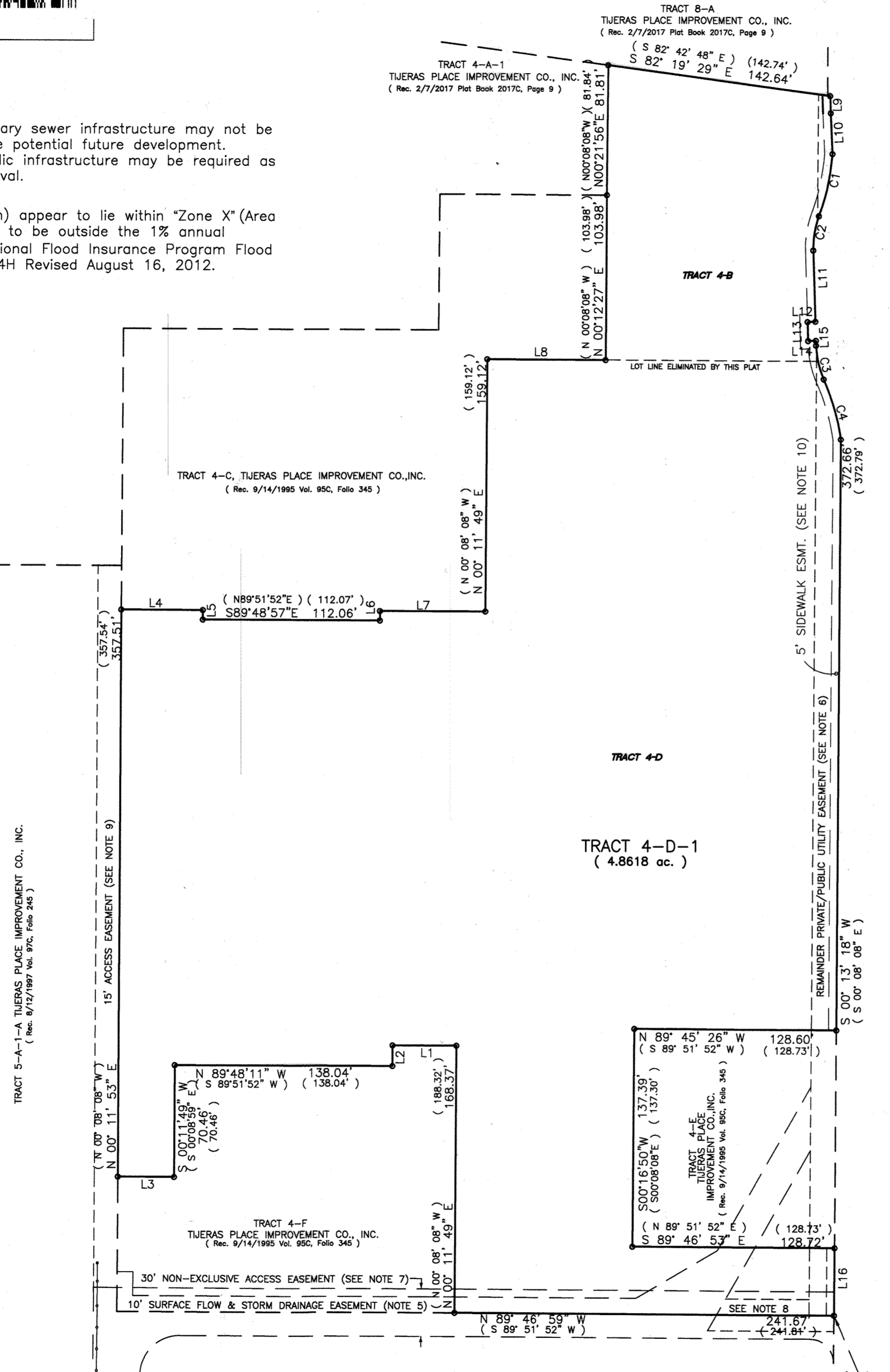
COUNTY CLERK RECORDING LABEL HERE

NOTE: Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.

The subject properties (as shown hereon) appear to lie within "Zone X" (Area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C0354H Revised August 16, 2012.

PLAT OF
 TRACT 4-D-1, LANDS OF TIJERAS
 PLACE IMPROVEMENT COMPANY INC.

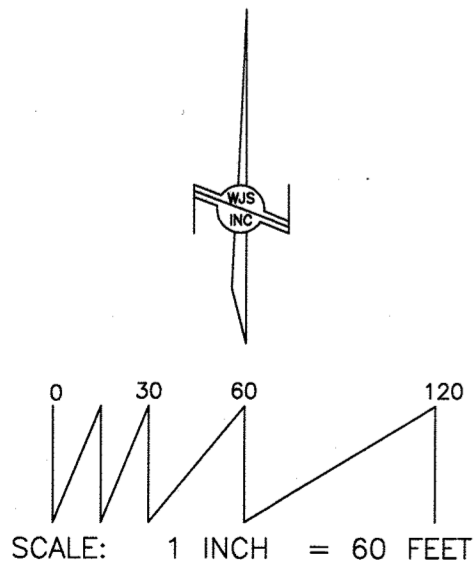
A REPLAT OF TRACTS 4-B AND 4-D, LANDS OF TIJERAS
 PLACE IMPROVEMENT COMPANY INC.
 WITHIN SECTION 24, T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2021



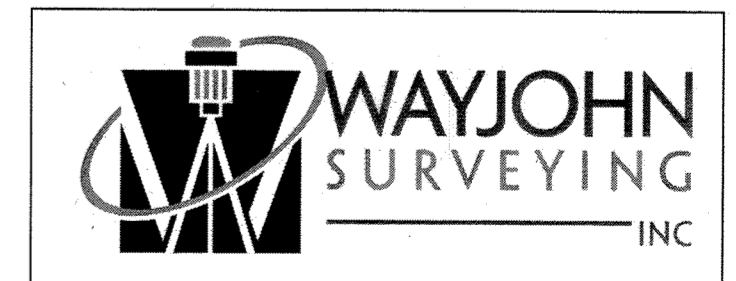
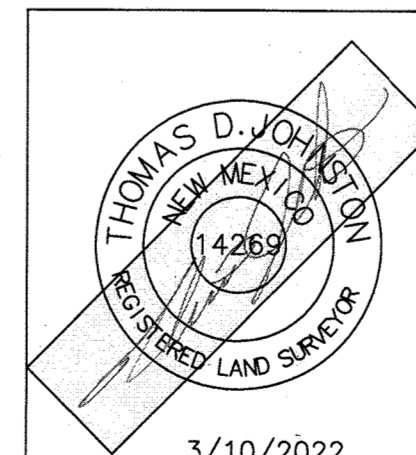
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	143.50'	40.24'	16° 04' 03"	S 12° 23' 38" W	40.11'
(C1)	143.50'	40.24'	16° 04' 03"	--	40.11'
C2	56.50'	22.06'	22° 22' 20"	S 09° 14' 30" W	21.92'
(C2)	56.50'	22.06'	22° 22' 20"	--	21.92'
C3	56.50'	22.06'	22° 22' 20"	S 13° 07' 50" E	21.92'
(C3)	56.50'	22.06'	22° 22' 20"	--	21.92'
C4	143.50'	39.62'	15° 49' 13"	S 16° 24' 24" E	39.50'
(C4)	143.50'	39.62'	15° 49' 13"	--	39.50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°48'11" W	40.55'
(L1)	S 89°51'52" W	5.10'
L2	S 00°11'49" W	13.00'
(L2)	S 00°08'08" E	13.00'
L3	N 89°45'43" W	35.74'
(L3)	S 89°51'52" W	35.73'
L4	S 89°48'11" E	51.71'
(L4)	N 89°51'52" E	51.70'
L5	S 00°11'48" W	6.00'
(L5)	S 00°08'08" E	6.00'
L6	N 00°11'48" E	6.00'
(L6)	N 00°08'08" W	6.00'
L7	S 89°48'11" E	67.14'
(L7)	N 89°51'52" E	67.14'
L8	N 00°11'48" E	75.30'
(L8)	N 00°08'08" W	75.30'
L9	S 02°03'16" E	10.80'
(L9)	S 02°06'27" E	10.71'
L10	S 02°38'21" E	25.70'
(L10)	S 02°59'53" E	25.70'
L11	S 01°57'28" E	44.90'
(L11)	S 02°18'12" E	45.00'
L12	S 87°11'54" W	4.99'
(L12)	S 87°41'48" W	5.00'
L13	S 01°50'29" E	11.98'
(L13)	S 02°18'12" E	12.00'
L14	N 87°55'52" E	4.99'
(L14)	N 87°41'48" E	5.00'
L15	N 89°48'11" W	40.55'
(L15)	S 89°51'52" W	5.10'
L16	S 00°12'09" W	42.46'
(L16)	S 00°08'08" E	42.45'

SAN PEDRO DRIVE, S. E.
 (VARIABLE WIDTH R.O.W.)



○ FOUND/SET MONUMENT LEGEND:
 A: FOUND 1-1/2" STEEL PIPE
 B: FOUND PK NAIL AND DISK ON ROCK
 C: SET #4 REBAR WITH CAP "WAYJOHN PS 14269"



1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK
 FOX PLAZA LLC

DRAWN: T R J

SCALE: 1" = 60'

FILE NO. SP-9-01-2021

LOCATION: SECTION 24, T10N, R3E
 LANDS OF TIJERAS PLACE IMPROVEMENT COMPANY, INC.

CHECKED: T D J
 DRAWING NO. SP90121.DWG

9 FEB 2022

SHEET 2 OF 2

ACS MONUMENT "G-2"
 x=1,544,945.855 US SURVEY FEET
 y=1,476,630.470 US SURVEY FEET
 Ground-to-grid:
 0.99965015
 Mapping Angle:
 -00°10'59.70"
 NAD83 CENTRAL ZONE
 NAD 83

TRACT C-1-A TIJERAS PLACE IMPROVEMENT CO., INC.
 (Rec. 2/10/2005 Plat Book 2005C, Page 51)

2022C-29

(2)