

**Site Sketch for
Lots 1-A-1 and 1-A-2,
Block 1, Sunport Park
Being Comprised of
Lot 1-A, Block 1
Sunport Park
City of Albuquerque
Bernalillo County, New Mexico
February 2025**

Easement Notes

- 1 EXISTING 20' CITY WATERLINE EASEMENT (9/17/1976, M496-999)
- 2 EXISTING PUBLIC DRAINAGE EASEMENT (1/27/1989, C38-102)
- 3 EXISTING 15' PNM (GAS) EASEMENT (09/10/1990, 90C-217)
- 4 EXISTING 10' POWER AND COMMUNICATION EASEMENT (9/10/1990, 90C-217)
- 5 EXISTING 25' ACCESS AND UTILITY EASEMENT (9/10/1990, 90C-217) DEDICATED TO THE CITY OF ALBUQUERQUE FOR TRAIL RIGHT-OF-WAY, A.K.A. TRACT 1, MULBERRY TRANSPORT PER PLAT (11/17/2015, 2015C-148)
- 6 EXISTING 5' PUBLIC UTILITY EASEMENT (11/1/1960, VOL. C5, PG. 35)
- 7 EXISTING 10' PNM EASEMENT AS SHOWN ON PLAT (9/10/1990, 90C-217)

Legend

| | |
|----------------------|--|
| N 90°00'00" E | MEASURED BEARINGS AND DISTANCES |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES PER PLAT (9/10/1990, 90C-139) |
| {N 90°00'00" E} | RECORD BEARINGS AND DISTANCES PER PLAT (4/29/2020, 2020C-48) |
| [N 90°00'00" E] | RECORD BEARINGS AND DISTANCES PER PLAT (3/8/1977, C12-1) |
| {{N 90°00'00" E}} | RECORD BEARINGS AND DISTANCES PER PLAT (11/17/2015, 2015C-148) |
| ● | FOUND MONUMENT AS INDICATED |
| ○ | SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED |
| ▭ | CONCRETE |
| ▨ | BLOCK WALL |
| —○— | GUARD RAIL |
| —○— | CHAINLINK FENCE |
| —P— | PIPE FENCE |
| —OHU— | OVERHEAD UTILITY LINE |
| ● | UTILITY POLE |
| ⌋ | ANCHOR |
| WV | WATER VALVE |
| ⊙ | WATER METER |
| ⊙ | FIRE HYDRANT |
| □ | UTILITY PEDESTAL |
| ⊙ | MANHOLE |
| —OR— | SIGN |

| Line # | Direction | Length (ft) |
|--------|--|-----------------|
| L1 | S 58°34'10" E (S 58°32'29" E) | 20.45' |
| L2 | N 88°47'10" W (S 58°32'29" E) [S 58°52' E] {S 58°38'05" E} | 25.21' (25.00') |

| Curve # | Length | Radius | Delta | Chord Length | Chord Direction |
|---------|-------------------|-------------------|-----------|--------------|-----------------|
| C1 | 315.77' | 330.00' (330.00') | 54°49'31" | 303.86' | S 52°09'00" W |
| C2 | 114.43' | 330.00' (330.00') | 19°52'02" | 113.85' | S 89°29'47" W |
| C3 | 430.20' (430.15') | 330.00' (330.00') | 74°41'33" | 400.38' | S 62°05'01" W |

