

94C-378(2)

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LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 71°58'34" W	40.00'
L2	N 18°01'26" W	30.00'
L3	S 45°51'29" E	37.93'
L4	N 08°48'07" E	62.53'
L5	S 81°11'53" E	55.33'
L6	N 62°11'16" E	67.31'
L7	N 62°11'16" E	38.54'

N.W. Corner projected Section 8,
Township 11 North, Range 3 East,
New Mexico Principal Meridian
(a 1-1/2" iron pipe with brass
cap in place)
Y = 1,534,792.13
X = 373,326.28
Z = 5204.21
Delta Alpha = -00°14' 40"
Ground to grid factor = 0.9998695

TRACT O-2A
SEVEN-BAR RANCH

Filed- December 21, 1989 Vol. C40, folio 77

ADDITIONAL STREET RIGHT OF WAY
to be dedicated to the City of
Albuquerque in fee simple by
this plat
(1.3652 Ac.-Cross hatched area)

Portion of ELLISON DRIVE
EASEMENT N.W. vacated
by this plat.
(Shaded area=0.0217 Ac.)
(See Detail "A")

Detail "A"
(See Sheet 3 of 3)

18' Future right of way and Public Roadway
Easement granted by this plat, to be
Dedicated upon request by the appropriate
Governing Agency.

EXISTING 30' ACCESS ROAD AND
RIGHT OF WAY EASEMENT Filed-
August 25, 1983 Misc. Book 42A,
pages 588-608. Amended by
Corrective 30' Access Road Easement
and Right of Way Agreement filed-
October 17, 1983 Misc. Book 56A,
pages 508-527.

NOTE:

Flood hazard area as currently shown on the Federal
Emergency Management Agency (FEMA) National Flood
Insurance Program "Flood Insurance Rate Map" (Community
Panel No. 350002-0002-C, effective date October 14, 1983).
Existing improvements and the proposed drainage improvements
to be constructed by the City of Albuquerque Special Assessment
District No. 223 (SAD223) are expected to eliminate the flood
hazard on the subject property. The request for a letter of map
revision (LOMR) from FEMA and the supporting drainage analysis
will be submitted to FEMA in connection with the SAD 223
drainage report; however, the City does not guarantee FEMA
approval of the request or issuance of a LOMR.

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on

4:14 NOV - 9 1994
At a'clock P.M. Recorded in Vol. 94C
of records of said County Folio 322
Judy Dubendorf, Clerk & Recorder
Deputy Clerk

Reserved for County Clerk

EXISTING 10' WATERLINE EASEMENT
Filed- 12/27/74
MS Vol. 400, folio 377

ELLISON DRIVE EASEMENT N.W.
granted by plat filed-
December 21, 1989 C40-77.

TRACT G-1
SEVEN-BAR RANCH

Filed- December 21, 1989 Vol. C40, folio 77

TRACT G-2A
6.1325 Ac.

TRACT G-2
SEVEN-BAR RANCH

Filed- December 21, 1989 Vol. C40, folio 77

TRACT G-2B
1.1232 Ac.

TRACT G-2C
1.2858 Ac.

TRACT G-2D
0.5089 Ac.

TRACT G-2E
0.8200 Ac.

Flood Hazard Zone line as
scaled from FIRM Map No.
350002-0002-C

LOT 1-A
RIVERWALK MARKETPLACE
Filed- November 17, 1989 Vol. C40, folio 45

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1100.00'	518.43'	264.12'	513.65'	S 58°28'27" W	27°00'13"
C2	1257.74'	611.01'	311.66'	605.02'	S 31°56'27" E	27°50'04"
C3	15.00'	8.57'	4.40'	8.45'	N 34°23'15" W	32°43'36"
C4	78.00'	38.23'	19.51'	37.85'	N 64°47'33" W	28°05'08"
C5	15.00'	7.64'	3.91'	7.56'	S 86°34'13" W	29°11'12"
C6	25.00'	39.27'	25.00'	35.36'	S 72°48'44" E	90°00'01"
C7	1022.00'	505.93'	258.26'	500.78'	S 57°47'39" W	28°21'49"

N.M.S.H.C. Monument "NM-448-N12"
Y = 1,528,910.94
X = 381,108.54
Z = 5023.41
Delta Alpha = -00°13' 48"
Ground to grid factor = 0.99987595



(IN FEET)
1 inch = 100 ft.



SHEET 2 OF 3

SURV TEK, INC.

Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366
Fax: 505-897-3377

94C-378(2)

94C-378(2)

94C-378(3)

94C-378(3)

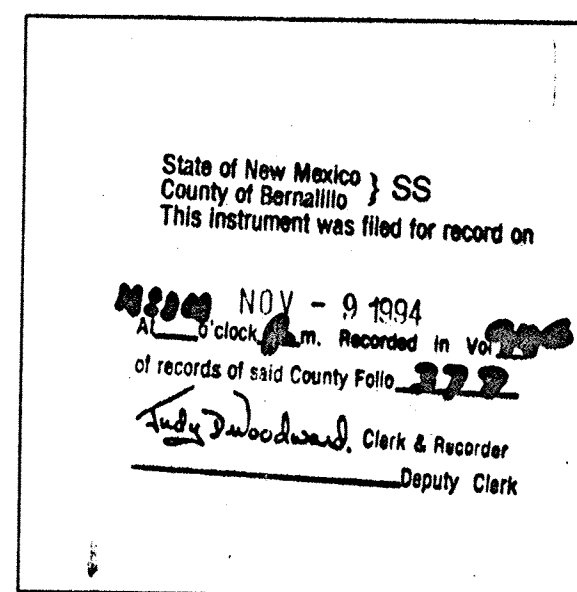
INSTRUMENT NO. _____

TRACTS G-2A, G-2B, G-2C, G-2D AND G-2E
94134203 SEVEN-BAR RANCH

(BEING A REPLAT OF TRACT G-2, SEVEN-BAR RANCH)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY, 1994



Reserved for County Clerk

APPROVALS

Rudi Riech 7-26-94
 Gas Company of New Mexico Date

Rudi Riech 7-26-94
 Public Service Company of New Mexico Date

Mattie Wooten 7-29-94
 U. S. West Communications Date

RB 7-18-94
 New Mexico Utilities Date

In approving this plat, PNM did not conduct a Title Search of the property shown hereon. Consequently, PNM does not waive any rights it may have in the property shown hereon, and it is not responsible for any errors or omissions in this plat, and it is not a guarantor of the accuracy of the information shown hereon.

Note: These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer System capabilities are based upon NMU, Inc. facilities, not on the City of Albuquerque. Water and Sanitary Sewer infrastructure improvements must, however, be approved by both the City of Albuquerque and NMU, Inc.

Portion of ELLISON DRIVE
 EASEMENT N.W. vacated
 by V-94-61
 (Shaded area=0.0217 Ac.)

Detail "A"

PUBLIC UTILITY EASEMENTS

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

- The Public Service Company of New Mexico for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- Mountain Bell for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 (aboveground 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.



SHEET 3 OF 3

SURV TEK, INC.

Consulting Surveyors
 6843 Paradise Blvd. N.E. Albuquerque, New Mexico 87109
 Phone: 806-897-3366

