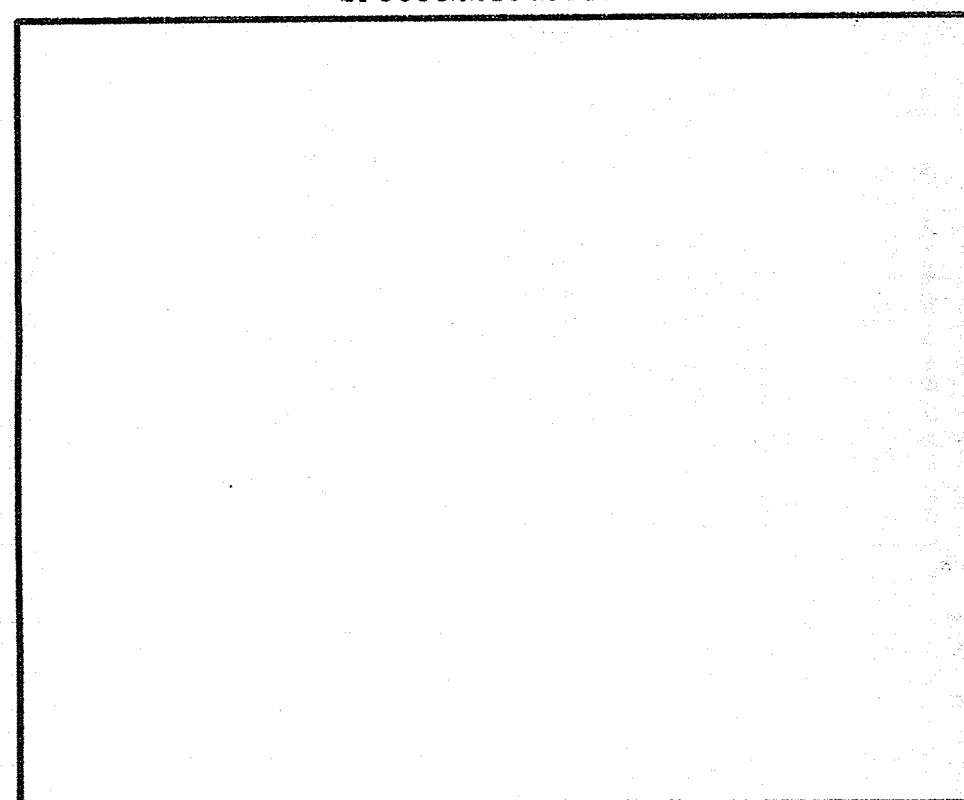


SP96032210000168



LOCATION MAP

ZONE ATLAS INDEX MAP No. B-17-Z
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Map No. B-17-Z
3. Gross Subdivision Acreage: 40.87405 Acres
4. Total Number of Tracts created: 3 Tracts
5. Total mileage of half width streets created: 0 mile
6. Total mileage of full width streets created: 0 mile
7. Date of Survey: March, 1996
8. Plat is located within the Elena Gallegos Grant, within Projected Section 11, T11N, R3E, N.M.P.M.

DISCLOSURE STATEMENT

The purpose of this Replat is to create one (1) additional Tract, to Subdivide Tracts D-1E and D-1B of the PLAT OF TRACTS D-1A, D-1B, D-1C, D-1D, D-1E, D-1F and D-1G, SISTERS OF THE ORDER OF ST. DOMINIC, Albuquerque, New Mexico, recorded October 21, 1993 in Volume 93C, Folio 302, into Three (3) Tracts, to Vacate Easements and to grant Easements.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. All easements of record are shown.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are for the common joint use of:

- A. PNM Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. U.S. West for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- D. Jones Interchange 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 (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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

The foregoing Plat of that certain tract of land situate within the Elena Gallegos Grant, within Projected Section 11, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract D-1E and Tract D-1B of the PLAT OF TRACTS D-1A, D-1B, D-1C, D-1D, D-1E, D-1F and D-1G, SISTERS OF THE ORDER OF ST. DOMINIC, Albuquerque, New Mexico, 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 October 21, 1993 as Document No. 93117686 in Volume 93C, Folio 302, now comprising Tracts D-1E-1 and D-1B-1, and D-1B-2 of SISTERS OF THE ORDER OF ST. DOMINIC is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: All access, Utility, and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground Utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with their free act and deed.

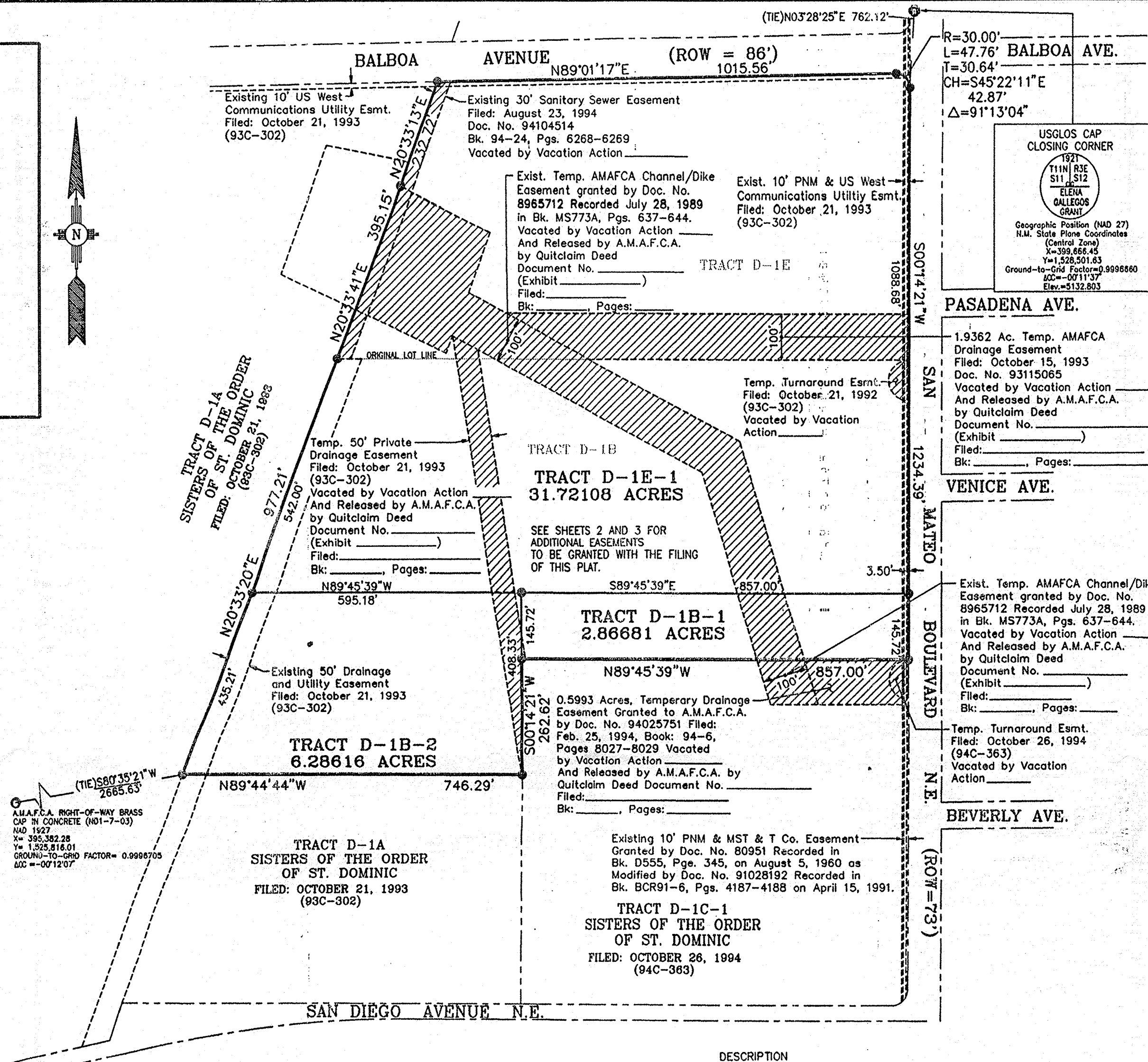
DOMINICAN LAND COMPANY

By: Sister Ann Walters, Councilor for Finance

State of Michigan)
County of Kent)

This Instrument was acknowledged before me on _____ day of _____, 1996, by Sister Ann Walters, Councilor for Finance, Dominican Land Company, a Michigan nonprofit Corporation on behalf of said Corporation.

My Commission Expires: _____
Notary Public



DESCRIPTION

A certain tract of land situate within projected Section 11, Township 11 North, Range 3 East, New Mexico Principal Meridian, within the Elena Gallegos Grant, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract D-1E and Tract D-1B of the PLAT OF TRACTS D-1A, D-1B, D-1C, D-1D, D-1E, D-1F and D-1G, SISTERS OF THE ORDER OF ST. DOMINIC as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on October 21, 1993 in Volume 93C, Folio 302 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the northeast corner of said Tract D-1E, a point on the westerly right-of-way line of San Mateo Boulevard, N.E., whence the Closing Corner of Sections 11 and 12, Township 11 North, Range 3 East, N.M.P.M., and the Northerly Boundary Line of the Elena Gallegos Grant, a standard USGLO Brass Tablet (having New Mexico State Plane Grid Coordinates, Central Zone, X=399,666.45 and Y=1,528,501.63) bears N03°28'25"E, a distance of 762.12 feet and from said point of beginning running thence along the easterly boundary line of said Tract D-1E and also said right-of-way line, S00°14'21"W, a distance of 1234.39 feet to the southeast corner of said Tract D-1B; thence leaving the westerly right-of-way line of said San Mateo Boulevard, N.E. and running along the southerly boundary line of said Tract D-1B, N89°45'39"W, a distance of 857.00 feet to a point; thence, S00°14'21"W, a distance of 262.62 feet to a point; thence, N89°44'44"W, a distance of 746.29 feet to the southwest corner of said Tract D-1B; thence running along the westerly boundary line of said Tracts D-1B and D-1E, N20°33'20"E, a distance of 977.21 feet to a point; thence, N20°33'41"E, a distance of 395.15 feet to a point; thence, N20°33'13"E, a distance of 232.72 feet to the northwest corner of said Tract D-1E and also being a point on the southerly right-of-way line of Balboa Avenue; thence running along the northerly boundary line of said Tract D-1E and also along said right-of-way line, N89°01'17"E, a distance of 1015.56 feet to a point of curvature; thence, 47.76 feet along the arc of a curve to the right having a radius of 30.00 feet and a chord which bears S45°22'11"E, a distance of 42.87 feet to the point and place of beginning.

Tract contains 40.87405 acres, more or less.

PLAT OF TRACTS D-1B-1, D-1B-2 & D-1E-1 SISTERS OF THE ORDER OF ST. DOMINIC

ALBUQUERQUE, NEW MEXICO
APRIL, 1996



200 100 0 200
SCALE: 1" = 200'

APPROVALS

PLAT NUMBER	DATE
PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PARKS AND GENERAL SERVICES DEPARTMENT	DATE
PNM ELECTRIC SERVICES	DATE
U.S. WEST COMMUNICATIONS	DATE
PNM GAS SERVICES	DATE
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#	
PROPERTY OWNER OF RECORD:	DATE
BERNALILLO COUNTY TREASURER'S OFFICE	DATE

LEGEND

—	SUBDIVISION BOUNDARY LINE
---	NEW LOT LINE
- - -	ADJOINING PROPERTY LINE
---	MONUMENT TIE LINE
- - -	EXISTING EASEMENT LINE
—	NEW EASEMENT LINE
●	SET 5/8" CAPPED REBAR STAMPED "WEAVER LS 6544"
○	A.M.A.F.C.A. BRASS CAP
⊙	U.S.G.L.O. BRASS CAP
▨	EASEMENTS VACATED BY VACATION ACTION

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, 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 easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in February 1994 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and is true and accurate to the best of my knowledge and belief.

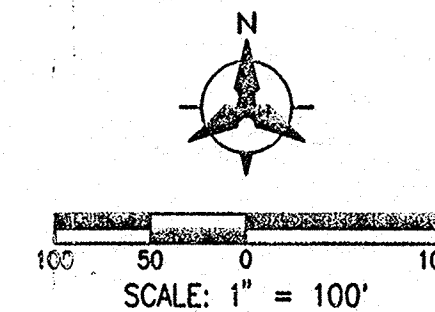
Bohannon-Huston Inc. A. Dwain Weaver
Courtney I. New Mexico Professional Surveyor 6544
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109 Date: _____

SHEET 1 OF 3
JOB NO. 96193-A-3212



BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE

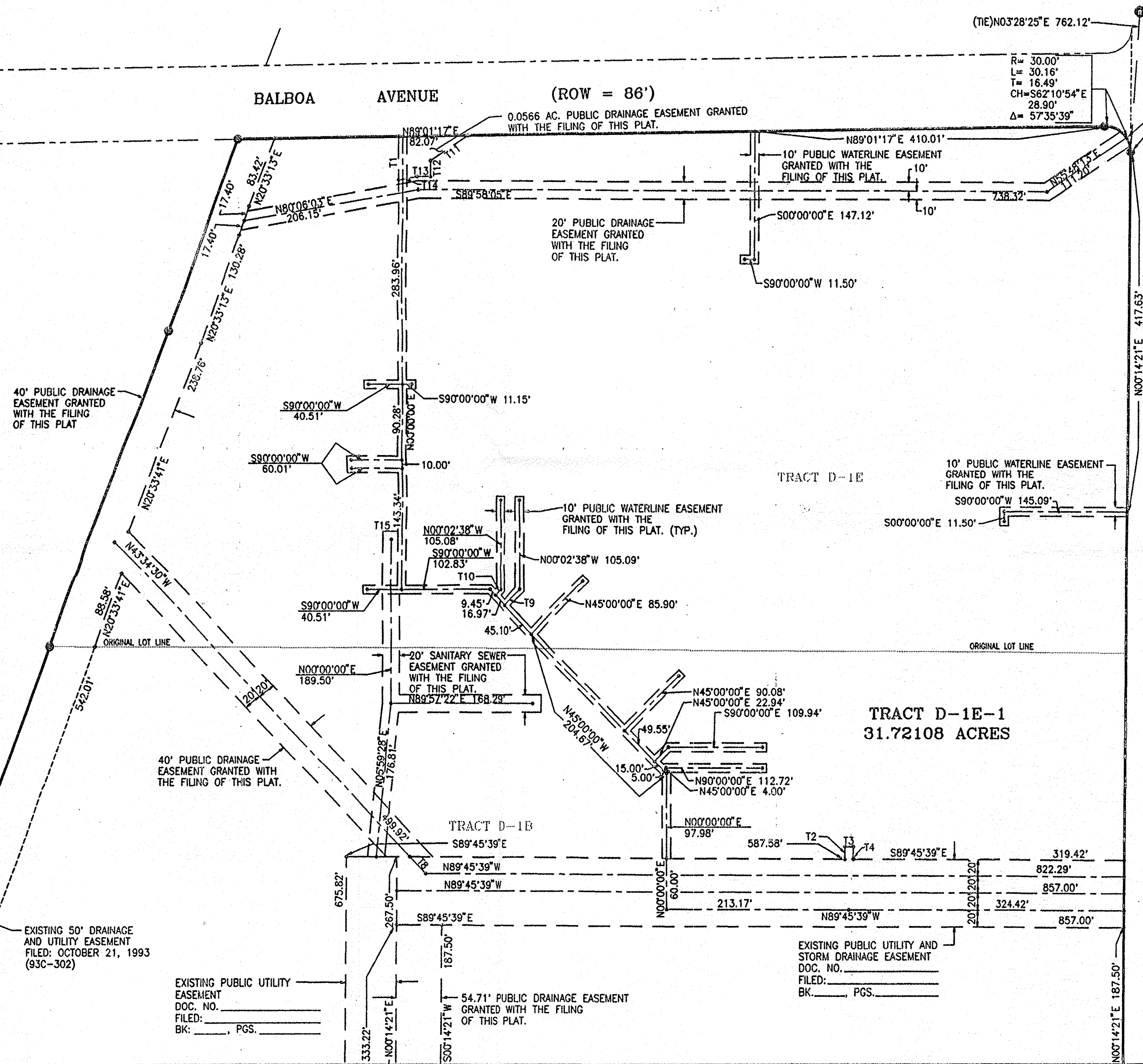
PLAT OF
TRACTS D-1B-1,
D-1B-2 & D-1E-1
SISTERS OF THE ORDER
OF ST. DOMINIC
ALBUQUERQUE, NEW MEXICO
APRIL, 1996



LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	MONUMENT TIE LINE
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
	SET 5/8" CAPPED REBAR STAMPED "WEAVER LS 6544"
	A.M.A.F.C.A. BRASS CAP
	U.S.G.L.O. BRASS CAP

TRACT D-1A
SISTERS OF THE ORDER
OF ST. DOMINIC
FILED: OCTOBER 21, 1993
(93C-302)

MATCHLINE

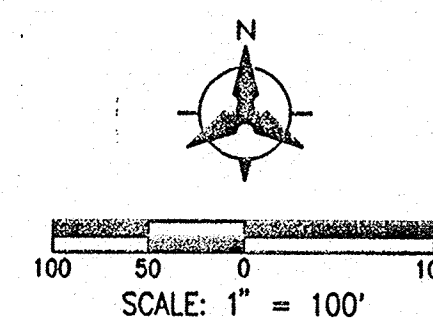


USGLOS CAP
CLOSING CORNER
1921
T11N R3E
S11E S12
ELEV
GALLEGO
GRANT

Geographic Position (NAD 27)
N.M. State Plane Coordinates
(Control Zone)
X=399,656.45
Y=1,528,501.83
Ground-to-Grid Factor=0.9998660
GCS=-001137
Elev.=5132.803

TANGENT DATA		
TANGENT	BEARING	DISTANCE
T1	N00°00'00"E	50.27'
T2	N00°14'21"E	15.00'
T3	S89°45'39"E	10.00'
T4	S00°14'21"W	15.00'
T5	S89°45'39"E	10.00'
T6	N89°45'39"W	44.71'
T7	N89°45'39"W	20.00'
T8	N43°34'30"W	27.72'
T9	N45°00'00"E	26.42'
T10	N45°00'00"E	9.45'
T11	S58°52'12"W	52.88'
T12	S00°00'00"E	18.17'
T13	N89°58'05"W	16.29'
T14	S80°08'03"W	22.32'
T15	N90°00'00"E	18.00'

PLAT OF
TRACTS D-1B-1,
D-1B-2 & D-1E-1
SISTERS OF THE ORDER
OF ST. DOMINIC
ALBUQUERQUE, NEW MEXICO
APRIL, 1996



TRACT D-1A
SISTERS OF THE ORDER
OF ST. DOMINIC
FILED: OCTOBER 21, 1993
(93C-302)

EXISTING 50' DRAINAGE
AND UTILITY EASEMENT
FILED: OCTOBER 21, 1993
(93C-302)

EXISTING PUBLIC UTILITY
EASEMENT
DOC. NO. _____
FILED: _____
BK: _____, PGS. _____

EXISTING PUBLIC UTILITY AND
STORM DRAINAGE EASEMENT
DOC. NO. _____
FILED: _____
BK: _____, PGS. _____

TRACT D-1B

S89°45'39"E
N89°45'39"W
N89°45'39"W

S89°45'39"E
N89°45'39"W

54.71' PUBLIC DRAINAGE EASEMENT
GRANTED WITH THE FILING
OF THIS PLAT.

TRACT D-1B-1
2.86681 ACRES

EXISTING PUBLIC ACCESS &
PUBLIC UTILITY EASEMENT
DOC. NO. _____
FILED: _____
BK: _____, PGS. _____

TRACT D-1B-2
6.28616 ACRES

TRACT D-1A
SISTERS OF THE ORDER
OF ST. DOMINIC
FILED: OCTOBER 21, 1993
(93C-302)

EXISTING PUBLIC ACCESS &
PUBLIC UTILITY EASEMENT
DOC. NO. _____
FILED: _____
BK: _____, PGS. _____

TRACT D-1C-1
SISTERS OF THE ORDER
OF ST. DOMINIC
FILED: OCTOBER 26, 1994
(94C-383)

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	ADJOINING PROPERTY LINE
	MONUMENT TIE LINE
	EXISTING EASEMENT LINE
	NEW EASEMENT LINE
	SET 5/8" CAPPED REBAR STAMPED "WEAVER LS 6544"
	A.M.A.F.C.A. BRASS CAP
	U.S.G.L.O. BRASS CAP

TANGENT DATA		
TANGENT	BEARING	DISTANCE
T1	N00°00'00"E	50.27'
T2	N00°14'21"E	15.00'
T3	S89°45'39"E	10.00'
T4	S00°14'21"W	15.00'
T5	S89°45'39"E	10.00'
T6	N89°45'39"W	44.71'
T7	N89°45'39"W	20.00'
T8	N43°34'30"W	27.72'
T9	N45°00'00"E	26.42'
T10	N45°00'00"E	9.45'
T11	S55°52'12"W	52.88'
T12	S00°00'00"E	18.17'
T13	N89°58'05"W	16.29'
T14	S80°06'03"W	22.32'
T15	N90°00'00"E	18.00'

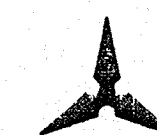
SAN DIEGO AVENUE N.E.

BOULEVARD N.E. (ROW=73')

VENICE AVE.

BEVERLY AVE.

SHEET 3 OF 3
JOB NO. 96-193A-3212



BOHANNAN-HUSTON INC.
ENGINEERS • PLANNERS • PHOTOGRAMMETRISTS • SURVEYORS • LANDSCAPE ARCHITECTS
ALBUQUERQUE LAS CRUCES SANTA FE