

SUBDIVISION DATA

1. CASE NO.: DRB-94-130
2. ZONE ATLAS INDEX NO.: H-16-Z
3. GROSS SUBDIVISION ACREAGE: 6.6682 ACRES
4. TOTAL NUMBER OF TRACTS CREATED: 2 TRACTS
5. DATE OF SURVEY: JANUARY, 1994
6. TALOS LOG NO.: SP-9401-1814-570296

NOTES:

1. BEARINGS SHOWN ARE PLAT BEARINGS AS SHOWN ON PLAT OF TRACTS A, B, C & D, A REPLAT OF PORTION OF BLOCKS U & V OF NETHERWOOD PARK AND BLOCK 13 OF MIRACERROS ADDITION IN THE CITY OF ALBUQUERQUE, NEW MEXICO (C10-151). ROTATE BEARINGS SHOWN 00°06'36" COUNTER-CLOCKWISE TO OBTAIN NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. UNLESS OTHERWISE INDICATED, ALL BOUNDARY CORNERS SHOWN THUS ARE MARKED WITH AN IRON STAKE SURMOUNTED WITH A CAP STAMPED "P.S. 10464".
4. THE DATA SHOWN HEREON IS FROM AN ACTUAL FIELD SURVEY.
5. THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) TRACTS OF LAND AND TO DEDICATE ADDITIONAL RIGHTS-OF-WAY FOR THE NORTH DIVERSION CHANNEL.

PUBLIC UTILITY EASEMENTS

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

1. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. 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.
3. 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.
4. 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.

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 caused by construction of pools, decking, or any structures adjacent to, within or near easements shown on this plat.

P.N.M. DISCLAIMER

By approving this document, P.N.M. does NOT waive or release any easements or easement rights (other than those released by this plat) which may have been granted by prior plat, replat or document.

Plat & Survey By:
ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036

LEGAL DESCRIPTION

Being that certain parcel of land situated within Section 10, Township 10 North, Range 3 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico, and being identified as Tracts A, B, C, & D, Netherwood Park Addition, as said Tracts A, B, C & D are shown and designated on plat of "TRACTS "A" "B" "C" & "D", A Replat of Portion of BLOCKS "U" & "V" OF NETHERWOOD PARK AND BLOCK 13 OF MIRACERROS ADDITION IN THE CITY OF ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 27, 1975, in Volume C10, Folio 151, and being more particularly described by metes and bounds survey as follows:

Beginning at the northeast corner of the parcel of land herein described, being the point at the intersection of the southerly right-of-way line of Menaul Blvd., NE and westerly right-of-way line of North Diversion Channel, whence the ACS/NMSHC Control Station "I-40-12" bears N. 54° 11' 36" E., 95.20 feet distance; thence,

S. 10° 23' 00" E., 143.26 feet distance to a point; thence,
S. 04° 51' 00" E., 168.90 feet distance to a point; thence,
S. 05° 25' 30" W., 294.94 feet distance to the southeast corner of the parcel of land herein described being the point at the intersection of the northerly right-of-way line of Coronado Freeway (I-40) and the westerly right-of-way line of North Diversion Channel; thence,
N. 74° 07' 10" W., 242.92 feet distance to the point of tangency; thence,
Northwesterly, 81.68 feet distance along the arc of a curve bearing to the left (said arc having a radius of 3,969.72 feet, a central angle of 01° 10' 43" and a chord which bears N. 74° 42' 32" W., 81.68 feet distance) to the point on curve; thence,

Northwesterly, 166.03 feet distance along the arc of a curve bearing to the left (said arc having a radius of 40.00 feet, a central angle of 237° 48' 41" and a chord which bears N. 14° 12' 14" W., 70.03 feet distance) to the point of reverse curvature; thence,

Southwesterly, 24.89 feet distance along the arc of a curve bearing to the right (said arc having a radius of 25.00 feet, a central angle of 57° 01' 56" and a chord which bears S. 75° 24' 12" W., 23.87 feet distance) to the point of reverse curvature; thence,

Northwesterly, 204.63 feet distance along the arc of a curve bearing to the left (said arc having a radius of 4,019.72 feet, a central angle of 02° 55' 00" and a chord which bears N. 77° 32' 10" W., 204.60 feet distance) to the point of reverse curvature; thence,

Northwesterly, 34.64 feet distance along the arc of a curve bearing to the right (said arc having a radius of 25.00 feet, a central angle of 79° 23' 39" and a chord which bears N. 39° 17' 50" W., 31.94 feet distance) to the point of tangency being the southwest corner of the parcel of land herein described and a point on the easterly right-of-way line of Vassar Drive NE; thence,
N. 00° 24' 00" E., 359.95 feet distance to the point of curvature; thence,
Northeasterly, 39.13 feet distance along the arc of a curve bearing to the right (said arc having a radius of 25.00 feet, a central angle of 89° 40' 30" and a chord which bears N. 45° 14' 15" E., 35.25 feet distance) to the point of tangency being the northwest corner of the parcel of land herein described and a point on the southerly right-of-way line of Menaul Blvd., NE; thence,

S. 89° 55' 30" E., 532.95 feet distance to the northeast corner and point of beginning of the parcel of land herein described and containing 290,467 square feet (6.6682 acres), more or less.

OWNER'S CERTIFICATE

I/WE, THE UNDERSIGNED, JOHN PEROVICH, CHAIRMAN OF THE BOARD OF DIRECTORS, SANDIA FOUNDATION, A NON-PROFIT NEW MEXICO CORPORATION AND LARRY BLAIR, EXECUTIVE ENGINEER, ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY (A.M.A.F.C.A.), OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT THIS PLAN OF SUBDIVISION IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE SUBDIVIDER(S), ADOPT THIS PLAN OF SUBDIVISION, GRANT ANY EASEMENT SHOWN FOR THE PURPOSE NOTED AND DEDICATE ADDITIONAL RIGHTS-OF-WAY AS SHOWN. I/WE THE OWNER(S) OF THE PROPERTY SHOWN HEREON IN FEE SIMPLE, DULY AUTHORIZED SO TO ACT.

FOR TRACT A, SANDIA FOUNDATION - A.M.A.F.C.A. SUBDIVISION

BY: John Perovich 2/16/94
JOHN PEROVICH, Chairman of the Board of Directors
SANDIA FOUNDATION, a non-profit New Mexico Corp. DATE

ACKNOWLEDGEMENT

STATE OF New Mexico ss.
COUNTY OF Bernalillo

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON 19 04 24 DAY OF March
BY John Perovich
OFFICIAL SEAL
PATRICIA A. JOHNSON
MY COMMISSION EXPIRES 7-96
STATE OF NEW MEXICO
NOTARY PUBLIC
FOR TRACT B, SANDIA FOUNDATION - A.M.A.F.C.A. SUBDIVISION

BY: Larry Blair 10 Feb 94
LARRY BLAIR, Executive Engineer, A.M.A.F.C.A. DATE
2600 Prospect Ave., N.E.
Albuquerque, New Mexico 87107

ACKNOWLEDGEMENT

STATE OF New Mexico ss.
COUNTY OF Bernalillo

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
ON 19 04 24 DAY OF February
BY Larry Blair
Albuquerque Metropolitan Arroyo Flood Control Authority
A political subdivision of the State of New Mexico
MY COMMISSION EXPIRES: 2-9-1996
NOTARY PUBLIC

94038591

PLAT OF
TRACTS A & B
SANDIA FOUNDATION - A.M.A.F.C.A.
SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 1994

State of New Mexico ss.
County of Bernalillo
This instrument was filed for record on

1994 MAR 23 1994 -
At 9:00 clock P.M. Recorded in Vol. 94C
of records of said County Folio 96

APPROVED AND ACCEPTED BY:
Deputy Clerk

SUBDIVISION PLAT NO. 5A-99-51

Jack Cloud
PLANNING DIRECTOR
ALBUQUERQUE/BERNALILLO COUNTY DEVELOPMENT
REVIEW BOARD

Frank J. Higin
CITY ENGINEER

Larry A. Blair
A.M.A.F.C.A.

Richard Brink
TRAFFIC ENGINEER

Robert W. Karne
UTILITIES DEVELOPMENT DIVISION
CITY OF ALBUQUERQUE PUBLIC WORKS

Carmen Chavez
PARKS AND RECREATION

Will Chub
PROPERTY MANAGEMENT

N/A
CITY SURVEYOR

Paul J. Schell
COUNTY OF BERNALILLO
PUBLIC WORKS DEPARTMENT

Paul J. Schell
PUBLIC SERVICE COMPANY OF NEW MEXICO

Matt Weatherly
U.S. WEST COMMUNICATIONS

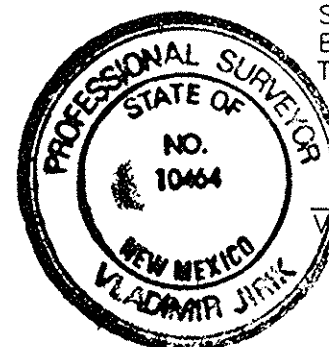
Joe Dunlap
GAS COMPANY OF NEW MEXICO

Karen Shum
JONES INTERCABLE, INC.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#:
1-016-059-240239-32302/1-016-059-269244-32304/1-016-059-261241-32301
PROPERTY OWNER OF RECORD: A.M.A.F.C.A. & Sandia Foundation
BERNALILLO COUNTY TREASURER'S OFFICE: A.O. 11/85
1-016-059-223250-32303

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE BERNALILLO COUNTY SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Vladimir Jirik
VLADIMIR JIRIK, N.M.P.S. NO. 10464

2/10/94
DATE

SHEET 1 OF 2
717P5

94C-96(2)

94038591 PLAT OF
TRACTS A & B
SANDIA FOUNDATION - A.M.A.F.C.A.
SUBDIVISION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

State of New Mexico } SS
County of Bernalillo } JANUARY 1994

This instrument was filed for record on

230 MAR 23 1994
At 2 o'clock P.M. Recorded in Vol. 96
of records of said County Filed
Judy D. Anderson, Clerk & Recorder
Deputy Clerk



SCALE: 1" = 50'



DEDICATED TO AMAFCA AS DRAINAGE R.O.W.
BY THE FILING OF THIS PLAT
12,087 SQ. FT.
0.2775 ACRE

*NDC 18"
AMAFCA BRASS CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
(CENTRAL ZONE)(NAD 1927)
Y=1,496,506.94
X= 391,757.55
G=0.99966884
Δα = -00°12'29"

*I-40-12"
NMSHC BRASS CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
(CENTRAL ZONE)(NAD 1927)
Y=1,495,174.25
X= 391,771.93
G=0.99966884
Δα = -00°12'29"

MENAU BLVD. N.E.
(100' R/W)

VASSAR DR. N.E.
(60' R/W)

PROSPECT AVE. N.E.
(50' R/W)

CORONADO FREEWAY (I-40)
(R/W VARIES)

CURVE DATA					
CURVE	RADIUS	LENGTH	DELTA	CHORD (BRNG., DIST.)	
C1	3969.72'	81.68'	01°10'43"	N. 74°42'32"W.	81.68'
C2	40.00'	166.03'	237°48'41"	N. 14°12'14"W.	70.03'
C3	25.00'	24.89'	57°01'56"	S. 75°24'12"W.	23.87'
C4	4019.72'	204.63'	02°55'00"	N. 77°32'10"W.	204.60'
C5	25.00'	34.64'	79°23'39"	N. 39°17'50"W.	31.94'
C6	25.00'	39.13'	89°40'30"	N. 45°14'15"E.	35.25'
C7	40.00'	63.22'	90°33'41"	N. 87°48'43"W.	56.87'
C8	40.00'	102.80'	147°15'00"	N. 31°05'48"E.	76.75'

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR
REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY
CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER,
UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT
THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND
SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE
BERNALILLO COUNTY SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Vladimir Jirik
VLADIMIR JIRIK, N.M.F.S. NO. 10464

2/10/94
DATE

94C-96(2)

94C-96(2)

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