

217-119

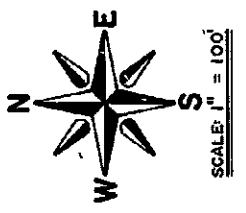
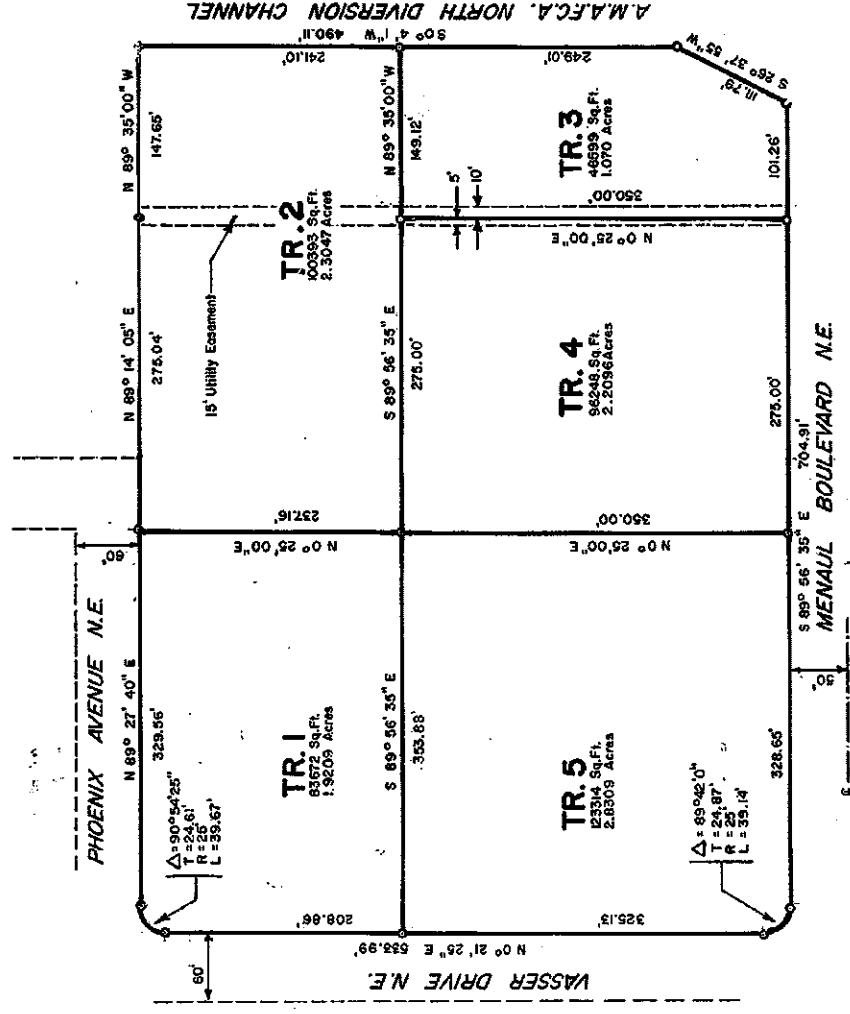
80 62973

017-119

**BRUNACINI INDUSTRIAL PARK UNIT III
REPLAT OF**
TRACT "P" NE 1/4 SECTION 10 TION R3E N.M.P.M.
TRACT "S" & TRACT "T" BRUNACINI INDUSTRIAL PARK
LOT 4 BRUNACINI INDUSTRIAL PARK UNIT II
VACATED GIRARD N.E.
PART OF BLOCK 3 DUKE CITY INDUSTRIAL AREA
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
12-23-80 **001291980**
at **12:33** P.M. Recorded in Vol. **C17**
of reports of said County in the **119**
of **Survey & Mapping** Section



"o" Indicates 3/8" Rebar Placed
"o" Indicates Rebar Existing

THE SUBDIVISION OF THE TRACTS OF LAND SHOWN HEREBY AND DESCRIBED AS FOLLOWS:

TRACT "P", NW 1/4 SECTION 10, T. 10 N., R. 3 E., N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, THE SAME AS SHOWN ON PLAT FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON NOVEMBER 12, 1973.

TRACT "S" AND TRACT "T", BRUNACINI INDUSTRIAL PARK, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, THE SAME AS SHOWN ON AMENDED PLAT FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON MARCH 27, 1980.

LOT 4, BRUNACINI INDUSTRIAL PARK UNIT II, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO THE SAME AS SHOWN ON PLAT FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON FEBRUARY 23, 1977

VACATED GIRARD BOULEVARD N.E. FROM PHOENIX AVENUE N.E. TO MENAUL BOULEVARD N.E. BY SURVEY:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT WHICH IS THE NORTHWEST CORNER OF LOT 4, BRUNACINI INDUSTRIAL PARK, UNIT II, THENCE S0°25'00"W 552.88 FEET TO A POINT, THENCE ON A CURVE TO THE LEFT R=35.01, L=55.2 CHORD S 45° 35' 14.7" E 49.65 FEET TO THE SOUTHWEST CORNER OF THE TRACT, THENCE S 89° 56' 35" W 99.22 FEET ALONG THE NORTH B-O-W LINE OF MENAUL BOULEVARD N.E. TO THE SOUTHWEST CORNER OF THE TRACT THENCE N0°25'00"E 587.16 FEET TO THE NORTHWEST CORNER OF THE TRACT, THENCE N 89° 11' 05" E 64.00 FEET ALONG THE INTERSECTION OF PHOENIX AVENUE N.E. AND GIRARD N.E. TO THE NORTHEAST CORNER OF THE TRACT AND POINT OF BEGINNING, CONTAINING 0.87 ACRES.

PART OF BLOCK 3 DUKE CITY INDUSTRIAL AREA, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, THE SAME AS SHOWN ON PLAT FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON MARCH 28, 1962.

BY SURVEY: BEGINNING AT THE NORTHWEST CORNER OF THE TRACT WHICH TIES TO THE NORTHWEST CORNER OF BLOCK 3, N0°25'00"E 933.56 FEET AND IS THE NORTHEAST CORNER LOT 4, BRUNACINI INDUSTRIAL PARK UNIT II, THENCE S89°35'00"W 147.65 FEET TO THE NORTHEAST CORNER OF THE TRACT, THENCE S 0° 04' 01" W 241.10 FEET TO THE SOUTHWEST CORNER OF THE TRACT, THENCE N89°52'00"W 149.12 FEET TO THE SOUTHWEST CORNER OF THE TRACT AND POINT OF BEGINNING, CONTAINING .8213 ACRES

BY SURVEY BEGINNING AT THE NORTHWEST CORNER OF THE TRACT WHICH TIES TO THE NORTHWEST CORNER OF BLOCK 3, DUKE CITY INDUSTRIAL AREA N0°25'00"E 933.56 FEET AND IS THE NORTHEAST CORNER TRACT "T" BRUNACINI INDUSTRIAL PARK, THENCE S89°35'00"E 149.12 FEET TO THE NORTHEAST CORNER OF THE TRACT, THENCE S 0° 04' 01" E 249.01 FEET TO AN ANGLE POINT, THENCE S 26° 37' 55" W 111.79 FEET TO AN ANGLE POINT, THENCE S 89° 56' 35" W 101.26 FEET ALONG THE NORTH B-O-W LINE OF MENAUL BOULEVARD N.E. TO THE SOUTHWEST CORNER OF THE TRACT, THENCE N 0° 25' 00" E 336.00 FEET TO THE NORTHWEST CORNER AND POINT OF BEGINNING, CONTAINING 1.1070 ACRES.

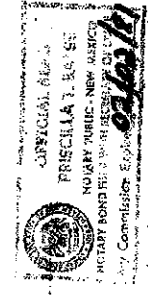
IS WITH FREE CONSENT AND ACCORDING TO THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS THEREOF.

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

James Brunacini
Walter Brunacini

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE
ON OCTOBER 27, 1980

James L. Tate



I CERTIFY THAT THIS PLAT IS BASED ON A FIELD SURVEY ON OCTOBER 15, 1980 SHOWS EASEMENTS OF RECORD AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ray F. Harrison
RAY F. HARRISON
P. E. & L. S. 2198

BEARINGS BASED ON FILED PLATS



APPROVALS:

Walter Brunacini 10/27/80
PROPERTY MANAGEMENT, CITY OF ALBUQUERQUE

Edward Skill 10/27/80
CITY ENGINEER

TALOS NO. SP 10-8-867

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by subsection 22 A.20 of the Albuquerque Subdivision Ordinance.

V. Hester by Robert
PLANNING DIRECTOR, CITY OF ALBUQUERQUE

Date 10/29/80 Map No. R - 16

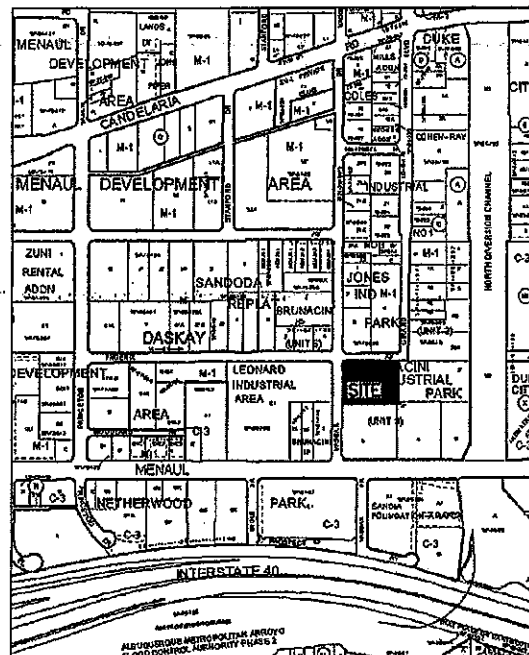
Subdivision No. SP-80-373

CITY

017-119

017-119

VICINITY MAP (H-16) NO SCALE



DOCH 2008057386
 05/22/2008 10:57 AM Page: 1 of 2
 PLAT R: 812.00 S: 2008 P: 0109 R: Toulouse Oliveira, Bernalillo Cour

COUNTY CLERK RECORDING LABEL HERE

DESCRIPTION

TRACT 1* of BRUNACINI INDUSTRIAL PARK, UNIT III, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on October 29, 1980 in Map Book C17, Folio 119.

PLAT OF
TRACTS 1-A THRU 1-D
BRUNACINI INDUSTRIAL
PARK UNIT III

A REPLAT OF TRACT 1, BRUNACINI INDUSTRIAL PARK UNIT III
 WITHIN SECTION 10, T.10N., R.3E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2008

PROJECT NUMBER: 1006939

Application Number: 08028-70078

City Approvals:

	<u>2-13-08</u>
City Surveyor	Date
	<u>5-21-08</u>
Traffic Engineering, Transportation Division	Date
	<u>5-21-08</u>
ABCWA	Date
	<u>5/21/08</u>
Parks and Recreation Department	Date
	<u>5/21/08</u>
AMAFCA	Date
	<u>5/21/08</u>
City Engineer	Date
	<u>5/21/08</u>
DPB Chairperson, Planning Department	Date

SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. H-16
3. Current Zoning M-1
4. Gross acreage 1.9085 Ac.
5. Existing number of deeded parcels 1
Replatted number of lots 4

LOG NO. 2007061788

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Bearings and distances in parentheses are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (REF. City Ordinance Sec. 14-14-4-7)
5. A Thirty foot (30') Private access and drainage easement for the benefit of Tracts 2, 3, and 5, Brunacini Industrial Park Unit III, is granted by this plat. Maintenance of this easement is the responsibility of the owners of Tracts 2, 3, and 5, Brunacini Industrial Park Unit III.

FREE CONSENT

The platting of the property as described above, granting of all public and private easements, and dedication of additional right-of-way to the City of Albuquerque, a Municipal Corporation, in fee simple with warranty covenants is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

Angelo Gineris, managing partner, E & J INVESTMENTS LLC, a New Mexico Limited Liability Company, on behalf of said Company. (Owner of Tracts 1, 2, 4 & 5) Date 2-08-08

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss

On this 8th day of FEBRUARY, 2008, the foregoing instrument was acknowledged before me by Angelo Gineris, managing partner, E & J INVESTMENTS LLC, a New Mexico Limited Liability Company, on behalf of said Company.

My Commission expires JANUARY 19, 2011

Notary Public

PURPOSE OF PLAT

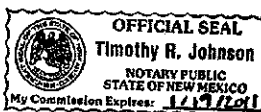
This plat has been prepared for the purposes of creating four lots from one lot and to grant easements, AND FOR THE DEDICATION OF ADDITIONAL RIGHT-OF-WAY.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 018 059 221 315 20301

PROPERTY OWNER OF RECORD:
 E & J INVESTMENTS LLC

BERNALILLO COUNTY TREASURER'S OFFICE

 5/21/08



SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 Date 2-08-08

	330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887	
INDEXING INFORMATION FOR COUNTY CLERK OWNER: E & J INVESTMENTS LLC LOCATION: SEC. 10, T10N, R3E, N10PM TRACT 1, BRUNACINI INDUSTRIAL PARK UNIT III	DRAWN: E W K CHECKED: T D J DRAWING NO. SP110107.DWG	SCALE: 1" = 30' FILE NO. SP-11-01-2007 DATE: 08 NOV 2007 SHEET 1 OF 2

DOC# 2008057386
 05/22/2008 10:57 AM Page: 2 of 2
 PLAT # 112.00 B; 2500C P. 0189 H; Toulous Drive, Bernalillo Cour

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
TRACTS 1-A THRU 1-D
BRUNACINI INDUSTRIAL
PARK UNIT III

A REPLAT OF TRACT 1, BRUNACINI INDUSTRIAL PARK UNIT III
 WITHIN SECTION 10, T.10N., R.3E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

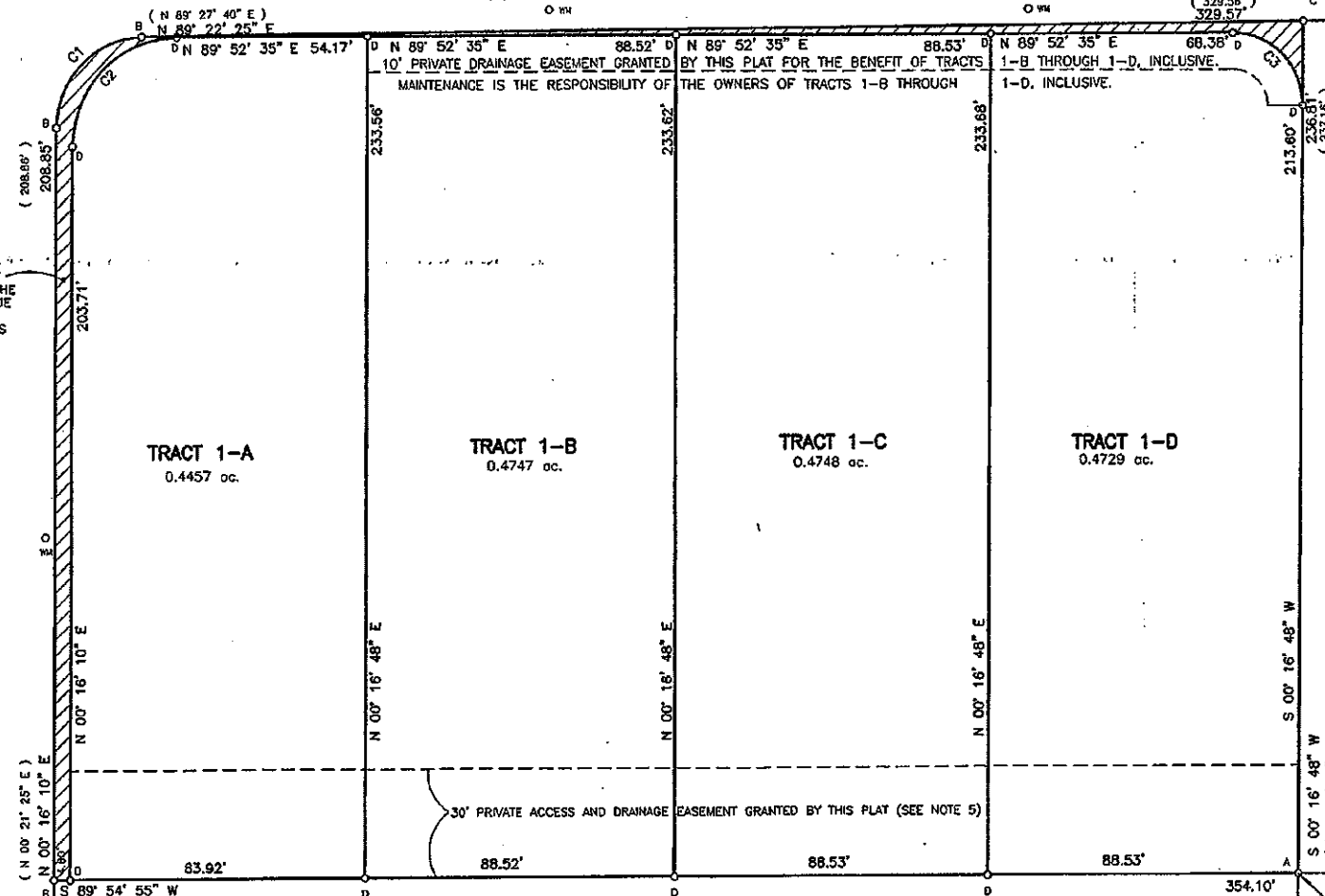
FEBRUARY 2008

PHOENIX AVENUE, N.E.
 (6'0" R.O.W.)

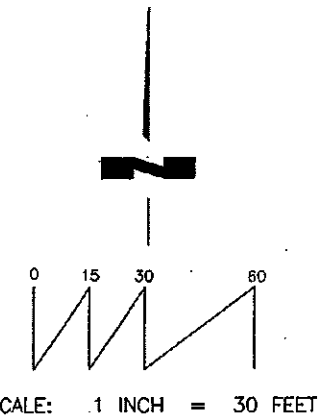
GIRARD BOULEVARD, N.E.
 (6'4" R.O.W.)

ADDITIONAL RIGHT OF
 WAY DEDICATED TO THE
 CITY OF ALBUQUERQUE
 IN FEE SIMPLE WITH
 WARRANTY COVENANTS
 (1759.54 sf.)

VASSAR DRIVE, N.E.
 (6'0" R.O.W.)



FOUND MONUMENT LEGEND
 A: FOUND #5 REBAR - NO CAP
 B: FOUND #4 REBAR AND CAP
 "WAYJOHN PS 14269"
 C: FOUND "4" IN CONCRETE
 D: SET #4 REBAR AND CAP
 "WAYJOHN PS 14269"

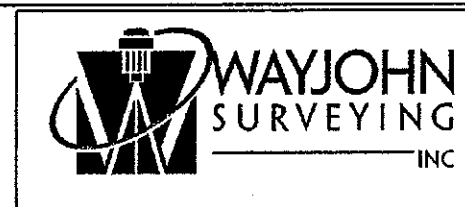
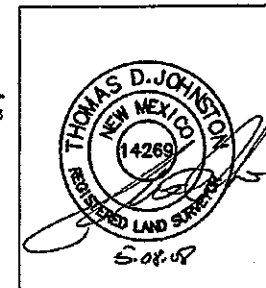


TRACT 5, BRUNACINI INDUSTRIAL PARK UNIT III
 (REC. 10/29/1980 VOLUME C17, FOLIO 119)

TRACT 4, BRUNACINI
INDUSTRIAL PARK UNIT III
 (REC. 10/29/1980 VOLUME C17, FOLIO 119)

ACS MONUMENT "1-40-12"
 x = 1,532,017.843
 y = 1,495,236.843
 Ground-to-grid:
 0.590672575
 Mapping angle: -00°12'30.45"
 NAD83 CENTRAL ZONE NAD 83

CURVE INFORMATION				
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	25.00'	38.88'	89° 06' 15"	N 44°49'18" E, 35.08'
(C1)	25.00'	39.67'	90° 54' 25"	---
C2	30.00'	46.92'	89° 36' 25"	N 45°04'23" E, 42.28'
C3	20.00'	31.56'	90° 24' 16"	S 44°55'18" E, 28.38'



330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER: E & J INVESTMENTS LLC
 LOCATION: SEC. 10, T10N, R3E, NMPM
 TRACT 1, BRUNACINI
 INDUSTRIAL PARK UNIT III

DRAWN: E W K
 CHECKED: T D J
 DRAWING NO.
 SP110107.DWG

SCALE:
 1" = 30'

FILE NO.
 SP-11-01-2007
 SHEET 2 OF 2