

Plat of
Tracts B-1-A & B-1-B
Mesa Del Norte Addition

comprised of
Tract B-1, Mesa Del Norte Addition
City of Albuquerque
Bernalillo County, New Mexico

December 2010

LINE TABLE		
LINE	LENGTH	BEARING
L1	47.98'	N 00°00'00" E
L2	97.00'	N 03°05'14" E
L3	52.35'	N 00°00'51" E
L4	5.20'	S 90°00'00" E
L5	2.76'	N 00°00'00" E
L6	2.72'	S 00°01'33" W
L7	6.34'	S 00°00'00" W
L8	23.31'	S 89°58'27" E
L9	23.31'	N 89°58'27" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.27' (39.27')	25.00' (25.00')	89°59'41"	35.35'	N 44°59'00" W
C2	48.82'	14.97	186°53'45"	29.88'	N 00°00'00" E
C3	12.61'	4.01	180°00'00"	8.03'	S 00°01'33" W

Easement Notes

- EXISTING 30' COMMON ACCESS EASEMENT (10/29/81, C19-2)
- EXISTING 10' PUBLIC SANITARY SEWER EASEMENT (12/31/95, C29-45)
- EXISTING 4' UNDERGROUND TELEPHONE EASEMENT (01/28/72, BK. D 911, PG. 20, DOC. NO. 67687)
- EXISTING 10' UTILITY EASEMENT (10/29/81, C19-2)
- EXISTING 10' X 30' PNM & M.S.T.&T. CO. EASEMENT (11/03/83, BK. MISC. 61A, PG. 664, DOC. NO. 83-76018)
- EXISTING 5' PNM & M.S.T.&T. CO. EASEMENT (11/03/83, BK. MISC. 61A, PG. 664, DOC. NO. 83-76018)
- EXISTING WATERLINE EASEMENT (BK. MISC. 658A, PG. 565, DOC. NO. 88-78280)
- EXISTING 20' X 21' UNDERGROUND EASEMENT (03/17/89, BK. MISC. 726A, PG. 346, DOC. NO. 89-22759)
- A PRIVATE RECIPROCAL CROSS LOT ACCESS, PARKING, AND DRAINAGE EASEMENT IS GRANTED BY THIS PLAT FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF TRACTS B-1-A AND B-1-B, AND IS TO BE MAINTAINED BY SAID OWNERS AND CONSISTS OF THE ENTIRE PARCEL EXCLUSIVE OF THE BUILDING AREAS.
- 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- LANDSCAPE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT BENEFITING TRACTS B-1-A and B-1-B AND TO BE MAINTAINED BY THE OWNER OF TRACT B-1-B.

GRAPHIC SCALE



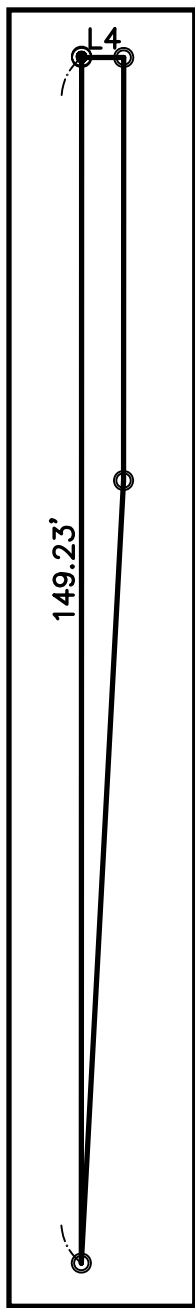
(IN FEET)
1 inch = 50 ft.

CARTESIAN SURVEYS INC.

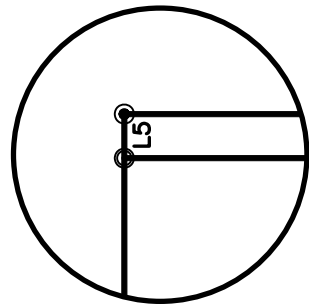
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

Sheet 2 of 2
101937

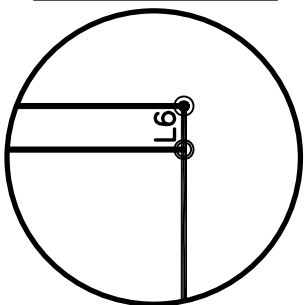
Detail "A"



Detail "B"



Detail "C"



Constitution Avenue, N.E.

(60' R/W)

5/8" Rebar

N 74°14'23" E
5060.10'

ACS Monument "8_J20"
NAD 1983 CENTRAL ZONE
X=1550459.345
Y=1491184.860
Z=5364.697 (NAVD 1988)
G-G=0.999656524
Mapping Angle= -0°10'22.53"

Dedicated to the City
of Albuquerque in Fee Simple
with Warranty Covenants
572 sq. ft.
0.0131 ACRES

5/8" Rebar
See Detail "B"

See Detail "C"

Tract A,
Mesa Del Norte Addition
(10/29/81, C19-2)

Tract B-1-A
75,854 sq. ft.
1.7414 ACRES

Dedicated to the City
of Albuquerque in Fee Simple
with Warranty Covenants
524 sq. ft.
0.0120 ACRES

Pk Nail, Illegible
Rejected

Pk Nail "LS 11463"
Accepted

Tract B-1-B
120,392 sq. ft.
2.7638 ACRES

Louisiana Boulevard, N.E.

(100' R/W)

1/2" Rebar with
Cap "LS 11463"

1/2" Rebar with
Cap "LS 11463"

Summer Avenue, N.E.

(50' R/W)

5/8" Rebar

S 56°45'40" E
3669.12'