HYDROLOGY

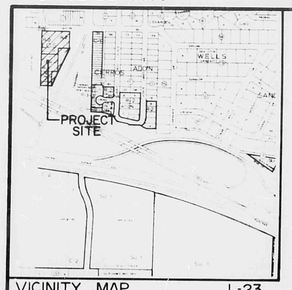
L23/D4
ONE PLAN

L23/D4

1 PLAN

SP 02-06-0336

L23 04

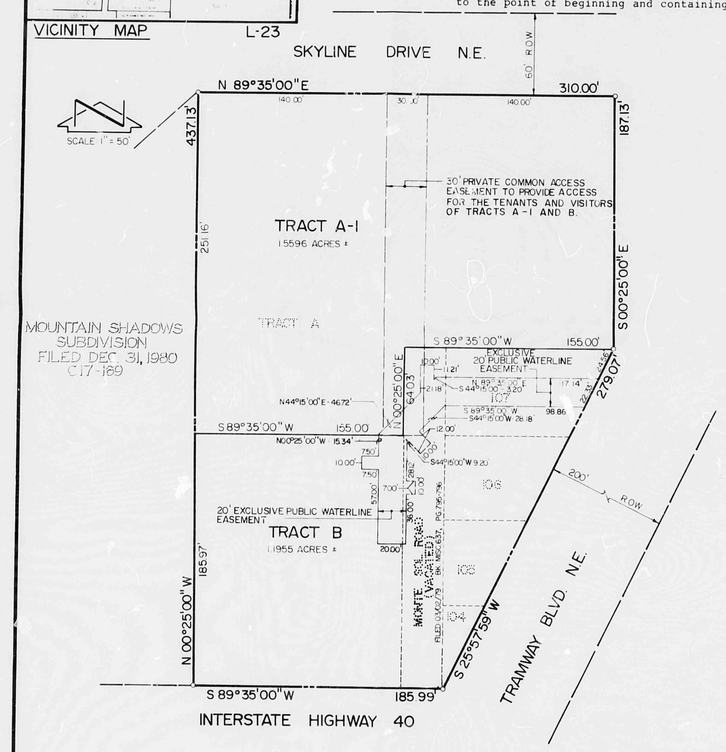


VICINITY MAP L-23

DESCRIPTION

A certain tract of land located within the Corporate limits of the City of Albuquerque, comprising Tract "A", Los Cerros, as shown on the plat filed in the office of the County Clerk of Bernalillo County on July 19, 1979, Book B-16, Page 161, and portions of Lots 104-107, Block "C", Los Cerros Subdivision, as shown on the New Mexico State Highway Commission Right-of-Way Map, New Mexico Project No. UI-040-3(58)168 dated April 3, 1979, and a portion of the vacated right-of-way of Monte Sol Road N.E. as filed in the Office of the County Clerk of Bernalillo County on March 2, 1979, Book Misc 637, Pages 795 and 796, and being more particularly described as follows:

Beginning at the northeast corner of the former Tract A as shown on said plat, also being a point on the west right-of-way line of Tramway Boulevard N.E.; thence S 00°25'00" E a distance of 187.13 feet along the west right-of-way line of Tramway Boulevard N.E.; thence S 25°57'59" W a distance of 279.07 feet to a point on the north right-of-way line of Interstate Highway 40; thence S 89°35'00" W a distance of 185.99 feet along the north right-of-way line of Interstate Highway 40; thence N 00°25'00" W a distance of 437.13 feet to a point on the south right-of-way line of Skyline Drive N.E.; thence N 89°35'00" E a distance of 310.00 feet along the south right-of-way line of Skyline Drive N.E. to the point of beginning and containing 2.7550 acres more or less.



NOTES

1. All distance are ground distances.
2. No corners were found or set; a field survey was not performed.
3. Bearing base is replat of Lots 104-110, inc., in Block "B" filed of Los Cerros July 19, 1979, Book B-16, Page 161.
4. Tract located in Section 26, T 10 N, R4E, N.M.P.M.
5. The purpose of this plat is to eliminate the common lot lines and to create two tracts of land (A-1 & B).
6. No street mileage created.
7. Tract B will accept drainage from Tract A-1 for the purpose of conveying that drainage to the existing concrete drainage channel which lies just south of the site. Conveyance will take place via paved surfaces and will constitute a private drainage easement.
8. The 30 foot private common access easement is an existing paved street.
9. The City of Albuquerque (Water Resource Department) shall have the exclusive right to place underground utilities within the "Exclusive Public Waterline Easement", except for perpendicular utility crossings or where written approval is obtained from the City of Albuquerque (Water Resources Department). Onsite sewerage colleciton is via "private" collection systems.

SUMMARY PLAT OF TRACTS A-1 & B LOS CERROS

FORMERLY LOTS 104-110 IN BLOCK "B" AND PORTIONS OF LOTS 104-107 IN BLOCK "C"

ALBUQUERQUE, NEW MEXICO

FEBRUARY, 1984

DEDICATION

The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat and do hereby grant all private access easements and dedicate public utility easements including the right of ingress and egress and the right to trim interfering trees.

TED WATERMAN — DATE 2/24/84

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledge before me this _____ day of _____, 19 __.

NOTARY PUBLIC

APPROVALS

Traffic Engineer, City of Albuquerque, N.M. — Date

Planning Director, City of Albuquerque, N.M. — Date

City Engineer, City of Albuquerque, N.M. — Date

Property Manager, City of Albuquerque, N.M. — Date

Water Resources, City of Albuquerque, N.M. — Date

Parks and Recreation, City of Albuquerque, N.M. — Date

AMAFCA — Date

Chief City Surveyor, Engineering Division — Date

CERTIFICATION

I, Thomas T. Mann, Jr., do hereby certify that I am a Registered Land Surveyor under to laws of the State of New Mexico and that this plat was prepared by me or under my supervision; shows all easements made known to me by the Owner, utility companies or other interested parties; meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance and is true and correct to the best of my knowledge and belief.

2/24/84 — Thomas T. Mann, Jr., P.E. & L.S. No. 3792

REGISTERED PROFESSIONAL ENGINEER — THOMAS T. MANN JR. — 3792 — STATE OF NEW MEXICO — AND LAND SURVEYOR

L23/D4

CITY OF ALBUQUERQUE
THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT