

PLAT OF  
LOTS C-1 AND D-1-A  
NEWPORT INDUSTRIAL PARK - WEST, UNIT 1  
ALBUQUERQUE, NEW MEXICO  
JULY 1989

State of New Mexico } SS  
County of Bernalillo }  
This instrument was filed for record on

10-49 SEP - 7 1989  
At \_\_\_\_\_ o'clock \_\_\_\_\_ m. Recorded in Vol. \_\_\_\_\_  
of records of said County Folio 176  
\_\_\_\_\_  
Clerk & Recorder  
Deputy Clerk

## DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising all of Lot D-1 of the Replat of Parcel D of the Replat of Tract 4, Newport Industrial Park-West, Unit 1, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 24, 1981, (C18-168), and Parcel C of the Replat of Tract 4, Newport Industrial Park-West, Unit 1, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 23, 1981, (C18-11), and being more particularly described as follows:

Beginning at the northeast corner of Lot C-1 which is common with the northeast corner of Parcel C, thence, S14°45'56"E a distance of 262.06 feet; thence, along the arc of a curve to the left with  $\Delta = 09^{\circ}05'31"$ ,  $R = 1,323.56$  feet and  $L = 210.03$  feet; thence, S47°07'00"W a distance of 101.10 feet; thence, along the arc of a curve to the right with  $\Delta = 21^{\circ}58'17"$ ,  $R = 553.79$  feet and  $L = 212.36$  feet; thence, N00°12'00"W a distance of 356.99 feet; thence, along the arc of a curve to the left, along the south right-of-way of Randolph Road, with  $\Delta = 16^{\circ}37'51"$ ,  $R = 765.35$  feet and  $L = 222.15$  feet; thence, N55°04'55"E a distance of 188.25 feet to the point of beginning and containing 2.9073 acres more or less.

## DEDICATION AND FREE CONSENT

The undersigned owner(s) of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat.

Lee A. Welsh Date \_\_\_\_\_  
Dag Amigos, Cotenancy 6-17-89  
ACKNOWLEDGMENT  
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 1989.  
Notary Public

## ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 1989.  
Notary Public

APPROVALS:  
SR 89-209  
8/10/89  
7/11/89  
7/11/89  
7/27/89  
8/9/89  
7/4/89  
6-22-89  
8-22-89  
6-22-89  
6-27-89



OFFICIAL SEAL  
SHIRLEY DOUDS  
NOTARY PUBLIC - NEW MEXICO  
Notary Bond Filed with Secretary of State  
My Commission Expires \_\_\_\_\_

CERTIFICATION  
I, Thomas T. Mann, Jr., a registered 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; shows all easements noted in a title report prepared by First American Title Co. dated June 20, 1989, and that the same meets the minimum requirements of my mentation and the requirements of the Albuquerque Subdivision Ordinance and is true, correct and true to the best of my knowledge and belief.

Thomas T. Mann, Jr., N.M.P.S. & L.S. No. 3791  
ACKNOWLEDGMENT  
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS  
The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_ 1989.  
Notary Public

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS  
The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_ 1989.  
Notary Public

OFFICIAL SEAL  
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## LINE DATA

LINE	BEARING	DISTANCE
L1	S 47°07'00" W	20.55
L2	N 55°04'55" E	18.25

## CURVE DATA

CURVE	ARC	DELTA	RADIUS	TAN LENGTH
C1	35.60	2°39'55"	765.35	17.81
C2	25.31	1°05'44"	1323.56	12.65

## VICINITY MAP

SCALE 1" = 800'

M-15

## NOTES

1. A field survey was not performed; no corners were found or set.
2. No street mileage was created.
3. All distances are ground distances.
4. The site is located within Section 33, T10N, R3E, N.M.P.M.
5. Bearing base is the Replat of Tract 4, Newport Industrial Park-West, Unit 1, filed 02/23/81, (C18-11).
6. The purpose of the plat is to increase the area of Parcel C and decrease the area of Lot D-1.
7. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lot D-1-A must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.

LOT D-2 NEWPORT INDUSTRIAL PARK - WEST, UNIT 1, FILED AUG. 24, 1981 (C18-168)

14' PUBLIC SERVICE EASEMENT  
20' PRIVATE DRAINAGE EASEMENT

Access easement for parking for Lot D-1-A. Maintenance of the easement shall be shared equally by the owners of Lot C-1 and Lot D-1-A.

This plat was to adjust the interior lot line between lots C and D-1.

Note that this plat has a combined frontage of D-1-A and C-1 as shown on this plat is 410.40' while the combined frontage of the of C and D-1 (the parent tracts) were only 374.80' a difference of 35.60'