

ZONE ATLAS L-15  
SP-12-80 536

SCALE: 1" = 200'

DESCRIPTION

A certain tract or parcel of land lying and being situate within Section 28, Township 10 North, Range 3 East, N.M.P.M., County of Bernalillo, State of New Mexico, being a portion of Tract B of the Ever Ready Oil Company Subdivision filed in the Office of the County Clerk on November 22, 1971, being more particularly bounded and described as follows to wit:

Beginning at a point being the SE Corner of said tract or parcel of land, said same beginning point having New Mexico (Central Zone) State Plane Coordinate Values X=386,111.45, Y=1,477,192.48, said point being on the West Right-of-Way line of University Boulevard and from whence the 1/4 Corner common to Sections 28 and 33, Township 10 North, Range 3 East bears S11°00'31"E a distance of 489.39 feet; thence N89°20'20"W along the South line of said tract or parcel of land a distance of 565.53 feet to a point for the SW Corner of said tract or parcel of land; thence S89°20'20"E along the North line of said tract or parcel of land a distance of 378.15 feet to a point of intersection with the West Right-of-Way line of University Boulevard, being a point on curve having a Delta of 17°11'38" bearing to the left (Radius equals 871.51 feet); thence along the Arc a distance of 261.53 feet to a point of Tangent; thence S34°36'45"E a distance of 12.38 feet to a point of curve, having a Delta of 10°16'42" bearing to the right (Radius equals 700.09 feet); thence along the Arc a distance of 125.59 feet to the true point and place of beginning.

Containing 3.750 acres, more or less.

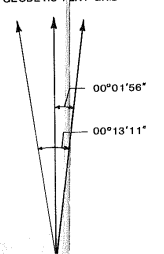
DEDICATION

THAT SAID OWNERS HAVE CAUSED SAID REAL PROPERTY TO BE SURVEYED.  
THAT SAID SUMMARY PLAT AND RECORDING IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNERS.

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss.  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_, BY \_\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_  
A.M.A.F.C.A.  
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO  
TRAFFIC ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO  
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO  
PLANNING DIRECTOR, CITY OF ALBUQUERQUE, NEW MEXICO  
DATE: 7/08/81 MAP NO. L-15  
SUBDIVISION NO. SP-81-270  
COUNTY: CITY:  
APPROVED: \_\_\_\_\_ DATE: 7/22/81  
PROPERTY MANAGEMENT

GEODEIC PLAT GRID



DESCRIPTION

A certain tract or parcel of land lying and being situate within section 28, Township 10 North, Range 3 East, N.M.P.M. County of Bernalillo, State of New Mexico, being a portion of Tract B of the Ever Ready Oil Company Subdivision, filed in the office of County Clerk on November 22, 1971, being more particularly bounded and described as follows to wit:

Beginning at a point being the South Easterly Corner of said tract or parcel of land, said same beginning point having New Mexico (Central Zone) State Plane Coordinate Values X=385,546.15, Y=1,477,199.32, and from whence the 1/4 Corner common to Sections 28 and 33, Township 10 North, Range 3 East bears S53°32'10"E a distance of 819.33 feet; thence N89°20'20"W along the South line of said tract a distance of 628.04 feet; thence N00°39'40"E a distance of 61.15 feet; thence N57°02'51"E a distance of 366.75 feet; thence N73°10'35"E a distance of 154.67 feet; thence N30°56'49"W a distance of 192.50 feet; thence S60°03'21"W a distance of 409.04 feet; thence N00°39'40"E a distance of 43.93 feet; thence N89°20'20"W a distance of 211.28 to a point on curve said curve having a delta of 14°35'21" bearing to the left (Radius = 448.10 feet); thence along the Arc a distance of 114.10 feet to a point of Tangent; thence N55°10'32"W a distance of 223.26 feet to a point of curve said curve having a delta of 48°19'10" bearing to the right (Radius = 482.96) thence along the Arc a distance of 407.30 feet to a point of Tangent; thence N05°51'22"W a distance of 172 feet; thence S86°42'20"E along the North line of said tract or parcel of land a distance of 1195 feet to a point of curve having a delta of 36°30' bearing to the left (Radius = 310 feet); thence along the Arc a distance of 197.48 feet to a point of Tangent; thence N56°47'40"E a distance of 72 feet to a point of curve having a delta of 31°01'50" bearing to the right (Radius = 356.36 feet); thence along the Arc a distance of 193 feet to a point of Tangent; thence N87°49'30"E a distance of 56.40 feet to a point on curve having a delta of 5° bearing to the left, said point being on the West, R/W Line of University Blvd. (Radius = 1485.40 feet) thence along the Arc a distance of 270.85 feet to a point of curve having a delta of 17°48'22" bearing to the left (Radius = 871.51 feet) thence along the Arc a distance of 270.85 feet to a point on curve; thence N89°20'20"W a distance of 378.15 feet; thence S00°39'40"W a distance of 351.80 feet to the true point of beginning.

Containing 26.701 acres, more or less.

NOTES:

- COORDINATES SHOWN ARE NEW MEXICO STATE PLANE (CENTRAL ZONE)
- COMBINED GROUND GRID FACTOR = .9996741
- AVERAGE DELTA ALPHA = -00 13' 11"
- DISTANCES ARE GROUND DISTANCES
- BASIS OF BEARING ARE FROM THE EVER READY OIL COMPANY SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK NOV.22, 1972.

LEGEND:

- X CHISLED X IN CURB
- FOUND #4 REBAR
- o FOUND HUB
- o FOUND 2" PIPE
- o CALCULATED CORNER
- #5 REBAR WITH KPE ALUMINUM CAP

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT, WITH THE NOTES SHOWN HEREON IS AN ACCURATE DELINEATION OF THE SURVEY BY KOOGLE & POOLS ENGINEERING, INC. COMPLETED UNDER MY DIRECTION, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_ AND MEETS MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND SHOWS ALL EASEMENT OF RECORD.

J. ROBERT MARTINEZ, N.M.L.S. NO. 4076

SUMMARY PLAT  
OF  
TRACT "B" OF THE  
EVER READY SUBDIVISION  
T.10 N.,R.3 E. COUNTY OF BERNALILLO  
STATE OF NEW MEXICO