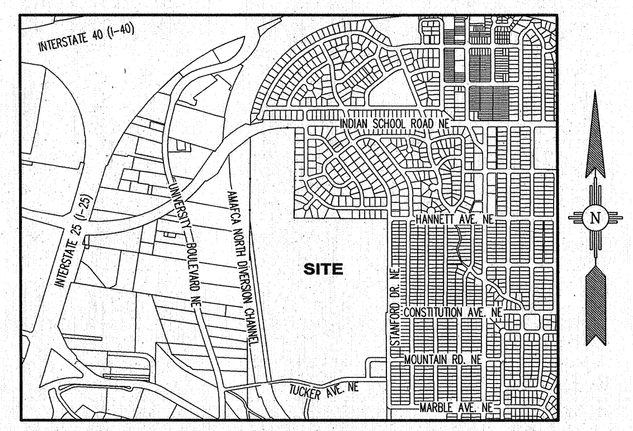


LOCATION MAP
NOT TO SCALE

DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 15 AND 16, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING A PORTION OF THE EAST ONE-HALF (E 1/2) OF SAID SECTION 16 AND A PORTION OF THE WEST ONE-HALF (W 1/2) OF SAID SECTION 15, AS THE SAME IS SHOWN AND DESIGNATED AS UNPLATTED LANDS OF UNIVERSITY OF NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (NAD83 CENTRAL ZONE) AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A FOUND NMDOT T-RAIL RIGHT-OF-WAY MARKER AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF INDIAN SCHOOL ROAD AND THE WEST BOUNDARY LINE OF VISTA LARGA SUBDIVISION, 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 JUNE 9, 1947 IN BOOK D, PAGE 8A, WHENCE A FOUND ACS CONTROL MONUMENT "6-J16", A BRASS DISC SET IN CONCRETE, HAVING NEW MEXICO STATE PLANE GRID COORDINATES, (NAD83 CENTRAL ZONE) N=1,489,956.070 AND E=1,530,455.439, BEARS SOUTH 26°12'48" EAST A DISTANCE OF 2892.83 FEET;

THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID WEST BOUNDARY LINE, COINCIDENT WITH THE EAST BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 00°43'03.1" WEST A DISTANCE OF 1276.51 FEET TO A FOUND NO.4 REBAR IN A IRON PIPE, BEING THE SOUTHWEST CORNER OF SAID VISTA LARGA SUBDIVISION;

THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID VISTA LARGE SUBDIVISION, COINCIDENT WITH THE NORTHEASTERLY BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 89°51'19" EAST A DISTANCE OF 1299.94 FEET TO A FOUND 1"DIA. IRON PIPE, BEING THE NORTHWEST CORNER OF LOBO ADDITION, 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 JUNE 3, 1940 IN BOOK C, PAGE 174;

THENCE ALONG THE WEST BOUNDARY LINE OF SAID LOBO ADDITION, COINCIDENT WITH THE EAST BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 00°08'41" WEST A DISTANCE OF 1321.03 FEET TO THE SOUTHWEST CORNER OF SAID LOBO ADDITION;

THENCE CONTINUING ALONG THE EAST BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 89°45'01" WEST A DISTANCE OF 21.80 FEET TO THE NORTHWEST CORNER SUNSET TERRACE, 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 DECEMBER 19, 1928 IN BOOK C, PAGE 25;

THENCE ALONG THE WEST BOUNDARY LINE OF SAID SUNSET TERRACE, COINCIDENT WITH THE EAST BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED, SOUTH 00°14'54" EAST A DISTANCE OF 208.09 FEET TO A POINT ON SAID WEST BOUNDARY LINE;

THENCE LEAVING SAID WEST BOUNDARY LINE, ALONG THE SOUTH BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED THE FOLLOWING SIX (6) COURSES:

THENCE NORTH 72°43'38" WEST A DISTANCE OF 247.68 FEET;
THENCE NORTH 44°57'49" WEST A DISTANCE OF 77.02 FEET;
THENCE NORTH 89°57'49" WEST A DISTANCE OF 218.24 FEET;
THENCE SOUTH 0°02'11" WEST A DISTANCE OF 656.08 FEET;
THENCE NORTH 89°57'49" WEST A DISTANCE OF 204.35 FEET;
THENCE SOUTH 0°02'11" WEST A DISTANCE OF 214.41 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF TUCKER AVE.;
THENCE SOUTH 66°48'58" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 154.29 FEET TO A POINT OF CURVATURE;
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, 95.75 FEET ALONG THE ARC A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 36°34'25" AND A CHORD BEARING SOUTH 85°06'11" WEST A DISTANCE OF 94.13 FEET TO A POINT OF TANGENCY;
NORTH 76°36'37" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 120.89 FEET TO A POINT OF TANGENCY;

THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, NORTH 13°23'23" EAST A DISTANCE OF 30.24 FEET;
THENCE ALONG AN THE ARC 71.43 FEET TO THE RIGHT, HAVING A RADIUS OF 118.00 FEET, A CENTRAL ANGLE OF 34°40'55" AND A CHORD BEARING NORTH 30°43'51" EAST FOR A DISTANCE OF 70.34 FEET;
THENCE ALONG AN ARC 55.22 FEET TO THE LEFT, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 48°40'41" AND A CHORD BEARING NORTH 23°43'58" EAST FOR A DISTANCE OF 53.58 FEET;
THENCE ALONG AN ARC 121.63 FEET TO THE RIGHT, HAVING A RADIUS OF 543.00 FEET, A CENTRAL ANGLE OF 12°50'03" AND A CHORD BEARING NORTH 5°48'39" EAST FOR A DISTANCE OF 121.38 FEET;
THENCE NORTH 12°13'40" EAST A DISTANCE OF 271.68 FEET;
THENCE ALONG AN ARC 292.94 FEET TO THE LEFT, HAVING A RADIUS OF 685.00 FEET, A CENTRAL ANGLE OF 24°30'10" AND A CHORD BEARING NORTH 0°01'25" WEST FOR A DISTANCE OF 290.72 FEET;
THENCE NORTH 12°16'29" WEST A DISTANCE OF 342.22 FEET;
THENCE NORTH 80°02'06" EAST A DISTANCE OF 43.00 FEET;
THENCE NORTH 9°57'54" WEST A DISTANCE OF 45.64 FEET;
THENCE ALONG AN ARC 178.50 FEET TO THE LEFT, HAVING A RADIUS OF 293.00 FEET, A CENTRAL ANGLE OF 34°54'22" AND A CHORD BEARING NORTH 27°25'05" WEST FOR A DISTANCE OF 175.76 FEET;
THENCE NORTH 44°52'16" WEST A DISTANCE OF 251.09 FEET;
THENCE NORTH 8°36'18" WEST A DISTANCE OF 327.45 FEET;
THENCE SOUTH 81°13'33" WEST A DISTANCE OF 175.21 FEET;
THENCE SOUTH 66°51'12" WEST A DISTANCE OF 398.44 FEET;
THENCE SOUTH 7°06'28" EAST A DISTANCE OF 474.62 FEET;
THENCE SOUTH 7°33'01" EAST A DISTANCE OF 1074.09 FEET;
THENCE SOUTH 7°51'12" EAST A DISTANCE OF 124.49 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE;
THENCE SOUTH 79°44'02" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 58.29 FEET TO A FOUND 1.25"DIA. SURVEY CAP STAMPED "LS 11184", BEING A POINT OF CURVATURE;

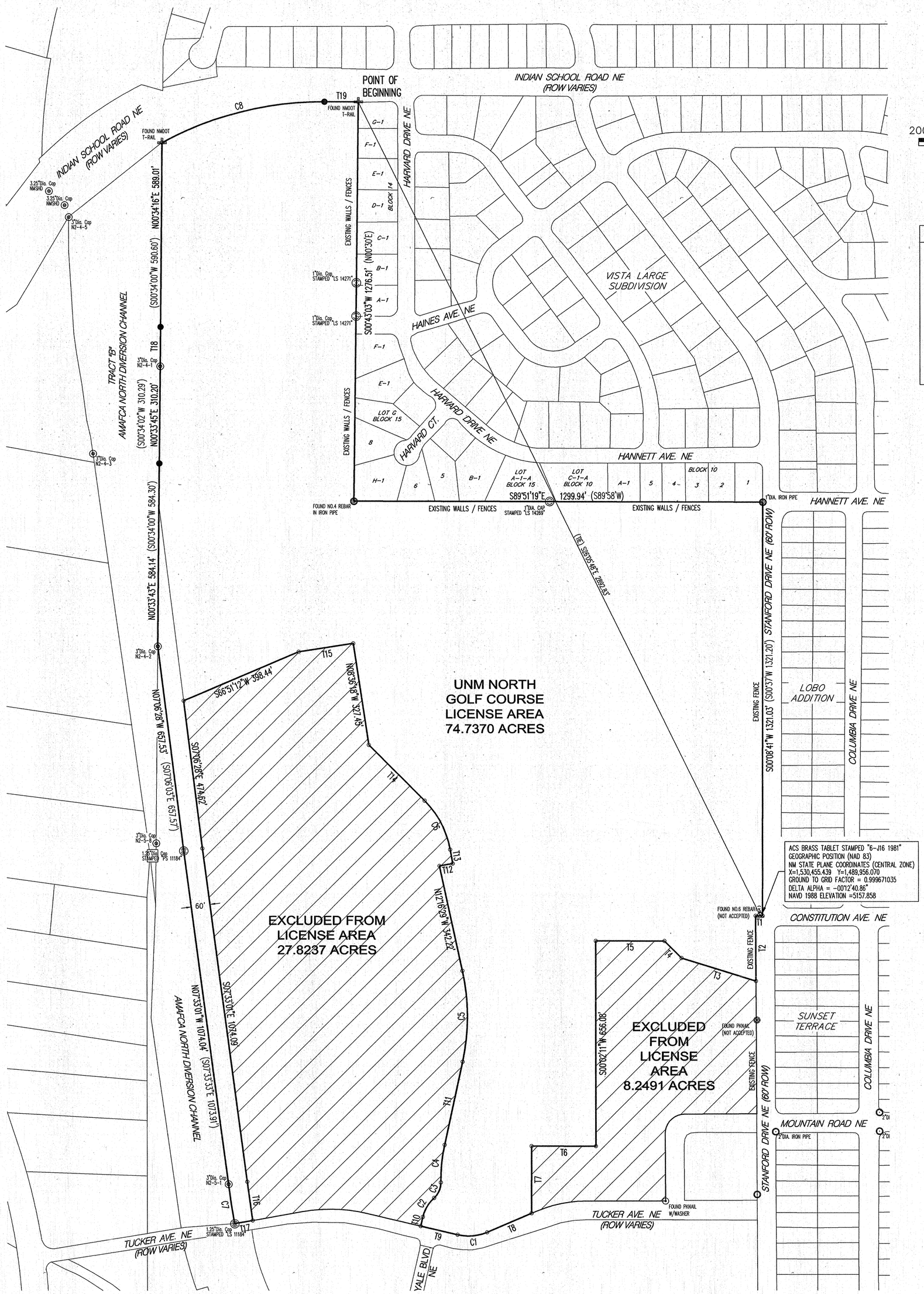
THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE EAST RIGHT-OF-WAY LINE OF AMAFCA NORTH DIVERSION CHANNEL, PHASE II, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 20, 1995 IN VOLUME 95C, FOLIO 219 AND THE WEST BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED, THE FOLLOWING SEVEN (7) COURSES;

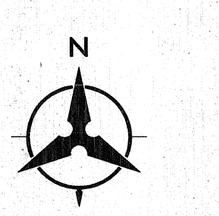
127.57 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2250.17 FEET, A CENTRAL ANGLE OF 03°14'54" AND A CHORD BEARING NORTH 08°38'31" WEST A DISTANCE OF 127.55 FEET TO A FOUND 3"DIA. AMAFCA BRASS CAP STAMPED "N2-5-1", BEING A POINT OF TANGENCY;
THENCE NORTH 07°33'01" WEST A DISTANCE OF 1074.04 FEET TO A FOUND 1.25"DIA. SURVEY CAP STAMPED "LS 11184";
THENCE NORTH 07°06'28" WEST A DISTANCE OF 657.53 FEET TO A FOUND 3"DIA. AMAFCA BRASS CAP STAMPED "N2-4-2";
THENCE NORTH 00°33'43" EAST A DISTANCE OF 584.14 FEET TO A POINT;
THENCE NORTH 00°33'45" EAST A DISTANCE OF 310.20 FEET TO A FOUND 3"DIA. AMAFCA BRASS CAP STAMPED "N2-4-1";
THENCE NORTH 00°34'18" EAST A DISTANCE OF 125.96 FEET TO A POINT;
THENCE NORTH 00°34'16" EAST A DISTANCE OF 589.01 FEET TO A FOUND NMDOT T-RAIL RIGHT-OF-WAY MARKER, BEING A POINT OF CURVATURE ON THE SOUTH RIGHT-OF-WAY LINE OF SAID INDIAN SCHOOL ROAD NE;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, 539.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1075.92 FEET, A CENTRAL ANGLE OF 28°43'32" AND A CHORD BEARING NORTH 75°42'14" EAST A DISTANCE OF 533.79 FEET TO A POINT OF TANGENCY;

THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 89°56'00" EAST A DISTANCE OF 107.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 74.7370 ACRES, MORE OR LESS.





BOUNDARY SURVEY PLAT
UNM NORTH GOLF COURSE LICENSE AREA
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2012

LEGEND

- FOUND BRASS CAP AS NOTED
- FOUND IRON PIPE AS NOTED
- FOUND NAIL AS NOTED
- FOUND NAIL AND SHINER AS NOTED
- FOUND REBAR WITH CAP AS NOTED
- FOUND REBAR NO CAP AS NOTED
- FOUND NMDOT T-RAIL AS NOTED
- SET NO.4 REBAR WITH PLASTIC SURVEY CAP STAMPED "SOLINSKI PS 17531"

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S89°45'01"W	21.80'
T2	S00°14'54"E	208.09'
T3	N72°43'38"W	247.68'
T4	N44°57'49"W	77.02'
T5	N89°57'49"W	218.24'
T6	N89°57'49"W	204.35'
T7	S00°02'11"W	214.41'
T8	S66°48'58"W	154.29'
T9	N76°36'37"W	120.89'
T10	N13°23'23"E	30.24'
T11	N12°13'40"E	271.68'
T12	N80°02'06"E	43.00'
T13	N09°57'54"W	45.64'
T14	N44°52'16"W	251.09'
T15	S81°13'33"W	175.21'
T16	S07°51'12"E	124.49'
T17	S79°44'02"W	58.29'
T18	N00°34'18"E	125.96'
T18	(N00°34'02"E)	(126.30')
T19	S89°56'00"E	107.26'
T19	(S89°56'00"E)	(103.47')

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	36°34'25"	49.57'	95.75'	150.00'	94.13'	S85°06'11"W
C2	34°40'55"	36.85'	71.43'	118.00'	70.34'	N30°43'51"E
C3	48°40'41"	29.40'	55.22'	65.00'	53.58'	N23°43'58"E
C4	12°50'03"	61.07'	121.63'	543.00'	121.38'	N05°48'39"E
C5	24°30'10"	148.75'	292.94'	685.00'	290.72'	N00°01'25"W
C6	34°54'22"	92.12'	178.50'	293.00'	175.76'	N27°25'05"W
C7	03°14'54"	63.80'	127.57'	2250.17'	127.55'	N08°38'31"W
C7	(03°15'00")	(63.84')	(127.64')	(2250.17')	(127.62')	(N08°38'33"E)
C8	28°43'32"	275.50'	539.42'	1075.92'	533.79'	N75°42'14"E

NOTES

1. Distances are ground distances.
2. Units are U.S. Survey Feet.
3. Record Bearings and Distances shown in parenthesis ( ).
4. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983 (based on GPS observations).
5. Fieldwork was completed using RTK GPS and Total Station Methodology in August, 2012.
6. Project Benchmark based on AGRS NM_47_29.
7. The project combined factor = 0.999682042 (for ground to grid transformation of the horizontal coordinates, scale about N=0, E=500,000m).
8. The approximate center of the project is located at Latitude 35°05'48"N and Longitude 106°37'15"W (WGS 84).
9. The following documents were used to establish the boundary:
   A) Vista Larga Subdivision (D-8A)
   B) Second Replat of Vista Larga (C03-72)
   C) Lot A-1-A & Lot C-1-A Vista Larga (08C-136)
   D) Lobo Addition (C-174)
   E) Sunset Terrace (C-25)
   F) Bernalillo County Health Center (A2-37)
   G) AMAFCA North Diversion Channel Phase II (95C-219)
   H) NMDOT Project No. I-025-4(35)222

SURVEYOR'S CERTIFICATION

I, Timothy Solinski, New Mexico Professional Surveyor No. 17531, do hereby certify that this Boundary Survey Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Boundary Survey Plat of an existing tract or tracts.

8-22-2012
Timothy Solinski — Date
New Mexico Professional Surveyor No. 17531

Bohannan Huston
Courtyard I 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000

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