

PLAT OF TRACT A-3-A-1 J GROUP ADDITION

WITHIN THE
ELENA GALLEGOS GRANT
PROJECTED SECTION 25, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2017

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°54'41" E	79.38'
L2	N 00°09'50" E	4.42'
L3	S 89°54'41" E	99.47'
L4	N 00°09'50" E	17.08'

ACS STATION "NDC 12-1D2"
N=1514923.41 US SURVEY FEET
E=1540074.23 US SURVEY FEET
GRD TO GRID=0.999666707
 $\Delta\alpha = -00^{\circ} 11' 36.07''$
CENTRAL ZONE, NAD 1983

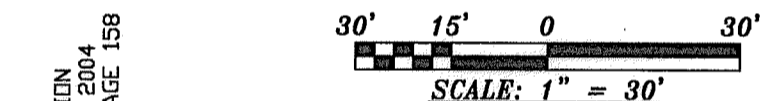
TRACT A-1
J GROUP ADDITION
FILED: NOVEMBER 25, 1987
BOOK C36, PAGE 48

RECIPROCAL COMMON ACCESS EASEMENT
FILED: FEBRUARY 27, 1996
BOOK 96C, PAGE 91

150' PNM EASEMENT
FILED: AUGUST 10, 1956
BOOK D359, PAGE 275

25' EASEMENT FOR PUBLIC WATER AND
SANITARY SEWER
FILED: FEBRUARY 27, 1996
BOOK 96C, PAGE 91

20' EASEMENT FOR ACCESS SANITARY
SEWER AND UTILITY
FILED: NOVEMBER 25, 1987
VOLUME C35, FOLIO 48



LOT 1
JJ SUBDIVISION
FILED: MAY 21, 2004
VOLUME 2004C, PAGE 158

UNPLATTED LAND
OWNER: CRACKER BARREL OLD COUNTRY STORE INC
UPC # 1-018-062-017-502-20155

FND #5 R/B
w/ALUMINUM CAP

(N 00°26'00" E)
N 00°21'58" E
149.40'
(149.61')

FND #4 R/B

1594.14' (GROUND)
N 02°38'13" W (GRID)

(S 89°29'37" E)
S 89°26'57" E
250.02'
(250.00')

30' PERMANENT PUBLIC DRAINAGE EASEMENT
(GRANTED BY THIS PLAT)

FND #4 R/B w/CAP
STAMPED LS 7002

TRACT A-3-A-1
1.9701 Acres

30' PERMANENT PUBLIC DRAINAGE EASEMENT
(GRANTED BY THIS PLAT)

(N 27°40'35" E)
167.83'

(N 27°40'35" E)
134.13'

S 89°26'57" E

101.09'

30' PERMANENT PUBLIC DRAINAGE EASEMENT
FILED: AUGUST 25, 1989
BOOK C39, PAGE 160
VACATED BY VACATION ACTION No. 1000216
(HATCHED AREA)

(42.62')
42.15'
FND #4 R/B
IN CONCRETE
(S 81°19'52" W)

(S 00°28'50" W)
364.63'

TRACT 1
NORTHSIDE SUBDIVISION
FILED: MARCH 14, 1990
BOOK 90C, PAGE 72

PINO ARROYO
60' R/W
(96C/91)

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT	20.24'	1462.00'	0°47'36"	S 70°19'43" E	20.24'
(C1)	(20.21')	(1462.00')			

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