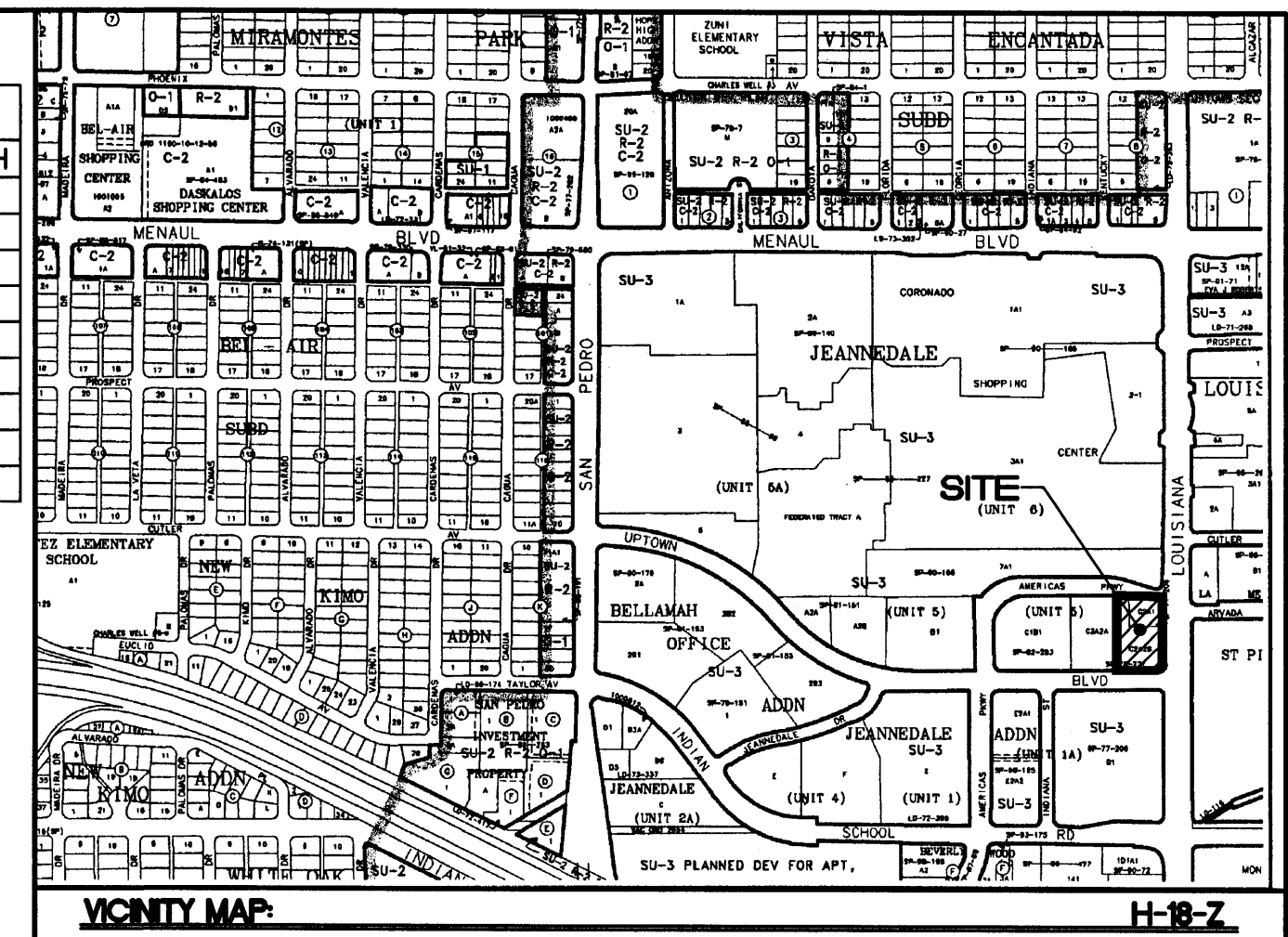


CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	3.52	2.00	2.42	100°58'06"	N39°30'57"E	3.09
C2	5.01	39.89	2.51	7°11'28"	N14°33'50"W	5.00
C3	4.18	2.00	3.40	119°05'12"	S79°15'43"E	3.45
C4	10.59	64.00	5.31	9°29'04"	N24°27'40"W	10.58
C5	4.98	2.00	5.92	142°38'54"	S42°07'15"W	3.79
C6	4.22	2.00	3.52	120°50'08"	N07°47'56"W	3.48
C7	7.78	39.00	3.90	11°25'27"	S46°54'24"W	7.76
C8	39.24	25.00	24.97	89°55'41"	S61°44'10"W	35.33
C9	3.73	2.00	2.70	106°51'52"	S36°39'36"E	3.21



LEGAL DESCRIPTION:
TRACT C-2-A-2-B, UNIT NO. 5 DALE BELLAMAH'S JEANNEDALE.

- NOTE:**
- BENCHES SHALL BE ULTRUM MODEL NO. UF-3006, 6' BENCH WITH PERMANENT IN GROUND MOUNT. INSTALL PER MANUFACTURE'S SPECIFICATIONS. COLOR: BLACK. AVAILABLE FROM LEISURE DESIGN SYSTEMS INC. 1-800-543-2232.
 - TRASH RECEPTACLE SHALL BE MATERIALS, INC. MODEL NO 3223 WITH EXPOSED AGGREGATE BAND. COLOR: GREY. AVAILABLE FROM MATERIALS INC. (505) 891-8888.
 - DRINKING FOUNTAIN SHALL BE HAWS MODEL NO. 3176. INSTALL PER MANUFACTURE'S SPECIFICATIONS. AVAILABLE FROM P.E. O'HEAR, (505) 354-8081.
 - WHERE TWO BENCHES ARE TO BE INSTALLED SIDE BY SIDE, PROVIDE A 1" SPACE BETWEEN BENCHES.
 - PARK AREA UNDER LICENSE AGREEMENT TO THE OWNER. LICENSE AGREEMENT TO ALLOW GENERAL PUBLIC USE OF PARK AREA AND WILL BE MAINTAINED BY LOT OWNER. SEE AGREEMENT FOR DETAILS RECORDED.
 - SEE LANDSCAPE PLAN FOR DETAIL IRRIGATION DRAWING AND MODIFICATIONS TO PARK AREA.

LEGEND

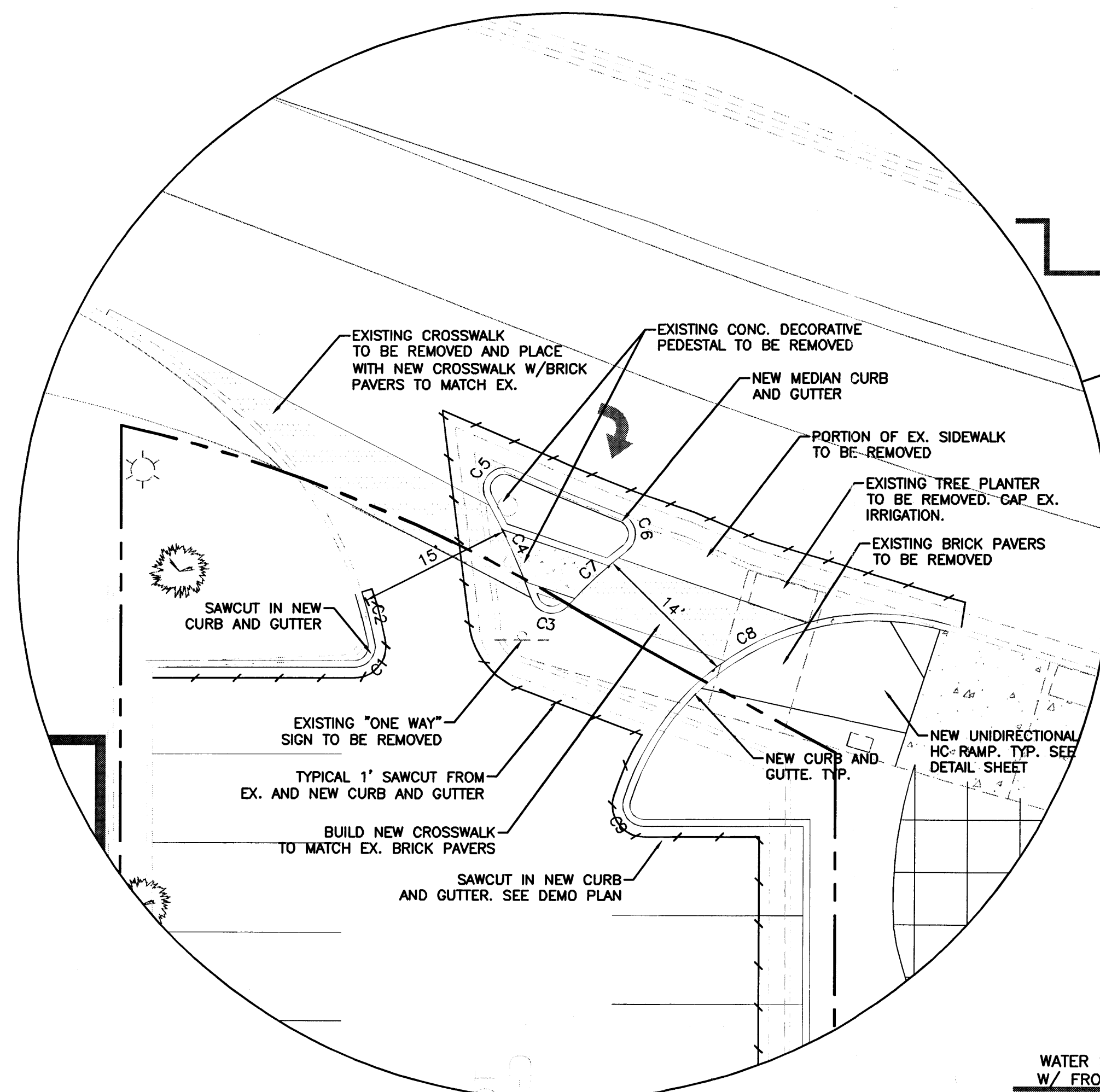
---	BOUNDARY LINE
- - - -	EASEMENT
---	PROPOSED CURB
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED SIDEWALK

SITE DATA

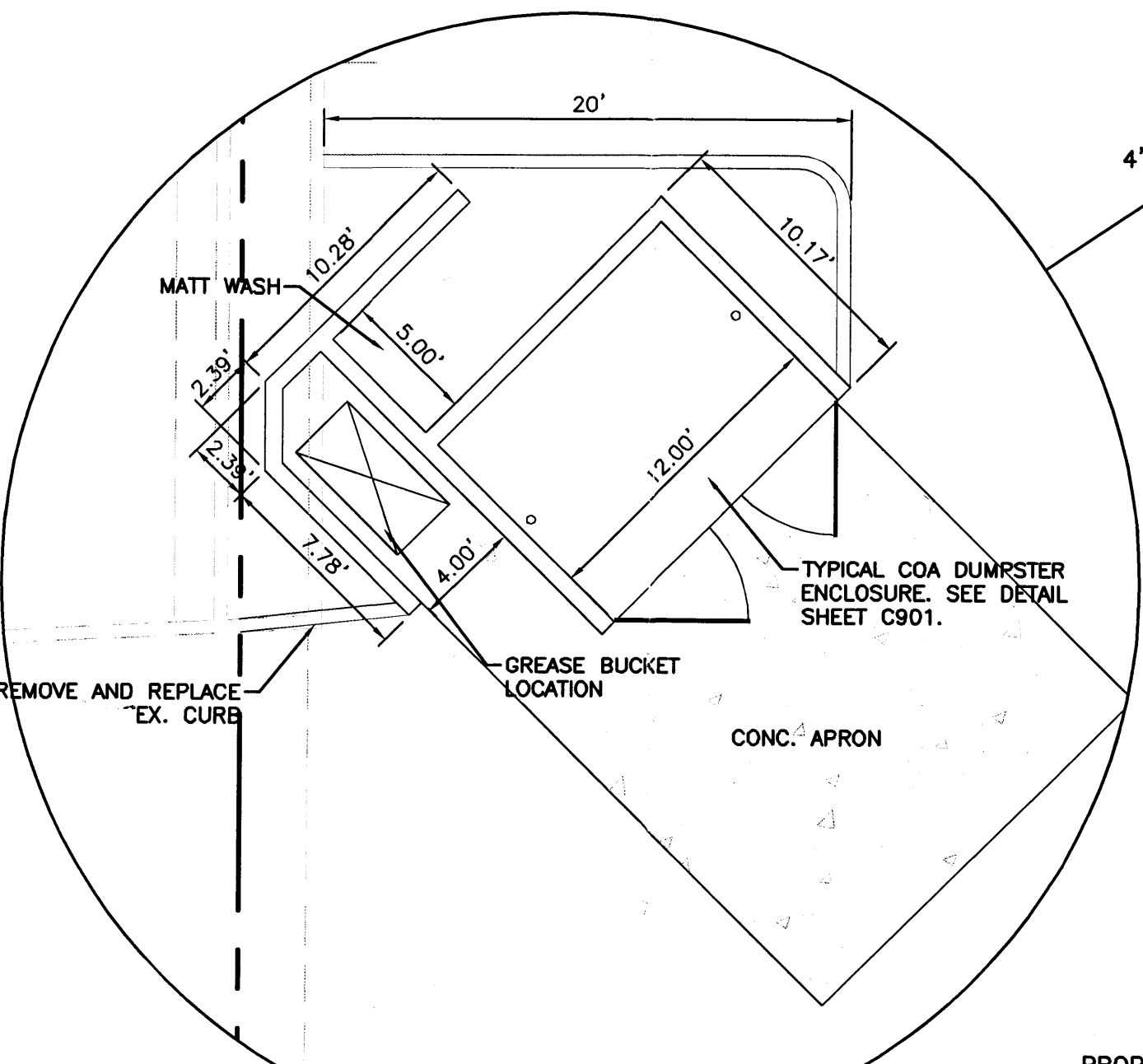
PROPOSED USAGE:	RESTAURANT/RETAIL
ZONING:	C-2
LOT AREA:	0.9905 ACRE
BUILDING AREA:	15,283 SF
LANDSCAPE AREA:	23,425 SF ±
LANDSCAPING REQUIRED:	15% OF NET LOT AREA = 4,180 SF ±
PARKING PROVIDED:	62 SPACES
PARKING REQUIRED:	76 SPACES
HC PARKING PROVIDED:	4 SPACES
HC PARKING REQUIRED:	4 SPACES
	2 SPACES VAN ACCESSIBLE

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

ENGINEER'S SEAL DAVID SOULE P.E. #14522	UPTOWN PARK	DRAWN BY BDG
	SITE PLAN AND UTILITY PLAN	DATE 05/09/03
	TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2242SP3.DWG
		SHEET # C301
		JOB # 220042

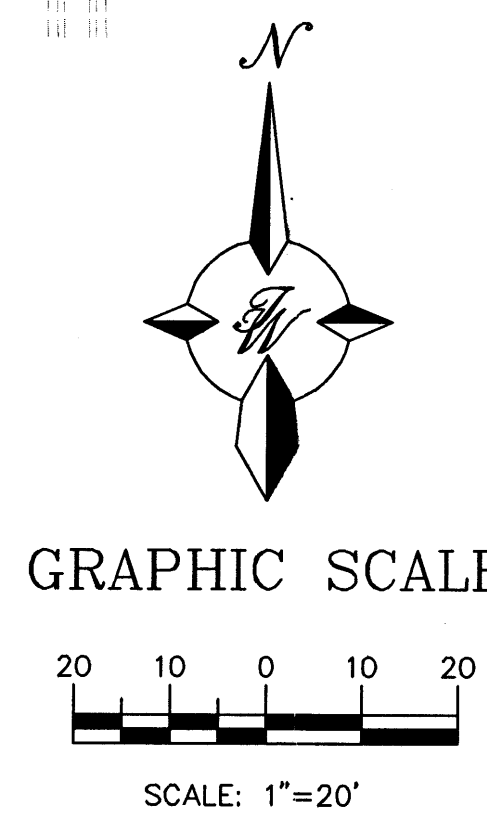
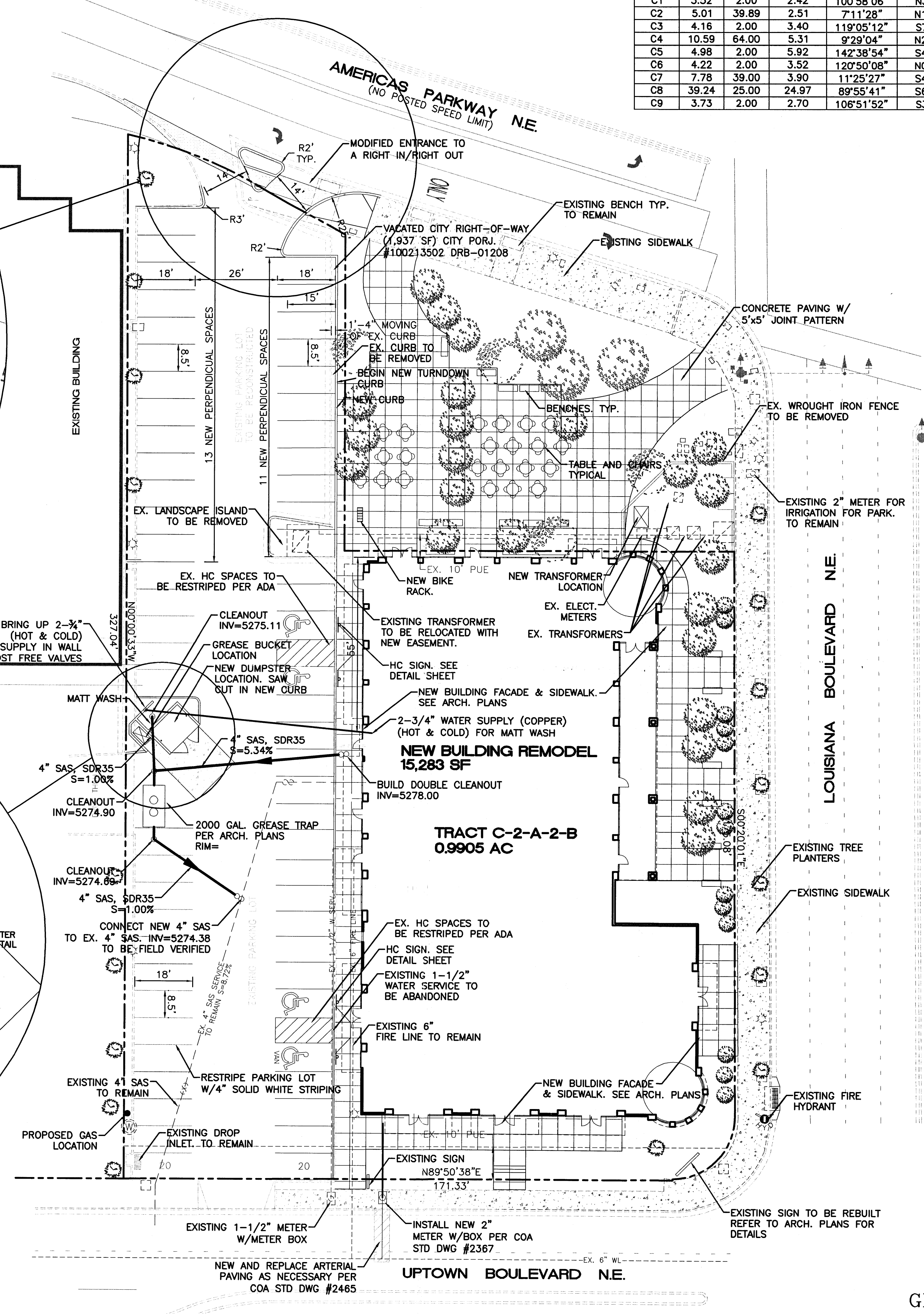


NEW ENTRANCE DETAIL
SCALE: 1"=10'



DUMPSTER DETAIL
SCALE: 1"=10'

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	6.31	150.00	3.16	2°24'38"	N59°39'14"W	6.31
C2	48.34	150.00	24.38	18°27'51"	N67°39'09"W	48.13
C3	30.57	19.42	19.48	90°10'39"	N44°45'19"E	27.51



Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES REBAR W/CAP "PS 11993" TO BE SET UNLESS OTHERWISE NOTED

Americas Parkway, N.E.

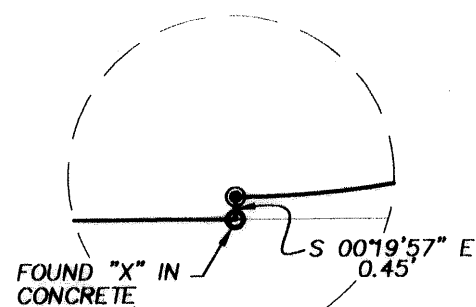
(R.O.W. VARIES)

Plat of
 Tract C-2-A-2-B-1, C-2-A-1-A and C-2-A-1-B
 Unit No. 5 of Dale J. Bellamah's
Jeannedale
 Albuquerque, Bernalillo County, New Mexico
 May 2003

*RIGHT OF WAY PARCEL "B" PREVIOUSLY ACQUIRED BY THE CITY OF ALBUQUERQUE PER WARRANTY DEED RECORDED IN IN DOCUMENT NO. 83-28233, ON APRIL 12, 1985 IN BOOK MISC. 237A PAGES 179-181

TRACT C-2-A-2-A
 UNIT 5 DALE J. BELLAMAH'S
 JEANNEDALE
 (4/17/78, C13-62)

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	DISTANCE
C1	150.00'	48.37'	18°28'31"	24.40'	S 67°39'21" E	48.16'
C2	150.00'	6.32'	02°24'45"	3.16'	S 60°00'28" E	6.32'



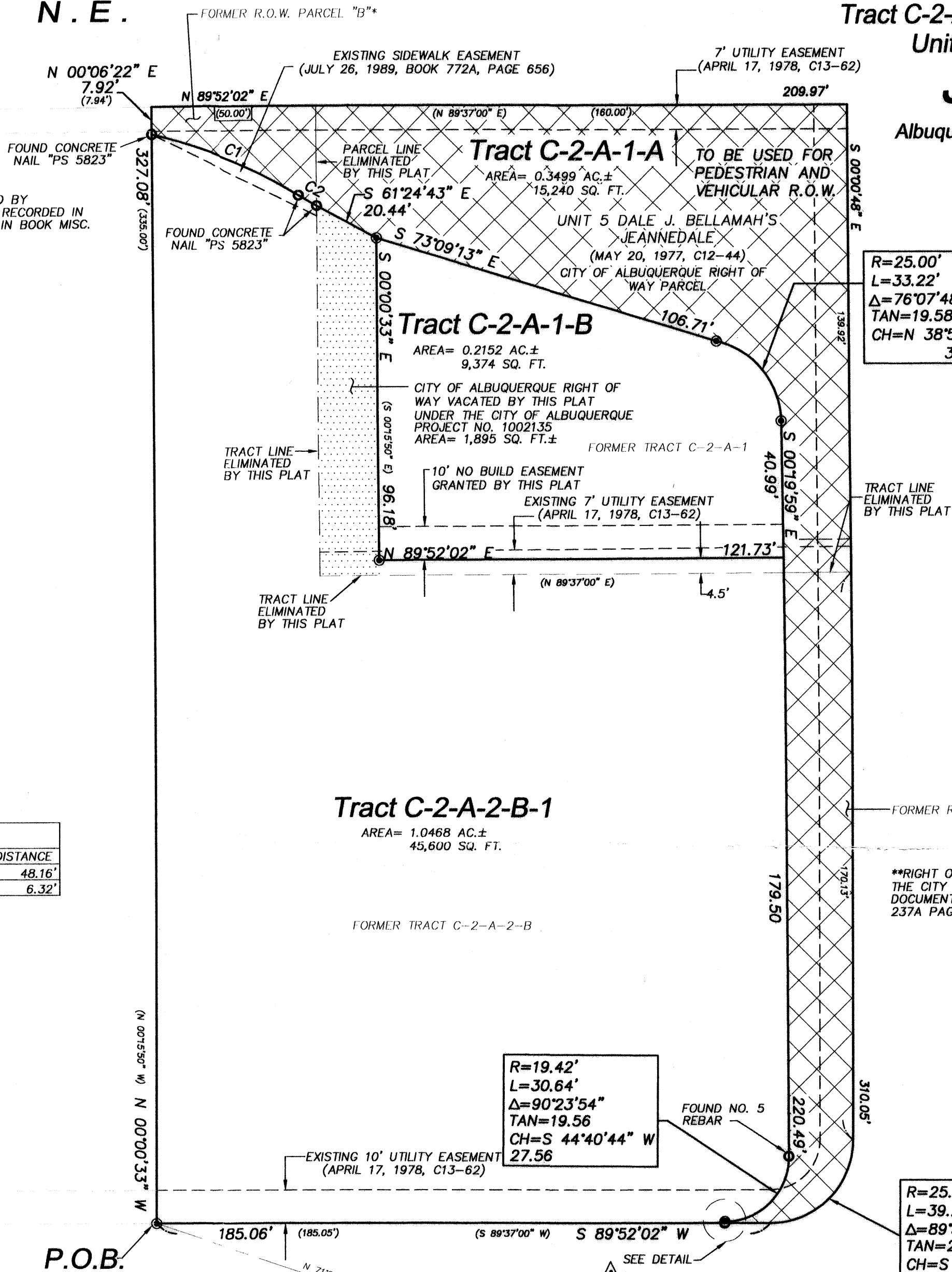
DETAIL
 NTS



GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.



R=25.00'
 L=33.22'
 Δ=76°07'48"
 TAN=19.58
 CH=N 38°55'57" W
 30.83'

R=19.42'
 L=30.64'
 Δ=90°23'54"
 TAN=19.56
 CH=S 44°40'44" W
 27.56

R=25.00'
 L=39.22'
 Δ=89°52'50"
 TAN=24.95
 CH=S 44°55'37" W
 35.32

LOUISIANA BOULEVARD, N.E.
 (ROW 106')

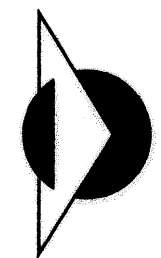
P.O.B.

Uptown Boulevard, N.E.

(86' R.O.W.)

A.C.S. MONUMENT "15-H18"
 STANDARD A.C.S. ALUMINUM CAP
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=404,773.95
 Y=1,495,049.22
 EL=5300.789 (NGVD 29)
 GROUND TO GRID FACTOR=0.99965691
 DELTA ALPHA ANGLE=-0°10'59"

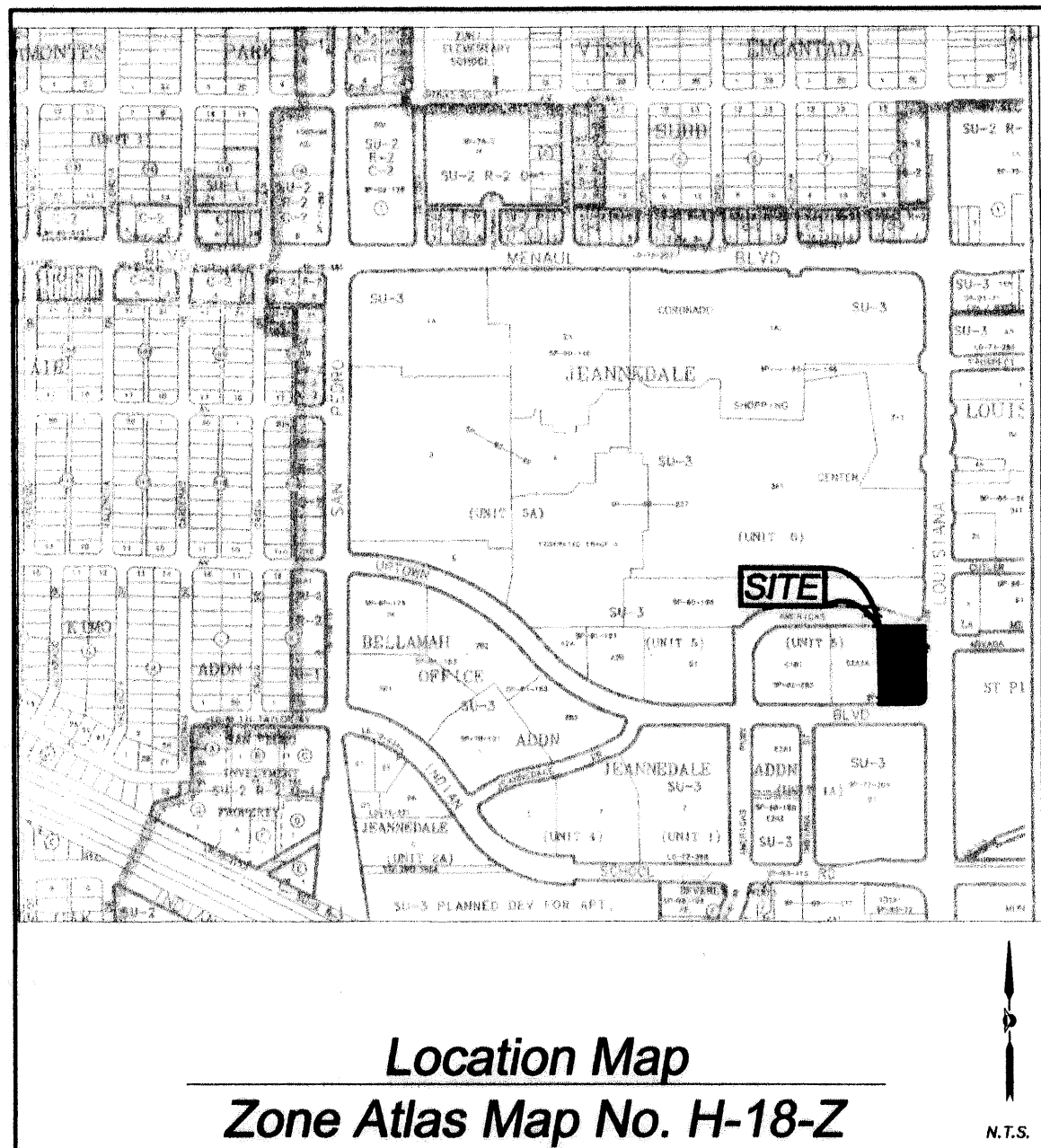
A.C.S. MONUMENT "20-H18"
 STANDARD A.C.S. ALUMINUM CAP
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=404,822.33
 Y=1,493,092.39
 EL=5280.582 (NGVD 29)
 GROUND TO GRID FACTOR=0.99965788
 DELTA ALPHA ANGLE=-0°10'59"



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. _____



Location Map
Zone Atlas Map No. H-18-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.6119 ACRES±
 ZONE ATLAS INDEX NO: H-18-Z
 NO. OF TRACTS CREATED: 1
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: SEPTEMBER 26, 2002

Notes:

- MISC. DATA: ZONING SU-3
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO THREE NEW TRACTS AND INCORPORATE THE PREVIOUSLY ACQUIRED RIGHT OF WAY PARCELS.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2002490195

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

RECORDING STAMP

Legal Description

TRACT LETTERED C-2-A-2-B OF UNIT NO. 5 OF DALE BELLAMAH'S JEANNEDALE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF TRACT "C-2-A-2", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 17, 1978 IN MAP BOOK C13, FOLIO 62, INCLUDING THOSE PORTIONS ACQUIRED BY THE CITY OF ALBUQUERQUE FOR RIGHT OF WAY PURPOSES IDENTIFIED AS R.O.W. PARCELS "B" AND "D", CONVEYED BY WARRANTY DEED RECORDED ON APRIL 12, 1985 IN BOOK MISC. 237A, PAGES 179 TO 181, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND TRACT C-2-A-1 OF UNIT NO. 5 OF DALE BELLAMAH'S JEANNEDALE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF TRACT "C-2-A", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 20, 1977 IN VOLUME C12, FOLIO 44, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF UPTOWN BOULEVARD N.E., MARKED BY A SET REBAR WITH CAP "PS 11993", FROM WHENCE A TIE TO A.C.S. MONUMENT "20-H18" BEARS S 14°24'40" E, A DISTANCE OF 581.27 FEET;

THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N 00°00'33" W, A DISTANCE OF 327.00 FEET TO THE SOUTHWEST CORNER OF SAID R.O.W. PARCEL "B", MARKED BY A FOUND CONCRETE NAIL "PS 5823";

THENCE, N 00°06'22" E, A DISTANCE OF 7.92 FEET ALONG THE WEST LINE OF SAID R.O.W. PARCEL "B" TO THE NORTHWEST CORNER OF SAID R.O.W. PARCEL;

THENCE, N 89°52'02" E, A DISTANCE OF 209.97 FEET TO THE NORTHEAST CORNER OF SAID TRACT "C-2-A-1";

THENCE, S 00°00'48" E, A DISTANCE OF 310.05 FEET ALONG THE EASTERLY LINE OF SAID TRACT "C-2-A-1" AND SAID R.O.W. PARCEL "D", TO A POINT OF CURVATURE;

THENCE, 39.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 89°52'50", AND A CHORD OF S 44°55'37" W, A DISTANCE OF 35.32 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF UPTOWN BOULEVARD, N.E.;

THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, S 89°52'02" W, A DISTANCE OF 185.06 FEET TO THE POINT OF BEGINNING AND CONTAINING A GROSS ACREAGE OF 1.6119 ACRES (70,215 SQUARE FEET), AND A NET AREA OF 1.2620 ACRES (54,974 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACTS C-2-A-2-B-1, C-2-A-1-A AND C-2-A-1-B, UNIT NO. 5 OF DALE J. BELLAMAH'S JEANNEDALE.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

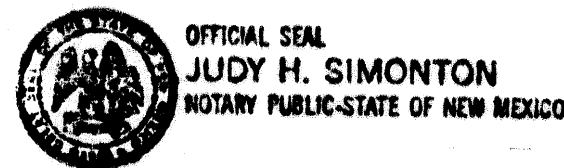
Paul L. Silverman 5-12-03
 PAUL SILVERMAN, VICE PRESIDENT
 GELTMORE, INC., A NEW MEXICO CORPORATION

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF May, 2003 BY PAUL SILVERMAN, VICE PRESIDENT, GELTMORE, INC., A NEW MEXICO CORPORATION

BY Judy H. Simonton MY COMMISSION EXPIRES: 3-13-2006
 NOTARY PUBLIC



Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Jay J. Czar 5/13/03
 JAY J. CZAR
 CHIEF ADMINISTRATIVE OFFICER
 CITY OF ALBUQUERQUE, NEW MEXICO
 A NEW MEXICO MUNICIPAL CORPORATION

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 13, 2003 BY JAY J. CZAR AS CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF ALBUQUERQUE, NEW MEXICO, A NEW MEXICO MUNICIPAL CORPORATION.

Salicia Lison
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 1-22-06

Plat of
 Tract C-2-A-2-B-1, C-2-A-1-A and C-2-A-1-B
 Unit No. 5 of Dale J. Bellamah's
Jeannedale
 Albuquerque, Bernalillo County, New Mexico
 May 2003

Approvals Application No.

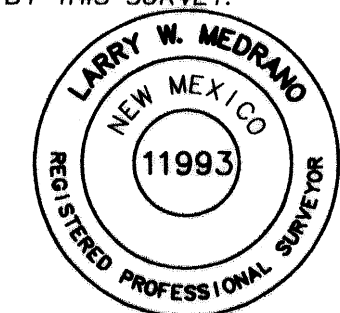
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	5-13-03
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
<u>David R. Muller</u>	5-22-03
QWEST CORPORATION	DATE
<u>Rita Erickson</u>	5-22-03
COMCAST CABLE	DATE

TREASURER'S CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

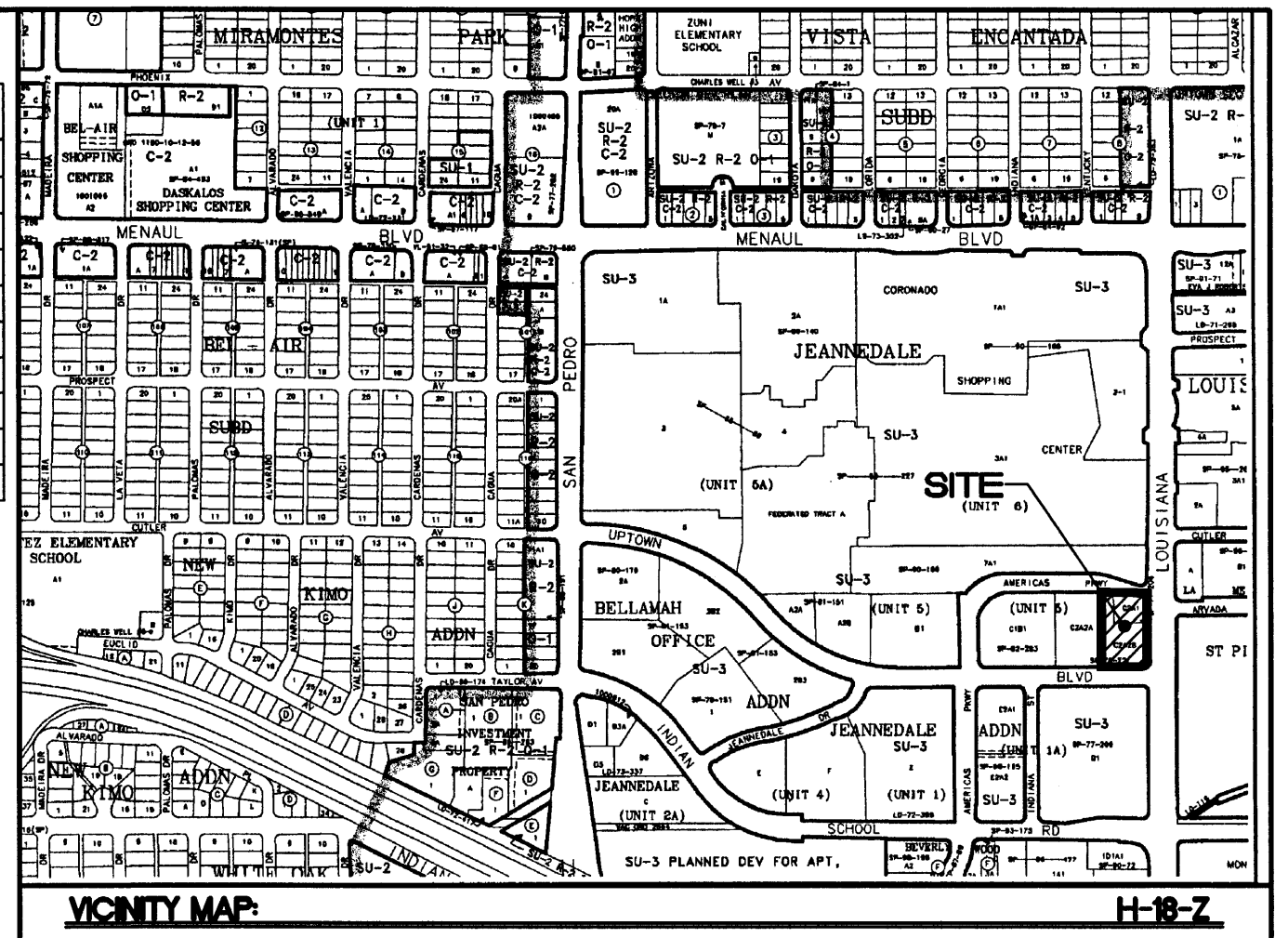
Larry W. Medrano 5/13/2003
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



PRECISION SURVEYS, INC.
 8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. _____ Sheet 1 of 2

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	3.52	2.00	2.42	100°58'06"	N39°30'57"E	3.09
C2	5.01	39.89	2.51	7°11'28"	N14°33'50"W	5.00
C3	4.16	2.00	3.40	119°05'12"	S79°15'43"E	3.45
C4	10.59	64.00	5.31	9°29'04"	N24°27'40"W	10.58
C5	4.98	2.00	5.92	142°38'54"	S42°07'15"W	3.79
C6	4.22	2.00	3.52	120°50'08"	N07°47'56"W	3.48
C7	7.78	39.00	3.90	11°25'27"	S46°54'24"W	7.76
C8	39.24	25.00	24.97	89°55'41"	S61°44'10"W	35.33
C9	3.73	2.00	2.70	106°51'52"	S36°39'36"E	3.21



VICINITY MAP: H-18-Z

- LEGAL DESCRIPTION:**
TRACT C-2-A-2-B, UNIT NO. 5 DALE BELLAMAH'S JEANNADALE.
- NOTE:**
- BENCHES SHALL BE ULTRUM MODEL NO. UF-3006, 6' BENCH WITH PERMANENT IN GROUND MOUNT. INSTALL PER MANUFACTURE'S SPECIFICATIONS. COLOR; BLACK. AVAILABLE FROM LEISURE DESIGN SYSTEMS INC. 1-800-543-2232.
 - TRASH RECEPTACLE SHALL BE MATERIALS, INC. MODEL NO 3223 WITH EXPOSED AGGREGATE BAND. COLOR; GREY. AVAILABLE FROM MATERIALS INC. (505) 891-8888.
 - DRINKING FOUNTAIN SHALL BE HAWS MODEL NO. 3176. INSTALL PER MANUFACTURE'S SPECIFICATIONS. AVAILABLE FROM P.E. O'HEAR, (505) 354-8081.
 - WHERE TWO BENCHES ARE TO BE INSTALLED SIDE BY SIDE, PROVIDE A 1" SPACE BETWEEN BENCHES.
 - PARK AREA UNDER LICENSE AGREEMENT TO THE OWNER. LICENSE AGREEMENT TO ALLOW GENERAL PUBLIC USE OF PARK AREA AND WILL BE MAINTAINED BY LOT OWNER. SEE AGREEMENT FOR DETAILS RECORDED.
 - SEE LANDSCAPE PLAN FOR DETAIL IRRIGATION DRAWING AND MODIFICATIONS TO PARK AREA.

LEGEND

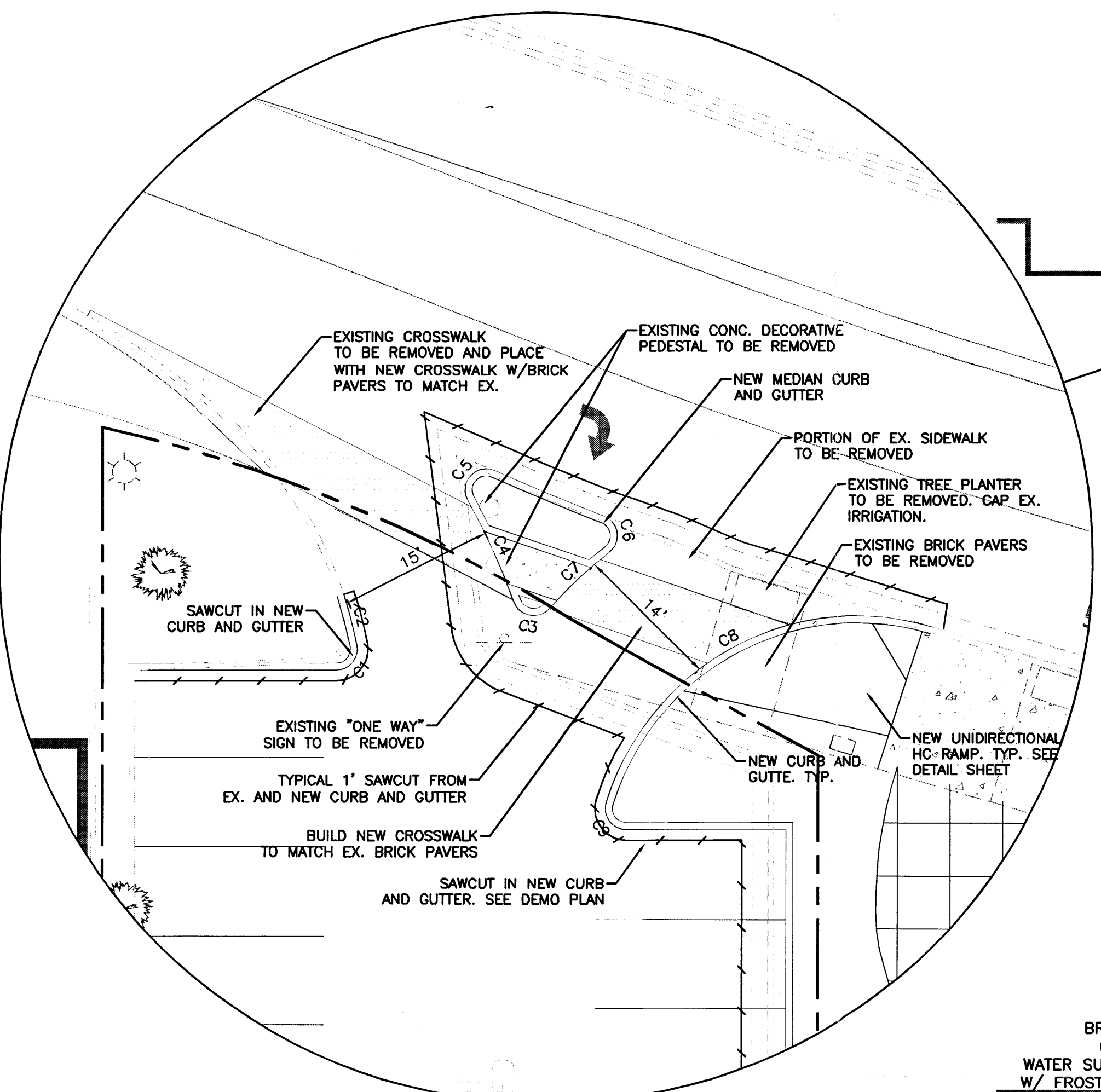
---	BOUNDARY LINE
---	EASEMENT
---	PROPOSED CURB
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED SIDEWALK

SITE DATA

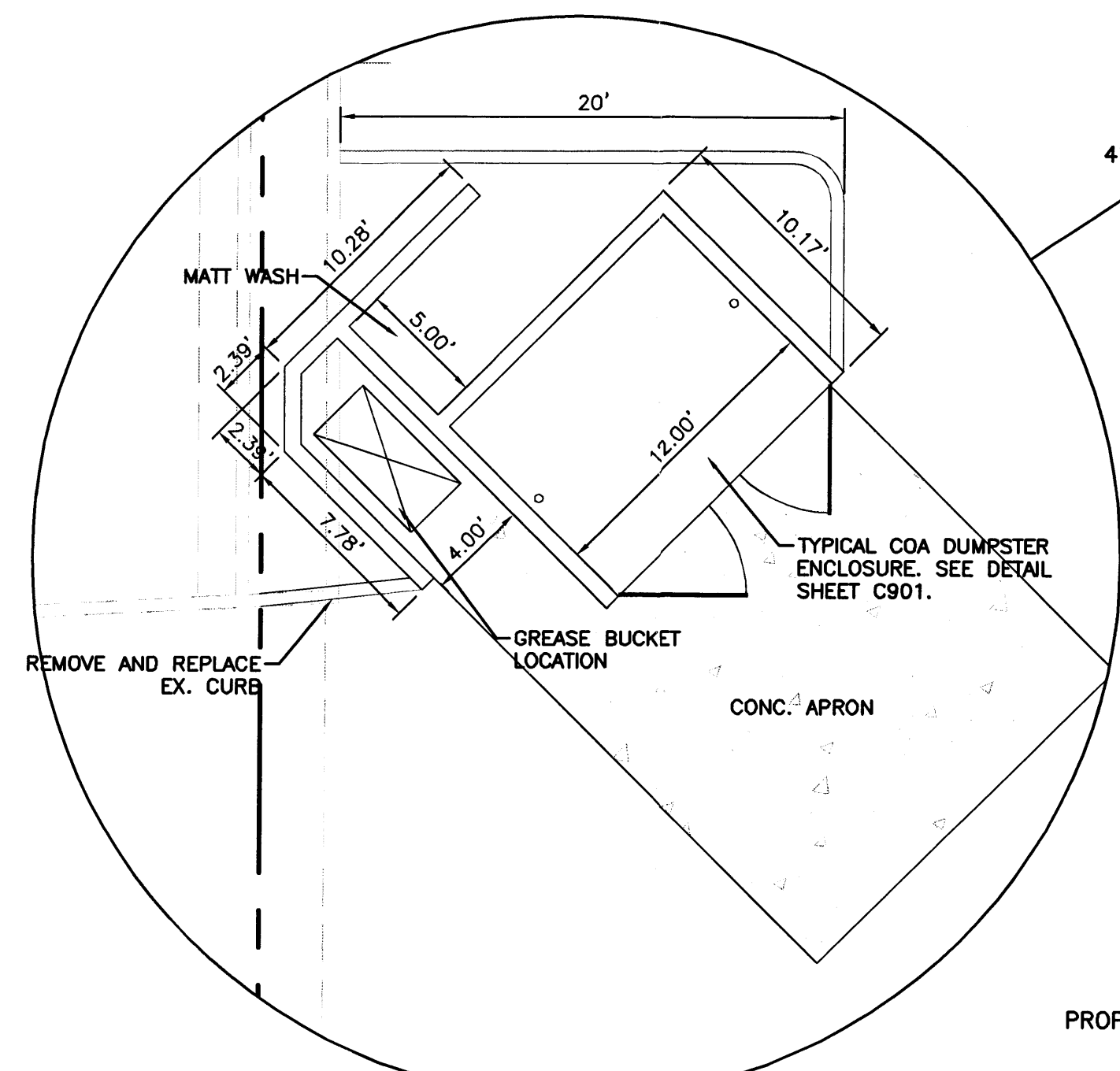
PROPOSED USAGE:	RESTAURANT/RETAIL
ZONING:	C-2
LOT AREA:	0.9905 ACRE
BUILDING AREA:	15,283 SF
LANDSCAPE AREA:	23,425 SF ±
LANDSCAPING REQUIRED:	15% OF NET LOT AREA = 4,180 SF ±
PARKING PROVIDED:	62 SPACES
PARKING REQUIRED:	76 SPACES
HC PARKING PROVIDED:	4 SPACES
HC PARKING REQUIRED:	4 SPACES 2 SPACES VAN ACCESSIBLE

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO ANY EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF UTILITIES & OTHER IMPROVEMENTS.

ENGINEER'S SEAL	UPTOWN PARK	DRAWN BY BGD DATE 05/09/03 2242SP3.DWG SHEET # C301 JOB # 220042
	SITE PLAN AND UTILITY PLAN	
DAVID SOULE P.E. #14522	TIERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	

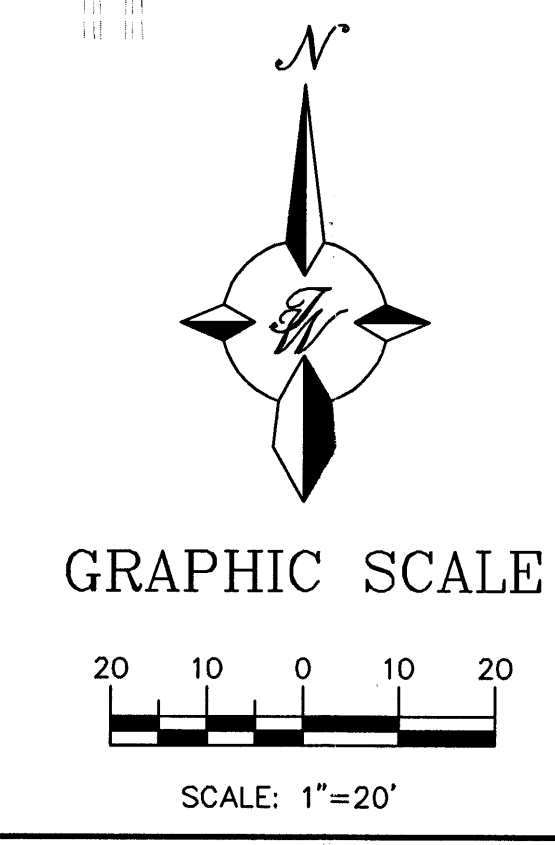
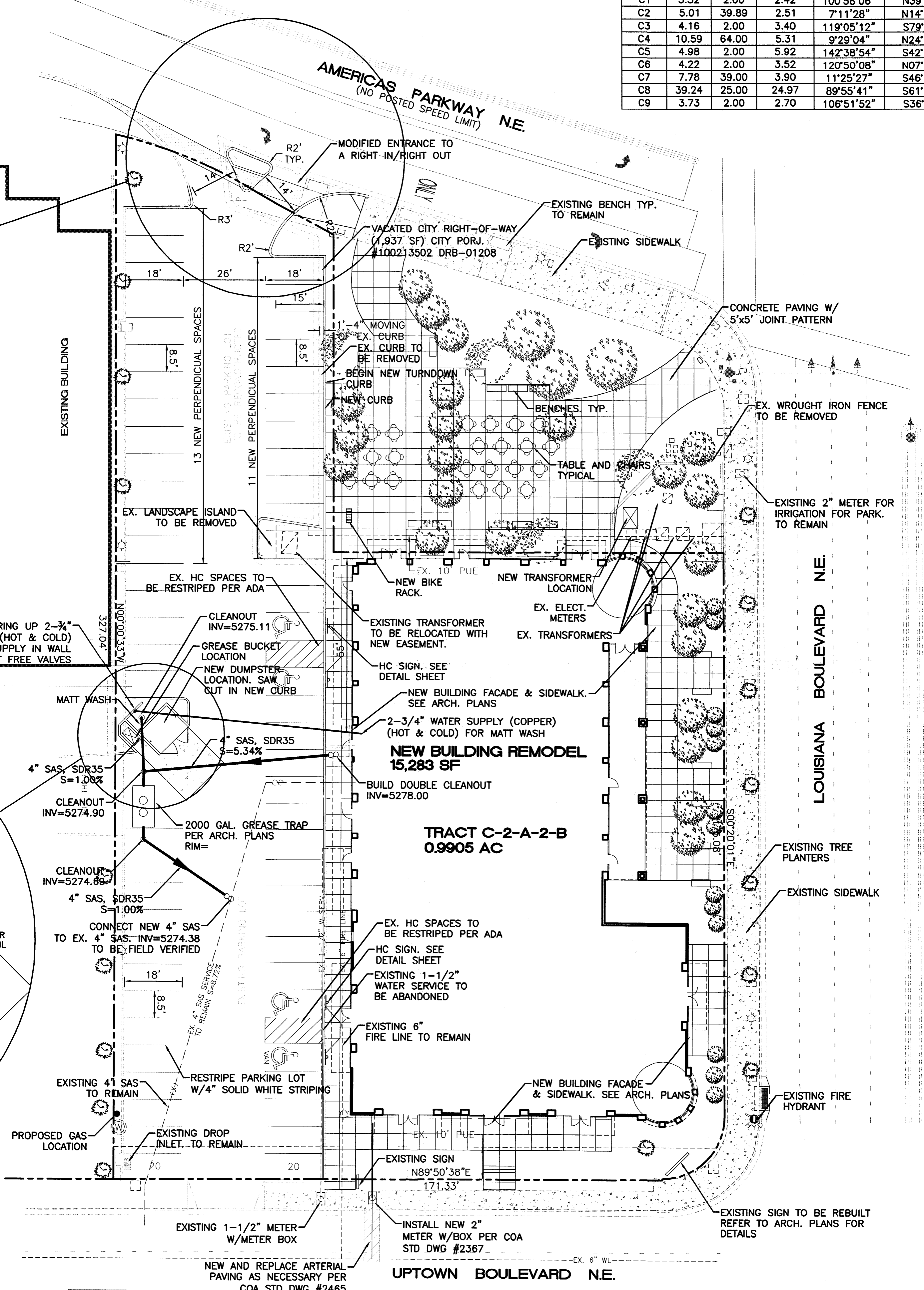


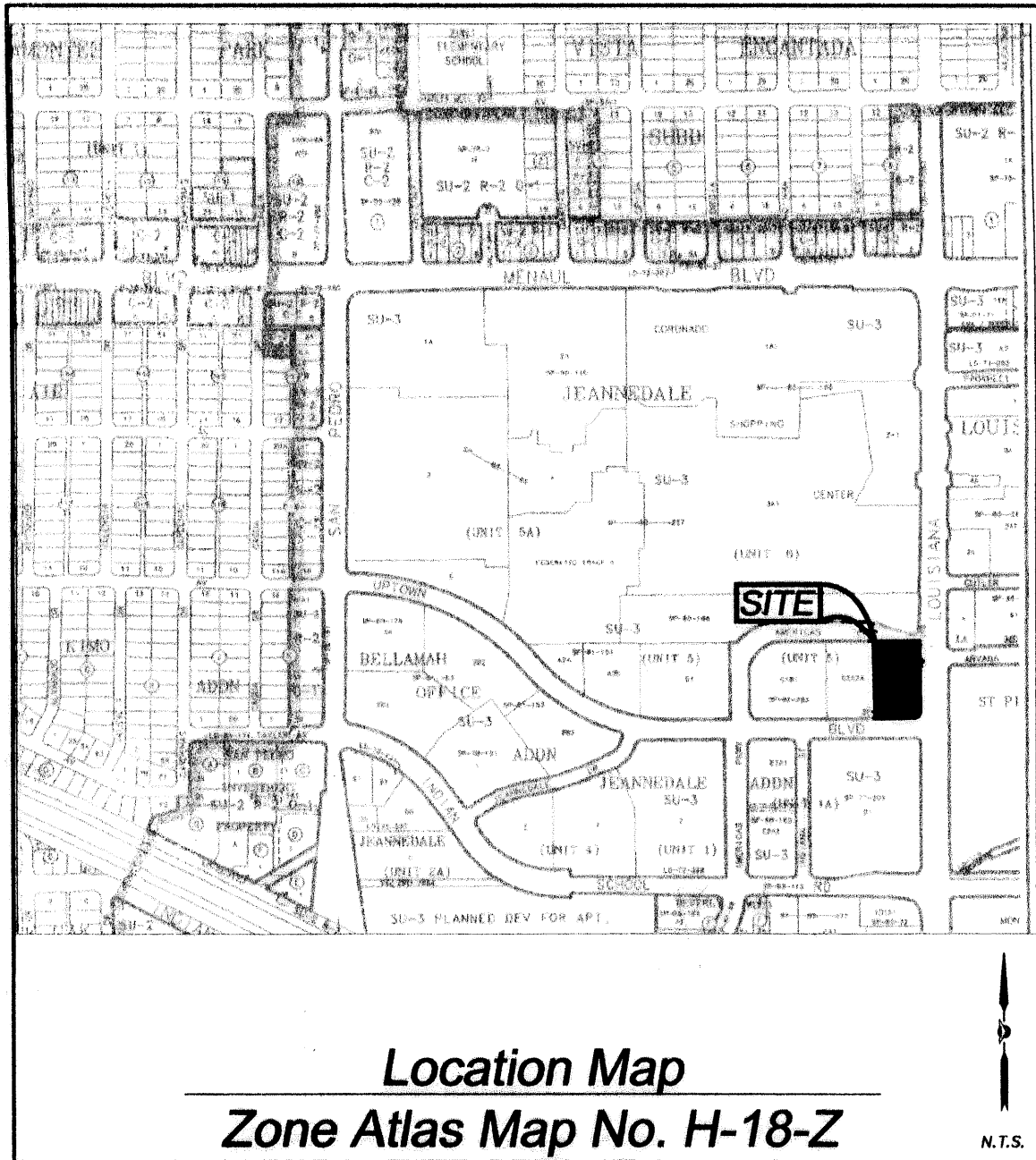
NEW ENTRANCE DETAIL
SCALE: 1"=10'



DUMPSTER DETAIL
SCALE: 1"=10'

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	6.31	150.00	3.16	2°24'38"	N59°39'14"W	6.31
C2	48.34	150.00	24.38	18°27'51"	N67°39'09"W	48.13
C3	30.57	19.42	19.48	90°10'39"	N44°45'19"E	27.51





RECORDING STAMP

Plat of
Tract C-2-A-2-B-1, C-2-A-1-A and C-2-A-1-B
 Unit No. 5 of Dale J. Bellamah's
Jeannedale
 Albuquerque, Bernalillo County, New Mexico
 May 2003

Legal Description

TRACT LETTERED C-2-A-2-B OF UNIT NO. 5 OF DALE BELLAMAH'S JEANNEDALE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF TRACT "C-2-A-2", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 17, 1978 IN MAP BOOK C13, FOLIO 62, INCLUDING THOSE PORTIONS ACQUIRED BY THE CITY OF ALBUQUERQUE FOR RIGHT OF WAY PURPOSES IDENTIFIED AS R.O.W. PARCELS "B" AND "D", CONVEYED BY WARRANTY DEED RECORDED ON APRIL 12, 1985 IN BOOK MISC. 237A, PAGES 179 TO 181, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND TRACT C-2-A-1 OF UNIT NO. 5 OF DALE BELLAMAH'S JEANNEDALE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF TRACT "C-2-A", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 20, 1977 IN VOLUME C12, FOLIO 44, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF UPTOWN BOULEVARD N.E., MARKED BY A SET REBAR WITH CAP "PS 11993", FROM WHENCE A TIE TO A.C.S. MONUMENT "20-H18" BEARS S 14°24'40" E, A DISTANCE OF 581.27 FEET;

THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N 00°00'33" W, A DISTANCE OF 327.08 FEET TO THE SOUTHWEST CORNER OF SAID R.O.W. PARCEL "B", MARKED BY A FOUND CONCRETE NAIL "PS 5823";

THENCE, N 00°06'22" E, A DISTANCE OF 7.92 FEET ALONG THE WEST LINE OF SAID R.O.W. PARCEL "B" TO THE NORTHWEST CORNER OF SAID R.O.W. PARCEL;

THENCE, N 89°52'02" E, A DISTANCE OF 209.97 FEET TO THE NORTHEAST CORNER OF SAID TRACT "C-2-A-1";

THENCE, S 00°00'48" E, A DISTANCE OF 310.05 FEET ALONG THE EASTERLY LINE OF SAID TRACT "C-2-A-1" AND SAID R.O.W. PARCEL "D", TO A POINT OF CURVATURE;

THENCE, 39.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 89°52'50", AND A CHORD OF S 44°55'37" W, A DISTANCE OF 35.32 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF UPTOWN BOULEVARD, N.E.;

THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, S 89°52'02" W, A DISTANCE OF 185.06 FEET TO THE POINT OF BEGINNING AND CONTAINING A GROSS ACREAGE OF 1.6119 ACRES (70,215 SQUARE FEET), AND A NET AREA OF 1.2620 ACRES (54,974 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACTS C-2-A-2-B-1, C-2-A-1-A AND C-2-A-1-B, UNIT NO. 5 OF DALE J. BELLAMAH'S JEANNEDALE.

Approvals Application No.

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QUEST CORPORATION	DATE
COMCAST CABLE	DATE

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.6119 ACRES±
 ZONE ATLAS INDEX NO.: H-18-Z
 NO. OF TRACTS CREATED: 1
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: SEPTEMBER 26, 2002

Notes:

- MISC. DATA: ZONING SU-3
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO THREE NEW TRACTS AND INCORPORATE THE PREVIOUSLY ACQUIRED RIGHT OF WAY PARCELS.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2002490195.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QUEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

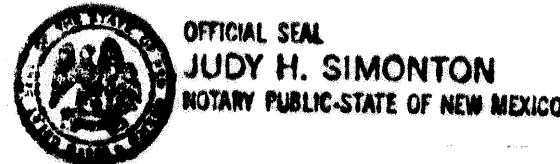
Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

Paul Z. Silverman 5-12-03
 PAUL SILVERMAN, VICE PRESIDENT
 GELTMORE, INC., A NEW MEXICO CORPORATION

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF May, 2003 BY PAUL SILVERMAN, VICE PRESIDENT, GELTMORE, INC., A NEW MEXICO CORPORATION

BY Judy H. Simonton MY COMMISSION EXPIRES: 3-13-2006
 NOTARY PUBLIC

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Jay J. Czar 5/13/03
 JAY J. CZAR
 CHIEF ADMINISTRATIVE OFFICER
 CITY OF ALBUQUERQUE, NEW MEXICO
 A NEW MEXICO MUNICIPAL CORPORATION

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 13, 2003 BY JAY J. CZAR AS CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF ALBUQUERQUE, NEW MEXICO, A NEW MEXICO MUNICIPAL CORPORATION.

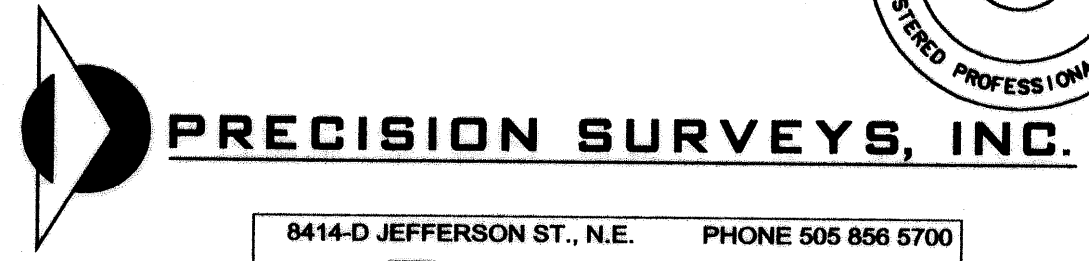
Salvia Lison
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 1-22-06



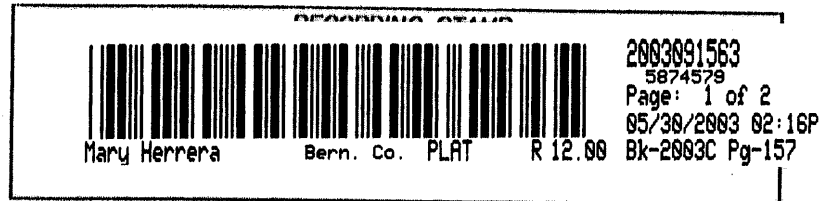
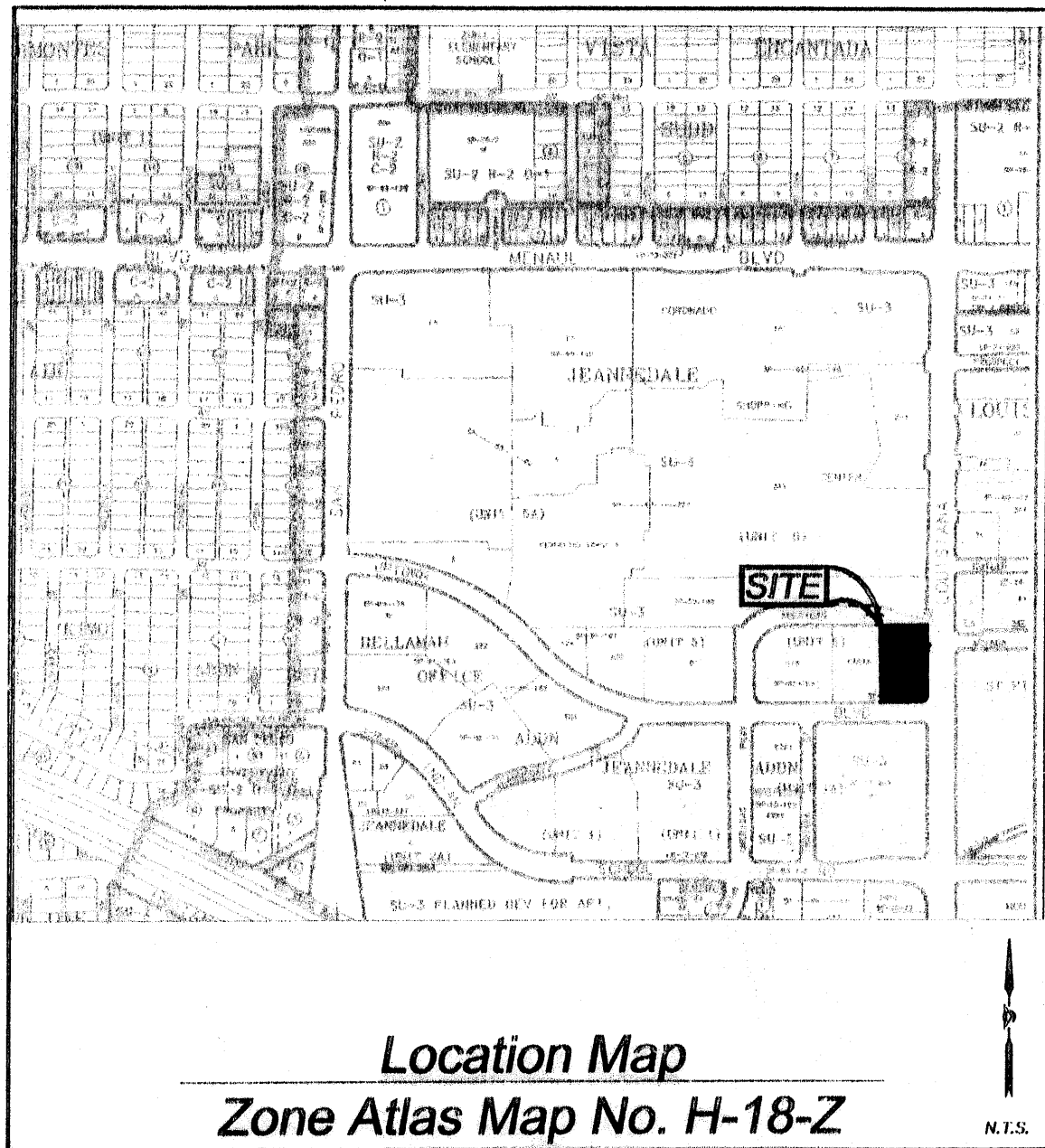
Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 5/13/2003
 LARRY W. MEDRANO
 N.M.P.S. No. 11993



AGTS



Plat of
Tract C-2-A-2-B-1, and C-2-A-1-B
Unit No. 5 of Dale J. Bellamah's
Jeannedale
Albuquerque, Bernalillo County, New Mexico
May 2003

Legal Description

TRACT LETTERED C-2-A-2-B OF UNIT NO. 5 OF DALE BELLAMAH'S JEANNEDALE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF TRACT "C-2-A-2", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 17, 1978 IN MAP BOOK C13, FOLIO 62, INCLUDING THOSE PORTIONS ACQUIRED BY THE CITY OF ALBUQUERQUE FOR RIGHT OF WAY PURPOSES IDENTIFIED AS R.O.W. PARCELS "B" AND "D", CONVEYED BY WARRANTY DEED RECORDED ON APRIL 12, 1985 IN BOOK MISC. 237A, PAGES 179 TO 181, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND TRACT C-2-A-1 OF UNIT NO. 5 OF DALE BELLAMAH'S JEANNEDALE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF TRACT "C-2-A", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 20, 1977 IN VOLUME C12, FOLIO 44, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF UPTOWN BOULEVARD N.E., MARKED BY A SET REBAR WITH CAP "PS 11993", FROM WHENCE A TIE TO A.C.S. MONUMENT "20-1118" BEARS S 14°24'40" E, A DISTANCE OF 581.27 FEET;
- THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N 00°00'33" W, A DISTANCE OF 327.08 FEET TO THE SOUTHWEST CORNER OF SAID R.O.W. PARCEL "B", MARKED BY A FOUND CONCRETE NAIL "PS 5823";
- THENCE, N 00°06'22" E, A DISTANCE OF 7.92 FEET ALONG THE WEST LINE OF SAID R.O.W. PARCEL "B" TO THE NORTHWEST CORNER OF SAID R.O.W. PARCEL;
- THENCE, N 89°52'02" E, A DISTANCE OF 209.97 FEET TO THE NORTHEAST CORNER OF SAID TRACT "C-2-A-1";
- THENCE, S 00°00'48" E, A DISTANCE OF 310.05 FEET ALONG THE EASTERLY LINE OF SAID TRACT "C-2-A-1" AND SAID R.O.W. PARCEL "D", TO A POINT OF CURVATURE;
- THENCE, 39.22 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 89°52'50", AND A CHORD OF S 41°55'32" W, A DISTANCE OF 35.32 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF UPTOWN BOULEVARD, N.E.;
- THENCE, CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, S 89°52'02" W, A DISTANCE OF 185.06 FEET TO THE POINT OF BEGINNING AND CONTAINING A GROSS ACREAGE OF 1.6119 ACRES (70,215 SQUARE FEET), AND A NET AREA OF 1,2820 ACRES (54,974 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACTS C-2-A-2-B-1, C-2-A-1-A AND C-2-A-1-B, UNIT NO. 5 OF DALE J. BELLAMAH'S JEANNEDALE.

Approvals	Application No.
<i>Sherran Matson</i> CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	5/30/03 DATE
<i>Bruce J. Bigham</i> CITY ENGINEER	5/28/03 DATE
<i>Rubel Dark</i> A.M.A. A.	5-30-03 DATE
<i>Bill Dan</i> TRAFFIC ENGINEER	5-30-03 DATE
<i>Mark Tate</i> CITY SURVEYOR	5-13-03 DATE
<i>Jeanne Hall</i> PROPERTY MANAGEMENT	5-30-03 DATE
<i>Roger A. Heen</i> UTILITY DEVELOPMENT DIVISION	5/28/03 DATE
<i>Christina Sandoval</i> PARKS AND RECREATION DEPARTMENT	5/28/03 DATE
<i>Leon D. Maki</i> PNM ELECTRIC SERVICES	5-28-03 DATE
<i>Leon D. Maki</i> PNM GAS SERVICES	5-28-03 DATE
<i>Daniel R. Muller</i> QUEST CORPORATION	5-22-03 DATE
<i>Rita Erickson</i> COMCAST CABLE	5-22-03 DATE

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.6119 ACRES
ZONE ATLAS INDEX NO: H-18-Z
NO. OF TRACTS CREATED: 1
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: SEPTEMBER 26, 2002

Notes:

- MISC. DATA: ZONING SU-3
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO TWO NEW TRACTS AND INCORPORATE THE PREVIOUSLY ACQUIRED RIGHT OF WAY PARCELS.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2002490195.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QUEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

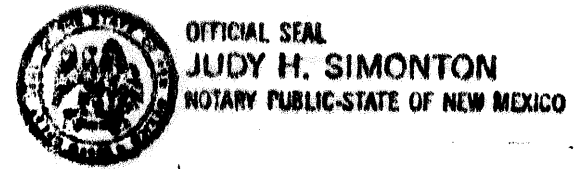
Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

Paul L. Silverman 5-12-03
PAUL SILVERMAN, VICE PRESIDENT
GELTMORE, INC., A NEW MEXICO CORPORATION
OWNER-TRACT C-2-A-2-B-1 AND C-2-A-1-B
DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF May, 2003 BY PAUL SILVERMAN, VICE PRESIDENT, GELTMORE, INC., A NEW MEXICO CORPORATION

BY *Judy H. Simonton* MY COMMISSION EXPIRES: 3-13-2006
NOTARY PUBLIC

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Jay J. Czar 5/13/03
JAY J. CZAR
CHIEF ADMINISTRATIVE OFFICER
CITY OF ALBUQUERQUE, NEW MEXICO
A NEW MEXICO MUNICIPAL CORPORATION
DATE

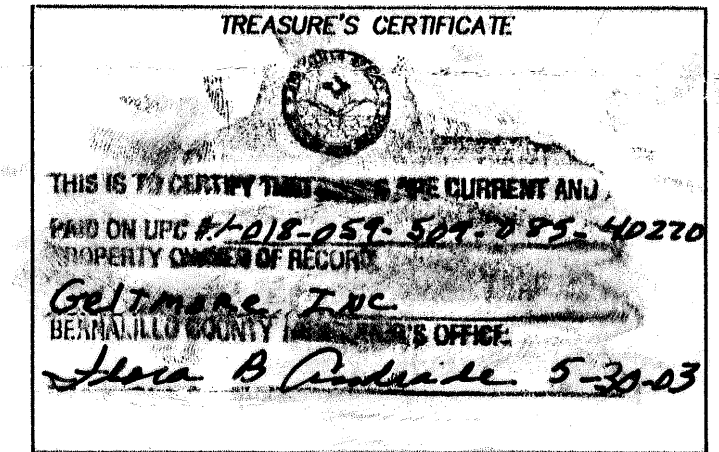
Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 13 2003 BY JAY J. CZAR AS CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF ALBUQUERQUE, NEW MEXICO, A NEW MEXICO MUNICIPAL CORPORATION.

Salvia Lison
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-22-06



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 5/13/2003
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE



PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- ⊙ DENOTES REBAR W/CAP "PS 11993" TO BE SET UNLESS OTHERWISE NOTED

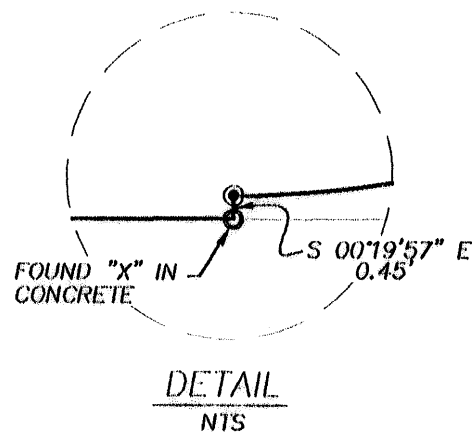
Americas Parkway, N.E.

(R.O.W. VARIES)

*RIGHT OF WAY PARCEL "B" PREVIOUSLY ACQUIRED BY THE CITY OF ALBUQUERQUE PER WARRANTY DEED RECORDED IN IN DOCUMENT NO. 83-28233, ON APRIL 12, 1985 IN BOOK MISC. 237A PAGES 179-181

TRACT C-2-A-2-A
UNIT 5 DALE J. BELLAMAH'S
JEANNEDALE
(4/17/78, C13-62)

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	DISTANCE
C1	150.00'	48.37'	18°28'31"	24.40'	S 67°39'21" E	48.16'
C2	150.00'	6.32'	02°24'45"	3.16'	S 60°00'28" E	6.32'



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

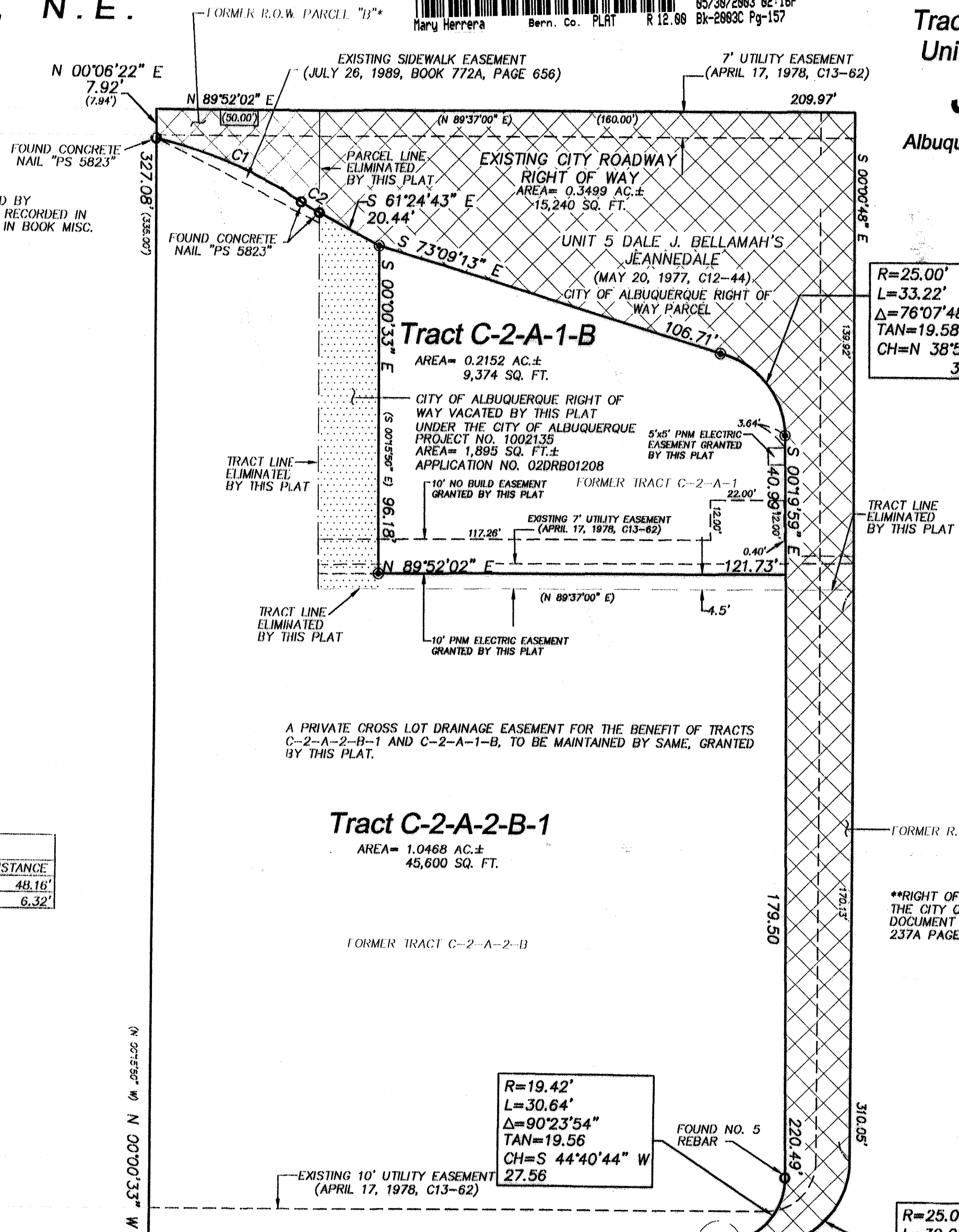
Uptown Boulevard, N.E.

(86' R.O.W.)

2603891563
5874579
Page: 2 of 2
65/36/2893 62:16P
Bk-2683C Pg-157

Mary Herrera Bern. Co. PLRT R 12.06

Plat of
Tract C-2-A-2-B-1 and C-2-A-1-B
Unit No. 5 of Dale J. Bellamah's
Jeannedale
Albuquerque, Bernalillo County, New Mexico
May 2003



R=25.00'
L=33.22'
Δ=76°07'48"
TAN=19.58
CH=N 38°55'57" W
30.83'

LOUISIANA BOULEVARD, N.E.
(ROW 106')

**RIGHT OF WAY PARCEL "D" PREVIOUSLY ACQUIRED BY THE CITY OF ALBUQUERQUE PER WARRANTY DEED RECORDED AS DOCUMENT NO. 83-28233, ON APRIL 12, 1985 IN BOOK MISC. 237A PAGES 179-181

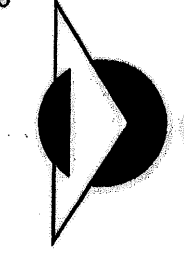
R=19.42'
L=30.64'
Δ=90°23'54"
TAN=19.56
CH=S 44°40'44" W
27.56

R=25.00'
L=39.22'
Δ=89°52'50"
TAN=24.95
CH=S 44°55'37" W
35.32

P.O.B.

A.C.S. MONUMENT "15-H18"
STANDARD A.C.S. ALUMINUM CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=404,773.95
Y=1,485,048.22
E1=5300.789 (NGVD 29)
GROUND TO GRID FACTOR=0.99965891
DELTA ALPHA ANGLE=-0°10'59"

A.C.S. MONUMENT "20-H18"
STANDARD A.C.S. ALUMINUM CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=404,802.33
Y=1,483,082.39
E1=5280.592 (NGVD 29)
GROUND TO GRID FACTOR=0.99965788
DELTA ALPHA ANGLE=-0°10'59"



PRECISION SURVEYS, INC.

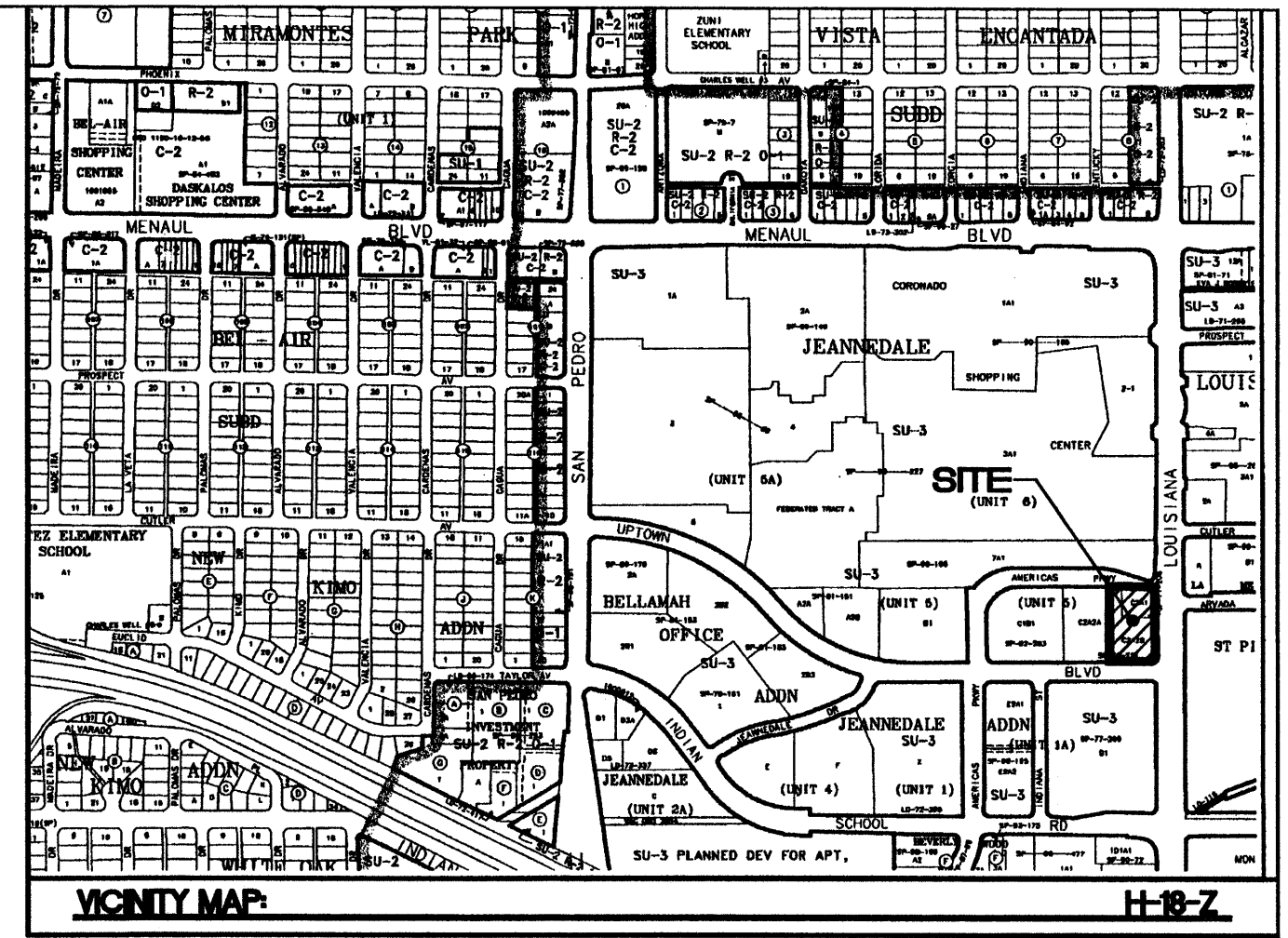
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. 1002135

Sheet 2 of 2

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	6.31	150.00	3.16	2°24'38"	N59°39'14"W	6.31
C2	48.34	150.00	24.38	18°27'51"	N67°39'09"W	48.13
C3	30.57	19.42	19.48	90°10'39"	N44°45'19"E	27.51

EXHIBIT
DATE 8/28/02

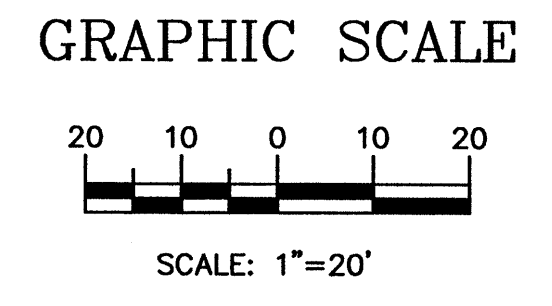
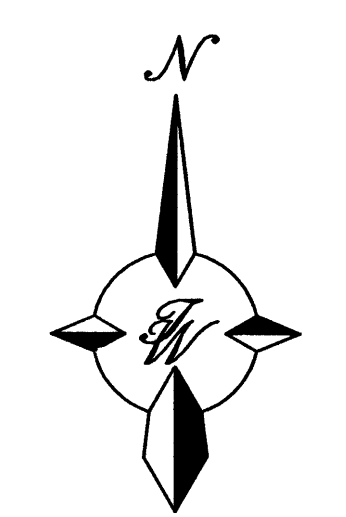


VICINITY MAP
LEGAL DESCRIPTION
TRACT C-2-A-2-B, UNIT NO. 5 DALE BELLAMAH'S JEANNEDALE.

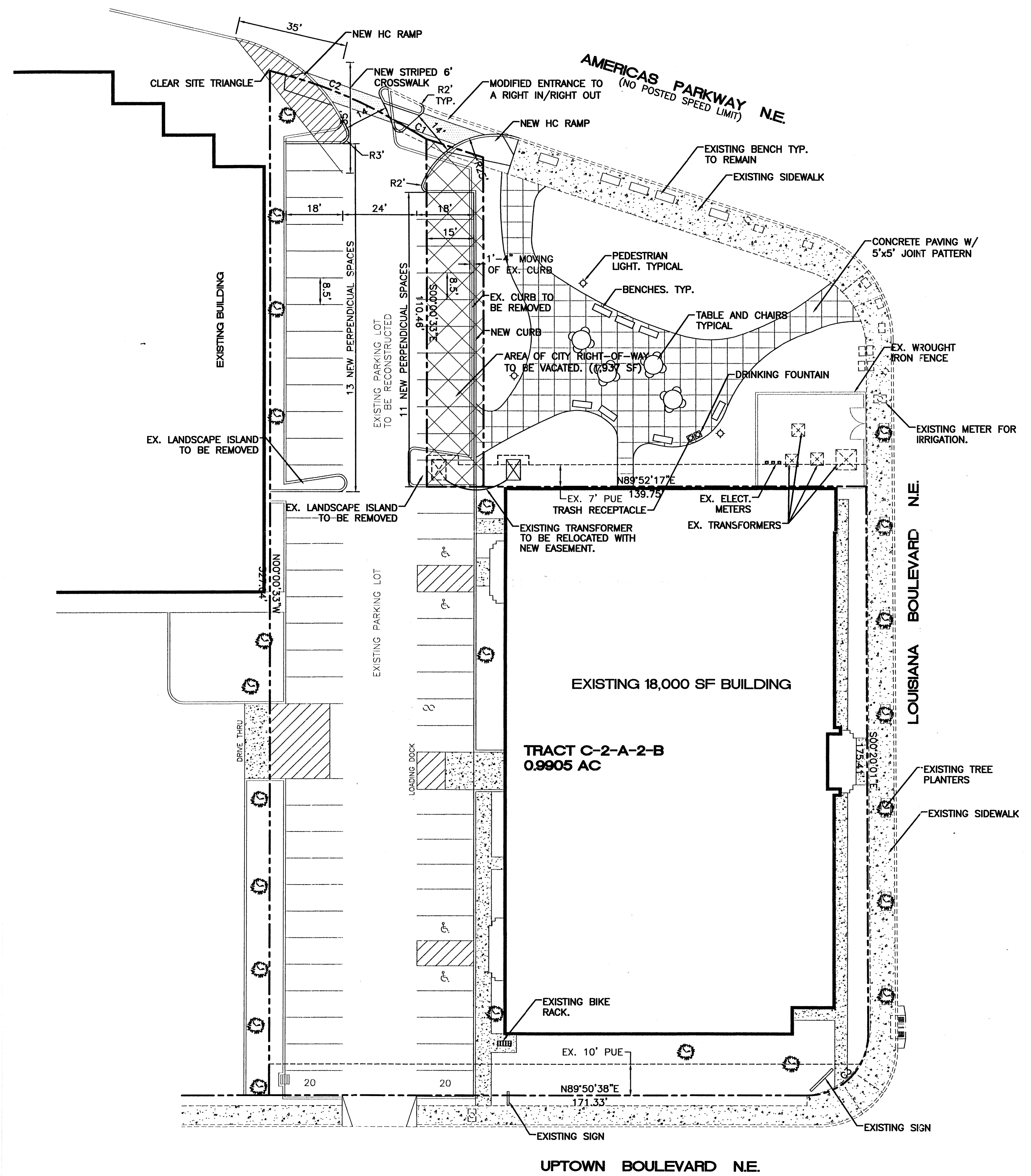
- NOTE:**
- BENCHES SHALL BE ULTRUM MODEL NO. UF-3006, 6' BENCH WITH PERMANENT IN GROUND MOUNT. INSTALL PER MANUFACTURE'S SPECIFICATIONS. COLOR; BLACK. AVAILABLE FROM LEISURE DESIGN SYSTEMS INC. 1-800-543-2232.
 - TRASH RECEPTACLE SHALL BE MATERIALS, INC. MODEL NO 3223 WITH EXPOSED AGGREGATE BAND. COLOR; GREY. AVAILABLE FROM MATERIALS INC. (505) 891-8888.
 - DRINKING FOUNTAIN SHALL BE HAWS MODEL NO. 3176. INSTALL PER MANUFACTURE'S SPECIFICATIONS. AVAILABLE FROM P.E. O'HEAR, (505) 354-8081.
 - WHERE TWO BENCHES ARE TO BE INSTALLED SIDE BY SIDE, PROVIDE A 1" SPACE BETWEEN BENCHES.

LEGEND

	BOUNDARY LINE
	EASEMENT
	PROPOSED CURB
	PROPOSED EDGE OF PAVEMENT
	PROPOSED TEMPORARY ASPHALT CURB
	PROPOSED SIDEWALK
	PROPOSED CONCRETE PAVING



- SHEET INDEX**
- SITE PLAN
 - LANDSCAPE PLAN
 - IRRIGATION PLAN
 - GRADING PLAN
 - MASTER UTILITY PLAN
 - ELEVATIONS



1002135

ENGINEER'S SEAL	BOOKSTAR	DRAWN BY BDG
	SITE PLAN	DATE 05/22/02
RONALD R. BOHANNAN P.E. #7868	 TERRA WEST, LLC 8509 JEFFERSON NE ALBUQUERQUE, NEW MEXICO 87113 (505)858-3100	2242SP.DWG
		SHEET # 1
		JOB # 220042