

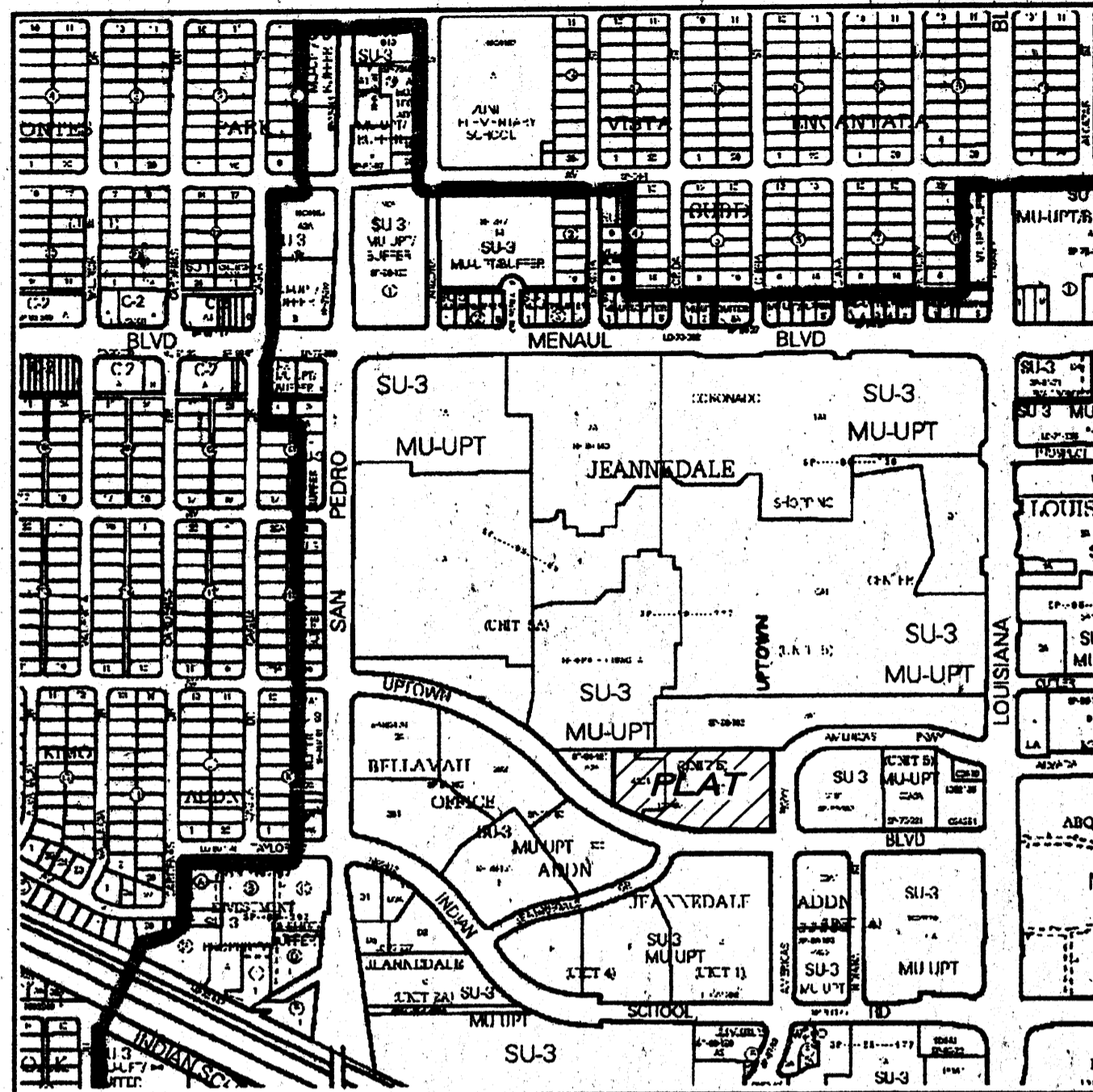
PLAT OF  
**TRACTS A-2-B-1-A AND B-1-A-1**  
**DALE J. BELLAMAH'S JEANNEDALE UNIT 5**

(BEING A REPLAT OF TRACTS A-2-B-1 AND B-1-A, DALE J. BELLAMAH'S JEANNEDALE UNIT

SITUATE WITHIN  
**SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**

**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

OCTOBER, 2009



**VICINITY MAP**  
 NOT TO SCALE

**GENERAL NOTES**

- Bearings are New Mexico State Plane Grid Bearings Central Zone - NAD 83
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- U.C.L.S. Log Number 2009440709
- City of Albuquerque Zone Atlas Page: H-18-Z

**SUBMISSION DATA**

Total number of existing Tracts: 2  
 Total number of new Tracts created: 2  
 Gross Subdivision acreage: 4.4842 acres

**PURPOSE OF PLAT:**

The purpose of this plat is to show the Vacation of an existing 14' Utility Easement which was Vacated by 09DRB-70344 and to adjust the interior Tract line between Tracts A-2-B-1 and B-1-A as shown hereon:

**SHEET INDEX**

- SHEET 1 - General Notes, Approvals, Surveyor Certification  
 SHEET 2 - Legal Description, Acknowledgement  
 SHEET 3 - Existing Tracts and Easements

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

6301 Uptown LLC  
1018059-40201; 1018059-40202

Onclusion 1-8-2010  
 Bernalillo, County Treasurer Date

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- New Mexico Gas Company 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 such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to 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 erected 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

**DISCLAIMER**

In approving this plat, Public Service Company of New Mexico and New Mexico Gas Company did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive nor release any easement or easement rights to which it may be entitled.

**SURVEYOR'S CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg  
 NMP S No. 9750  
 October 30, 2009



PROJECT NUMBER: 1008060  
 Application Number: 09DRB-70344  
09DRB-70345

**PLAT APPROVAL**

Utility Approvals:  
Fernando Vigil 12-11-09  
 Public Service Company of New Mexico Date  
B-A 1-05-2010  
 New Mexico Gas Company Date  
David A. Bateh 1/4/2010  
 QWest Corporation Date  
Robert Dauter 1-6-2010  
 Comcast Date  
 City Approvals:  
J. B. Felt 11-5-09  
 City Surveyor Date  
 Department of Municipal Development  
 N/A  
 Real Property Division Date  
 N/A  
 Environmental Health Department Date  
TLSDZS 12-09-09  
 Traffic Engineering, Transportation Division Date  
Roger Green 12/9/09  
 ABCWUA Date  
Christine Sandoral 12/9/09  
 Parks and Recreation Department Date  
Bradley A. Bingham 1/6/10  
 AMAFCA Date  
Art C. Chene 12-9-09  
 City Engineer Date  
John L. ... 3/1-07-10  
 DRB Chairperson, Planning Department Date

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 01/08/2010 02:45 PM Page: 1 of 3  
 t:\PLAT R \$17,000 \$ 20100 P. 0004 R. Taulous Olivero, Bernalillo Cour

SHEET 1 OF 3  
**SURVOTEK**  
 Consulting Surveyors Phone: 505-897-8977  
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-8977

PLAT OF  
**TRACTS A-2-B-1-A AND B-1-A-1**  
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 (BEING A REPLAT OF TRACTS A-2-B-1 AND B-1-A, DALE J. BELLAMAH'S JEANNEDALE UNIT 5)

SITUATE WITHIN  
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**NEW MEXICO PRINCIPAL MERIDIAN**  
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 OCTOBER, 2009

**LEGAL DESCRIPTION**

That certain parcel of land situate within Section 12, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tracts A-2-B-1 and B-1-A of DALE J. BELLAMAH'S JEANNEDALE, UNIT 5, as the same are shown and designated on the plat entitled, "PLAT OF TRACT A-2-B-1 & B-1-A, DALE J. BELLAMAH'S JEANNEDALE, UNIT 5, SITUATE WITHIN SECTION 12, T. 10 N., R. 3 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 2, 2005 in Volume 2005C, Folio 297 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane grid bearings (NAD 83), bearings and ground distances as follows:

BEGINNING at the Northeast corner of said Tract B-1-A, (a 1/2" rebar found in place) also being a point on the Westerly right of way line of Uptown Loop N.E. and a point on the Southerly line of Tract 7-A-1, Dale J. Bellamah's Jeannedale, Unit 5 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 September 11, 1990 in Volume 90C, Folio 220 whence the Albuquerque Control Survey Monument "20-H18" bears S 65° 00' 48" E, 986.53 feet distant; Thence Southeasterly and Southwesterly along said Westerly right of way line of Uptown Loop N.E. for the following two (2) courses:

S 00° 02' 13" E, 304.95 feet to a point of curvature (a concrete nail and brass disc stamped "L.S. 8686" found in place); Thence,

Southwesterly 47.03 feet on the arc of a curve to the right (said curve having a radius of 30.00 feet, a central angle of 89° 49' 35" and a chord which bears S 44° 52' 34" W, 42.36 feet) to a point of tangency on the Northerly right of way line of Uptown Boulevard N.E. (a concrete nail and brass disc stamped "L.S. 8686" found in place); Thence Southwesterly and Northwesterly along said Northerly right of way line of Uptown Boulevard N.E. for the following two (2) courses:

S 89° 47' 22" W, 200.27 feet to a point of curvature (a 1/2" rebar and cap stamped "L.S. 8686" found in place); Thence,

Northwesterly 416.35 feet on the arc of a curve to the right (said curve having a radius of 757.00 feet, a central angle of 31° 30' 45" and a chord which bears N 74° 22' 45" W, 411.12 feet) to a point on curve and the Southwest corner of said Tract A-2-B-1 (an "X" found scribed in the concrete) said point also being the Southeast corner of Tract A-2-A, Dale J. Bellamah's Jeannedale, Unit 5 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 May 18, 1981 in Volume C1, Folio 81; Thence,

N 00° 03' 30" W, 223.45 feet along a line common to said Tracts A-2-B-1 and A-2-A to the Northwest corner of said Tract A-2-B-1 and the Northeast corner of said Tract A-2-A (a PK nail and brass disc stamped "L.S. 11184" found in place) said point also being a point on the Southerly line of Federated Tract A, Dale J. Bellamah's Jeannedale, Unit 5 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 September 1, 1989 in Volume 39, Folio 172; Thence,

N 89° 50' 31" E, 246.06 feet along a line common to said Tract A-2-B-1 and Federated Tract A to an angle point in the Northerly line of said Tract B-1-A (a 1/2" rebar and cap stamped "L.S. 8686" found in place); Thence,

N 89° 52' 05" E, 380.07 feet along a line common to said Tracts B-1-A and 7-A-1 to the point of beginning of the parcel herein described.

Said parcel contains 4.4842 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising, PLAT OF TRACTS A-2-B-1-A AND B-1-A-1, DALE J. BELLAMAH'S JEANNEDALE UNIT 5 (BEING A REPLAT OF TRACTS A-2-B-1 AND B-1-A, DALE J. BELLAMAH'S JEANNEDALE UNIT 5) SITUATE WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public easements as shown hereon (if any). Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

6401 UPTOWN, LLC

*Jerome W. Bettman, Jr.*  
 By: Jerome W. Bettman, Jr., Managing member

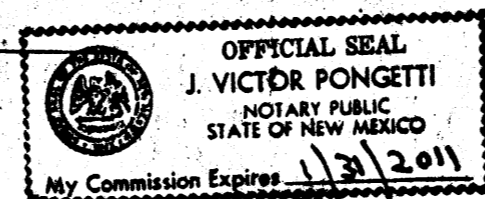
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO, SS

This instrument was acknowledged before me on this 7<sup>th</sup> day of November, 2009, by Jerome W. Bettman, Jr., as Managing member of 6401 Uptown LLC.

*J. Victor Pongetti*  
 Notary Public

My commission expires



**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

- A. Plat entitled "PLAT OF TRACT A-2-B-1 & B-1-A, DALE J. BELLAMAH'S JEANNEDALE, UNIT 5, SITUATE WITHIN SECTION 12, T. 10 N., R. 3 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed September 2, 2005, in Volume 2005C, Folio 297, records of Bernalillo County, New Mexico.
- B. Plat entitled "SUMMARY PLAT OF TRACT C-1-B-1, UNIT 5, DALE J. BELLAMAH'S JEANNEDALE, ALBUQUERQUE, NEW MEXICO", filed November 16, 1982, in Volume C20, Folio 86, records of Bernalillo County, New Mexico.
- C. Plat entitled "TRACT A-2-A & A-2-B, DALE J. BELLAMAH'S JEANNEDALE UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO (BEING A REPLAT OF TRACT A-2)", filed May 18, 1981, in Volume C18, Folio 18, records of Bernalillo County, New Mexico.
- D. Plat of "FEDERATED TRACT A, DALE J. BELLAMAH'S JEANNEDALE UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed September 1, 1989, in Volume C39, Folio 172, records of Bernalillo County, New Mexico.
- E. Plat of "LOT 7-A-1; DALE J. BELLAMAH'S JEANNEDALE UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed September 11, 1990, in Volume 90C, Folio 220, records of Bernalillo County, New Mexico.

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

DOCH 2010001931

01/09/2010 02:45:00 Page: 2 of 3  
 PLAT R: \$17.00 B: 2310C P: 0004 M. Toulious Ollivera, Bernalillo Cou  
 [Barcode]



SHEET 2 OF 3

**SURVOTEK**

Consulting Surveyors Phone: 505-894-8344  
 8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-894-8344

**EASEMENT NOTES**

- (A) Existing 10' Private Waterline Easement granted by plat filed August 2, 2005 in Plat Book 2005C, Page 297 for the benefit and use by and for the owners of Tract B-1-A and is to be maintained by said owners.
- (B) Tracts A-2-B-1 and B-1-A are subject to a Private Cross Lot Drainage, Access and Parking Easement granted by plat filed August 2, 2005 in Plat Book 2005C, Page 297. Said easement to be maintained by the respective tract owners.
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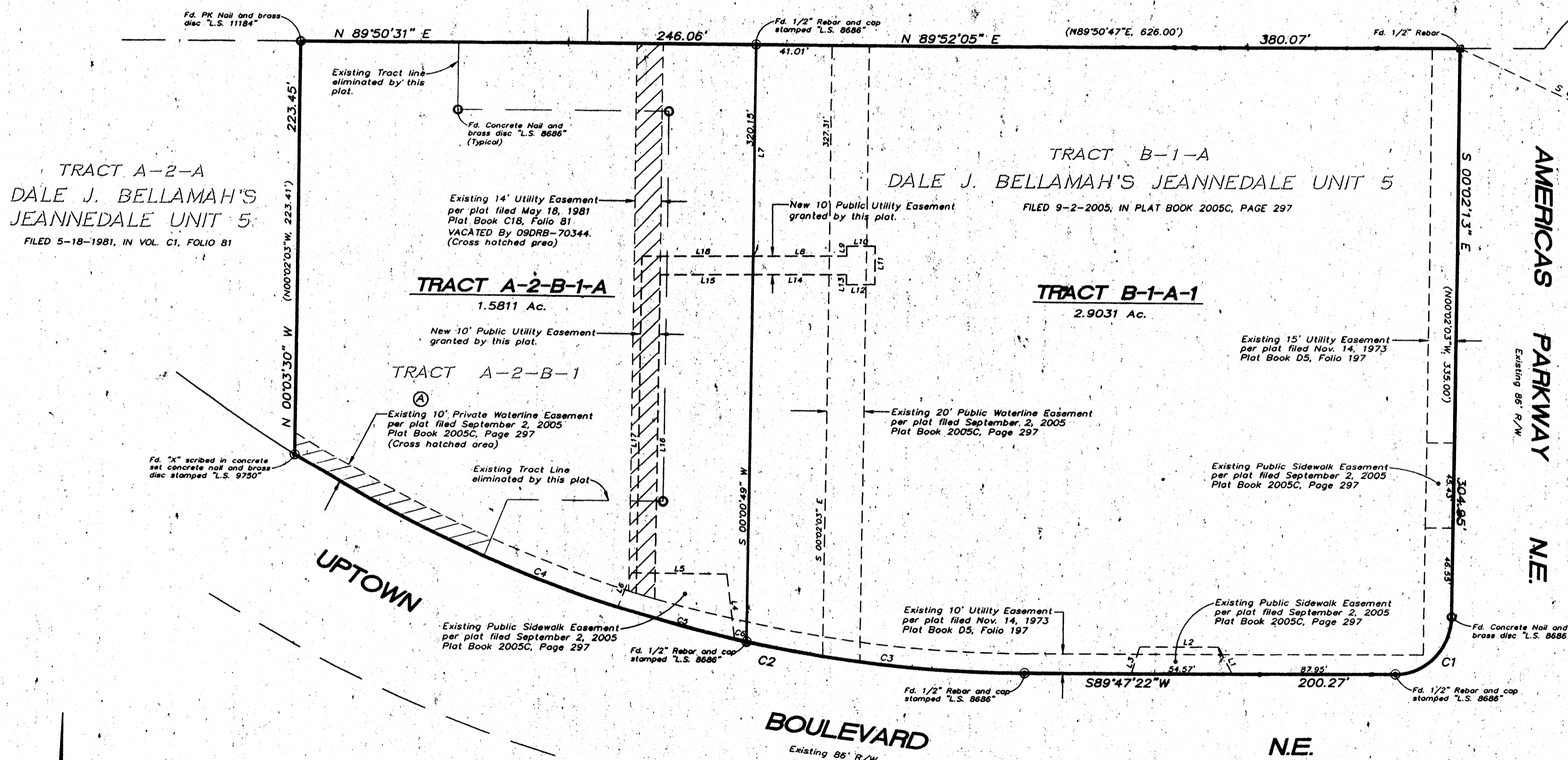
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L1	15.95	N29°59'15"W
L2	42.33	S89°47'22"W
L3	14.50	S17°07'27"W
L4	34.47	N07°32'18"W
L5	51.37	N89°57'46"W
L6	19.54	S21°58'56"W
L7	113.38	S00°00'49"W
L8	50.42	N89°13'49"E
L9	5.37	N00°22'02"W
L10	15.31	N89°09'30"E
L11	20.76	S00°22'02"E
L12	15.31	S89°09'30"W
L13	5.39	N00°22'02"W
L14	50.49	S89°13'49"W
L15	49.99	S89°13'49"W
L16	174.00	S00°02'03"E
L17	181.03	N00°02'03"W
L18	50.00	N89°13'49"E

PLAT OF  
**TRACTS A-2-B-1-A AND B-1-A-1**  
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 (BEING A REPLAT OF TRACTS A-2-B-1 AND B-1-A, DALE J. BELLAMAH'S JEANNEDALE UNIT 5)

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 CITY OF ALBUQUERQUE  
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 OCTOBER, 2009

FEDERATED TRACT A  
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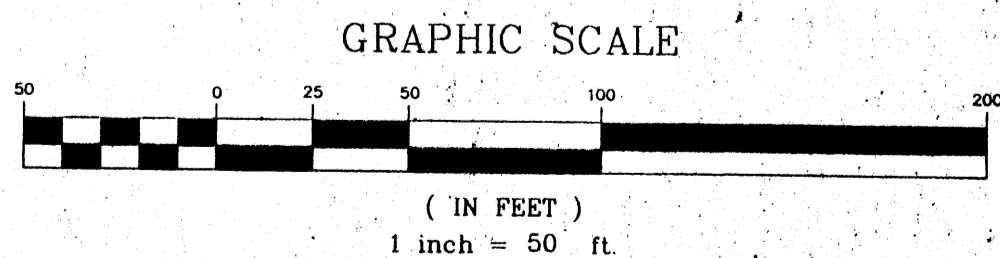
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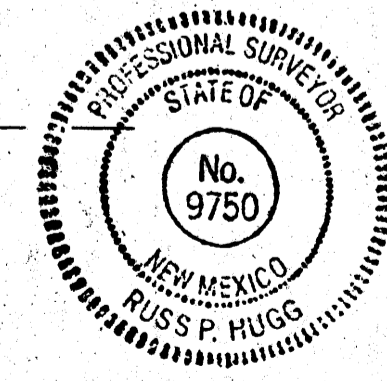
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DOCH 2010001931

01/08/2010 02:45 PM Page: 3 of 3  
 PLAT R 517.00 B: 2010C P: 0004 M: Toulouse Olivere, Bernalillo, New Mexico



CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.03'	30.00'	29.91'	42.36'	S44°52'34"W	89°49'35"
C2	416.35'	757.00'	213.58'	411.12'	N74°22'45"W	31°30'45"
C3	151.15'	757.00'	75.83'	150.90'	S84°24'55"E	11°26'24"
C4	265.20'	757.00'	133.97'	263.84'	S68°39'33"E	20°04'20"
C5	65.24'	757.00'	32.64'	65.22'	S75°43'17"E	4°56'17"
C6	6.67'	757.00'	3.34'	6.67'	S78°26'34"E	0°30'18"



SHEET 3 OF 3

**SURVOTEK, INC.**  
 Consulting Surveyors  
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-9384 Fax: 505-897-9385

**EASEMENT NOTES**

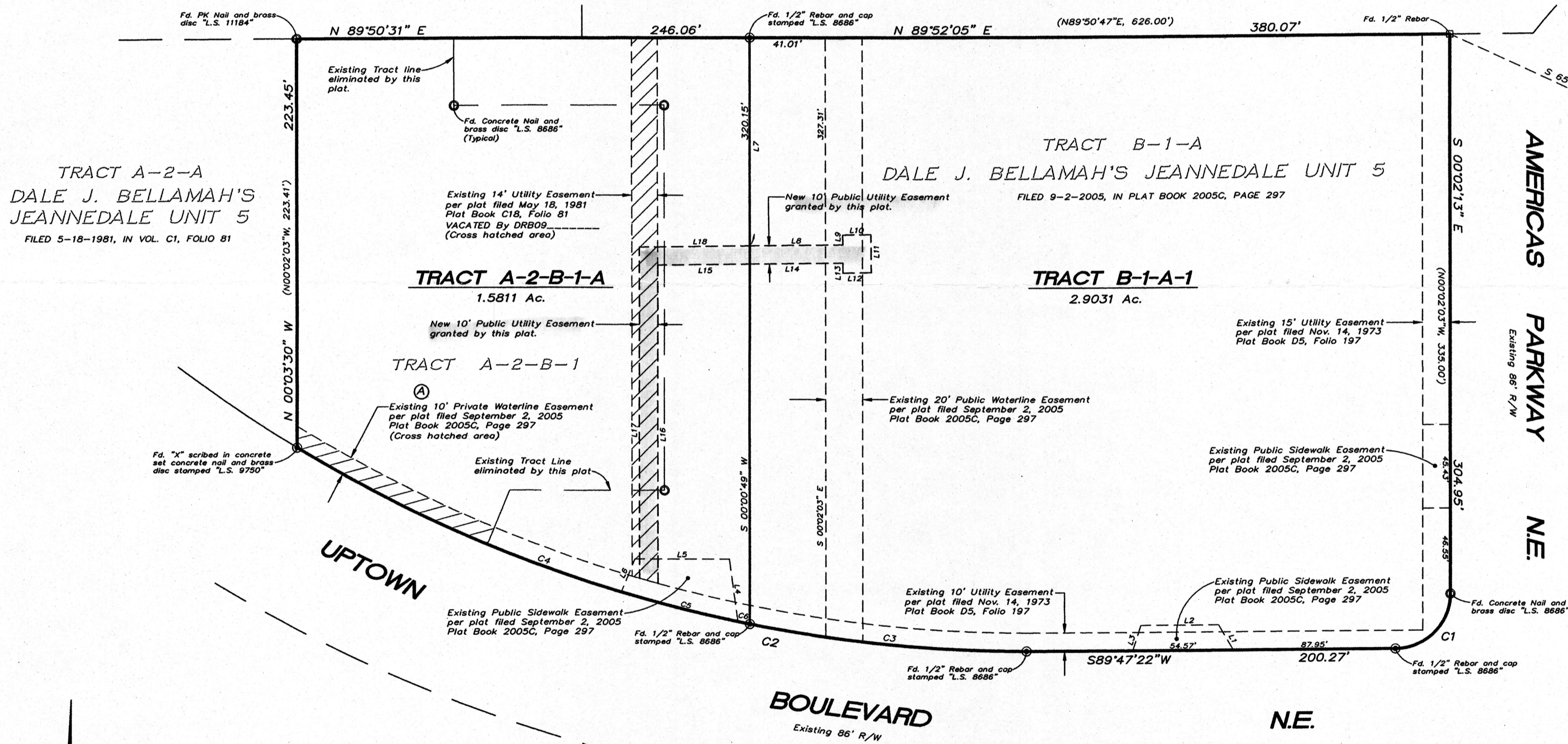
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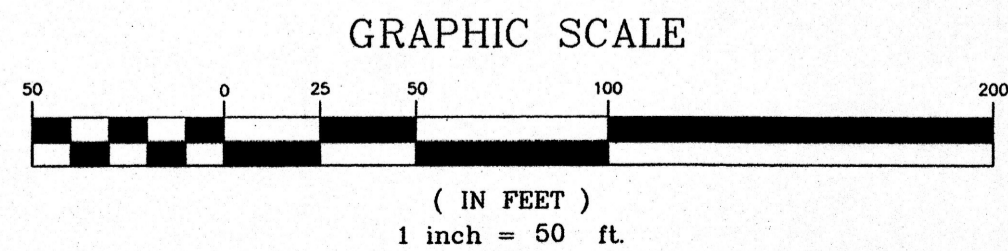
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LOT 7-A-1  
 DALE J. BELLAMAH'S JEANNEDALE UNIT 5  
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Albuquerque Control Survey Monument "20-H18"  
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VACATION EXHIBIT

TRACTS A-2-B-1-A AND B-1-A-1  
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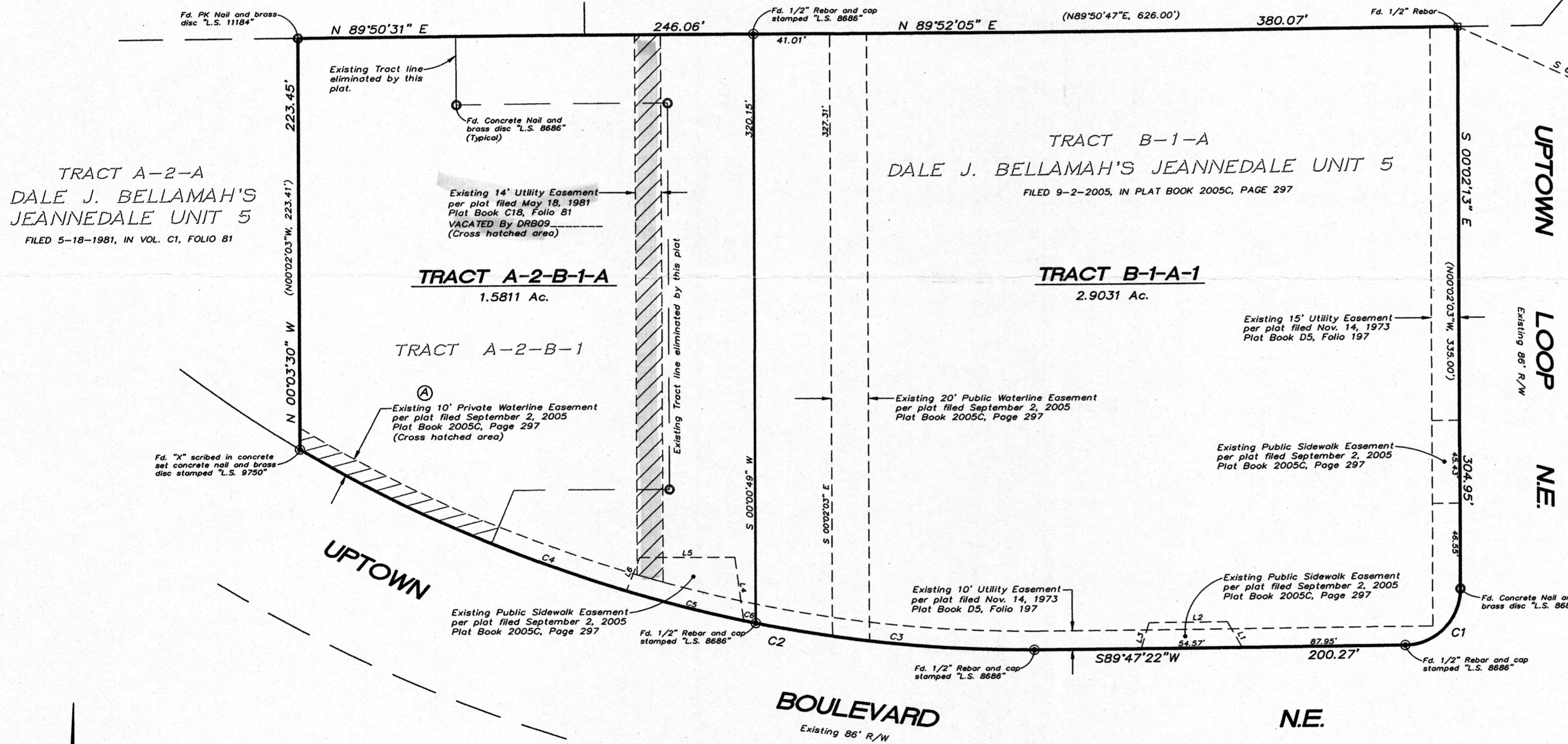
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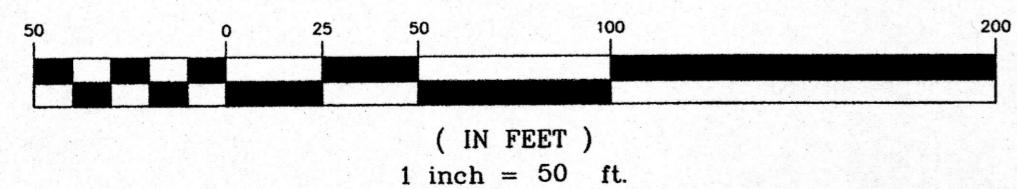
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GRAPHIC SCALE



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CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.03'	30.00'	29.91'	42.36'	S44°52'34"W	89°49'35"
C2	416.35'	757.00'	213.58'	411.12'	N74°22'45"W	31°30'45"
C3	151.15'	757.00'	75.83'	150.90'	S84°24'55"E	11°26'24"
C4	265.20'	757.00'	133.97'	263.84'	S68°39'33"E	20°04'20"
C5	65.24'	757.00'	32.64'	65.22'	S75°43'17"E	4°56'17"
C6	6.67'	757.00'	3.34'	6.67'	S78°26'34"E	0°30'18"

18-813

18-813

SP # 05-07-248

NO PROPERTY CORNERS SET THIS SURVEY

BASIS OF BEARINGS: REPLAT OF TRACTS A AND B, UNIT 4 AND TRACT C, UNIT 1-A (NOW COMPRISING UNIT 5) DALE J. BELLAMAH'S JEANNEDALE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 14, 1973, Volume D-5, Folio 197.

APPROVAL AND FILING WITH THE COUNTY CLERK OF BERNALILLO COUNTY OF THIS PLAT DOES NOT VACATE OR IN ANY WAY AFFECT PUBLIC OR PRIVATE EASEMENTS.

81 25948  
State of New Mexico )  
County of Bernalillo ) ss  
This instrument was filed for record on  
3:59 MAY 18 1981  
at 3:59 o'clock p.m. Recorded in Vol. C-18  
of records of said County Folio 21  
J. M. Clark & Recorder  
Deputy Clerk

TRACT A-2-A & A-2-B  
DALE J. BELLAMAH'S  
JEANNEDALE UNIT 5  
ALBUQUERQUE, BERNALILLO COUNTY  
NEW MEXICO  
(BEING A REPLAT OF TRACT A-2)  
MAY, 1981

FREE CONSENT

The undersigned owner of the land hereinafter shown does hereby consent to the replat of Tract A-2 of Unit 5, Dale J. Bellamah's Jeannedale, an addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the REPLAT OF TRACTS A AND B, UNIT 4 AND TRACT C, UNIT 1-A (NOW COMPRISING UNIT 5) DALE J. BELLAMAH'S JEANNEDALE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 14, 1973, Volume D-5, Folio 197.

NOW COMPRISING TRACT A-2-A AND A-2-B, DALE J. BELLAMAH'S JEANNEDALE, UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of, and in accordance with the wishes and desires of, the undersigned owner and proprietor thereof.

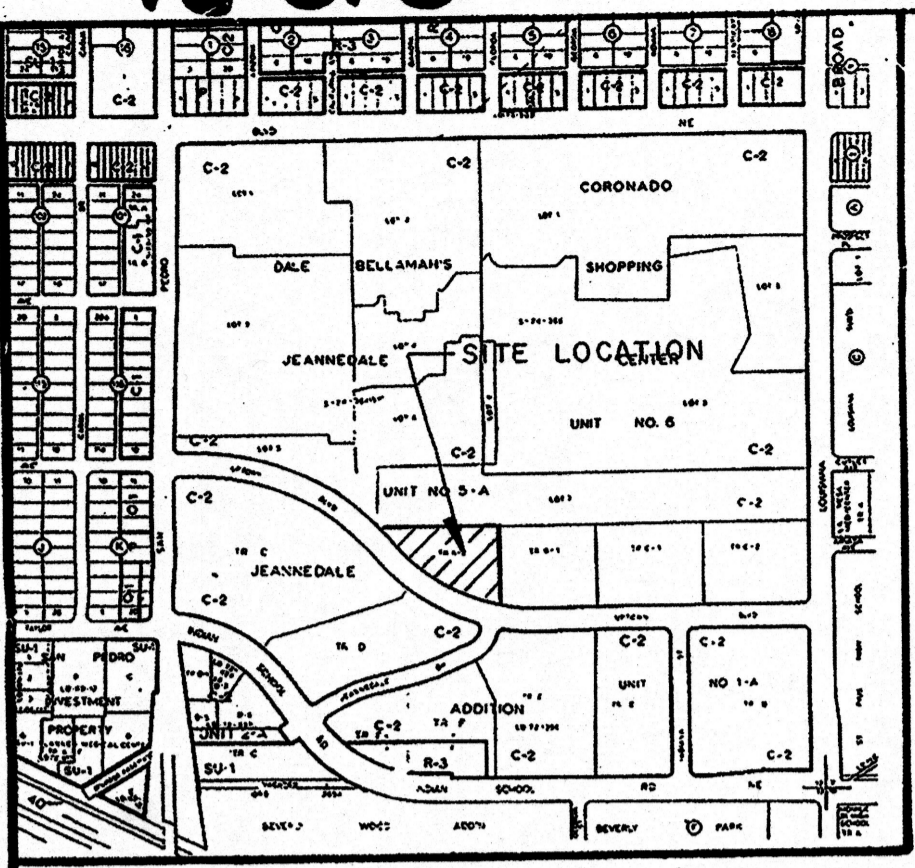
DALE BELLAMAH LAND CO., INC.

By: *D. T. Robertson* Attest: *Connie Lou Soto*  
D. T. Robertson, Vice-President Connie Lou Soto, Secretary

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

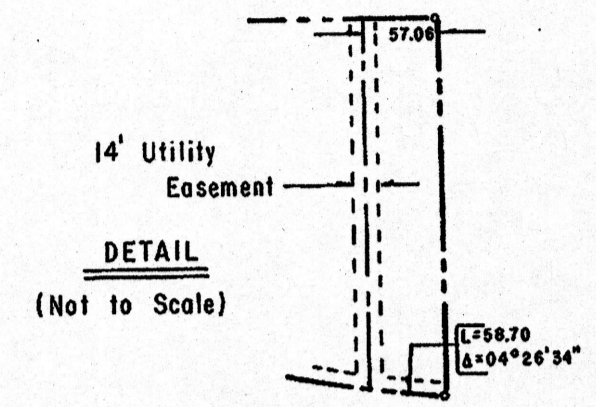
The foregoing instrument was acknowledged by me on this 15th day of May, 1981 by D. T. Robertson and Connie Lou Soto, Vice President and Secretary respectively, of Dale Bellamah Land Co., Inc., a New Mexico Corporation, on behalf of said corporation.

My Commission Expires on 5-20-84 *Nancy M. Cariglieri*  
NOTARY PUBLIC

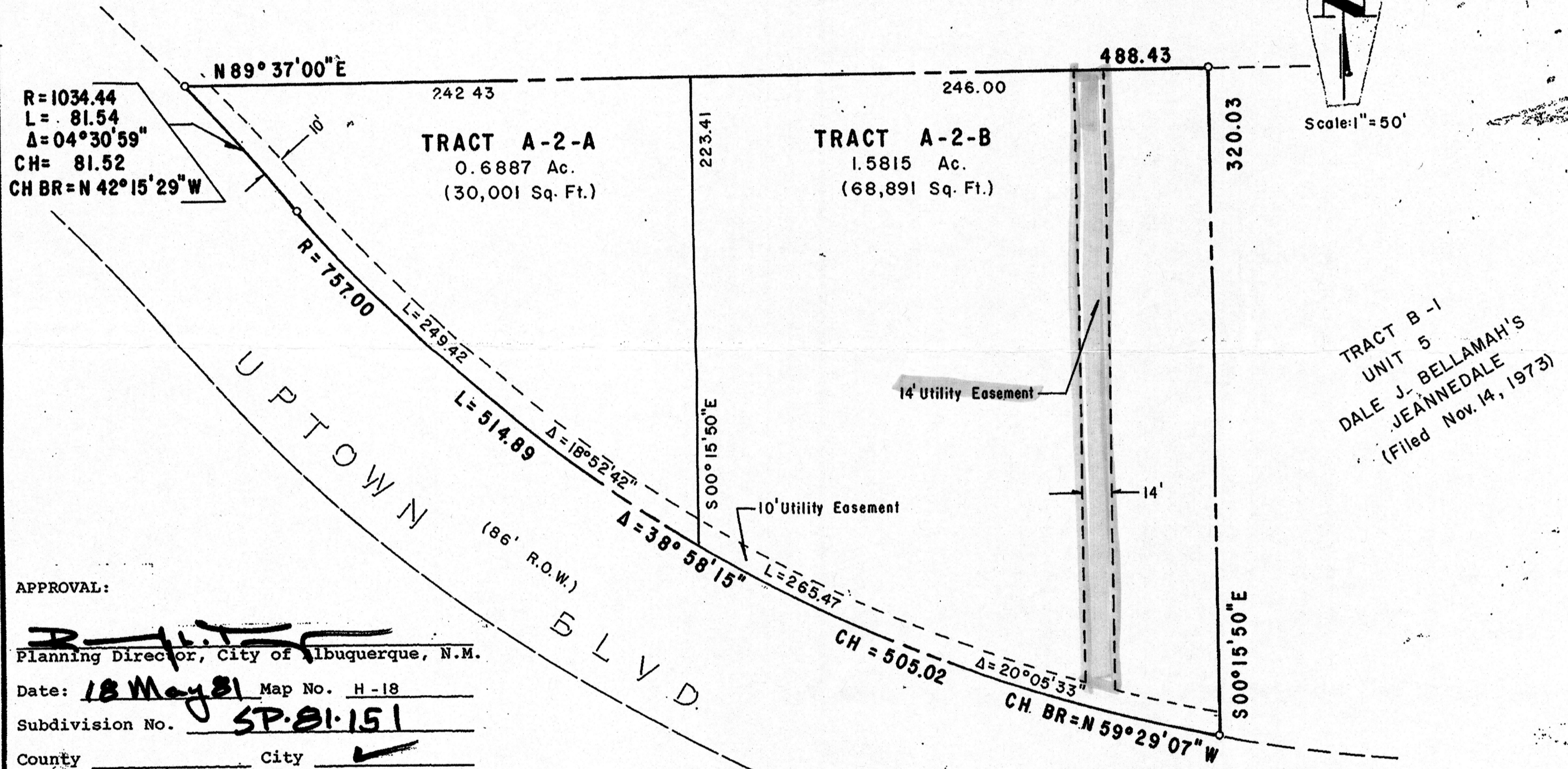
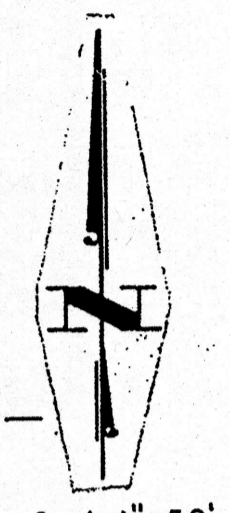


VICINITY MAP  
Scale: 1" = 800' (Approx.)

LOT 7  
REPLAT UNIT 5-A  
DALE J. BELLAMAH'S  
JEANNEDALE  
(Filed Dec. 20, 1974)



DETAIL  
(Not to Scale)



APPROVAL:  
*[Signature]*  
Planning Director, City of Albuquerque, N.M.  
Date: 18 May 81 Map No. H-18  
Subdivision No. SP-81-151  
County \_\_\_\_\_ City \_\_\_\_\_

APPROVED:  
*Richard S. Hall* 5/18/81  
City Engineer Date  
*O. Val Veldin* 5/18/81  
Property Management Date

SURVEYORS CERTIFICATION

I, Daniel J. Grochowski, New Mexico Registered Land Surveyor Number 7243, do hereby certify that the replat show hereon is compiled from existing plat records and shows easements of record and this plat meets the minimum requirements of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

*Daniel J. Grochowski*  
Daniel J. Grochowski  
N.M.R.L.S. No. 7243



JEANNEDALE  
DR. *[Signature]*  
A.M.A.F.C.A. 5/18/81

EXISTING  
PLAT

		<b>MEURER, SERAFINI AND MEURER, INC.</b> CONSULTING ENGINEERS • SURVEYORS • PLANNERS 2601 Wyoming Blvd., N.E. Albuquerque, New Mexico 87112 (505) 292-1936	
DRAWN BY: M.H.	DESIGNED BY:	FILE NO. 0640269	SCALE 1" = 50'
CHECKED BY: G.L.M.	APPROVED BY: D.G.	TRACT A-2-A & A-2-B JEANNEDALE UNIT 5 ALBUQUERQUE, NEW MEXICO	
		DATE MAY, 1981	SHEET NO. 1 of 1

C18-81

C18-81

THIS IS NOT A BOUNDARY SURVEY, APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEYS REFERENCED HEREON.

TOPOGRAPHIC SURVEY  
**PORTION OF TRACT A-2-B-1**  
**DALE J. BELLAMAH'S JEANNEDALE**  
**UNIT 5**  
 WITHIN  
 SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2009

Site Sketch

**LEGAL DESCRIPTION**

Portion of Tract A-2-B-1 of DALE J. BELLAMAH'S JEANNEDALE, UNIT 5, as the same is shown and designated on the plat entitled, "PLAT OF TRACT A-2-B-1 & B-1-A, DALE J. BELLAMAH'S JEANNEDALE, UNIT 5, SITUATE WITHIN SECTION 12, T. 10 N., R. 3 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 2, 2005, in Volume 2005C, Folio 297.

**GENERAL NOTES**

- Bearings are New Mexico State Plane grid bearings - Central Zone (NAD83).
- Contour interval is one foot.
- Vertical Datum is based on the Albuquerque Control Survey Monument "16-118" having an elevation of 5283.415 feet (NAVD88).
- Field surveys were performed during the month of September, 2009.
- Documents used in the preparation of this survey are as follows:
  - Plat entitled "PLAT OF TRACT A-2-B-1 & B-1-A, DALE J. BELLAMAH'S JEANNEDALE, UNIT 5, SITUATE WITHIN SECTION 12, T. 10 N., R. 3 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed September 2, 2005, in Volume 2005C, Folio 297, records of Bernalillo County, New Mexico.
  - Existing utility line locations are shown in an approximate manner only, and such lines may or may not exist where shown or not shown. The location of any such existing lines is based on information provided by the utility companies, visual surface indications or others, and the information may be incomplete or may be obsolete by the time this survey is completed. All utilities should be field verified and located by the contractor(s) prior to commencement of any construction.
  - City of Albuquerque Zone Atlas: Page H-18-Z

**FLOOD ZONE DETERMINATION**

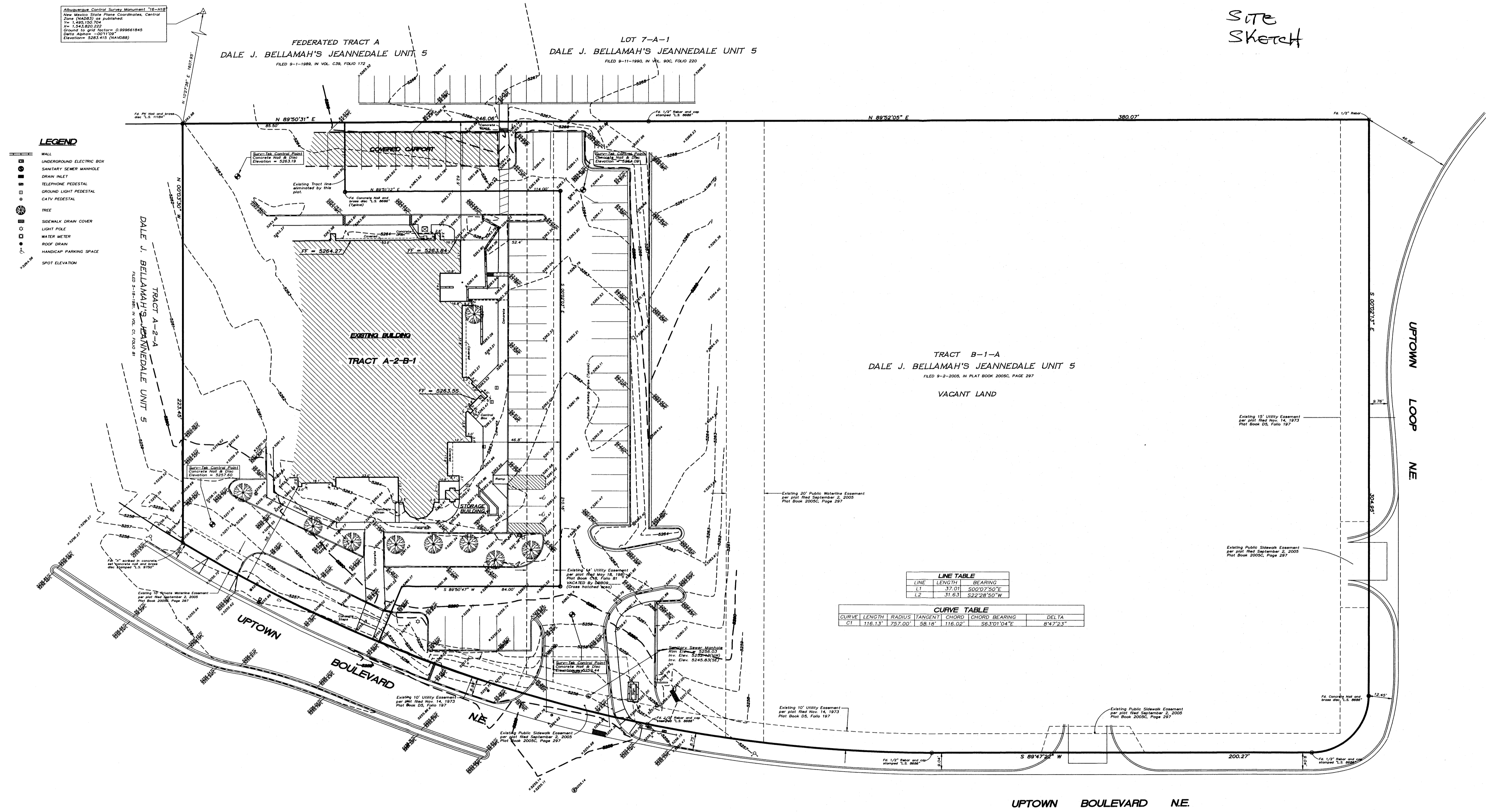
The subject property (as shown hereon) lies within Zone "X" (areas determined to be outside 0.2% annual chance flood plain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0352 G, Effective Date 9-26-2008.

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this Topographic Survey was prepared from an actual ground survey performed by me or under my supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this Topographic Survey and the field survey upon which it is based meet the Minimum Standards for Surveying in the State of Mexico; and that this survey is not a land division, subdivision or boundary survey plat.

Russ P. Hugg  
 NMPS No. 9750  
 October 5, 2009

**SURV TEK, INC.**  
 Consulting Surveyors  
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3368  
 Fax: 505-897-3377



1" = 30'

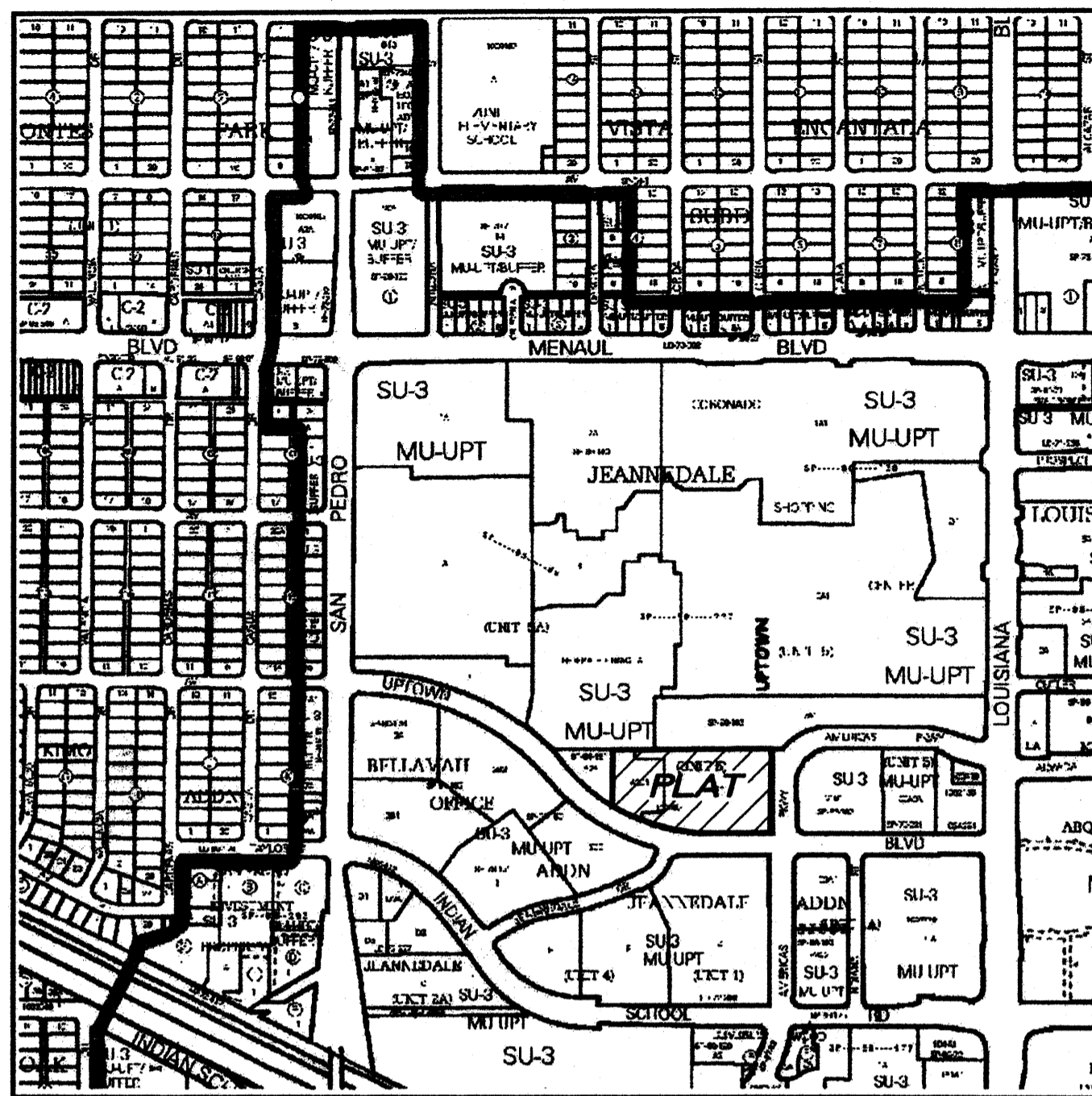
PLAT OF  
**TRACTS A-2-B-1-A AND B-1-A-1**  
**DALE J. BELLAMAH'S JEANNEDALE UNIT 5**

(BEING A REPLAT OF TRACTS A-2-B-1 AND B-1-A, DALE J. BELLAMAH'S JEANNEDALE UNIT 5)

SITUATE WITHIN  
**SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**

**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

OCTOBER, 2009



**VICINITY MAP**  
 NOT TO SCALE

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Bernalillo County Treasurer Date

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- New Mexico Gas Company 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 such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to 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 erected 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

**DISCLAIMER**

In approving this plat, Public Service Company of New Mexico and New Mexico Gas Company did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive nor release any easement or easement rights to which it may be entitled.

**SURVEYOR'S CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg  
 NMPS No. 9750  
 October 30, 2009



PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**Utility Approvals:**

Public Service Company of New Mexico Date

New Mexico Gas Company Date

QWest Corporation Date

Comcast Date

City Approvals:  
  
 City Surveyor 11-5-09  
 Department of Municipal Development Date

Real Property Division Date

Environmental Health Department Date

Traffic Engineering, Transportation Division Date

ABCWUA Date

Parks and Recreation Department Date

AMAFCA Date

City Engineer Date

DRB Chairperson, Planning Department Date

**GENERAL NOTES**

- Bearings are New Mexico State Plane Grid Bearings Central Zone - NAD 83
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- U.C.L.S. Log Number 2009440709
- City of Albuquerque Zone Atlas Page: H-18-Z

**SUBDIVISION DATA**

Total number of existing Tracts: 2  
 Total number of new Tracts created: 2  
 Gross Subdivision acreage: 4.4842 acres

**PURPOSE OF PLAT:**

The purpose of this plat is to show the Vacation of an existing 14' Utility Easement which was Vacated by 09DRB \_\_\_\_\_ and to adjust the interior Tract line between Tracts A-2-B-1 and B-1-A as shown hereon.

**SHEET INDEX**

- SHEET 1 - General Notes, Approvals, Surveyor Certification  
 SHEET 2 - Legal Description, Acknowledgement  
 SHEET 3 - Existing Tracts and Easements

SHEET 1 OF 3

**SURV TEK**

Consulting Surveyors  
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3366 Fax: 505-897-3377



PLAT OF  
**TRACTS A-2-B-1-A AND B-1-A-1**  
**DALE J. BELLAMAH'S JEANNEDALE UNIT 5**

(BEING A REPLAT OF TRACTS A-2-B-1 AND B-1-A, DALE J. BELLAMAH'S JEANNEDALE UNIT 5)

SITUATE WITHIN  
**SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

OCTOBER, 2009

**LEGAL DESCRIPTION**

That certain parcel of land situate within Section 12, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tracts A-2-B-1 and B-1-A of DALE J. BELLAMAH'S JEANNEDALE, UNIT 5, as the same are shown and designated on the plat entitled, "PLAT OF TRACT A-2-B-1 & B-1-A, DALE J. BELLAMAH'S JEANNEDALE, UNIT 5, SITUATE WITHIN SECTION 12, T. 10 N., R. 3 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 2, 2005 in Volume 2005C, Folio 297 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane grid bearings (NAD 83) bearings and ground distances as follows:

BEGINNING at the Northeast corner of said Tract B-1-A, (a 1/2" rebar found in place) also being a point on the Westerly right of way line of Uptown Loop N.E. and a point on the Southerly line of Tract 7-A-1, Dale J. Bellamah's Jeannedale, Unit 5 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 September 11, 1990 in Volume 90C, Folio 220 whence the Albuquerque Control Survey Monument "20-H18" bears S 65° 00' 48" E, 986.53 feet distant; Thence Southeasterly and Southwesterly along said Westerly right of way line of Uptown Loop N.E. for the following two (2) courses:

S 00° 02' 13" E, 304.95 feet to a point of curvature (a concrete nail and brass disc stamped "L.S. 8686" found in place); Thence,

Southwesterly, 47.03 feet on the arc of a curve to the right (said curve having a radius of 30.00 feet, a central angle of 89° 49' 35" and a chord which bears S 44° 52' 34" W, 42.36 feet) to a point of tangency on the Northerly right of way line of Uptown Boulevard N.E. (a concrete nail and brass disc stamped "L.S. 8686" found in place); Thence Southwesterly and Northwesterly along said Northerly right of way line of Uptown Boulevard N.E. for the following two (2) courses:

S 89° 47' 22" W, 200.27 feet to a point of curvature (a 1/2" rebar and cap stamped "L.S. 8686" found in place); Thence,

Northwesterly, 416.35 feet on the arc of a curve to the right (said curve having a radius of 757.00 feet, a central angle of 31° 30' 45" and a chord which bears N 74° 22' 45" W, 411.12 feet) to a point on curve and the Southwest corner of said Tract A-2-B-1 (an "X" found scribed in the concrete) said point also being the Southeast corner of Tract A-2-A, Dale J. Bellamah's Jeannedale, Unit 5 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 May 18, 1981 in Volume C1, Folio 81; Thence,

N 00° 03' 30" W, 223.45 feet along a line common to said Tracts A-2-B-1 and A-2-A to the Northwest corner of said Tract A-2-B-1 and the Northeast corner of said Tract A-2-A (a PK nail and brass disc stamped "L.S. 11184" found in place) said point also being a point on the Southerly line of Federated Tract A, Dale J. Bellamah's Jeannedale, Unit 5 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 September 1, 1989 in Volume 39, Folio 172; Thence,

N 89° 50' 31" E, 246.06 feet along a line common to said Tract A-2-B-1 and Federated Tract A to an angle point in the Northerly line of said Tract B-1-A (a 1/2" rebar and cap stamped "L.S. 8686" found in place); Thence,

N 89° 52' 05" E, 380.07 feet along a line common to said Tracts B-1-A and 7-A-1 to the point of beginning of the parcel herein described.

Said parcel contains 4.4842 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising, PLAT OF TRACTS A-2-B-1-A AND B-1-A-1, DALE J. BELLAMAH'S JEANNEDALE UNIT 5 (BEING A REPLAT OF TRACTS A-2-B-1 AND B-1-A, DALE J. BELLAMAH'S JEANNEDALE UNIT 5) SITUATE WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public easements as shown hereon (if any). Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

6401 UPTOWN, LLC

By: Jerome W. Bettman, Jr., Managing member

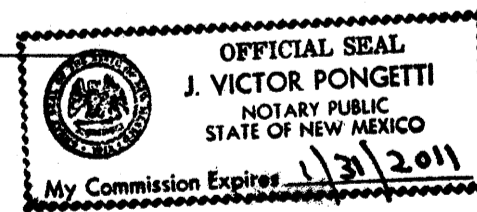
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 7<sup>th</sup> day of November, 2009, by Jerome W. Bettman, Jr., as Managing member of 6401 Uptown LLC.

Notary Public

My commission expires



**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

- A. Plat entitled "PLAT OF TRACT A-2-B-1 & B-1-A, DALE J. BELLAMAH'S JEANNEDALE, UNIT 5, SITUATE WITHIN SECTION 12, T. 10 N., R. 3 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed September 2, 2005, in Volume 2005C, Folio 297, records of Bernalillo County, New Mexico.
- B. Plat entitled "SUMMARY PLAT OF TRACT C-1-B-1, UNIT 5, DALE J. BELLAMAH'S JEANNEDALE, ALBUQUERQUE, NEW MEXICO", filed November 16, 1982, in Volume C20, Folio 86, records of Bernalillo County, New Mexico.
- C. Plat entitled "TRACT A-2-A & A-2-B, DALE J. BELLAMAH'S JEANNEDALE UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO (BEING A REPLAT OF TRACT A-2)", filed May 18, 1981, in Volume C18, Folio 18, records of Bernalillo County, New Mexico.
- D. Plat of "FEDERATED TRACT A, DALE J. BELLAMAH'S JEANNEDALE UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed September 1, 1989, in Volume C39, Folio 172, records of Bernalillo County, New Mexico.
- E. Plat of "LOT 7-A-1, DALE J. BELLAMAH'S JEANNEDALE UNIT 5, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed September 11, 1990, in Volume 90C, Folio 220, records of Bernalillo County, New Mexico.

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."



SHEET 2 OF 3

**SURVOTEK**

Consulting Surveyors Phone: 505-897-3366  
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

**EASEMENT NOTES**

- (A) Existing 10' Private Waterline Easement granted by plat filed August 2, 2005 in Plat Book 2005C, Page 297 for the benefit and use by and for the owners of Tract B-1-A and is to be maintained by said owners.
- (B) Tracts A-2-B-1 and B-1-A are subject to a Private Cross Lot Drainage, Access and Parking Easement granted by plat filed August 2, 2005 in Plat Book 2005C, Page 297. Said easement to be maintained by the respective tract owners.
- (C) Tracts A-2-B-1 and B-1-A are subject to a Private Cross Lot Access Easement granted by plat filed August 2, 2005 in Plat Book 2005C, Page 297. Said easement to be maintained by the respective tract owners.

**PLAT OF  
TRACTS A-2-B-1-A AND B-1-A-1  
DALE J. BELLAMAH'S JEANNEDALE UNIT 5**

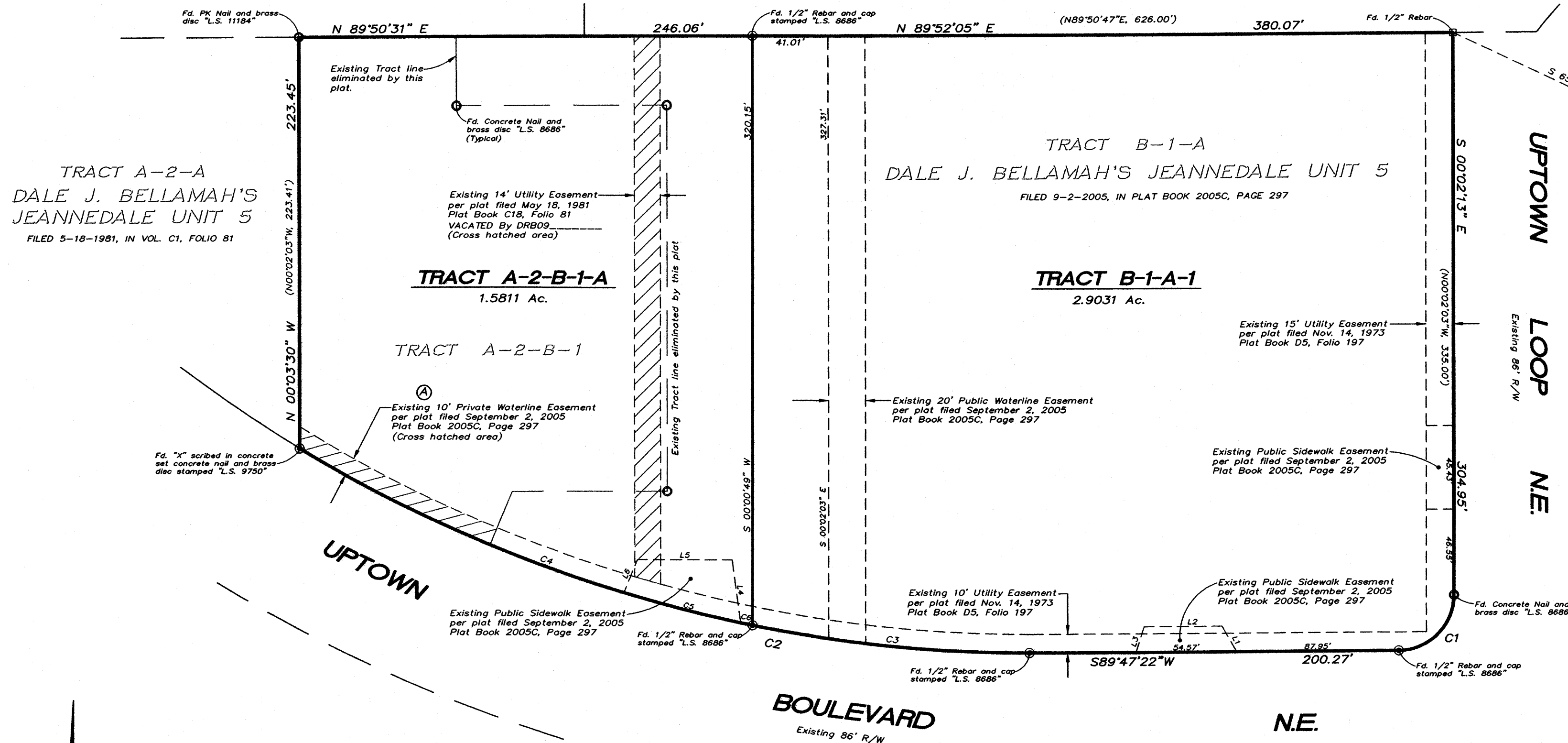
(BEING A REPLAT OF TRACTS A-2-B-1 AND B-1-A, DALE J. BELLAMAH'S JEANNEDALE UNIT 5)

SITUATE WITHIN  
**SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2009**

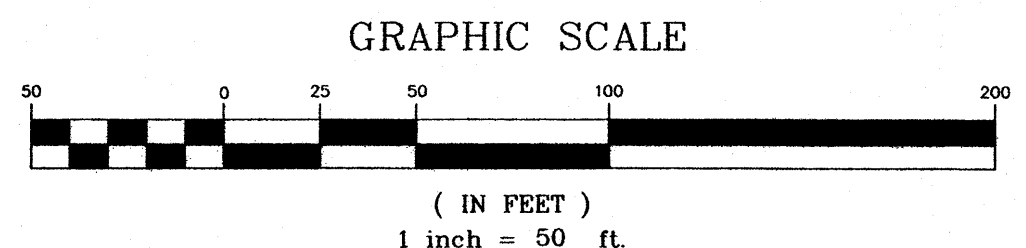
LINE TABLE		
LINE	LENGTH	BEARING
L1	15.95	N29°59'15"W
L2	42.33	S89°47'22"W
L3	14.50	S17°07'27"W
L4	34.47	N07°32'18"W
L5	51.37	N89°57'46"W
L6	19.54	S21°58'56"W

FEDERATED TRACT A  
DALE J. BELLAMAH'S JEANNEDALE UNIT 5  
FILED 9-1-1989, IN VOL. C39, FOLIO 172

LOT 7-A-1  
DALE J. BELLAMAH'S JEANNEDALE UNIT 5  
FILED 9-11-1990, IN VOL. 90C, FOLIO 220



Albuquerque Control Survey Monument "20-H18"  
New Mexico State Plane Coordinates, Central Zone (NAD83) as published:  
Northing = 1,493,154.978  
Easting = 1,545,048.210  
Ground to grid factor = 0.999661580  
Delta Alpha = -00'11"00.11"  
Elevation = 5283.222 (NAVD 1988)

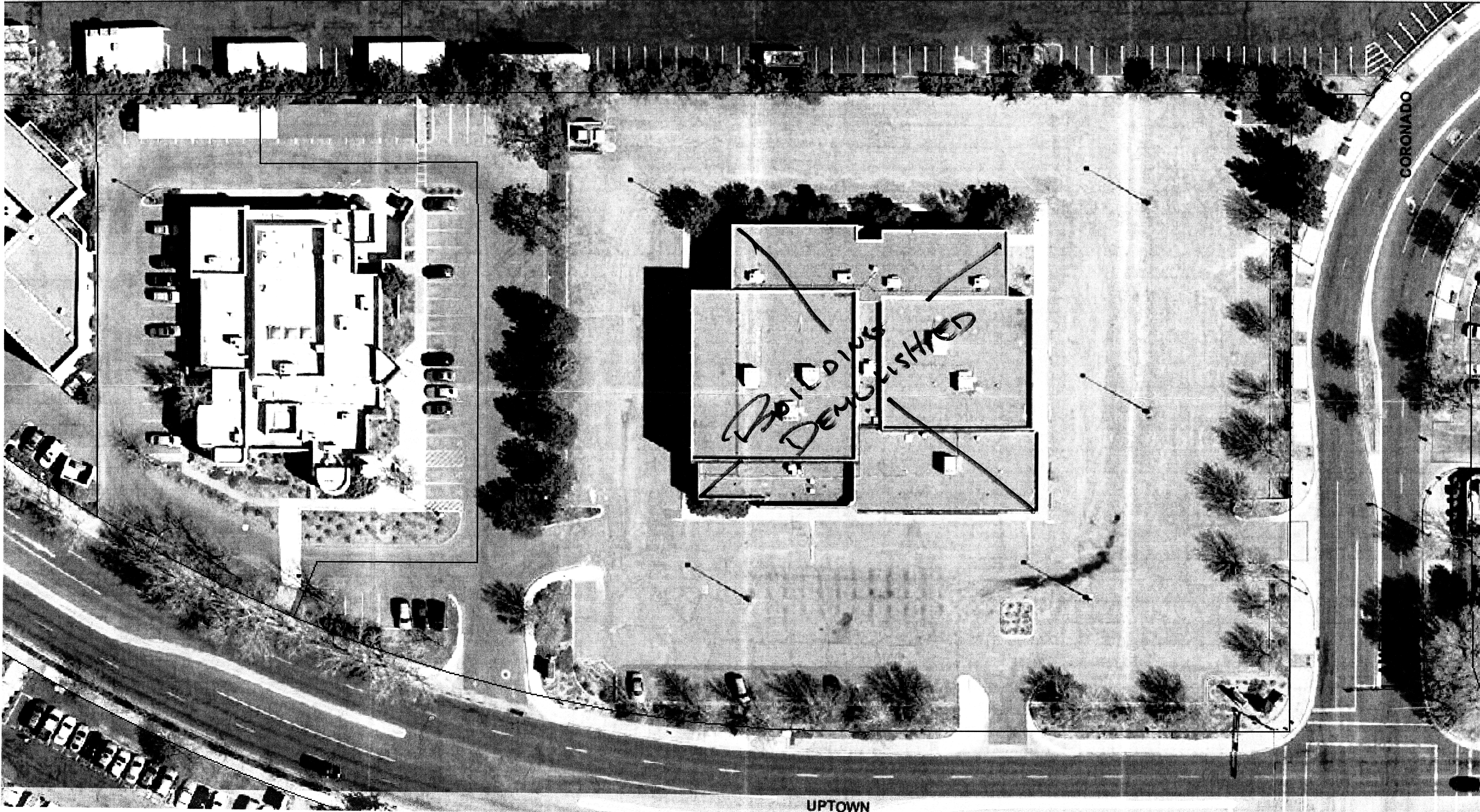


CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.03'	30.00'	29.91'	42.36'	S44°52'34"W	89°49'35"
C2	416.35'	757.00'	213.58'	411.12'	N74°22'45"W	31°30'45"
C3	151.15'	757.00'	75.83'	150.90'	S84°24'55"E	11°26'24"
C4	265.20'	757.00'	133.97'	263.84'	S68°39'33"E	20°04'20"
C5	65.24'	757.00'	32.64'	65.22'	S75°43'17"E	4°56'17"
C6	6.67'	757.00'	3.34'	6.67'	S78°26'34"E	0°30'18"



**SHEET 3 OF 3**

**SURV TEK, INC.**  
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CORONADO

UPTOWN

**BUILDING  
DESTROYED**