

### SUBDIVISION DATA:

CASE NO.	DRB- <u>98-74</u>
GROSS SUBDIVISION ACREAGE	
ZONE ATLAS INDEX NO.	H-18
NO. OF EXISTING TRACTS	1
NO. OF EXISTING LOTS	
NO. OF LOTS CREATED	0
NO. OF TRACTS CREATED	2
MILES OF FULL-WIDTH STREETS CREATED	
DATE OF SURVEY	DECEMBER, 1997
S.P. TALOS LOG NO	1-0709-115 <b>3-</b> 0 <b>39</b> 2

#### NOTES:

- THE PURPOSE OF THIS PLAT IS TO REPLAT TRACT E-2A, UNIT 1-A JEANNEDALE ADDITION INTO 2 TRACTS (TRACT E-2A1 & E-2A2, UNIT 1-A JEANNEDALE ADDITION).
- ALL BEARINGS SHOWN HERE ARE GRID BEARINGS BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, MEAN DELTA ALPHA - 00\*11'03". ALL DISTANCES ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES SHOWN ARE BOTH RECORD AND MEASURED.
- ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES. LOT LINES MARKED N/R ARE NON-RADIAL.
- UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED "L.S. #4972".
- PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:
  - THE PNM ELECTRIC SERVICES OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OUR LAND AND/OR UNDERGROUND ELECTRICAL LINES, COMMUNICATIONS LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  - THE PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES. VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
  - U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
  - JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND 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 (ABOVE GROUND 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 ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

- CITY OF ALBUQUERQUE WATER AND SEWER SERVICE TO THESE LOTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUEROUE
- THE RECIPIOCAL EASEMENT FOR COMMON ACCESS IS HEREBY GRANTED TO BENEFIT THE OWNERS, SUCCESSORS & ASSIGNS OF TRACTS E-2A1 AND E-2A2, UNIT 1-A OF JEANNEDALE ADDITION AND SAID EASEMENT IS A COVENANT THAT SMALL RUN WITH THE LAND. THE MAINTENANCE OF THE EASEMENT AREAS ARE THE RESPONSIBILITY OF THE RESPECTIVE PROPERTY OWNERS.

	CURVE DATA					
ΤĎ	Radius	Ar c	De it a	Tangent	Chor d	Chord Brg
C1	30.00	47.06	089-52-50	29.94	42.38	N44-54-35E
C2	25.00	39.32	090-07-10	25.05	35.39	S45-05-25E
C3	25.00	39.49	090-29-40	25.22	35.51	S45-13-00W
C4	30.00	50.01	095-30-20	33.03	44.42	N41-47-00W
C5	424.62	44.47	006-00-00	22.25	44,45	N02-58-10E

## 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 AND BEING COMPRISED OF TRACT E-2A, UNIT 1-A OF JEANNEDALE ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 8 ,1998 IN VOLUME 98C, FOLIO 187 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A POINT ON CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF THE INTERSECTION OF UPTOWN BOULEVARD N.E. (88' R/W) AND INDIANA STREET N.E. (64' R/W), SAID POINT ALSO BEING THE NORTHEASTERLY CORNER AND THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED, WHENCE FOR A TIE, THE ACS MONUMENT "20-H18", HAVING NEW MEXICO STATE PLANE COORDINATES, CENTRAL ZONE (NAD 1927) OF X=404802.33 AND Y=1493092.39, BEARS \$89\*42'00"W, \$19.48 FEET; THENCE SOUTHEASTERLY 39.32 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 25 00 FEET, A CENTRAL ANGLE OF 90°07'10", AND A CHORD THAT BEARS \$45°05'25"E, 35.39 FEET) TO A POINT OF TANGENCY ON THE WEST RIGHT-OF-WAY LINE OF INDIANA STREET N.E.; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, 800\*01'50"E, 549.43 FEET, TO A POINT OF CURVATURE AND BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTHWESTERLY 39.49 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°29'40", AND A CHORD THAT BEARS \$45°13'00"W, 35.51 FEET) TO A POINT OF TANGENCY ON THE NORTH RIGHT-OF-WAY LINE OF INDIAN SCHOOL ROAD N.E. (76.90' R/W); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N89"32'10"W, 163.42 FEET TO A POINT OF CURVATURE AND BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED, THENCE NORTHWESTERLY 50.01 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 95'30'20", AND A CHORD THAT BEARS N41'47'00"W, 44.42 FEET) TO A POINT OF TANGENCY ON THE EAST RIGHT-OF-WAY LINE OF AMERICAS PARKWAY (86' R/W); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N05°58'10"E, 18.11 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 44.47 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 424 62 FEET, A CENTRAL ANGLE OF 08'00'00", AND A CHORD THAT BEARS NO2'58'10"E, 44.45 FEET) TO A POINT OF TANGENCY, THENCE CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF AMERICAS PARKWAY, N00°01'50"W, 472.16 FEET TO A POINT OF CURVATURE AND BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE NORTHEASTERLY 47.06 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 89°52'50°, AND A CHORD THAT BEARS N44"54"35"E, 42:38 FEET) TO A POINT OF TANGENCY ON THE SOUTH RIGHT-OF-WAY LINE OF UPTOWN BOULEVARD N.E.; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N89°51'00°E, 159.00 FEET TO A POINT ON CURVE AT THE INTERSECTION OF UPTOWN BOULEVARD N.E. AND INDIANA STREET N.E., SAID POINT ALSO BEING THE NORTHEASTERLY CORNER AND THE TRUE POINT OF BEGINNING OF THE PARCEL

THE ABOVE DESCRIBED PARCEL CONTAINS 127,668 S.F. OR 2.9309 ACRES MORE OR LESS.

## TREASURER'S CERTIFICATION

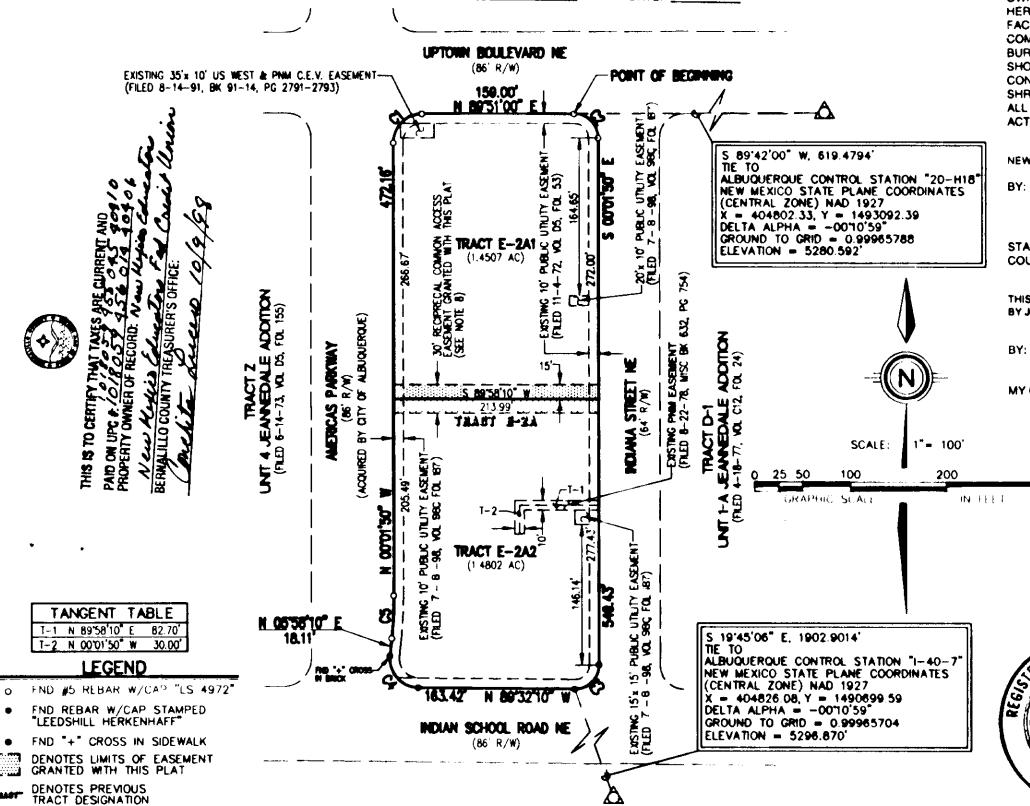
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #18:

TRACT E-2A, JEANNEDALE ADDITION, UPC :	Brack Color
FORMERLY TRACT E-2, UPC # 1018-059-455-045-4-0410	Dark to to
FORMERLY TRACT E-3. UPC # OUT TO REG.W	
FORMERLY TRACT F-2, UPC # 1018-059-456-014-4-0406	British to make the

PNM Electric Services and Gas ot conduct a Title Search of the on. Consequently, PNM does 3 any easement or easement

PROPERTY OWNER OF RECORD: NEW MEXICO EDUCATORS FEDERAL CREDIT UNION

BERNALILLO COUNTY TREASURER'S OFFICE:





# TRACTS E-2A1 AND E-2A2, JEANNEDALE ADDITION

SITUATE WITHIN

SECTION 12, TION, R3E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JULY, 1998

SUBDIVISION OF SE NUBER: 99-98-195	D.8.98
CITY LANNER ALBUQUEROUE, BEHNALILLO CO. PLANNING DIVISION	27 SAP 98
TRAFFIC ENGINEER TRANSPORTATION DEPARTMENT	9-29-98 DATE 9-29-97
CITY ENGINEER, ENGINEERING DIVISION	9-29-98
ACHOOCERQUE METROPOLIAN ARROYO FLOOD CONTROL AUTHORITY  UTILITY DE CELOPMENT	7. 27. P4
CITY SURVEYOR, ENGINE ERING DIVISION	080798 9-29-98
PROPÉDIT MANAGEMENT  POM GAS SERVICES	DATE <b>8-7-98</b> DATE
Us WEST COMMUNICATIONS INC.	D 8-12-98
PINM ELEONITE SERVICES WatSon	2-7-98 DATE 7-8-98
JONES INTERCABLE	DATE

### FREE CONSENT AND DEDICATION:

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT: ALL UTILITY EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN: AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED 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 (SEE NOTE 6). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HERBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

EW MEXICO	<b>EDUCATORS</b>	<b>FEDERAL</b>	<b>CREDIT UNION</b>	

JOE COEY, PRESIDENT

STATE OF NEW MEXICO ) SS COUNTY OF BERNALILLO )

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THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON	, 1998
BY: Rectar Allens	
MY COMMISSION EXPIRES: ALL DE DE DE LES	•
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## SURVEYOR'S CERTIFICATION:

I, CLIFF A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME CR UNDER MY DIRECT SUPERVISION SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE. MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS' SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

04 JULY, 1998 No. SCALE: 1°=100′ REW G.D RAWN: DER

community sciences corporation JOB NO 234 06 025 FB 274 PG 78 79

SHEET 1 OF 1

7/13/98