

SUBDIVISION DATA:

2000/Aldidit Attern	DRB-98-74
CASE NOGROSS SUBDIVISION ACREAGE	2.9309AC
ZONIC ATI AS INDEX NO	
NO OF EVISTING THAU S	VV
AM ME EXISTING LOTS	V
NO OF LOTS CREATED	
NO OF TRACTS CHEATED	······································
AM PA AS ELLI LAWINTH STREETS UNEATED MANAGEMENT	OCCEVIRED 198/
MILES OF FULL-WIDTH STREETS CREATED DATE OF SURVEY	97-1219-1515-0400
DATE OF SURVEY	•

NOTES:

- THE PURPOSE OF THIS PLAT IS TO REPLAT TRACTS E-2, E-3, AND F-2, UNIT 1-A JEANNEDALE ADDITION INTO 1 TRACT (TRACT E-2A, 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 IN PARENTHESES ARE FROM RECORD PLATS.
- 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 ALBUQUERQUE.

CURVE DATA					
D Rodius	Ar c	Delta	Tongent	Chor d	Chord Brg
	47.06	089 52-50	29.94	42.38	N44-54-35E
C1 30.00		090-07-10	25.05	35.39	S45-05-25E
C2 25.00	39.32	090-29-40	25.22	35.51	\$45-13-00
C3 25.00	39.49			44.42	N41-47-00V
C4 30.00	50.01	095-30-20	33.03		N02-58-106
C5 424.62	44.47	006-00-00	22.25	44,45	1402-30 100

LEGAL DESCRIPTION:

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN "PROJECTED" SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING COMPRISED OF TRACTS E-2, E-3 AND F-2 OF JEANNEDALE ADDITION UNIT 1-A, 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 DECEMBER 12,1986 IN VOLUME C32, FOLIO 83 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. (86' 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 S89*42'00"W, 619.48 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, S00°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. (78.90' 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, NOS'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 06"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, NO0*01'50'W, 472.16 FEET TO A POINT OF CURVATURE AND BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE NORTHEASTERLY 47.08 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 #'8:

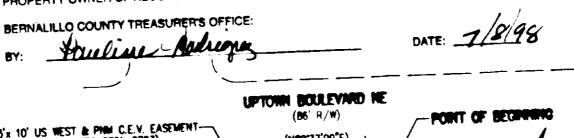
TRACT E-2, UPC # 1018-059-455-046-4-04-10 TRACT E-3, UPC * OUT TO R-0-W TRACT F-2, UPC * 1018-059-456-014-4-04-06

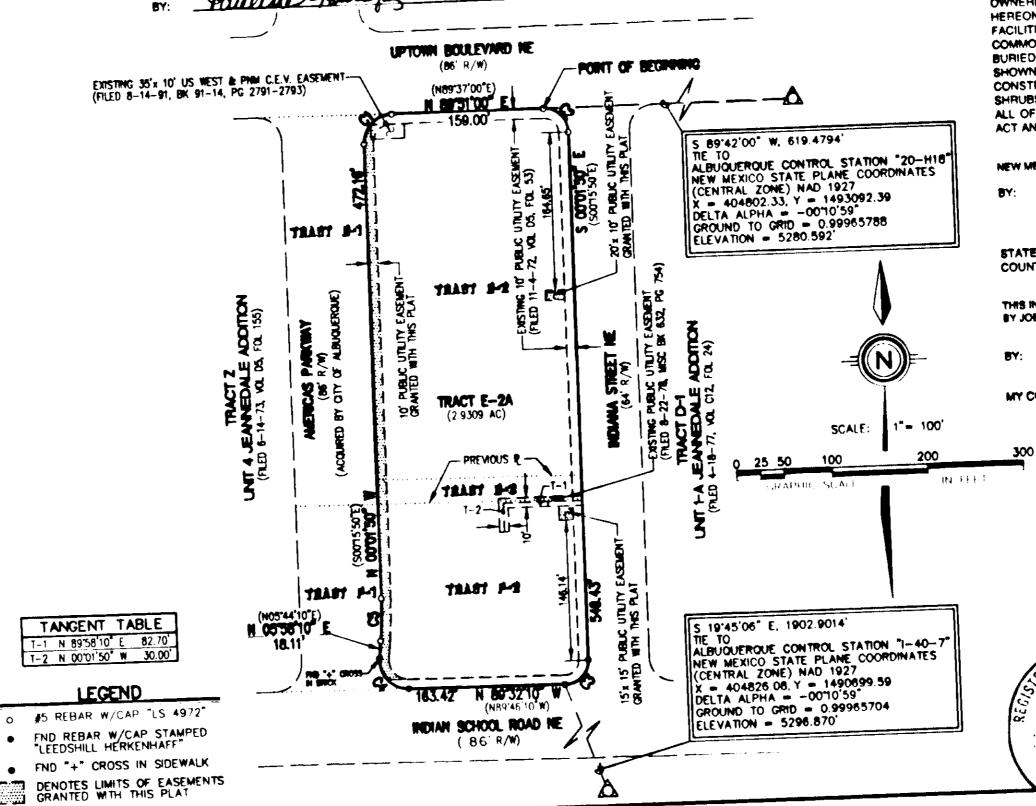
approxing this plat, PNM Floatric Servicer and Bau many materials and distinct or meaning the ימטי לו לו בי המשתח לו בים החומים את המשתח בים לו לו לים המשתחת בים לו לו לים המשתחת בים לו לים לים לים לים לים of victor not release any easement of estimate chia to which it may be entitled



87/98/1998 93 27P

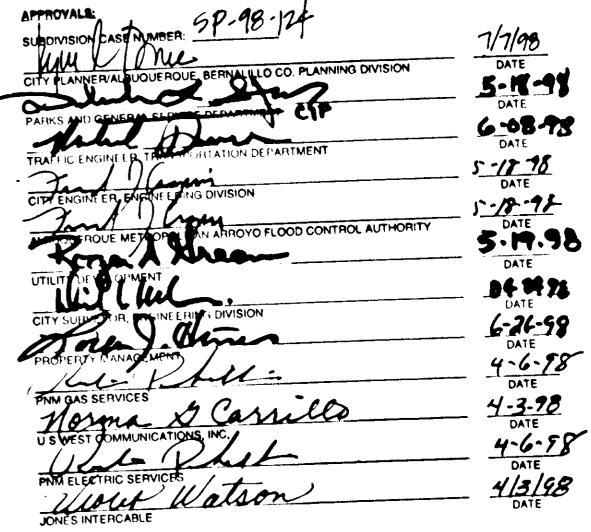
PROPERTY OWNER OF RECORD: NEW MEXICO EDUCATORS FEDERAL CREDIT UNION





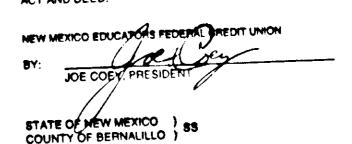
TRACT E-2A, JEANNEDALE ADDITION

SITUATE WITHIN "PROJECTED" SECTION 12, T10N, R3E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 1998



EREE 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 HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.



NSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON	1990
ISTRUMENT WAS ACKNOWLEDGED BEFORE ECOEY, PRESIDENT OF NEW MEXICO EDUCATORS FEDERAL CREDIT UNION.	L
NOTARY PUBLIC	21700
NOTARY PUBLIC	•••
OMMISSION EXPIRES: 3-27-2000	YUNTUR
	• 1

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 OR 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 ALBUQUEROUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SUBVEYS" SET FORTHER THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THE LEFT.

THE ESTATE OF THE STATE OF THE		3/20/95
CUPPO SPIROCK, N.I	M.R.P.S. #4972	SHEET 1 OF 1
250 LIVE .C.	DATE: FERRUARY, 1998	community
(a) "" (c) (a)	SCALE: 1"=100"	sciences
(No. ()	CREW G.D	corporation

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