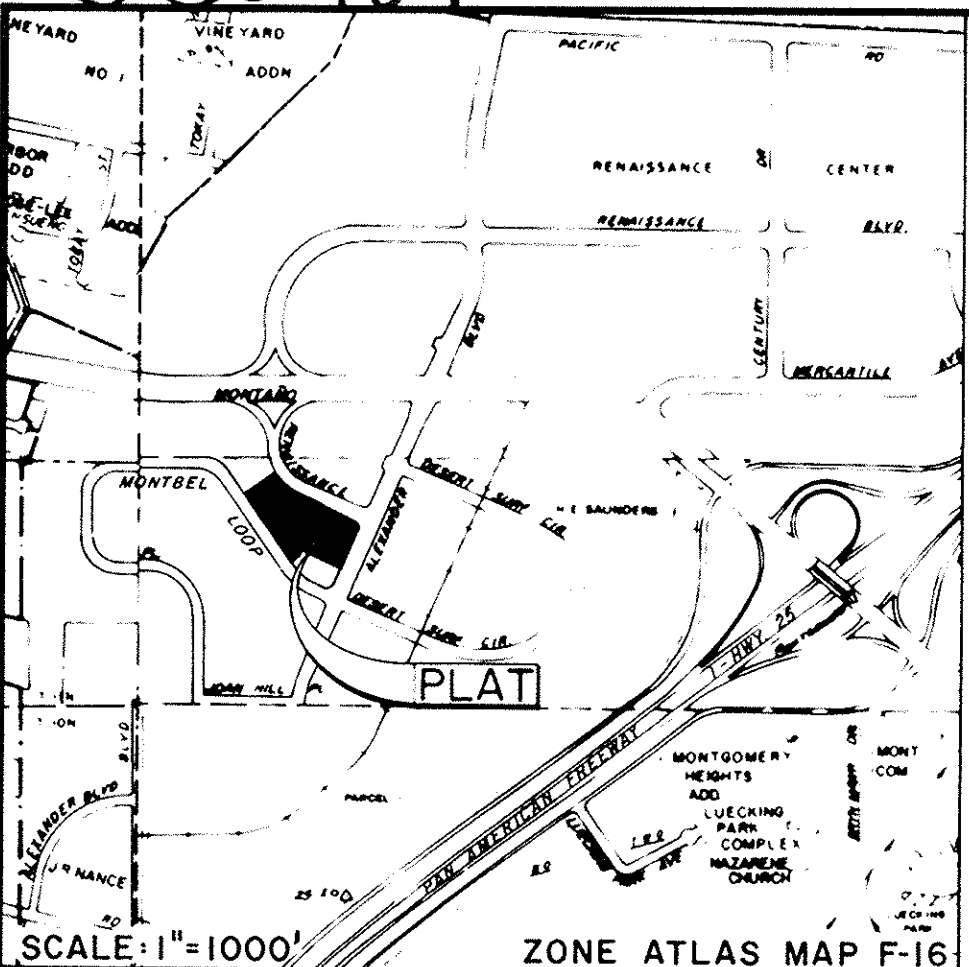


C-38-187

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DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT "14-A" OF RENAISSANCE CENTER II AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF TRACT 14, RENAISSANCE CENTER II FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 13, 1988 IN MAP BOOK C36, PAGE 162, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF SAID TRACT 14-A, A POINT ON THE WESTERLY LINE OF ALEXANDER BOULEVARD NE, FROM WHENCE THE A.C.S. MONUMENT "2-F16" BEARS N 46°16'29" E, 1,045.21 FEET DISTANCE; THENCE, FROM SAID POINT OF BEGINNING,
 S 24°10'47" W, 206.28 FEET ALONG THE SAID WESTERLY LINE OF ALEXANDER BOULEVARD NE TO A POINT COMMON TO THE SOUTHEASTERLY CORNER OF SAID TRACT "14-A" AND THE NORTHEASTERLY CORNER OF TRACT "14-B"; THENCE,
 N 65°49'13" W, 264.19 FEET ALONG THE LINE COMMON TO TRACTS "14-A" AND "14-B"; THENCE,
 S 24°10'47" W, 9.15 FEET ALONG THE LINE COMMON TO TRACTS "14-A" AND "14-B" TO A POINT OF CURVATURE; THENCE,
 SOUTHWESTERLY, 54.97 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 31°29'35" TO A POINT OF TANGENCY; THENCE,
 S 55°40'22" W, 20.00 FEET CONTINUING ALONG THE LINE COMMON TO TRACTS "14-A" AND "14-B" TO A POINT COMMON TO THE SOUTHWEST CORNER OF TRACT "14-B" ON THE NORTHERLY LINE OF MONTBEL LOOP NE; THENCE,
 N 34°19'38" W, 432.78 FEET ALONG THE SAID NORTHERLY LINE OF MONTBEL LOOP NE TO THE SOUTHWESTERLY CORNER OF TRACT "14-A"; THENCE,
 N 55°40'22" E, 169.06 FEET TO A POINT OF CURVATURE; THENCE,
 EASTERLY, 42.26 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 96°51'42" TO A POINT OF REVERSE CURVATURE ON THE SOUTHERLY LINE OF SOUTH RENAISSANCE BOULEVARD; THENCE,
 SOUTHEASTERLY, 192.46 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, HAVING A RADIUS OF 287.50 FEET AND A CENTRAL ANGLE OF 38°21'17" TO A POINT OF TANGENCY; CONTINUING ALONG THE SAID SOUTHERLY LINE OF SOUTH RENAISSANCE BOULEVARD; THENCE,
 S 65°49'13" E, 324.84 FEET TO A POINT OF CURVATURE; THENCE,
 SOUTHEASTERLY, 47.12 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, CONTAINING 3.4073 ACRES (148,424 SQUARE FEET), MORE OR LESS.

REPLAT OF
TRACT 14-A
RENAISSANCE CENTER II
 NOW TRACTS 14-A-1 & 14-A-2
 ALBUQUERQUE, NEW MEXICO
 SEPTEMBER, 1988

State of New Mexico } SS
 This instrument was filed for records
 MAR 3 0 1989
 10:00 a.m. Recorded in Vol. 187
 of records of said County Clerk & Recorder
 Deputy Clerk

APPROVALS

<i>Paul Clark</i>	09/14/88
CHIEF CITY SURVEYOR	DATE
<i>John Stancio</i>	9/19/88
for PROPERTY MANAGEMENT	DATE
<i>David W. Hummer</i>	7/27/88
TRAFFIC ENGINEER	DATE
<i>James M. Stone</i>	9-27-88
PARKS AND RECREATION DIRECTOR	DATE
<i>W. Wetmore</i>	9-27-88
WATER RESOURCES DEPARTMENT	DATE
<i>Frank J. Aguirre</i>	3/23/89
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
<i>Frank J. Aguirre</i>	3/23/89
CITY ENGINEER, ENGINEERING DIVISION	DATE
<i>Paul Clark</i>	3/30/89
PLANNING DIRECTOR, CITY/COUNTY PLANNING DIVISION	DATE

TALOS LOG No. SP-09-13-999

- NOTES:
1. THE PURPOSE OF THIS REPLAT IS TO DIVIDE TRACT 14-A INTO TRACTS 14-A-1 AND 14-A-2.
 2. BEARINGS AND DISTANCES ARE AS SHOWN ON THE PREVIOUSLY RECORDED REPLAT OF TRACT 14, RENAISSANCE CENTER II.
 3. BEARINGS ARE BASED ON THE NEW MEXICO STATE PLANE GRID.
 4. NO FIELD SURVEY WAS MADE AND NO CORNERS WERE SET FOR THIS REPLAT.
 5. THE COSTS FOR INSTALLING AND MAINTAINING INFRASTRUCTURE FACILITIES WITHIN THE COMMON ACCESS AND DRAINAGE EASEMENT ARE TO BE SHARED BY AGREEMENT BETWEEN THE OWNERS OF THE PROPERTIES SERVED BY THE FACILITIES. THE CONSTRUCTION AND MAINTENANCE OF SAID FACILITIES SHALL BE IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE.

FREE CONSENT AND DEDICATION STATEMENT

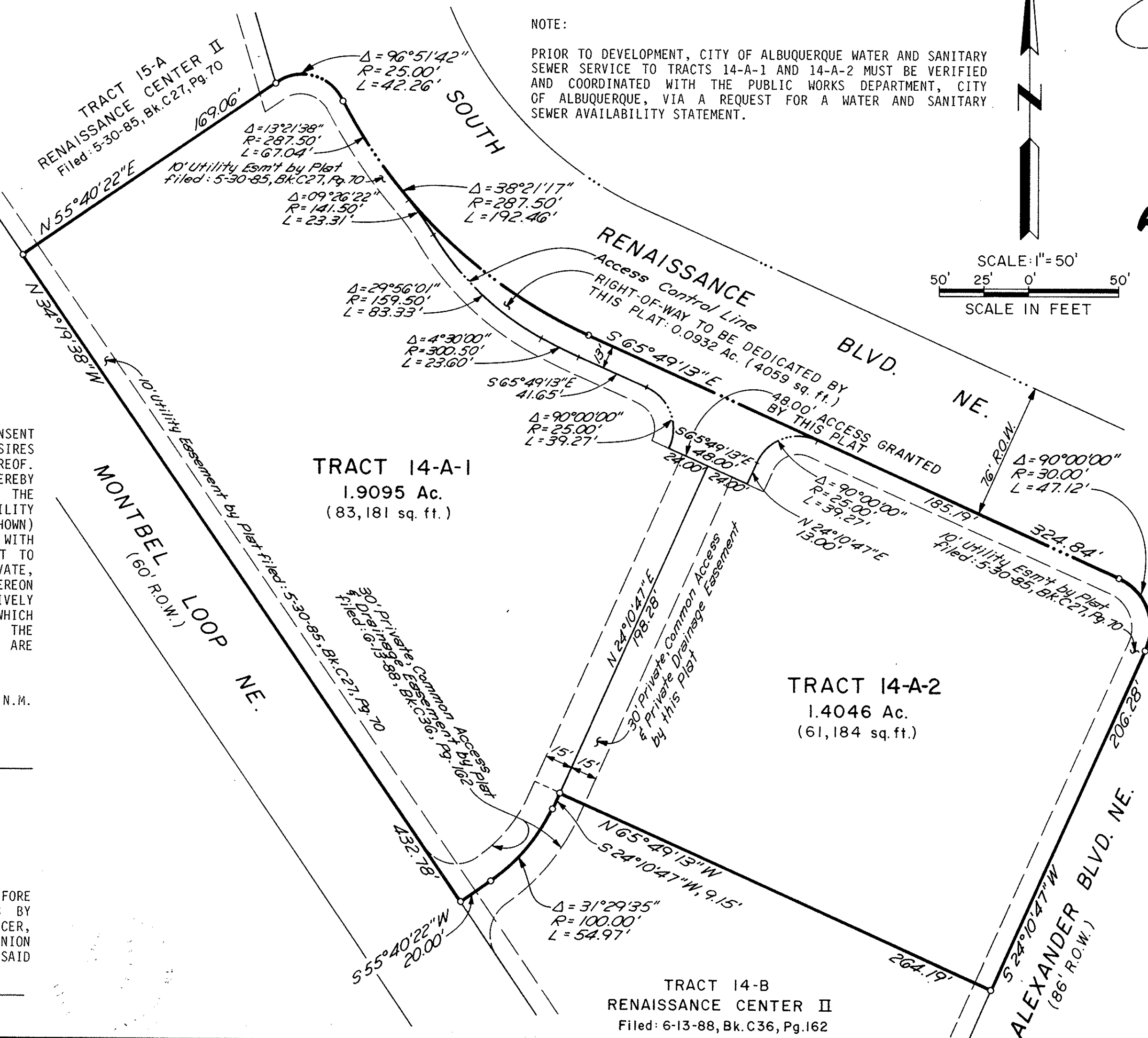
THE PLAT AS SHOWN HEREON IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF. THE UNDERSIGNED OWNERS AND/OR PROPRIETORS DO HEREBY DEDICATE THE ADDITIONAL PUBLIC RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, AND DO HEREBY GRANT ALL UTILITY EASEMENTS SHOWN HEREON (FOR THE PURPOSES SHOWN) INCLUDING POWER AND COMMUNICATION EASEMENTS, WITH THE RIGHTS OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES; DO HEREBY GRANT THE PRIVATE, COMMON ACCESS AND DRAINAGE EASEMENT SHOWN HEREON TO BE USED INDIVISIBLY AND PRIVATELY AND COLLECTIVELY BY THE OWNERS OF THE INDIVIDUAL PROPERTIES WHICH THE EASEMENT SERVES; DO HEREBY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT WE ARE AUTHORIZED TO SO ACT.

OWNER: UNION PENSION TRANSACTION TRUST NUMBER 88-1 N.M. UNITED NEW MEXICO TRUST COMPANY, TRUSTEE
 BY: *Samuel A. Keller*, TRUST OFFICER

ACKNOWLEDGEMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF SEPTEMBER, 1988 BY *GEORGINA H. KUNIN* TRUST OFFICER, UNITED NEW MEXICO TRUST COMPANY, TRUSTEE OF UNION PENSION TRUST NUMBER 88-1 N.M. ON BEHALF OF SAID TRUST.
Betty A. Hummer
 (NOTARY PUBLIC)
 MY COMMISSION EXPIRES 9-23-91

NOTE:
 PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO TRACTS 14-A-1 AND 14-A-2 MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.



CASE No. DRB-88-541
 PLAT No. **SP-89-96**

SURVEYOR'S CERTIFICATE

I, GAYLE JEWELL, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Gayle Jewell 09-14-88
 GAYLE JEWELL, L.S. NO. 4071 DATE



ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF September, 1988 BY GAYLE JEWELL, L.S. NO. 4071, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO.

Sonya Cannaday
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 7/14/92

ANDREWS, ASBURY & ROBERT, INC.
 CONSULTING ENGINEERS
 ALBUQUERQUE 88-533 NEW MEXICO

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