

93102100

FIRST REPLAT OF
TOWNE PARK PLAZA
ALBUQUERQUE, BERNALILLO COUNTY
NEW MEXICO
MAY 1993

State of New Mexico & SS
County of Bernalillo
This instrument was filed for record on

8-26 SEP 16 1993
RECEIVED
RECORDED
RECORDS OF BERNALILLO COUNTY
RECORDED
CLerk & Recorder
Deputy Clerk



SCALE: 1" = 100'

TRACT A-1
10.7121 Ac.

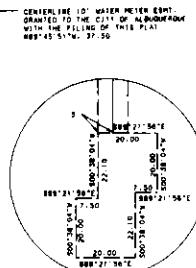
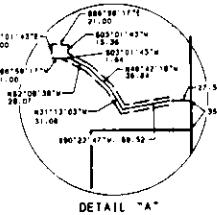
EXISTING
TRACT D
1.5596 Ac.
PUBLIC ROAD RIGHT-OF-WAY ALLOCATED
TO THE CITY OF ALBUQUERQUE WITH THE
FILING OF THIS PLAT
VAL 182-28
PUBLIC WATER AND STORM DRAIN EMTS.
PERMIT NO. 13-1991-191C-2541
FILED: NOVEMBER 13, 1991 191C-2541

TRACT B-1A
13.5300 Ac.

CENTERLINE ID
WATER METER EMT
GRANTED TO THE CITY OF ALBUQUERQUE
WITH THE FILING OF THIS PLAT
889-45-31-W 37-50

CENTERLINE ID
WATER METER EMT
GRANTED TO THE CITY OF ALBUQUERQUE
WITH THE FILING OF THIS PLAT
889-45-31-W 37-50

LENKURT SITE
survored by Kegels & Peeler, Inc.
December 16, 1989



NOTE:
SEE SHEET 4 OF 4 FOR
CURVE AND TANGENT DATA

EUBANK BOULEVARD N.E.

(R/W VARIES)

TRACT C-2
111-13-9111
(911C-2541;
NOT PART OF
THIS PLAT)

TRACT C-3A
111-13-9111
(911C-2541;
NOT PART OF
THIS PLAT)

TRACT C-4A
111-13-9111
(911C-2541;
NOT PART OF
THIS PLAT)

TRACT C-5A
0.6500
Ac.

TRACT C-6A
0.6183
Ac.

TRACT C-7A
0.2971
Ac.

TRACT B-2A
4.0387 Ac.

TRACT B-3A
11.0837 Ac.

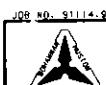
CENTERLINE ID
WATER METER EMT
GRANTED TO THE CITY OF ALBUQUERQUE
WITH THE FILING OF THIS PLAT
889-45-31-W 37-50

PHASE II TOWNE PARK
FILED: MAY 18, 1993
1622-1511

SHEET 2 OF 4 SHEETS

TOWNE PARK
FILED: January 11, 1991
1622-1511

- FOUND 5/8" REBAR WITH PLASTIC SURVEY CAP STAMPED "LS 5978"
 FOUND CHISELED "--" IN CONCRETE
 FOUND 5/8" REBAR WITH PLASTIC SURVEY CAP STAMPED "LS 7719"
 FOUND 5/8" REBAR WITH PLASTIC SURVEY CAP STAMPED "LS 2151"

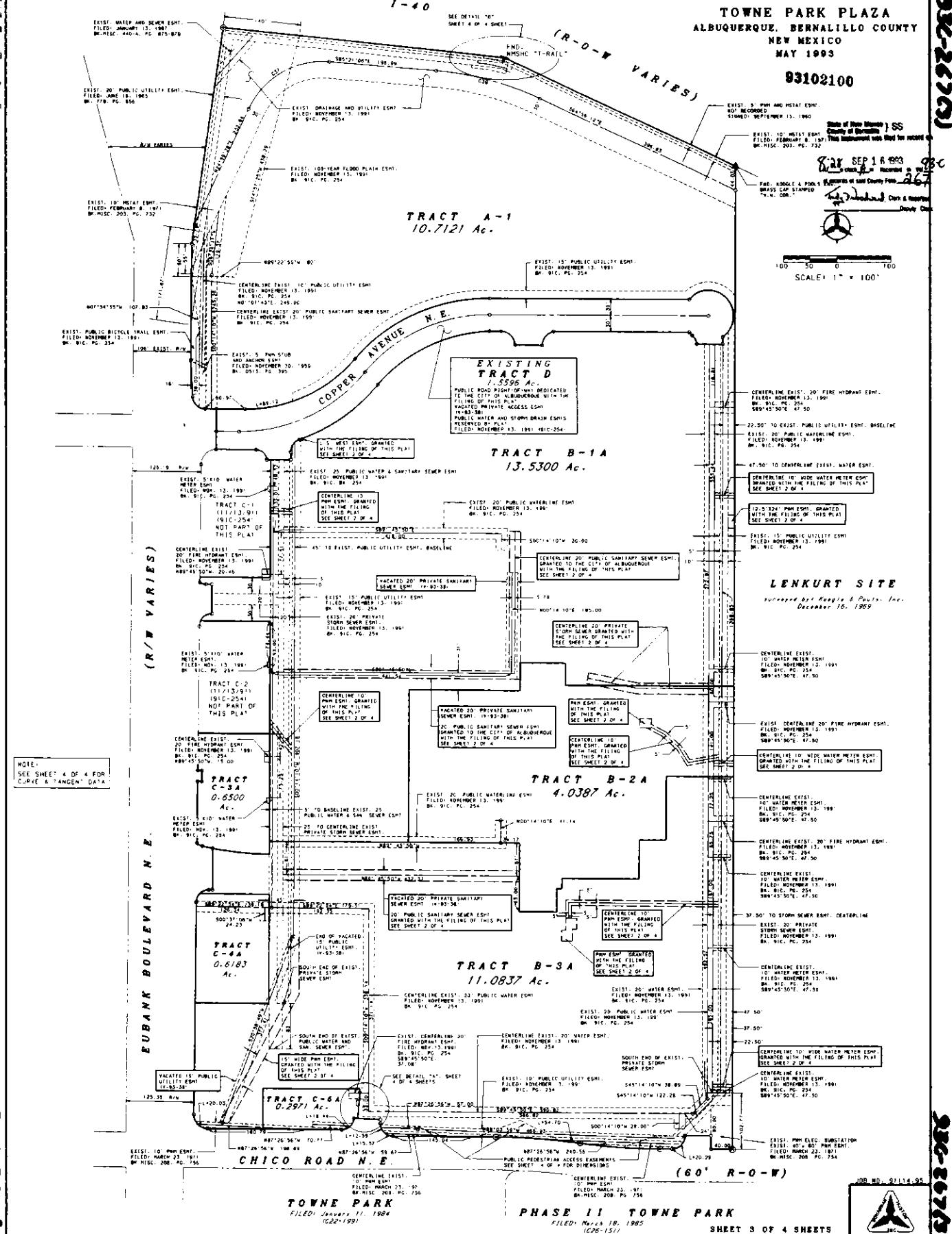


FIRST REPLAY OF
TOWNE PARK PLAZA
ALBUQUERQUE, BERNALILLO COUNTY
NEW MEXICO
MAY 1993

93102100

8/2 SEP 16 1993
88C
FED. KODAK A. P. CO. EXPOSURE OF SAN JUAN PARK
WATER CAP STAMPED
8/2 SEP 16 1993
Dale & Associates
Dale & Associates
Dale & Associates

100' 50' 0' 100'
SCALE: 1" = 100'



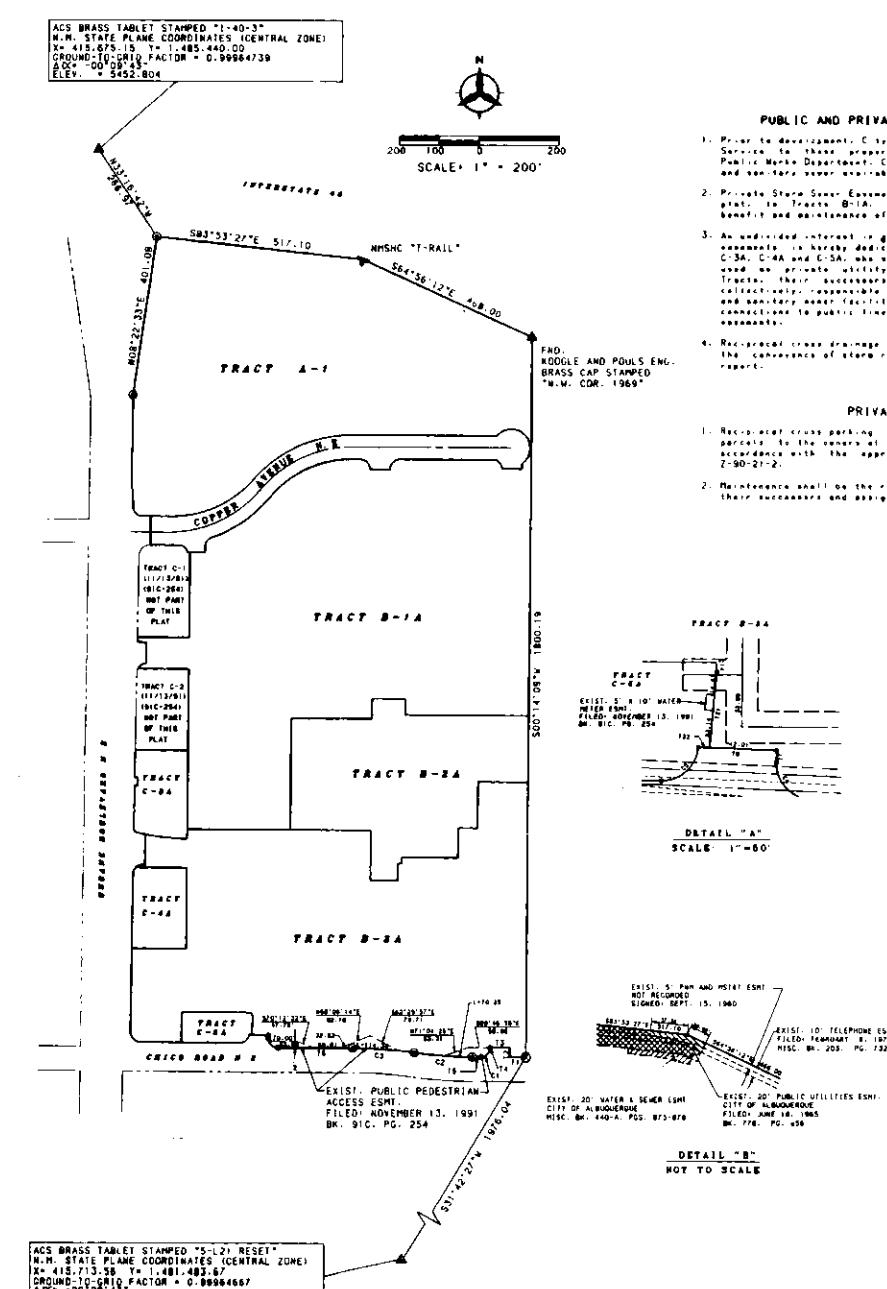
93C-267(C)

93C-267(C)

ACS BRASS TABLET STAMPED "11-40-3"
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X= 415,713.35 Y= 34,485.61
GROUND-TO-GRID FACTOR = 0.99984739
ASCC -00-00-00-00
ELEV. + 3452.804



200 100 0 200
SCALE: 1" = 200'



ACS BRASS TABLET STAMPED "11-40-3"
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X= 415,713.35 Y= 34,485.61
GROUND-TO-GRID FACTOR = 0.99984667
ASCC -00-00-00-00
ELEV. + 3452.835

PUBLIC AND PRIVATE UTILITY AND DRAINAGE EASEMENTS

- Prior to development, City of Albuquerque Water and Sewer Services, Public Works, property may be identified and coordinated with the Public Works Department City of Albuquerque, Inc., a request for a water and sewer user availability statement.
- Private Sewer Sewer Easements be granted, with the filing of this plat, to Tracts B-1A and B-1B, their successors and assigns, for the benefit and maintenance of said tracts.
- An undivided interest in all private street, sewer, and auxiliary sewer facilities and equipment described in the property of tracts B-1A and B-1B, C-1A and C-1B shall be retained by the owner of record, which may be used as private utility components for the lots shown. Owners of said Tracts, their successors and assigns, are individually, under collectively, responsible for the maintenance of the private street, sewer and auxiliary sewer facilities on their tracts, or lot, including connection to public lines located within public right-of-ways or public easements.
- Residential cross drainage easements are proposed between all Tracts, for the conveyance of storm runoff as provided for in the approved drainage report.

PRIVATE ACCESS EASEMENTS

- Residential cross parking and access easements are proposed on all parcels, for the owners of all Tracts and their successors and assigns, in accordance with the approved Site Development Plans Z-90-21-1 and Z-90-21-2.
- Maintenance shall be the responsibility of the owners of said easements, their successors and assigns, individually and/or collectively.

TRACT C-1A



DETAIL "A"
SCALE: 1"-60'

EXIST. S. PAN AND MDT47 ESMI
NOT RECORDED
FILED: SEPT. 15, 1980
NMSC: BK. 203, PG. 732

EXIST. 10' TELEPHONE ESMI
FILED: FEBRUARY 8, 1991
NMSC: BK. 203, PG. 732

EXIST. 20' WATER & SEWER LSHI
CITY OF ALBUQUERQUE
NMSC: BK. 440-A, PG. 873, FILED:
NOVEMBER 13, 1991, BK. 91C, PG. 254

DETAIL "B"
NOT TO SCALE

State of New Mexico SS
County of Bernalillo
This instrument was filed for record on

SEP 16 1993

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93102100 FIRST REPLAT OF
TOWNE PARK PLAZA
ALBUQUERQUE, BERNALILLO COUNTY
NEW MEXICO
MAY 1993

~~REPLAT~~ Cuts & Reopenings PUBLIC UTILITY EASEMENTS shown on this plat are Fifteen (15) DRAWS ON THE side and are for the cause just set off.

- A. The Public Service Company of New Mexico for the installation, maintenance and services of electrical lines, including poles, conductors, equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- B. The Gas Company of New Mexico for the installation, maintenance and services of all buried and aerial commercial lines and other related equipment and facilities reasonably necessary to provide natural gas.

- C. U.S. West for the installation, maintenance and services of all buried and aerial commercial lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to cable ground pedestals and closures.

- D. Jones Interables for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, repair, alter, change, remove, maintain, operate, separate, abandon, facilitate for, or otherwise use, any facility described above, together with free access to, from, and over said easements, including sufficient working areas, space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes growing thereon, to clear land, to lay pipe, to lay, bury, span, pull, lay or ground or sub-surface, hot tubs, concrete or wood pool decking, or other structure, and shall be erected or constructed on said easements, and shall only be drilled or excavated on said easements. Precautions shall be taken for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or other structures adjacent to or near easements shown on this plat.

TANGENT DATA

NUMBER	BEARING	DISTANCE
11	H89°46'56"E	40.00
12	H00°14'10"E	24.32
13	H89°45'56"E	49.11
14	S00°15'10"E	11.33
15	H89°46'56"E	21.60
16	H00°14'08"E	186.71
17	H00°14'08"E	7.52
18	H00°14'08"E	49.02
19	S89°45'50"E	8.99
20	H00°14'10"E	76.38
21	H00°42'45"E	112.78
22	S89°45'14"E	8.00
23	H00°42'45"E	20.00
24	H00°42'45"E	8.00
25	H00°14'10"E	54.00
26	H00°45'52"E	11.17
27	H00°45'52"E	7.00
28	H00°45'50"E	20.83
29	H00°45'57"E	67.23
30	H00°13'08"E	74.55
31	S00°17'47"E	7.01
32	S89°43'45"E	40.89
33	S00°14'10"E	23.50
34	H89°45'50"E	49.00
35	S00°14'10"E	70.92
36	H00°45'50"E	19.75
37	H89°45'50"E	14.67
38	S00°14'10"E	42.92
39	H89°45'50"E	68.33
40	S00°14'10"E	51.00
41	S89°45'50"E	87.77
42	S00°14'10"E	10.11
43	H89°45'52"E	13.17
44	S00°14'10"E	49.13
45	H00°45'50"E	3.29
46	H89°45'51"E	50.00
47	H00°45'50"E	21.21
48	S00°14'09"E	15.17
49	H00°45'50"E	44.10
50	H00°45'50"E	72.44
51	S89°45'50"E	41.54
52	S00°14'10"E	104.54
53	H89°45'56"E	67.17
54	H00°45'50"E	61.13
55	H20°27'49"E	42.35
56	S21°05'56"E	5.00
57	S89°54'43"E	6.60
58	H00°14'10"E	5.28

CURVE DATA

NUMBER	ARC	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	36.12	23.00	89°58'55"	32.52	S45°13'37"E	22.99
C2	14.51	11.00	89°35'18"	14.54	N85°59'17"E	73.36
C3	154.45	1166.20	7.71-29"	154.34	S89°19'27"E	77.34
C4	36.14	23.00	90°01'05"	32.53	N44°46'48"E	23.01
C5	34.19	23.00	85°10'07"	31.13	S47°36'48"E	21.14
C6	37.42	23.00	90°21'13"	35.46	N44°27'50"E	25.15
C7	33.44	23.00	89°40'14"	31.37	S47°22'14"E	22.11
C8	19.58	574.46	11-57'09"	19.58	N78°08'52"E	8.79
C9	11.43	20.50	31°56'31"	11.28	N61°12'02"E	5.87
C10	35.84	23.00	89°51'23"	32.39	N45°24'28"E	22.81
C11	11.45	23.00	29°51'55"	11.75	N75°14'21"E	5.98
C12	34.73	23.00	89°31'47"	31.43	S45°23'27"E	22.77
C13	34.82	23.00	86°44'53"	31.59	N46°23'24"E	21.73
C14	6.36	15.00	24°17'53"	6.31	S07°03'12"E	3.23
C15	12.32	574.46	122°23'58"	124.08	S83°22'16"E	62.40
C16	10.47	574.46	13°40'17"	10.47	S22°30'56"E	52.52
C17	18.43	23.00	45°55'15"	17.94	S67°16'33"E	5.74
C18	17.50	23.00	43°35'59"	17.08	S22°30'56"E	9.20
C19	25.78	23.00	64°13'43"	24.45	M58°07'19"E	14.44
C20	19.15	23.00	29°45'40"	19.15	S13°21'37"E	5.16
C21	230.69	267.49	19°25'56"	223.60	S27°27'37"E	22.07
C22	277.64	321.82	29°45'45"	269.11	K65°31'17"E	148.11
C23	115.12	47.00	140°20'05"	88.42	S69°55'54"E	130.31
C24	45.07	47.00	54°56'18"	45.36	S27°42'18"E	24.43
C25	18.34	47.00	19°27'54"	18.34	S27°07'54"E	0.00
C26	8.18	47.00	43°46'36"	7.89	K27°07'54"E	0.44
C27	39.27	25.00	90°00'00"	35.36	S45°14'10"E	25.00
C28	53.27	25.00	90°00'00"	35.36	S44°45'30"E	25.00
C29	22.77	267.49	50°49'32"	22.77	S27°27'37"E	24.71
C30	179.16	333.00	104°49'32"	177.00	S54°42'34"E	91.80
C31	29.27	24.00	69°53'10"	27.49	S35°10'45"E	16.77
C32	29.41	24.00	84°15'39"	26.83	K47°38'01"E	10.09
C33	20.43	30.00	50°43'27"	20.43	S27°27'37"E	73.37
C34	286.48	302.00	50°43'27"	256.30	M64°53'03"E	142.14
C35	23.24	231.82	50°43'27"	23.24	S27°27'37"E	73.37
C36	44.68	333.00	0°48'17"	44.68	N89°18'10"E	2.34
C37	182.36	150.00	69°39'26"	171.34	N89°49'11"E	104.36
C38	193.87	350.00	20°24'55"	194.94	S75°08'39"E	98.04

SHEET 4 OF 4 SHEETS

