

VICINITY MAP

SCALE: 1" = 800'

H-15

PLAT OF TRACTS F-2A1-A through F-2A1-D BROADBENT BUSINESS PARK ALBUQUERQUE, NEW MEXICO

FEBRUARY, 1990

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Tract F-2A1, Broadbent Business Park, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 19, 1988, Book C37, Page 138, and being more particularly described as follows:

Beginning at the southwest corner of the parcel herein described, being a point on the north right-of-way line of Menaul Boulevard N.E.; thence N 11°07'25" E a distance of 896.20 feet to the northwest corner of the parcel herein described; thence S 80°32'41" E a distance of 216.95 feet; thence N 49°37'34" E a distance of 281.28 feet; thence N 32°59'51" W a distance of 8.63 feet; thence N 48°22'07" E a distance of 50.11 feet; thence S 86°19'02" E a distance of 275.78 feet; thence S 77°12'14" E a distance of 279.86 feet to the northeast corner of the parcel herein described; thence S 12°46'54" W a distance of 135.12 feet; thence S 25°27'47" E a distance of 376.67 feet; thence along the arc of a curve to the left with DELTA = 43°39'23", R = 268.26 feet, and L = 204.40 feet (Chord Bearing = S 47°17'28" E, Chord Length = 199.49 feet) to the southeast corner of the parcel herein described, being a point on the north right-of-way line of Broadbent Parkway N.E.; thence along the arc of a curve to the right with DELTA = 56°07'25", R = 335.00 feet, and L = 328.15 feet (Chord Bearing = S 73°12'53" W, Chord Length = 315.18 feet) along said right-of-way line to a point of reverse curvature to the left with DELTA = 36°08'35", R = 395.00 feet, and L = 249.17 feet (Chord Bearing = S 83°12'18" W, Chord Length = 245.06 feet) along said right-of-way line to a point of reverse curvature to the right with DELTA = 82°33'52", R = 30.00 feet, and L = 43.23 feet (Chord Bearing = N 73°35'04" W, Chord Length = 39.59 feet) to a point on the east right-of-way line of Lamberton Place N.E.; thence N 32°18'08" W a distance of 121.65 feet along said right-of-way line; thence along the arc of a curve to the left with DELTA = 50°00'00", R = 325.00 feet, and L = 283.62 feet (Chord Bearing = N 57°18'08" W, Chord Length = 274.70 feet) along said right-of-way line; thence N 82°18'08" W a distance of 84.75 feet along said right-of-way line; thence along the arc of a curve to the right with DELTA = 50°47'19", R = 30.00 feet, and L = 26.59 feet (Chord Bearing = N 56°54'29" W, Chord Length = 25.73 feet) along said right-of-way line to a point of reverse curvature to the left with DELTA = 194°14'24", R = 57.00 feet, and L = 193.24 feet (Chord Bearing = S 51°21'59" W, Chord Length = 113.12 feet) along the west terminus of Lamberton Place N.E.; thence S 07°41'52" W a distance of 524.38 feet to the southeast corner of the parcel herein described, being a point on the north right-of-way line of Menaul Boulevard N.E.; thence N 82°18'08" W a distance of 320.19 feet along said right-of-way line to the point of beginning and containing 18.1956 acres more or less.

9089050

DEDICATION and FREE CONSENT

The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat and do hereby grant the easements shown hereon including the rights of ingress and egress and the right to trim interfering trees.

Richard E. Peterson
RICHARD E. PETERSON, VICE PRESIDENT, BROADBENT DEVELOPMENT CO.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

The foregoing instrument was acknowledged before me this
5th day of March 1990.

Lee Arroyo
Notary Public

APPROVALS: SP.90-216 D.R.B. CASE No. 90-113

Jack Cloud 11-20-90
Planning Director, City of Albuquerque, N.M. Date

Robert W. Kane 3-20-90
Utility Development, City of Albuquerque, N.M. Date

Frank J. Jarama 5-23-90
City Engineer, City of Albuquerque Date

Frank J. Jarama 5-23-90
A.M.A.F.C.A. Date

Robert W. Kane 3-20-90
Traffic Engineer, City of Albuquerque, N.M. Date

David M. Stone 3-20-90
Parks and Recreation, City of Albuquerque, N.M. Date

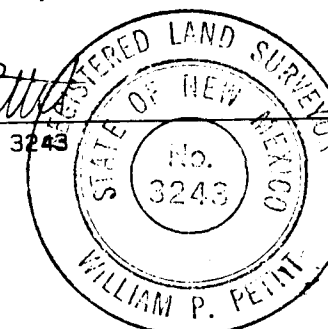
Neil Whit 030590
Chief City Surveyor, City of Albuquerque, N.M. Date

Rose Shull 3-23-90
Property Manager, City of Albuquerque, N.M. Date

CERTIFICATION

I, William P. Pettit, a registered Professional 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 noted in a title report prepared by ALBUQUERQUE TITLE CO., INC. on NOVEMBER 1, 1989 (89010RS); meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

William P. Pettit 2-28-90
William P. Pettit, N.M.P.S. No. 3243 Date



89-CODE

1-015-059-196-338-10325

BROADBENT DEVEL.

Chris Brinson 4-12-90

Notes:

- A field survey was performed on 2-26-90.
- No street mileage was created.
- All distances are ground distances.
- Site located within Section 9, T10N, R3E, N.M.P.M.
- Bearings are grid per New Mexico State Plane Coordinate System, Central Zone, per plat of "BROADBENT BUSINESS PARK" filed August 15, 1986, book C31, page 74.
- The purpose of this plat is to subdivide Tract F-2A1 into four tracts of land and grant the necessary easements as shown.
- The property platted hereon is subject to a Reciprocal access, utility, drainage, irrigation, and landscaping easement filed May 6, 1986, volume misc. 348A, Folio 525-533.
- Unless otherwise noted, all property corners monumented with 5/8" rebar and cap, LS 3243.
- Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Tracts F-2A1-A, F-2A1-B and F-2A1-D must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.

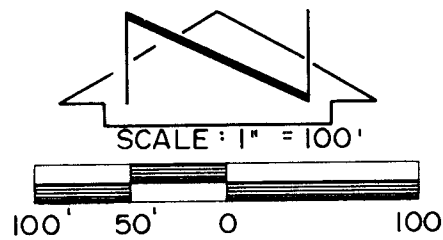
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 2697.910291

JMA JOB NO. 890627

Jma

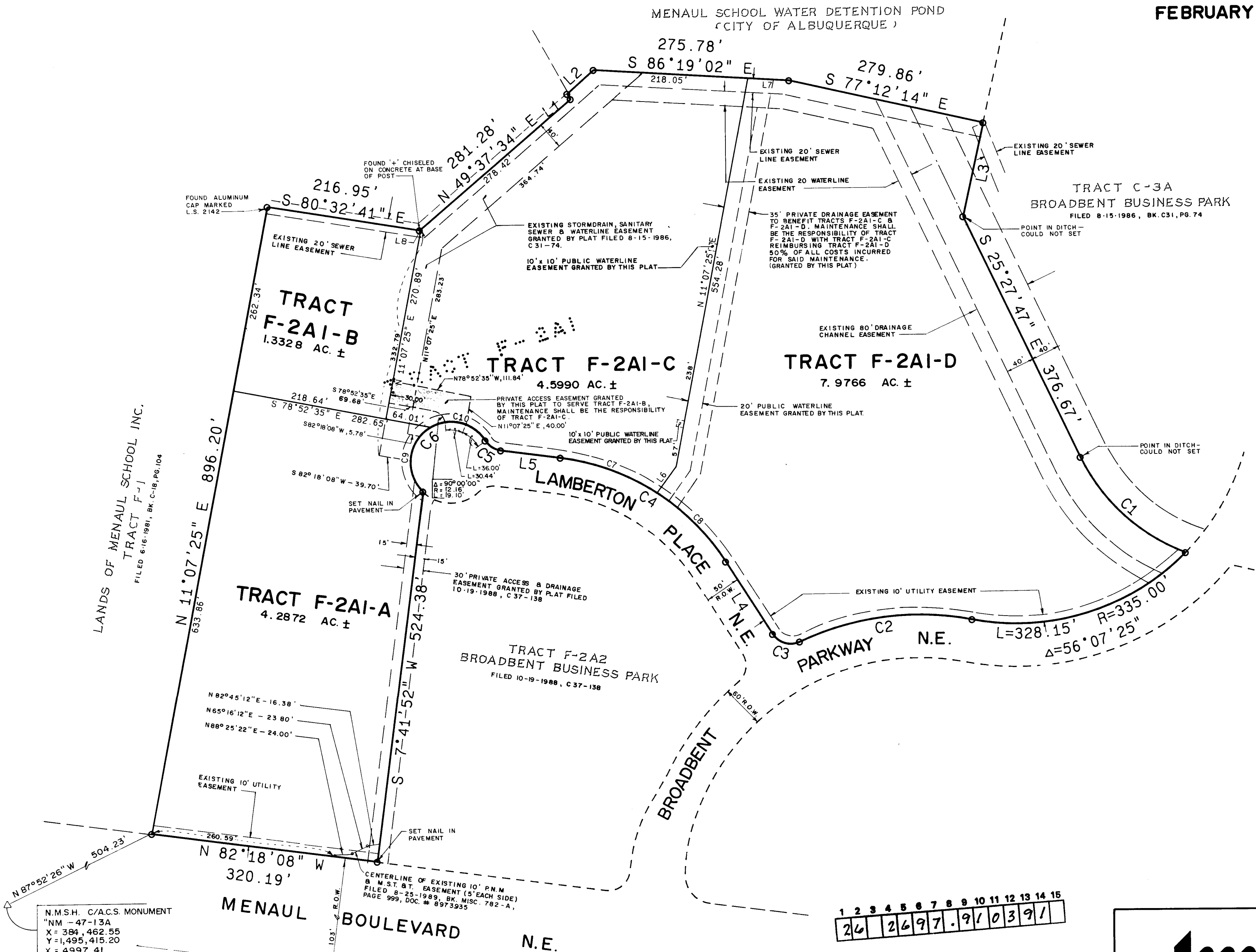
JEFF MORTENSEN & ASSOCIATES, INC.
811 DALLAS, N.E. ALBUQUERQUE, NM 87110
ENGINEERS TELEPHONE (505) 265-5611

CURVE	ARC	DELTA	RADIUS	LINE	BEARING	DISTANCE
C1	204.40	43°39'23"	268.26	L1	N 32°59'51" W	8.63
C2	249.17	36°08'35"	395.00	L2	N 48°22'07" E	50.11
C3	43.23	82°33'52"	30.00	L3	S 12°46'54" W	135.12
C4	283.62	50°00'00"	325.00	L4	N 32°18'08" W	121.65
C5	26.59	50°47'19"	30.00	L5	N 82°18'08" W	84.75
C6	193.24	194°14'24"	57.00	L6	N 36°30'26" E	46.53
C7	145.91	25°43'22"	325.00	L7	N 86°19'02" W	57.73
C8	137.71	24°16'38"	325.00	L8	S 49°37'34" W	2.86
C9	106.14	106°41'38"	57.00			
C10	87.09	87°32'46"	57.00			



PLAT OF
TRACTS F-2AI-A through F-2AI-D
BROADBENT BUSINESS PARK
ALBUQUERQUE, NEW MEXICO

FEBRUARY, 1990

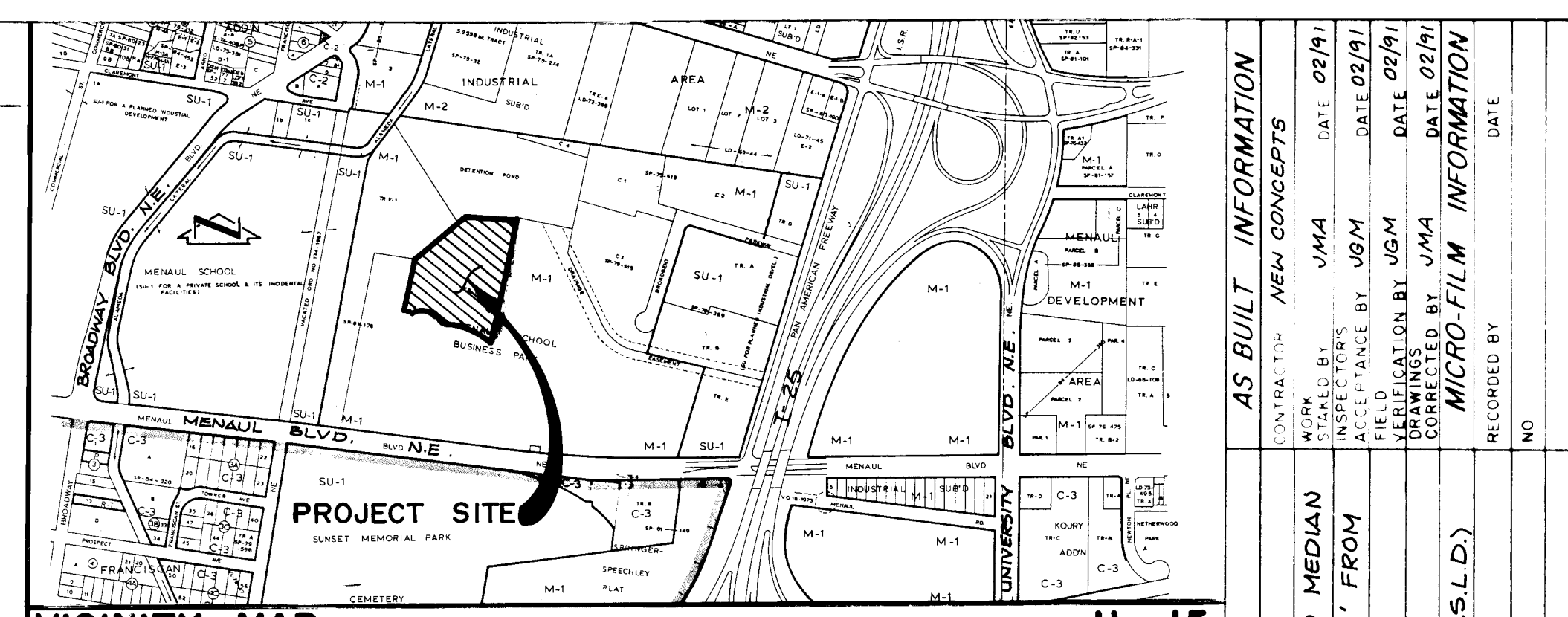
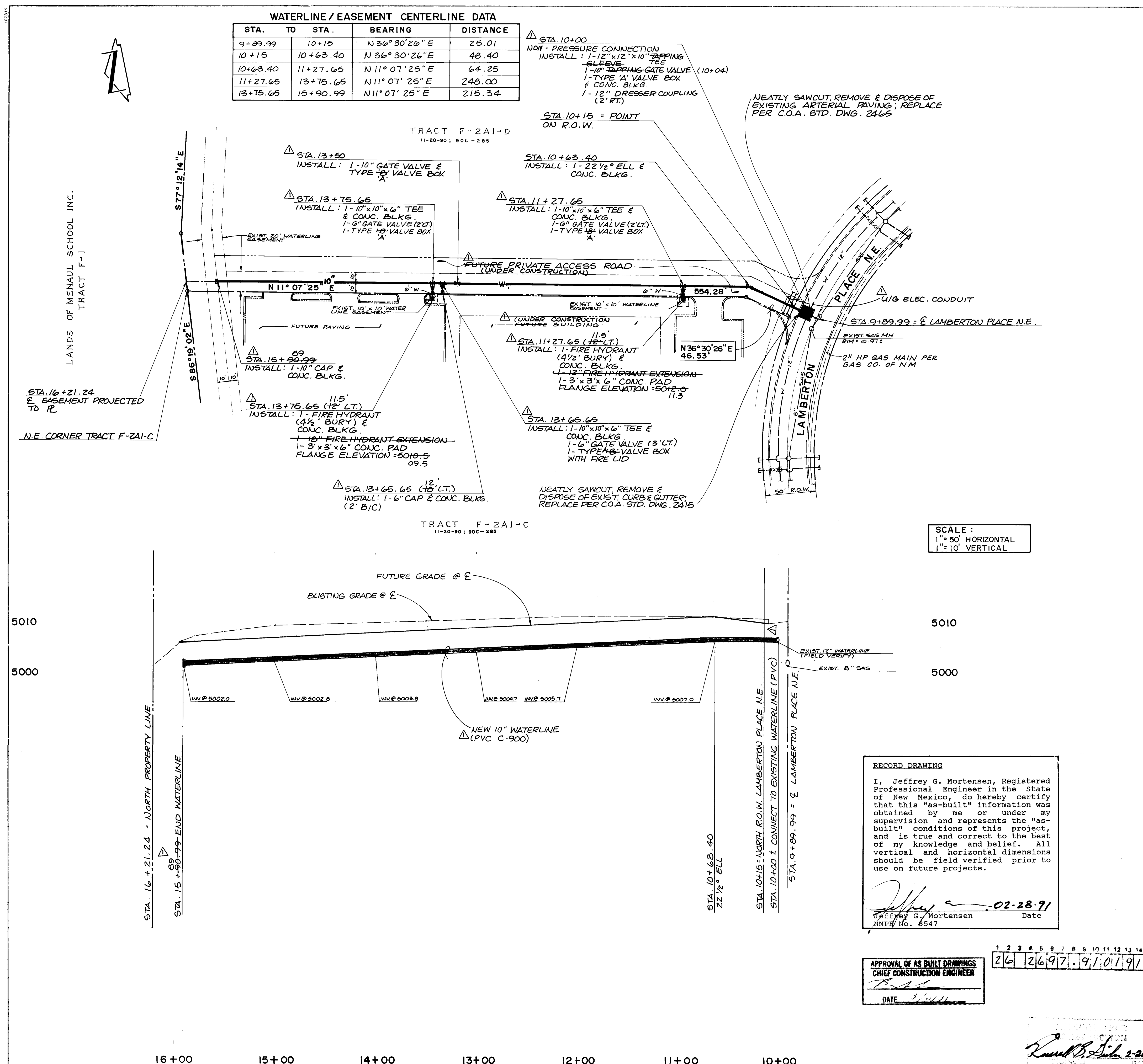


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26 26 97 .9 103 91



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JMA JOB NO. 890627



- GENERAL NOTES:**
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED UNDER CONTRACT SHALL, EXCEPT AS OTHERWISE STATED OR PROVIDED FOR HEREON, BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS - PUBLIC WORKS CONSTRUCTION - 1986.
 - TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
 - IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN AN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE OWNER OF SAID UTILITY, AND THE INFORMATION MAY BE INCOMPLETE OR MAY BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES. THE ENGINEER HAS CONDUCTED ONLY PRELIMINARY INVESTIGATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES. THIS INVESTIGATION IS NOT CONCLUSIVE, AND MAY NOT BE COMPLETE, THEREFORE, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF THE WORK IN ADVANCE OF AND DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. IN PLANNING AND CONDUCTING EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES.
 - SHOULD A CONFLICT EXIST BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER IN WRITING SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY FOR ALL PARTIES.
 - THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION.
 - ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
 - CONTRACTOR SHALL COMPLY WITH SECTION 19 OF THE "STANDARD SPECIFICATIONS".
 - ALL UTILITIES AND UTILITY SERVICE LINES SHALL BE INSTALLED PRIOR TO PAVING.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO SPECIFIED STREET USE.
 - TACK COAT REQUIREMENTS SHALL BE DETERMINED DURING CONSTRUCTION BY THE PROJECT ENGINEER.
 - SIDEWALKS AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
 - IF CURB IS DEEPENED FOR A DRIVEPAD OR A HANDICAP RAMP, THE DRIVEPAD OR RAMP SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF THE CURB AND GUTTER.
 - ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
 - CONTRACTOR SHALL COORDINATE WITH THE WATER SYSTEM DIVISION FOR THE EXECUTION OF THE VALVE SHUT OFF PLAN, NOT LESS THAN THREE (3) WORKING DAYS IN ADVANCE OF ANY WORK THAT MAY AFFECT THE EXISTING PUBLIC WATER UTILITIES. ONLY WATER SYSTEM DIVISION PERSONNEL SHALL OPERATE EXISTING VALVES.
 - CONTRACTOR SHALL NOTIFY THE ENGINEER NOT LESS THAN SEVEN (7) DAYS PRIOR TO STARTING WORK IN ORDER THAT THE ENGINEER MAY TAKE NECESSARY MEASURES TO INSURE THE PRESERVATION OF SURVEY MONUMENTS. CONTRACTOR SHALL NOT DISTURB PERMANENT SURVEY MONUMENTS WITHOUT THE CONSENT OF THE ENGINEER AND SHALL NOTIFY THE ENGINEER AND BEAR THE EXPENSE OF REPLACING ANY THAT MAY BE DISTURBED WITHOUT PERMISSION. REPLACEMENT SHALL BE DONE ONLY BY THE ENGINEER. WHEN A CHANGE IS MADE IN THE FINISHED ELEVATION OF THE PAVEMENT OF ANY ROADWAY IN WHICH A PERMANENT SURVEY MONUMENT IS LOCATED, CONTRACTOR SHALL, AT HIS OWN EXPENSE, ADJUST THE MONUMENT COVER TO THE NEW GRADE UNLESS OTHERWISE SPECIFIED.
 - THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION CO-ORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION CO-ORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADING ENGINEER (768-2551) PRIOR TO OCCUPANCY AN INTERSECTION. CONTRACTOR MUST REFER TO SECTION 19 OF THE STANDARD SPECIFICATION FOR TRAFFIC CONTROL.
 - ALL STREET STRIPING ALTERED OR DESTROYED SHALL BE REPLACED IN KIND BY CONTRACTOR TO LOCATION AND IN KIND AS EXISTING OR AS INDICATED BY THIS PLAN SET.

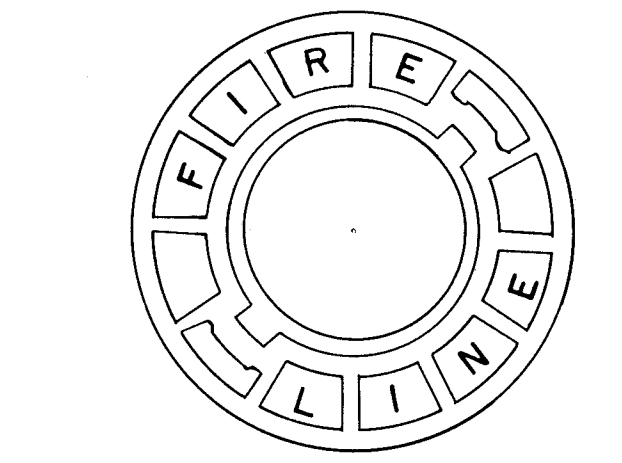
RECORD DRAWING

I, Jeffrey G. Mortensen, Registered Professional Engineer in the State of New Mexico, do hereby certify that this "as-built" information was obtained by me or under my supervision and represents the "as-built" conditions of this project, and is true and correct to the best of my knowledge and belief. All vertical and horizontal dimensions should be field verified prior to use on future projects.

Jeffrey G. Mortensen 02-28-91 Date
NMP# No. 6547

APPROVAL OF AS-BUILT DRAWINGS
CHIEF CONSTRUCTION ENGINEER
DATE 3/2/91

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15
26 26 97 97 01 97



FIRELINE VALVE BOX LID
NO SCALE

CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP			
TITLE: BROADBENT BUSINESS PARK TRACT F-2A1-C WATERLINE EXTENSION			
APPROVALS	ENGINEER	DATE	ENGINEER
DRC Chairman	<i>Ronald B. Smith</i>	1-3-91	<i>W. L. Smith</i>
Transportation	<i>R. Smith</i>	12-27-90	<i>N/A</i>
Hydrology	<i>N/A</i>	12-31-90	
DRAWING NO. 2697.91		MAP NO. H-15	SHEET 1 OF 1