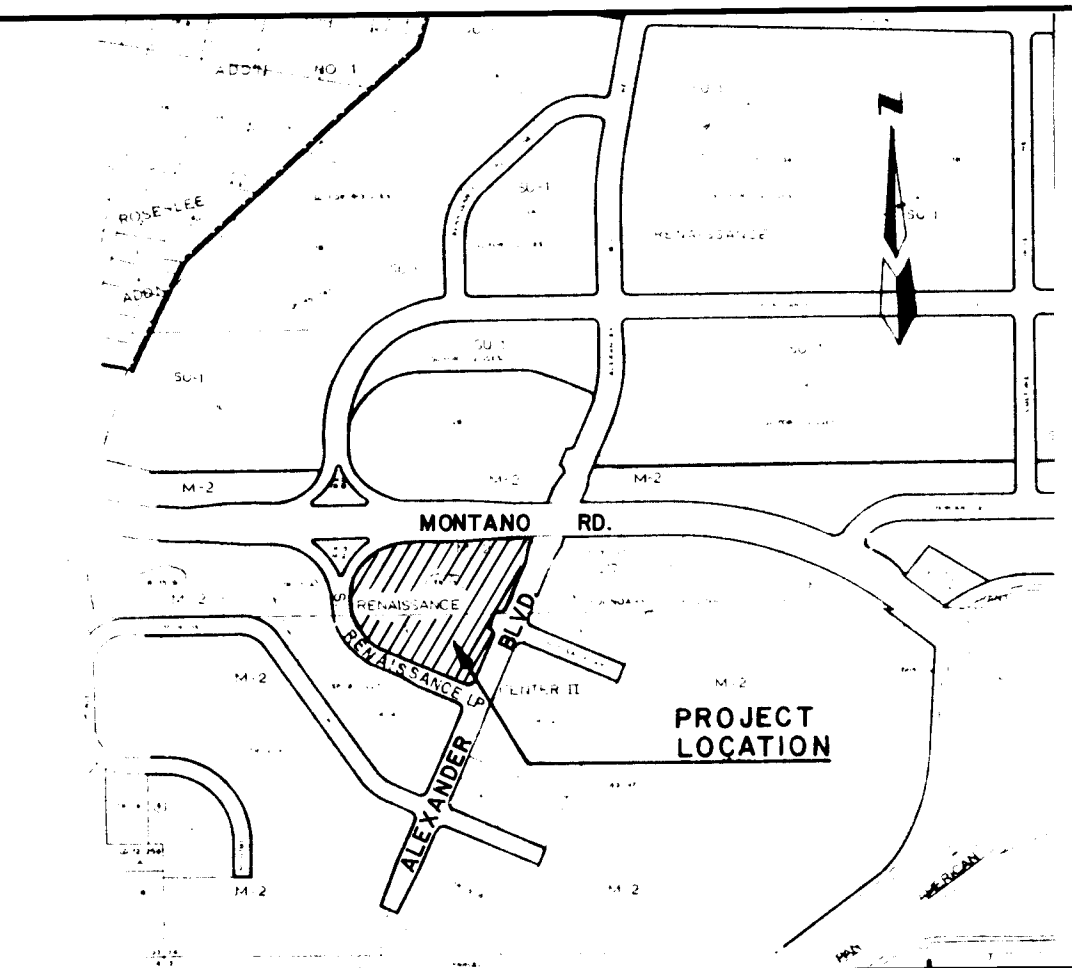


CONSTRUCTION PLANS
FOR
WHOLESALE MARKET CENTER



VICINITY MAP ZONE ATLAS F-16
SCALE: NONE

GENERAL NOTES

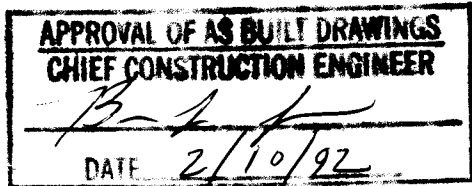
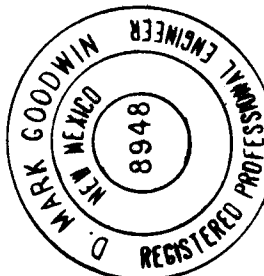
NOTICE TO CONTRACTORS

1. CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS".
2. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (260-1990) FOR LOCATION OF EXISTING UTILITIES.
3. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITH MINIMUM AMOUNT OF DELAY.
4. THREE (3) WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION THE CONTRACTOR SHALL SUBMIT TO THE CONSTRUCTION COORDINATION DIVISION A DETAILED CONSTRUCTION SCHEDULE. TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN A BARRICADING PERMIT FROM THE CONSTRUCTION COORDINATION DIVISION. CONTRACTOR SHALL NOTIFY BARRICADE ENGINEER (768-2551) PRIOR TO OCCUPYING AN INTERSECTION. SEE SECTION 19 OF SPECIFICATIONS.
5. 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.

THE FOLLOWING NOTES ALSO APPLY WHEN CHECKED

- ☒ 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 BY THE CITY ENGINEER.
- ☒ SIDEWALK AND WHEELCHAIR RAMPS WITHIN THE CURB RETURNS SHALL BE CONSTRUCTED WHEREVER A NEW CURB RETURN IS CONSTRUCTED.
- ☒ IF CURB IS DEPRESSED FOR A DRIVEPAD, THE DRIVEPAD SHALL BE CONSTRUCTED PRIOR TO ACCEPTANCE OF CURB AND GUTTER.
- ☒ ALL STORM DRAINAGE FACILITIES SHALL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- ☒ THE REQUESTOR OR DEVELOPER SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ALL CURB AND GUTTER OR SIDEWALK DAMAGE AFTER APPROVAL BY THE CITY ENGINEER OR WORK COMPLETED BY THE CONTRACTOR.

RECORD DRAWING
I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the Contractor, the Jaynes Corp., and by the surveyor, Mark Goodwin and Associates, and reflects the construction actually accomplished.
Mark Goodwin, NMPE 8948



LEGEND

	NEW SPOT ELEVATION
	FLOW DIRECTION ARROWS
	PROPERTY LINE
	EXISTING CURB & GUTTER
	CONCRETE

INDEX TO DRAWINGS

SHEET NO.	TITLE
1	TITLE SHEET
2	PLAT
3	ON-SITE UTILITY IMPROVEMENTS
4	TURN BAY

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P. O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

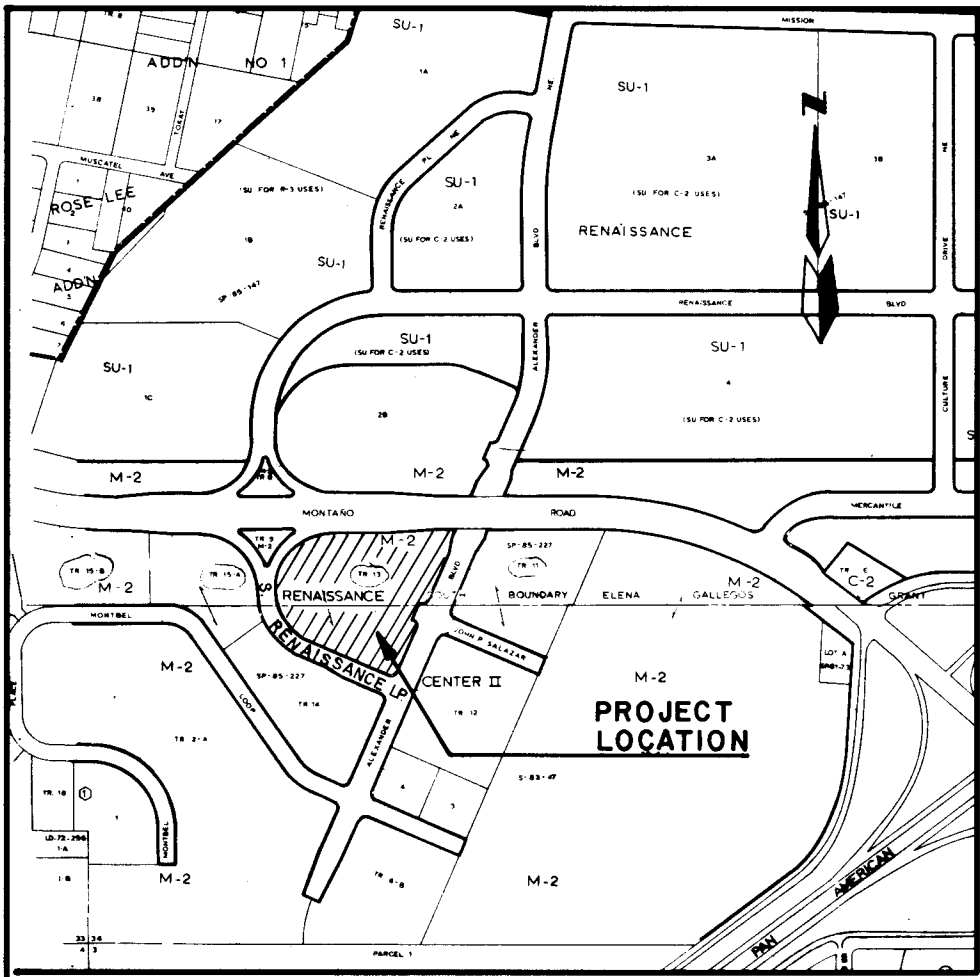
REV.	SHEETS	CITY ENGINEER	DATE	USER DEPT.	DATE	USER DEPT.	DATE

APPROVAL OF REVISIONS

	APPROVED FOR CONSTRUCTION 4-9-91 SHEET 1 OF 4
PROJECT NO. 4202.90	

9053 R\TITLE

SCANNED BY
BY LASON



LOCATION MAP ZONE ATLAS MAP NO. F-16
NOT TO SCALE

SUBDIVISION DATA

Plat Case Nos.DRB. SP. V.
Gross Acreage5.9847
Zone Atlas No.F-16-Z
No. of Existing Tracts/Lots 1
No. of Tracts/Lots Created 4
No. of Tracts/Lots Eliminated 0
Miles of Full Width Streets Created 0
Date of SurveyOCTOBER 17, 1990
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER: 90102313150159

NOTES

- The purpose of this plat is to create Four (4) new tracts for future commercial development.
- Basis of bearings is from ACS Monuments "2-F16" and "3-F16", brass caps found in place. All bearings are grid. All distances are ground.
- Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Tract 13 Renaissance Center II must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
- Plat shows all easements of record.
- Bearings and/or distances in parenthesis are record and are shown for comparison with actual field conditions.

FREE CONSENT AND DEDICATION

The subdivision of the land herein described is with the free consent and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof, and said owner(s) and proprietor(s) do hereby grant all easements shown on this plat, including the right of ingress and egress, and the right to firm interfering trees, along with the dedication of additional street right-of-way.

Owner(s) George Kuhn, Vice President
UNITED NEW MEXICO TRUST COMPANY
Trustee for TRANSACTION TRUST 88-1 NM

OWNER'S ACKNOWLEDGMENT

State of New Mexico } ss
County of Bernalillo }

The foregoing instrument was acknowledged before me on this

15 day of November, 1990.

Notary Public

37094
My Commission Expires

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT THIRTEEN (13) OF RENAISSANCE CENTER II AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 30, 1985, IN BOOK C27, PAGE 70 OF SAID COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING COMMON TO THE NORTHEAST CORNER OF SAID TRACT 13, A POINT AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MONTANO ROAD NE AND THE WESTERLY LINE OF ALEXANDER BOULEVARD NE, FROM WHENCE THE ACS MONUMENT "2-F16" BEARS N 82°56'16" E, 471.52 FEET DISTANCE; THENCE, FROM SAID POINT OF BEGINNING, S 24°10'47" W, 54.73 FEET TO A POINT; THENCE, S 12°55'53" W, 51.26 FEET TO A POINT; THENCE, S 24°10'47" W, 195.89 FEET TO A POINT OF CURVE; THENCE, SOUTHWESTERLY, 39.27 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" TO A POINT; THENCE, S 24°10'47" W, 60.00 FEET TO A POINT OF CURVE; THENCE, SOUTHEASTERLY, 39.27 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY; THENCE, S 24°10'47" W, 172.00 FEET TO A POINT OF CURVE; THENCE, SOUTHWESTERLY, 54.98 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY; THENCE, N 65°49'13" W, 319.84 FEET TO A POINT OF CURVE; THENCE, NORTHWESTERLY, 116.61 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 211.50 FEET AND A CENTRAL ANGLE OF 31°35'19" TO A POINT OF COMPOUND CURVATURE; THENCE, NORTHWESTERLY, 115.01 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 191.50 FEET AND A CENTRAL ANGLE OF 34°24'41" TO A POINT OF TANGENCY; THENCE, N 00°10'47" E, 33.92 FEET TO A POINT OF CURVE; THENCE, NORTHEASTERLY, 180.13 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 191.50 FEET AND A CENTRAL ANGLE OF 53°53'37" TO A POINT OF COMPOUND CURVATURE; THENCE, NORTHEASTERLY, 138.32 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 219.50 FEET AND A CENTRAL ANGLE OF 36°06'23" TO A POINT OF TANGENCY; THENCE, S 89°49'13" E, 200.00 FEET TO A POINT; THENCE, N 87°26'11" E, 240.28 FEET TO A POINT; THENCE, S 89°49'40" E, 40.32 FEET TO THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, AND CONTAINING 5.9847 ACRES (260,694 SQUARE FEET), MORE OR LESS.

ACCEPTED BY:

US West Communications

Public Service Company of New Mexico

Gas Company of New Mexico

Jones Intercable Inc.

12-10-90
Date

12-10-90
Date

11-26-90
Date

12/10/90
Date

APPROVED AND ACCEPTED BY:

Traffic Engineer, Transportation Department

Parks and Recreation Department

City Surveyor, Engineering Division

Water Resources Department

Property Management

Albuquerque Metropolitan Arroyo Flood Control Authority

City Engineer, Engineering Division

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

City Planner, Albuquerque/Bernalillo County Planning Division

SURVEYOR'S CERTIFICATION

I, RICHARD A. BORGEL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF ACTUAL FIELD SURVEYS PERFORMED BY ME, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO.

Richard A. Borgel
RICHARD A. BORGEL, R.P.L.S. NO. 7429

10-24-90
DATE



REPLAT OF TRACT 13
RENAISSANCE CENTER II

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

Designed: RAB Drawn: RJA Checked: RAB Sheet 1 of 2
Scale: 1"=50' Date: 10/90 Job: 9053

REPLAT OF TRACT 13 RENAISSANCE CENTER II ALBUQUERQUE, NEW MEXICO OCTOBER, 1990

GENERAL NOTES

- CROSS PARKING, INGRESS / EGRESS, DRAINAGE PONDING, ARE ALL IDENTIFIED IN THE RESTRICTIVE AND CONDITIONAL COVENANTS AS FILED IN BOOK _____, PAGE _____, COUNTY CLERKS OFFICE BERNALILLO COUNTY.

13-A
85335.871 SF
1.9590 AC.

13-B
90242.938 SF
2.0581 AC.

13-C
53666.419 SF
1.2320 AC.

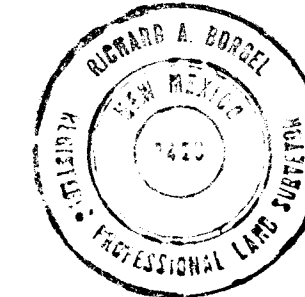
13-D
31449.113 SF
0.7041 AC.

SURVEYOR'S CERTIFICATION

I, RICHARD A. BORGEL, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF ACTUAL FIELD SURVEYS PERFORMED BY ME, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO.

Richard A. Borgel
RICHARD A. BORGEL, R.P.L.S. NO. 7429

10-24-90
DATE



REPLAT OF TRACT 13
RENAISSANCE CENTER II

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

Designed: RAB Drawn: RJA Checked: RAB Sheet 2 of 2
Scale: 1"=50' Date: 10/90 Job: 9053

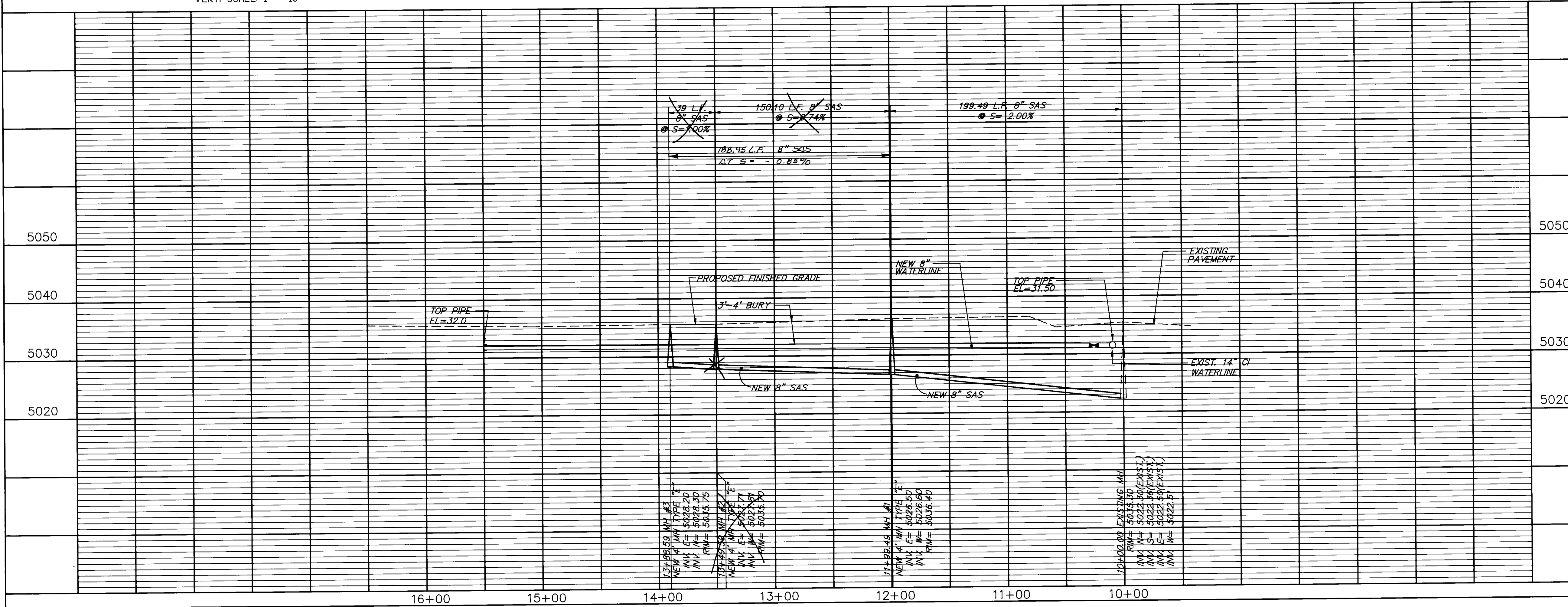
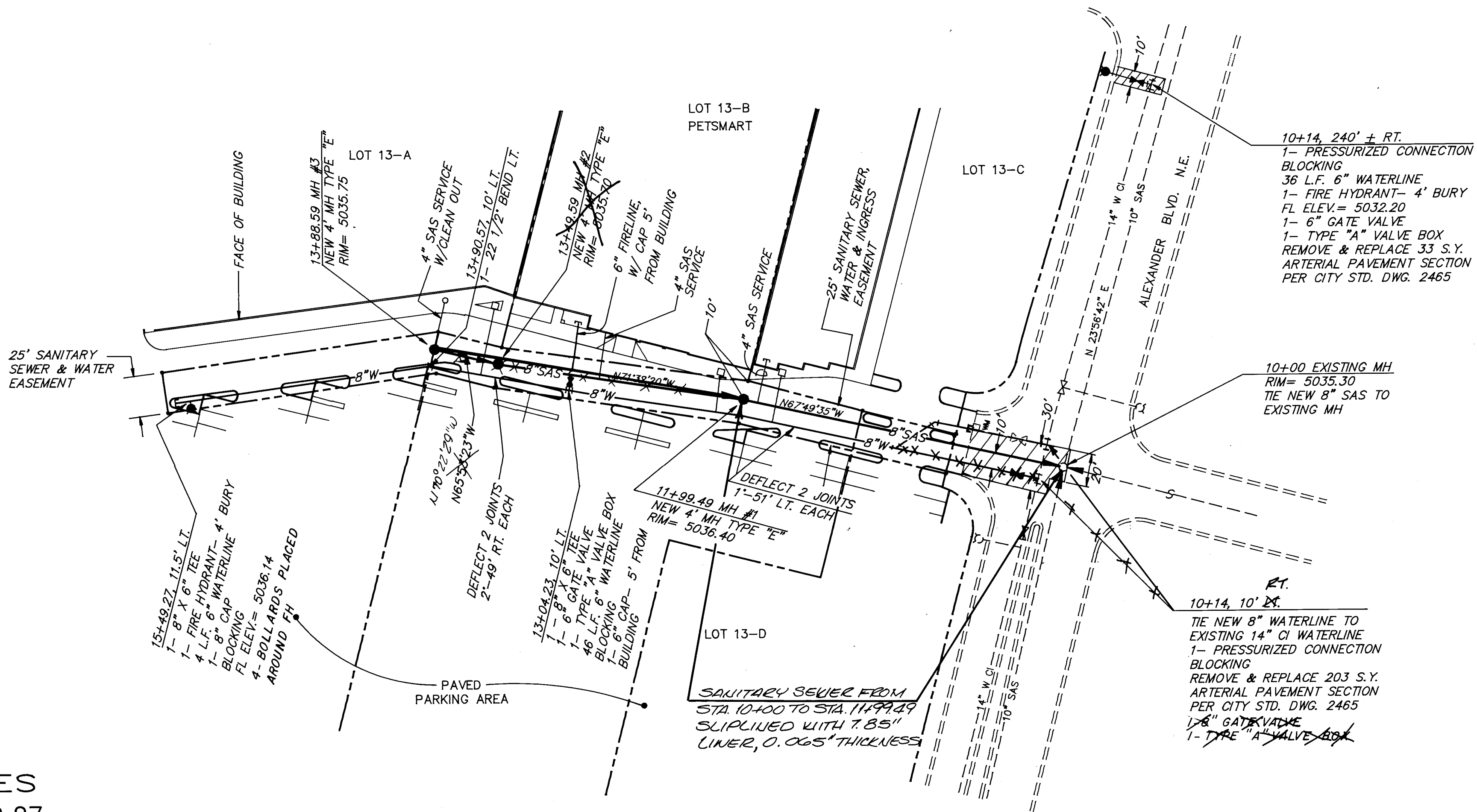
CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
1	90°00'00"	25.00'	39.27'
2	90°00'00"	35.00'	54.98'
3	31°35'19"	211.50'	116.61'
4	34°24'41"	191.50'	115.01'
5	53°53'37"	191.50'	180.13'
6	36°06'23"	219.50'	138.32'

SCANNED BY
BYLASON

SHEET 2 of 4

ON - SITE UTILITIES
STA. 10+00 TO STA. 15+49.27

HORIZ. SCALE: 1" = 50'
VERT. SCALE: 1" = 10'

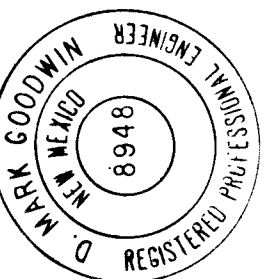


LOT	STA	INV.	LENGTH
13-A	13+88.59	28.30	30'
13-B	12+88.26	27.82	28'
13-C	11+96.00	26.42	30'

NOTE: ALL WATER SERVICES TO BE 2" SINGLE SERVICE. METER BOX TO BE SET IN SIDEWALK.

I hereby certify that the information contained on this drawing has been revised in accordance with information furnished by the contractor, the Jaynes Corp., and by the City of Albuquerque. Mark Goodwin and Associates, Inc. reflects the construction as actually accomplished.

RECORD DRAWING



20 4202.90 19 010319 2

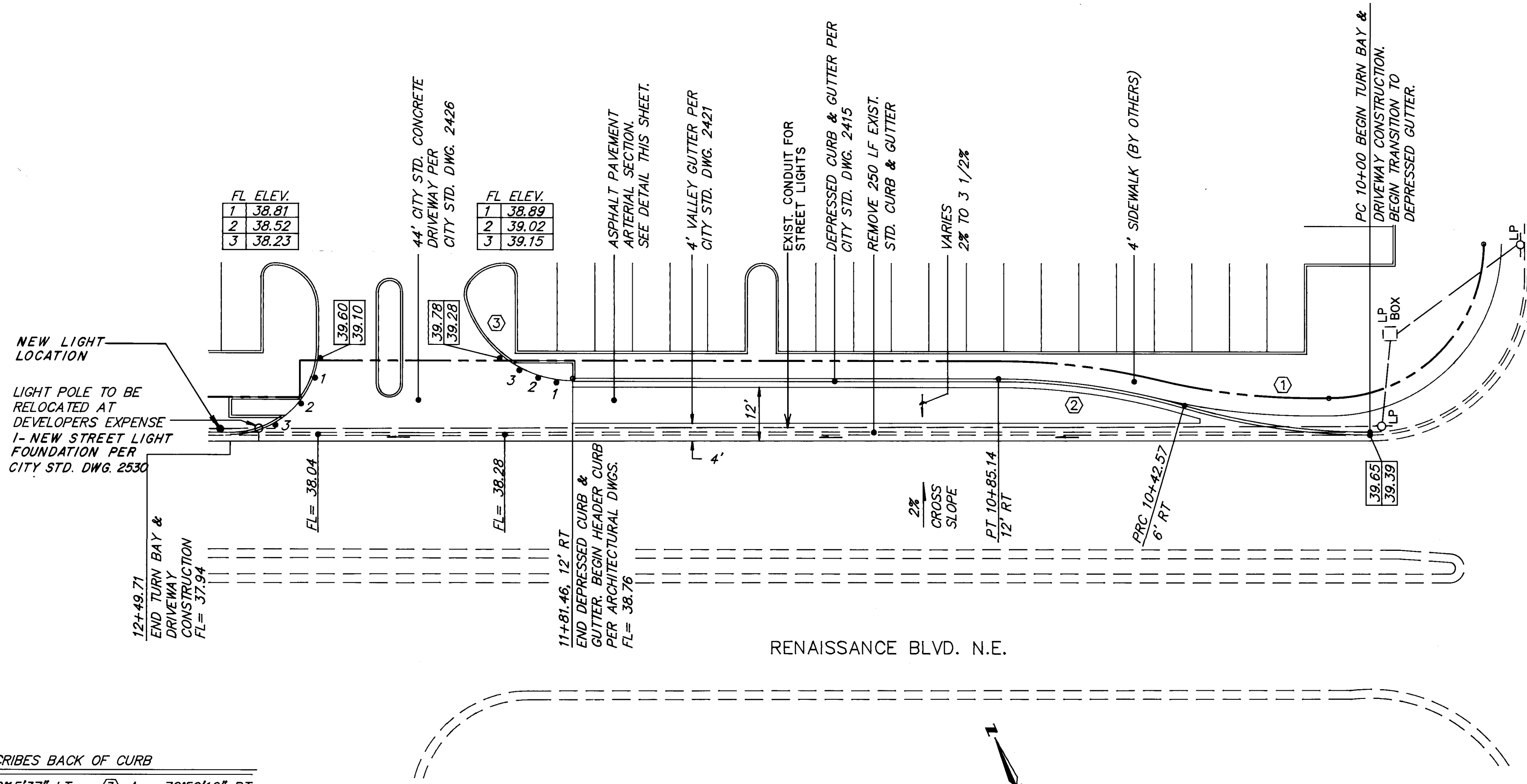
dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WHOLESALE MARKET CENTER
STA. 10+00 TO STA. 15+49.27
ON - SITE UTILITY IMPROVEMENTS

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRC CHAIRMAN	<i>[Signature]</i>	1-7-91	WATER	<i>[Signature]</i>	1-13-91
TRANSPORTATION	<i>[Signature]</i>	1-23-91	WASTE WATER	<i>[Signature]</i>	1-23-91
HYDROLOGY	<i>[Signature]</i>	1-23-91			

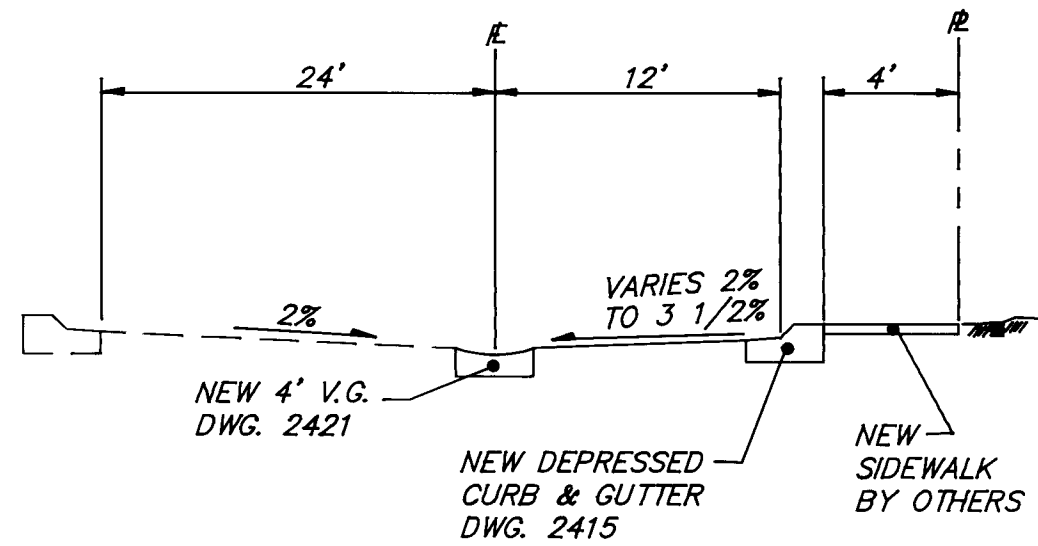
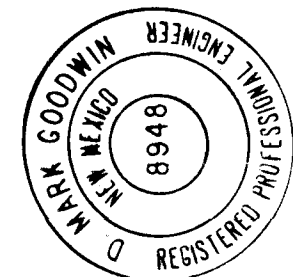
CURVE DATA - DESCRIBES BACK OF CURB		
① $\Delta = 16^\circ 15' 37''$ RT	② $\Delta = 16^\circ 15' 37''$ LT	③ $\Delta = 72^\circ 59' 10''$ RT
R = 150.00'	R = 150.00'	R = 25.00'
L = 42.57'	L = 42.57'	L = 31.85'
T = 21.43'	T = 21.43'	R = 18.49'



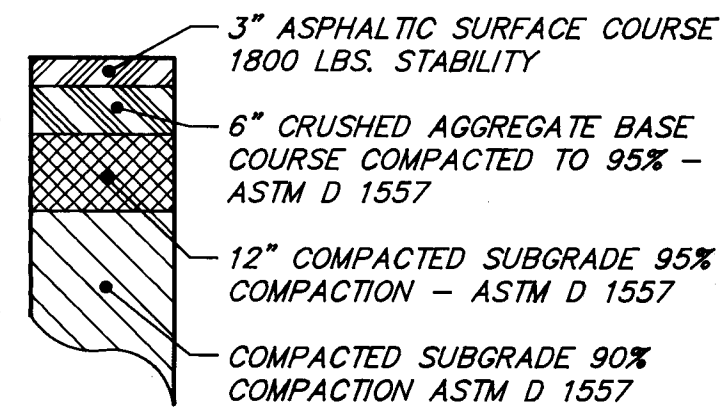
WHOLESALE MARKET CENTER TURN BAY
STA. 10+00 TO STA. 12+49.71

HORIZ. SCALE: 1" = 20'
VERT. SCALE: 1" = 10'

RECORD DRAWING
I hereby certify that the information contained in this drawing has been prepared in accordance with the standards and practices of the profession, and by the surveyor Mark Goodwin and Associates, and reflects the construction actually accomplished.



TURN BAY TYPICAL SECTION
SCALE: NONE



ARTERIAL PAVEMENT SECTION
SCALE: NONE

26 4202.90 04912

dmg D. MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505) 828-2200

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT
ENGINEERING GROUP

TITLE: WHOLESALE MARKET CENTER
STA. 10+00 TO STA. 12+49.71
TURN BAY

APPROVALS	ENGINEER	DATE	APPROVALS	ENGINEER	DATE
DRG CHAIRMAN	<i>[Signature]</i>	1-7-91	WATER	<i>[Signature]</i>	1-7-91
TRANSPORTATION	<i>[Signature]</i>	1-03-91	WASTE WATER		
HYDROLOGY	<i>[Signature]</i>	1-03-91			

PROJECT NO.	4202.90	MAP NO.	F16	SHEET	4	OF	4
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SCANNED BY
BY LASON

R\PP2

SURVEY INFORMATION		BENCH MARKS		AS BUILT INFORMATION	
NO.	DATE	BY	DATE	CONTRACTOR	DATE
				JAYNES COOP	DATE 3/91
				THE STATION IS LOCATED 4.2 MILES NORTHEAST OF DOWN-TOWN ALBUQUERQUE ON MONTANO RD. N.E. WEST OF I-25	DATE 5/91
				THIS DRAWING IS A STANDARD ACS BRASS TABLET	DATE 5/91
				STAMPED "2-F16", SET IN THE TOP OF A CONCRETE POST	DATE 6/91
				PROJECTING 0.2 FT. ABOVE GROUND.	DATE 6/91
				RECORDED BY	DATE
				X = 390920.06	NO.
				Y = 1504671.78	
				Z = 5062.020	



NO.	DATE	REMARKS	BY
		DESIGN	
		RA	
		DWG	
		DATE	
		DATE	
		DATE	