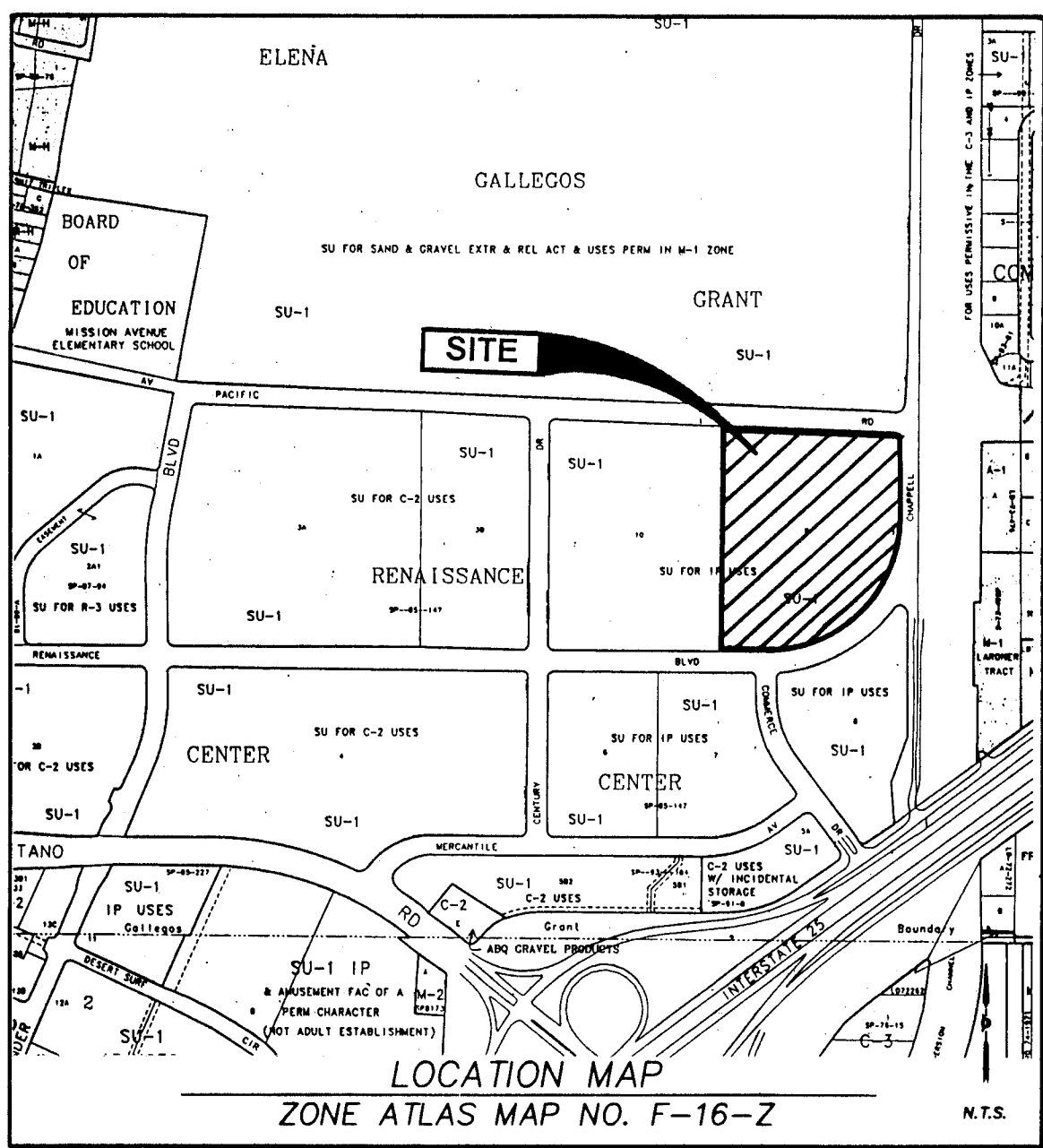


DRB 96-495  
50/960039/9638TITL.DWG/BDG/2-04-97



**SUBDIVISION DATA:**  
GROSS SUBDIVISION AREA: 14.649 ACRES±  
ZONE ATLAS INDEX NO.: F-16-Z  
NO. OF TRACTS CREATED: 4  
NO. OF LOTS CREATED: 0  
MILES OF FULL-WIDTH STREETS CREATED: 0 MILES  
DATE OF SURVEY: MAY 30, 1996

#### EASEMENTS

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH 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 (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

5. A PRIVATE CROSS DRAINAGE, PARKING AND INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF EACH TRACT SHOWN HEREON GRANTED THIS PLAT.
6. PRIVATE EASEMENTS VACATED BY THIS PLAT V-96-110.

#### NOTES:

1. MISC. DATA: ZONING SU FOR IP USES
2. BEARINGS SHOWN ARE GRID BEARINGS (NM CENTRAL ZONE-NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES.
4. THIS PROPERTY LIES WITHIN PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., ELENA GALLEGOS GRANT, BERNALILLO COUNTY, NEW MEXICO.
5. THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TRACT INTO FOUR NEW TRACTS, & VACATE PRIVATE EASEMENTS. REFERENCE SITE PLAN DRB 96-495.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. SP NO. 96100915050482
8. PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO TRACTS 1-B-2-A, 1-B-2-B AND 1-B-2-C, RENAISSANCE CENTER MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.
9. RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY, AND DRAINAGE EASEMENT FOR THE JOINT BENEFIT AND USE OF TRACTS 9-A, 9-B, 9-C, AND 9-D OF RENAISSANCE CENTER. TO BE MAINTAINED BY EACH TRACT FOR THE BENEFIT OF ALL TRACTS (GRANTED BY THIS PLAT).

#### LEGAL DESCRIPTION

TRACT 9 OF RENAISSANCE CENTER, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 3, 1985 IN MAP BOOK C26, FOLIO 174, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF MISSION AVENUE, NE, MARKED BY A FOUND REBAR WITH CAP "LS 4078", FROM WHENCE A TIE TO ACS MONUMENT "2-F16" BEARS S 50°22'29" W, A DISTANCE OF 2799.19 FEET;

THENCE FROM SAID BEGINNING POINT, S 87°53'11" E ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 730.80 FEET TO A POINT OF CURVATURE MARKED BY A FOUND REBAR WITH CAP "LS 4078";

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, AND A CHORD OF S 44°49'10" E, A DISTANCE OF 35.36 FEET TO THE NORTHEAST CORNER OF SAID TRACT LYING ON THE WEST RIGHT OF WAY LINE OF CHAPPELL DRIVE, NE, MARKED BY A FOUND REBAR WITH CAP "LS 4078";

THENCE S 00°03'34" W ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 336.74 FEET TO A POINT OF CURVATURE MARKED BY A FOUND REBAR WITH CAP "LS 4078";

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 557.00 FEET, AN ARC LENGTH OF 876.51 FEET, AND A CHORD OF S 45°06'33" W, A DISTANCE OF 788.83 FEET TO A POINT LYING ON THE NORTH RIGHT OF WAY LINE OF RENAISSANCE BOULEVARD, NE, MARKED BY A FOUND REBAR WITH CAP "LS 4078";

THENCE N 89°47'34" W ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 199.41 FEET TO THE SOUTHWEST CORNER OF SAID TRACT MARKED BY A FOUND REBAR WITH CAP "LS 4078";

THENCE LEAVING SAID RIGHT OF WAY LINE N 00°12'18" E, A DISTANCE OF 944.78 FEET TO THE POINT OF BEGINNING CONTAINING 14.649 ACRES MORE OR LESS, NOW COMPRISING TRACTS 9-A, 9-B, 9-C, AND 9-D, RENAISSANCE CENTER.

### PLAT OF TRACTS 9-A, 9-B, 9-C AND 9-D OF RENAISSANCE CENTER ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO NOVEMBER 1996

#### APPROVALS

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE
CITY ENGINEER	DATE
AMERICAN	11-27-96
DATE	
TRAFFIC ENGINEER	DATE
DATE	11-15-96
CITY SURVEYOR	DATE
DATE	12-4-96
PROPERTY MANAGEMENT	DATE
Robert W. Kane	11-26-96
WATER RESOURCES DEPARTMENT	DATE
DATE	11-26-96
DEVELOPMENT, CIP	DATE
DATE	12-4-96
PNM ELECTRIC SERVICES	DATE
DATE	12-4-96
PNM GAS SERVICES	DATE
DATE	12-4-96
U.S. WEST COMMUNICATIONS	DATE
DATE	12-4-96
JONES INTERCABLE, INC.	DATE
DATE	12-4-96

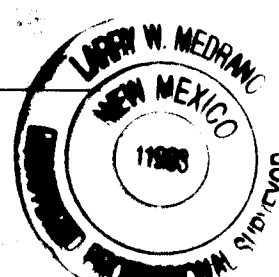
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not warrant or release any easement or easement rights to which it may be entitled.

#### SURVEYOR'S CERTIFICATE

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO  
N.M.P.S. No. 11993

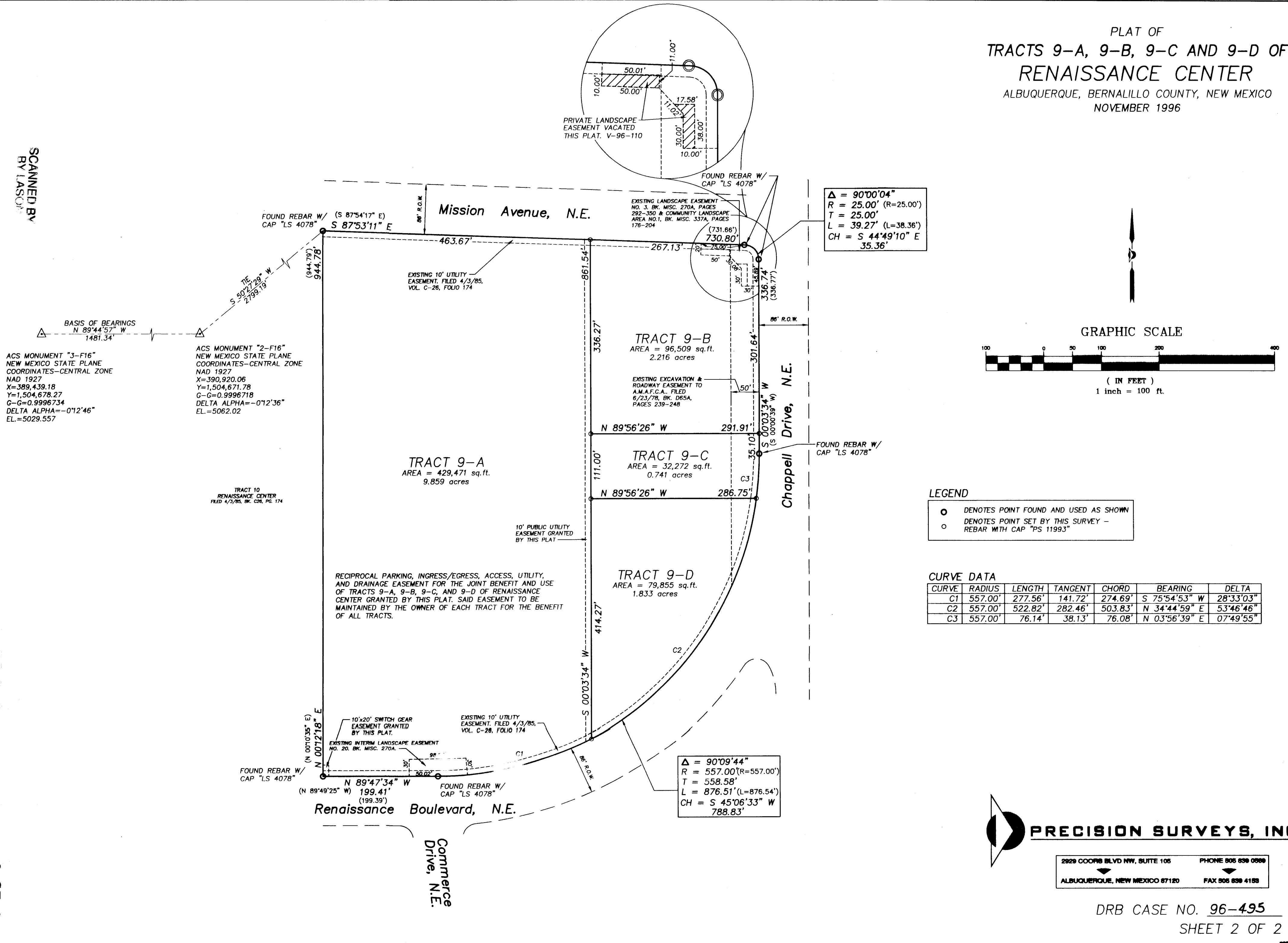
11/7/96  
DATE



**PRECISION SURVEYS, INC.**

2929 COORS BLVD NW, SUITE 105  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE 505 838 0589  
FAX 505 838 4188

DRB CASE NO. 96-495  
SHEET 1 OF 2



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	557.00'	277.56'	141.72'	274.69'	S 75°54'53" W	28°33'03"
C2	557.00'	522.82'	282.46'	503.83'	N 34°44'59" E	53°46'46"
C3	557.00'	76.14'	38.13'	76.08'	N 03°56'39" E	07°49'55"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	557.00'	277.56'	141.72'	274.69'	S 75°54'53" W	28°33'03"
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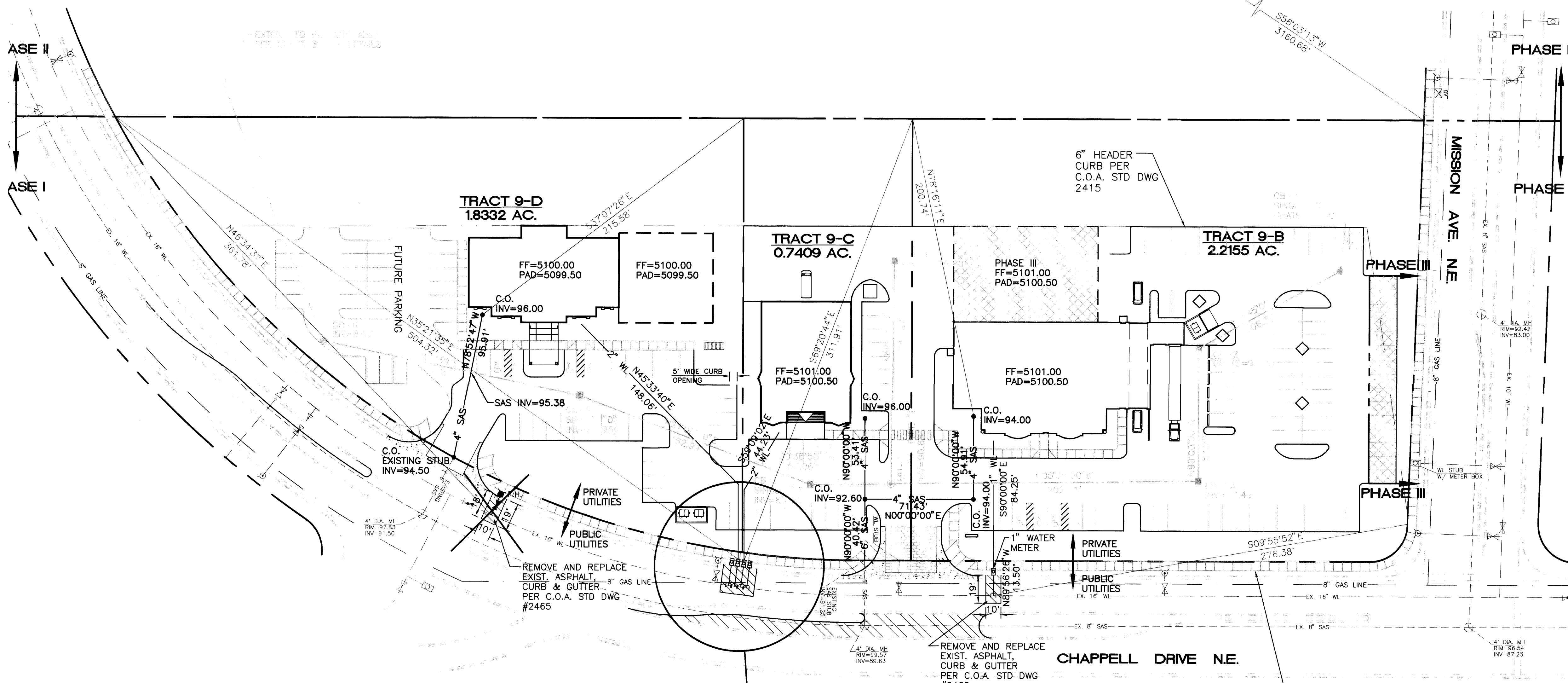
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	557.00'	277.56'	141.72'	274.69'	S 75°54'53" W	28°33'03"
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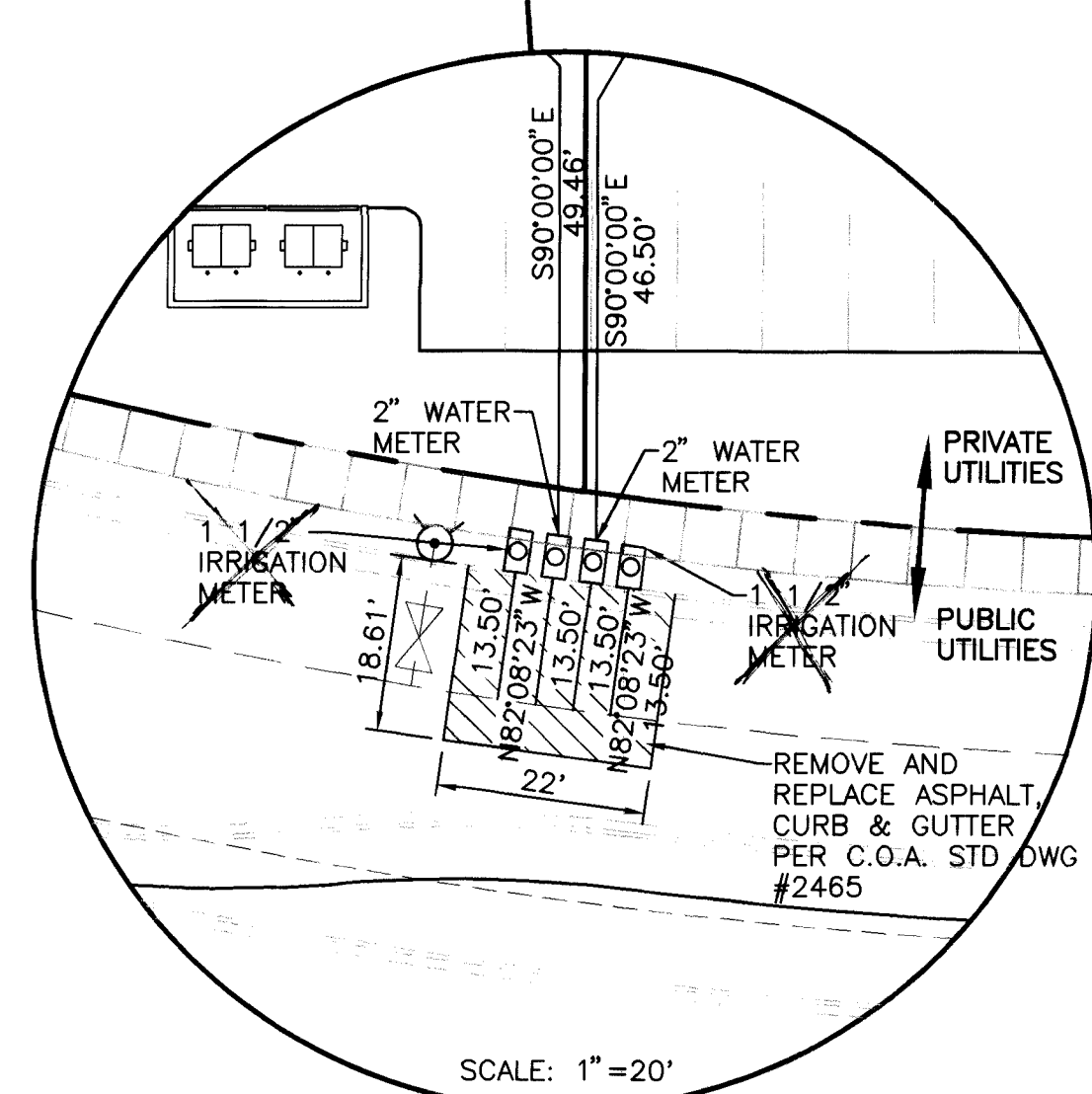
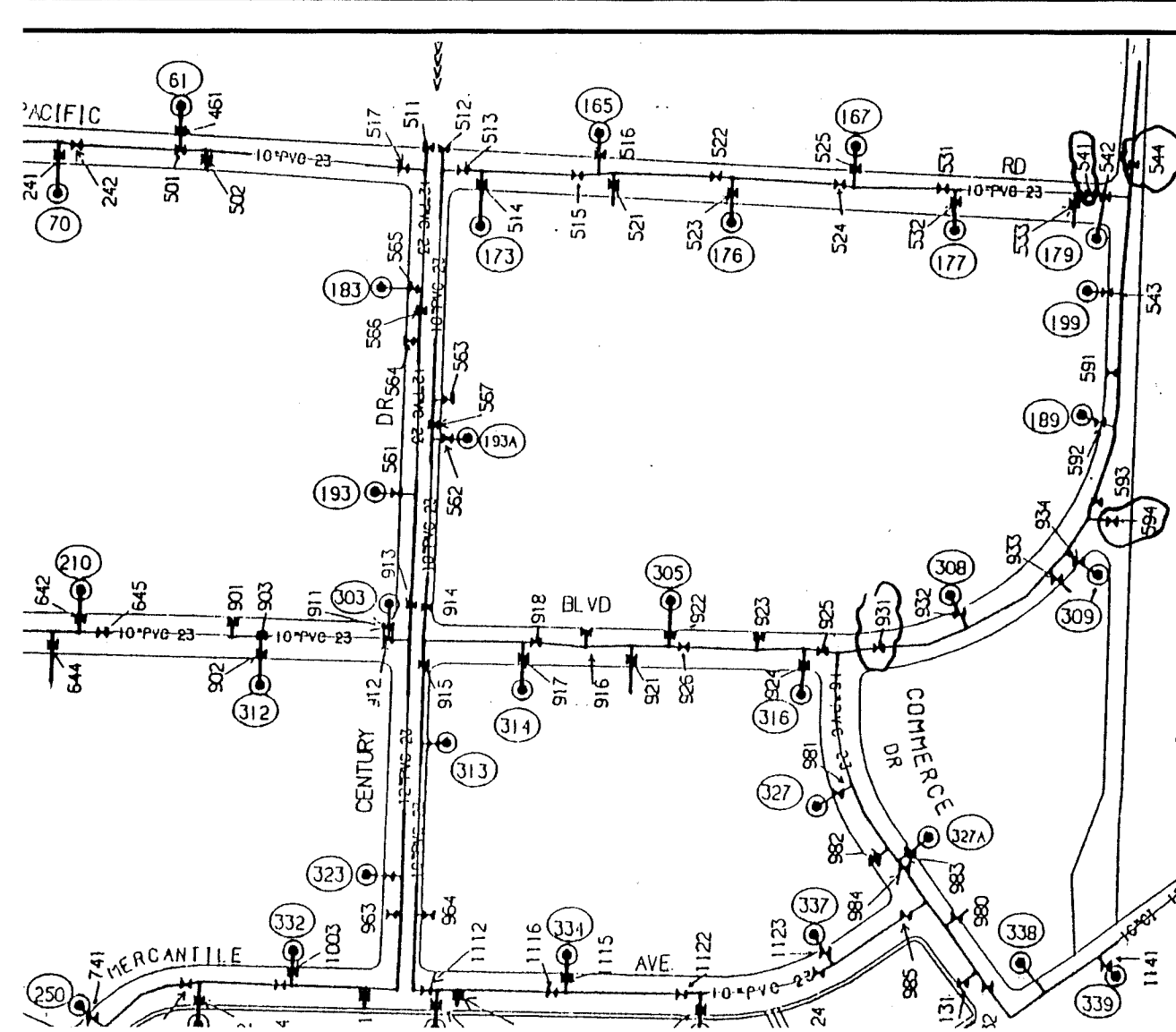




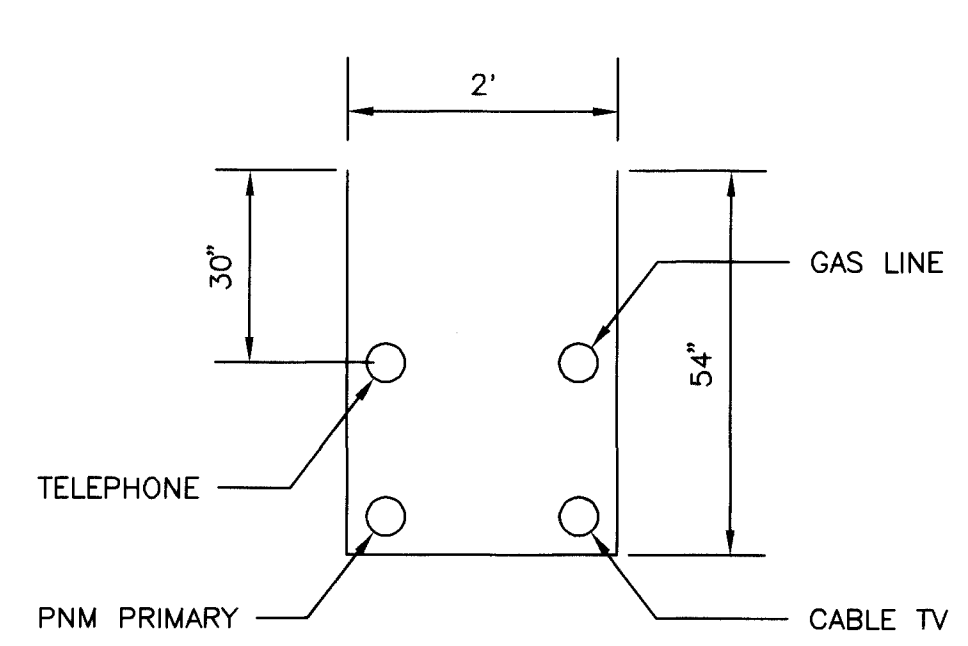
**RECORD DRAWING**  
DATE: 4-22-93  
DRAFTED BY: T.W.D.  
TIERRA WEST DEV.  
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.

- WATER SHUTOFF PLAN NOTES:**
1. ONLY WATER SYSTEMS PERSONNEL ARE AUTHORIZED TO OPERATE VALVES
  2. NOTIFY CITY OF ALBUQUERQUE, WATER SYSTEMS DIVISION (PHONE 857-8200) FIVE (5) WORKING DAYS IN ADVANCE OF NEEDING EXECUTION OF THE WATER SHUT OFF PLAN
  3. APPROXIMATE SHUT OFF TIME WILL BE 24 HRS.
  4. SHUTOFF THE VALVES INDICATED IN THE BELOW PLAN

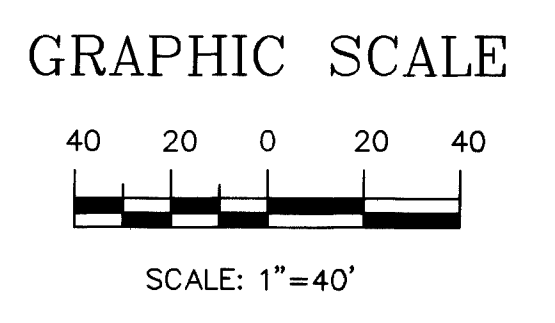
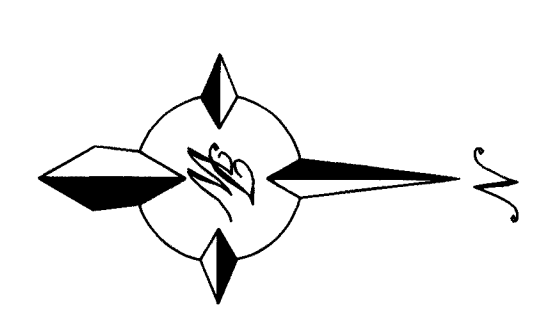
**SHUTOFF PLAN** SHUTOFF VALVES #541, #544, #594, AND #931



NOTE:  
FIELD VERIFY ALL SAS INVERTS PRIOR TO CONSTRUCTION



**UTILITY TRENCH DETAIL**  
NTS



- LEGEND**
- EXISTING SAS MANHOLE
  - EXISTING METER
  - EXISTING VALVE W/BOX
  - EXISTING FIRE HYDRANT
  - EXISTING AIR RELEASE VALVE
  - EXISTING REDUCER
  - CLEAN OUT
  - PROPOSED WATER METER
  - EXISTING GAS LINE
  - EXISTING SANITARY SEWER LINE
  - EXISTING WATER LINE
  - EXISTING CURB & GUTTER
  - BOUNDARY LINE
  - LIMITS OF TOP OF EXISTING SLOPE
  - PROPOSED SIDEWALK
  - PROPOSED RETAINING WALL
  - PROPOSED SIDEWALK

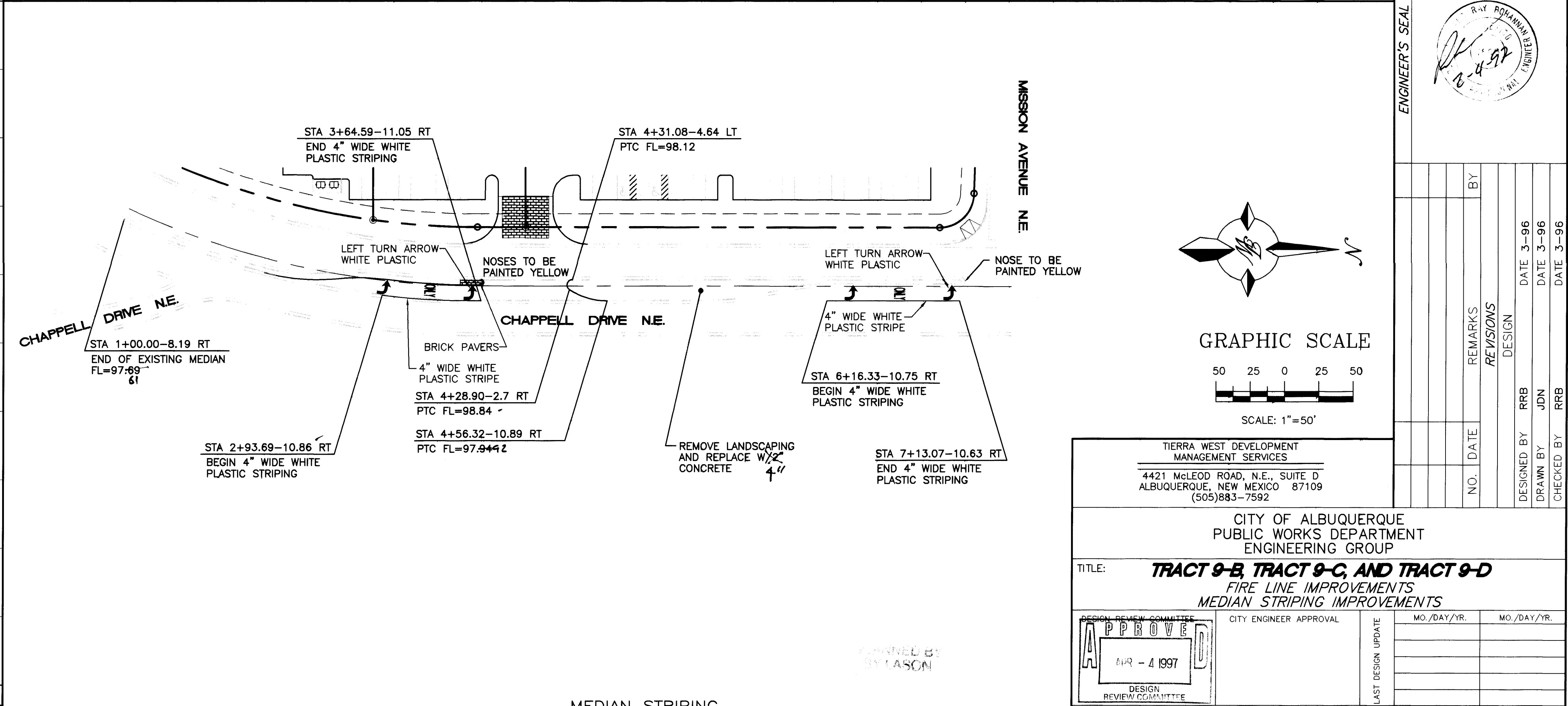
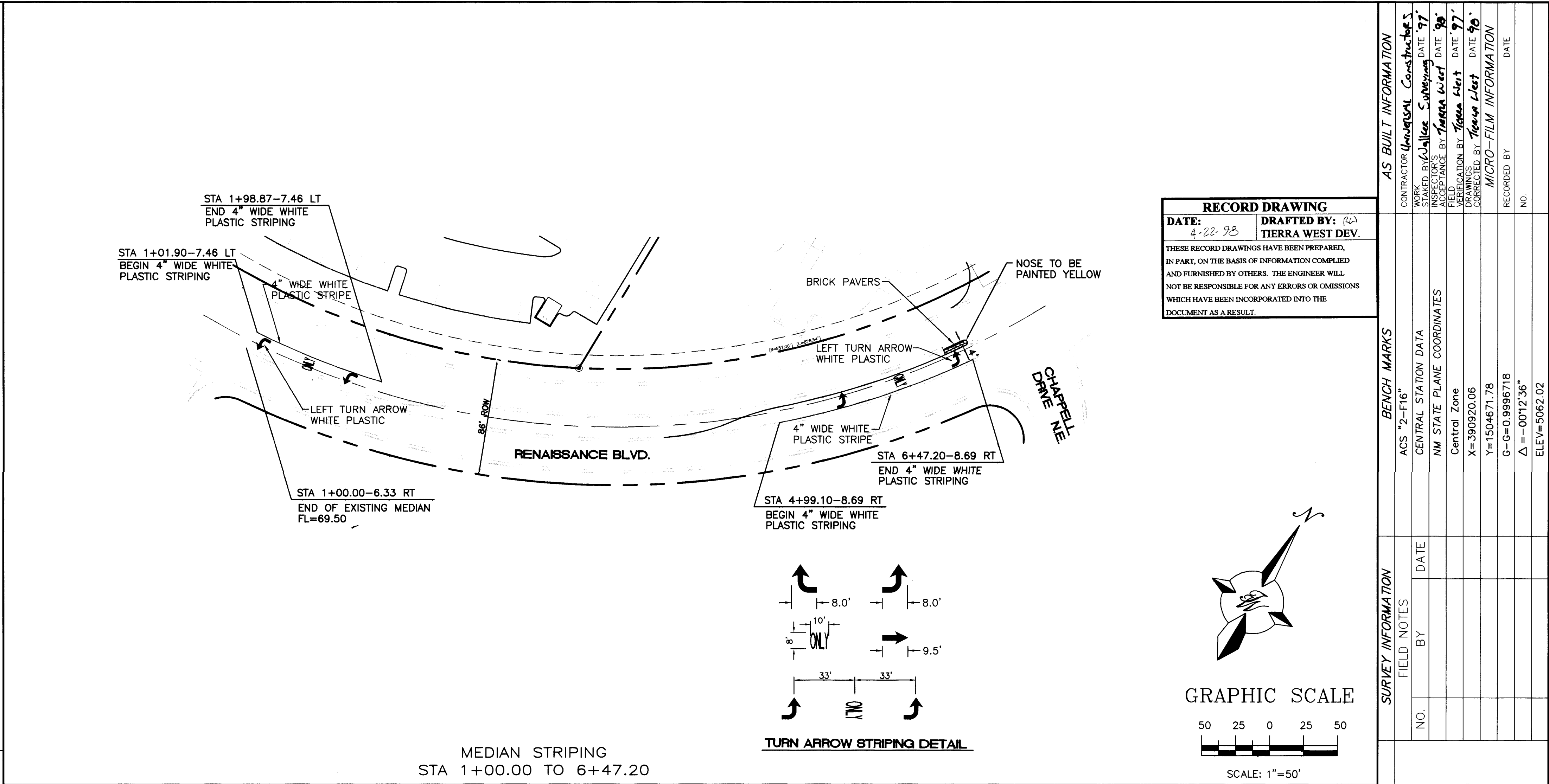
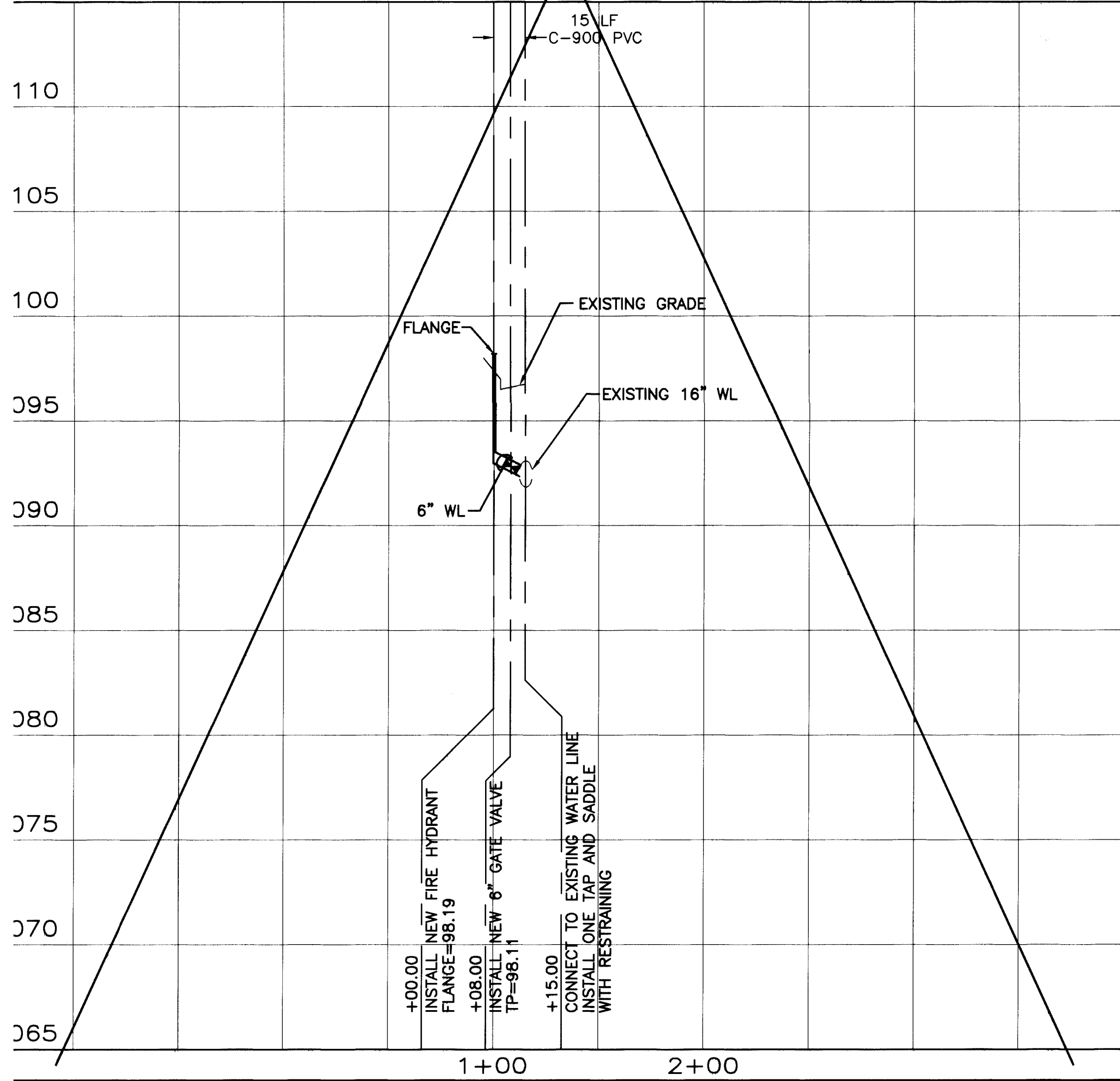
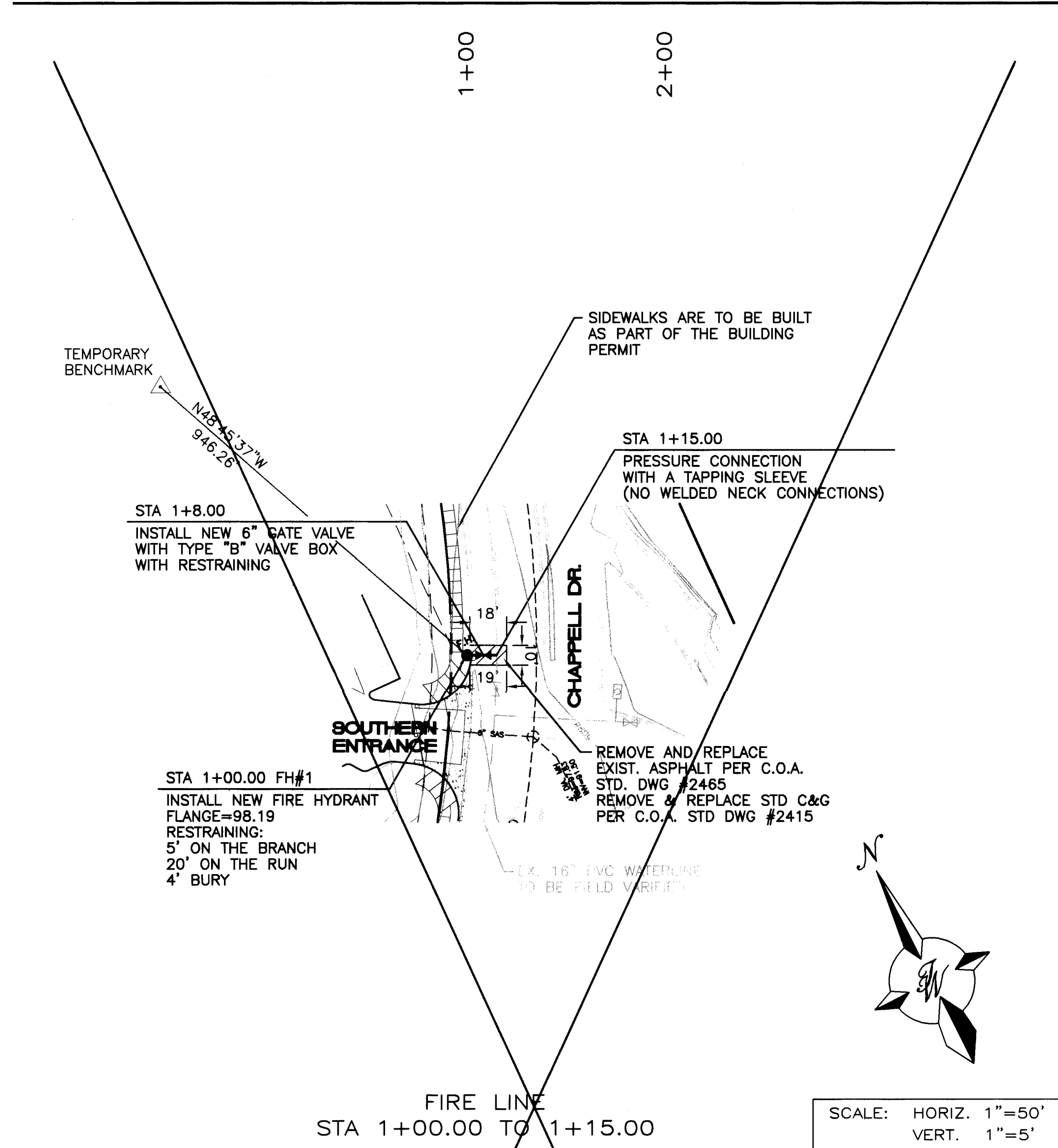
TIERRA WEST DEVELOPMENT  
MANAGEMENT SERVICES  
4421 McLEOD ROAD, N.E., SUITE D  
ALBUQUERQUE, NEW MEXICO 87109  
(505)883-7592

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

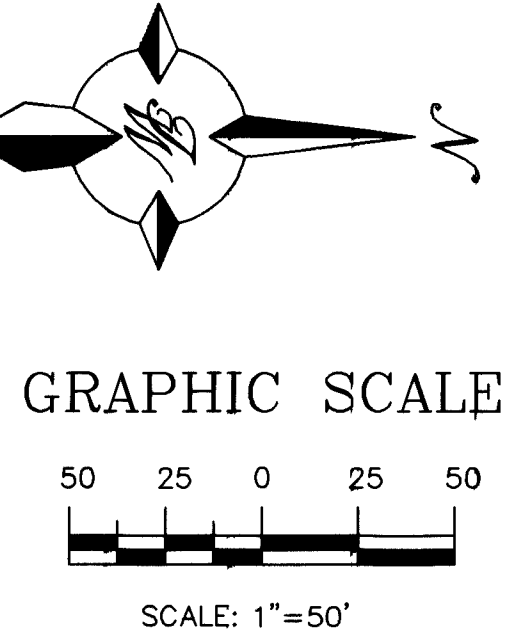
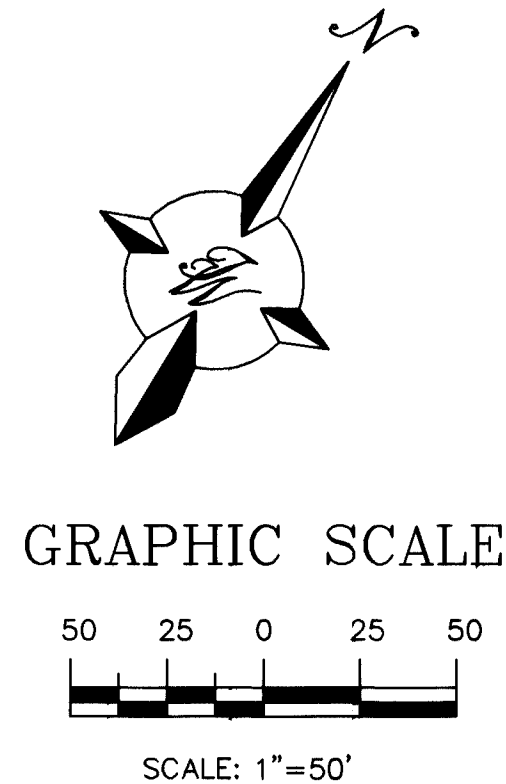
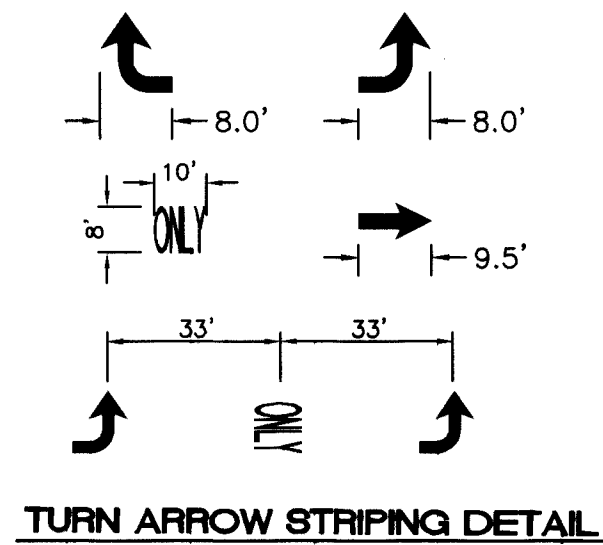
TITLE: **TRACTS 9B, 9C, AND 9D RENAISSANCE CENTER  
MASTER UTILITY PLAN**

DESIGN REVIEW COMMITTEE APPROVE: [Signature]  
CITY ENGINEER APPROVAL: [Signature]  
LAST DESIGN UPDATE: [Signature]  
CITY PROJECT NO. 562491  
ZONE MAP NO. F-16-Z  
SHEET 3 OF 6

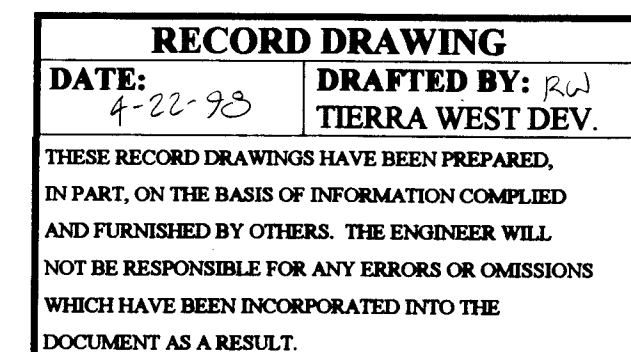
BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
ACS "2-F16"	DATE	FIELD NOTES	BY	[Seal]	REVISIONS
CENTRAL STATION DATA	DATE	NO.	DATE		
NM STATE PLANE COORDINATES	DATE			[Seal]	DESIGN
Central Zone	DATE				
X=390920.06	DATE			[Seal]	DATE -99
Y=1504671.78	DATE				
G-G=0.9996718	DATE			[Seal]	DATE -99
Δ=0012'36"	DATE				
ELEV=5062.02	DATE			[Seal]	DATE -99
	DATE				



**RECORD DRAWING**  
DATE: 4-22-93 DRAFTED BY: (R) TIERRA WEST DEV.  
THESE RECORD DRAWINGS HAVE BEEN PREPARED, IN PART, ON THE BASIS OF INFORMATION COMPLIED AND FURNISHED BY OTHERS. THE ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THE DOCUMENT AS A RESULT.




TERRA WEST DEVELOPMENT MANAGEMENT SERVICES 4421 McLEOD ROAD, N.E., SUITE D ALBUQUERQUE, NEW MEXICO 87109 (505)883-7592		CITY OF ALBUQUERQUE PUBLIC WORKS DEPARTMENT ENGINEERING GROUP	
TITLE: <b>TRACT 9-B, TRACT 9-C, AND TRACT 9-D</b> <b>FIRE LINE IMPROVEMENTS</b> <b>MEDIAN STRIPING IMPROVEMENTS</b>			
DESIGN REVIEW COMMITTEE APPROVED APR - 4 1997	CITY ENGINEER APPROVAL LAST DESIGN UPDATE	REVISIONS NO. DATE REMARKS BY DESIGNED BY RRB DATE 3-96 DRAWN BY JDN DATE 3-96 CHECKED BY RRB DATE 3-96	
CITY PROJECT NO. 562491	ZONE MAP NO. F-16-Z	SHEET 4 OF 6	



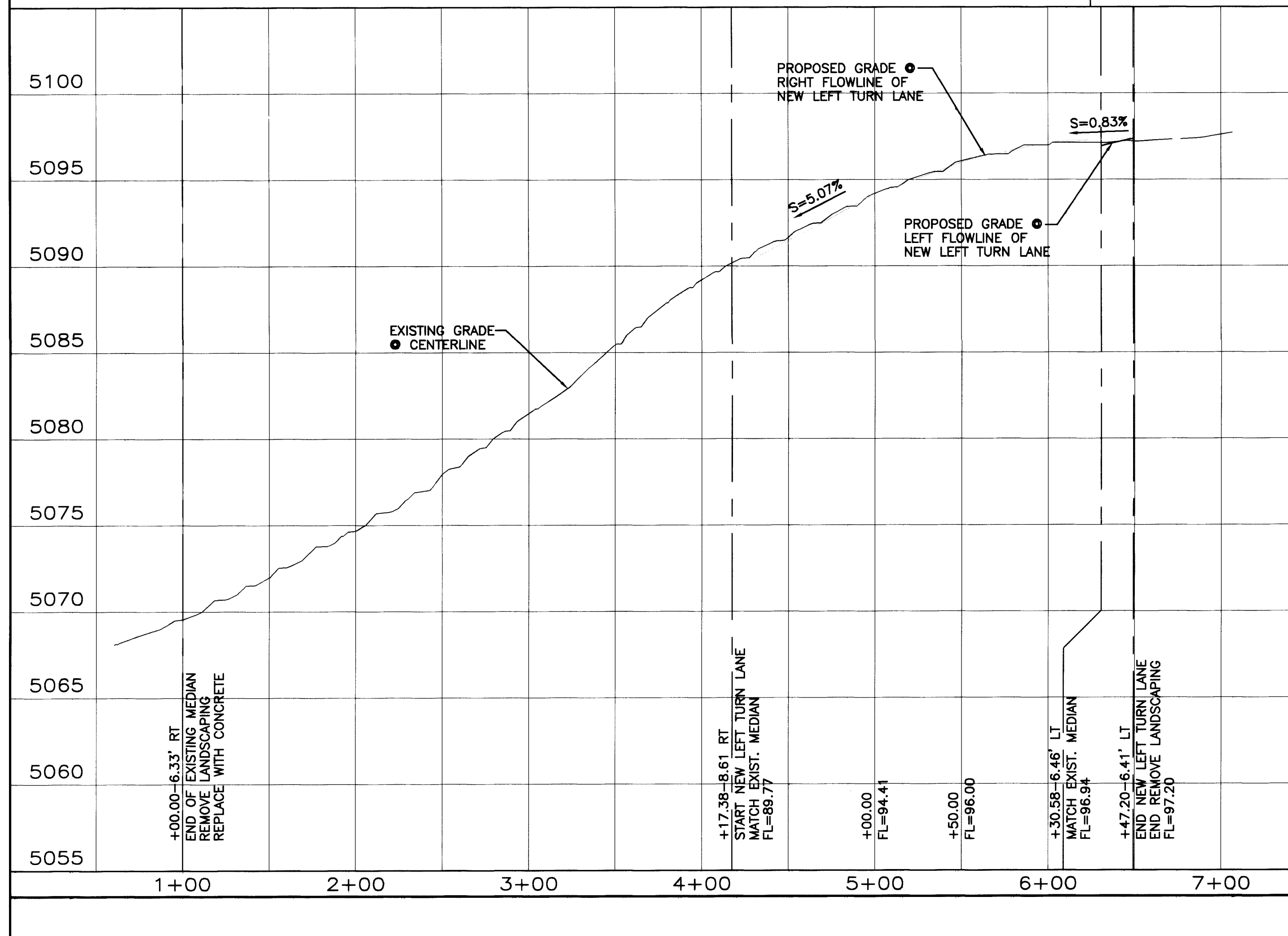
CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

TITLE: ***TRACTS 9B, 9C, AND 9D RENAISSANCE CENTER***  
***MASTER PAVING PLAN***

	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.	
CITY PROJECT NO.	ZONE MAP NO.		SHEET	OF	
562481	F-16-Z		5	6	

[illegible]





STA 1+15.25-15' LT  
RELOCATE FIRE HYDRANT  
FLANGE=5059.73

STA 1+02.00-15' LT  
RELOCATE GATE VALVE  
AND VALVE BOX

STA 1+00-15' LT  
RELOCATE FIRE HYDRANT  
BRANCH LINE  
RESTRAINING:  
FULLY RESTRAINED  
4" BURY  
PRESSURE CONNECTION  
WITH A TAPPING SADDLE  
(NO WELDED NECK CONNECTION)

EQUATION:  
VALVE ON RENAISSANCE BLVD.  
STA 37+75.00 CITY PROJECT  
#2310 SHEET #36 OF 67 =  
STA 1+00

REMOVE AND REPLACE  
EXIST. ASPHALT PAVING  
PER COA STD DWG #2465  
REMOVE AND REPLACE  
EXIST. CURB AND GUTTER  
PER COA STD DWG #2445

INSTALL 1-NEW 6" CAP  
WITH BLOCKING

ACS MONUMENT "3-F16"  
NEW MEXICO STATE PLANE  
COORDINATES-CENTRAL ZONE  
NAD 1927  
X=389,439.18  
Y=1,504,678.27  
G=0+0.9996724  
DELTA ALPHA=-012'46"  
EL=5029.557

ACS MONUMENT "2-F16"  
NEW MEXICO STATE PLANE  
COORDINATES-CENTRAL ZONE  
NAD 1927  
X=390,920.06  
Y=1,504,677.78  
G=0+0.9996718  
DELTA ALPHA=-012'36"  
EL=5062.02

EXISTING  
FIRE HYDRANT

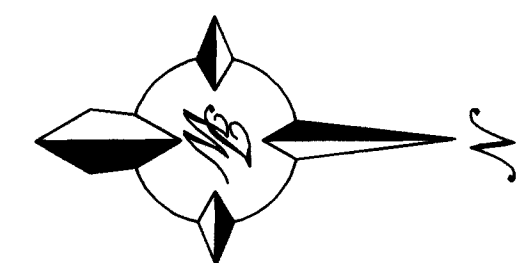
Century Drive, N.E.

Renaissance Boulevard, N.E.

MAP FOR REFERENCE ONLY

**RECORD DRAWING**  
DATE: 4-22-98 DRAFTED BY: RW  
TIERRA WEST DEV.  
THESE RECORD DRAWINGS HAVE BEEN PREPARED,  
IN PART, ON THE BASIS OF INFORMATION COMPILED  
AND FURNISHED BY OTHERS. THE ENGINEER WILL  
NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS  
WHICH HAVE BEEN INCORPORATED INTO THE  
DOCUMENT AS A RESULT.

EXISTING  
FIRE HYDRANT  
TO BE RELOCATED



FIRE LINE  
STA 1+00.00 TO 1+15.25

EXISTING 10" WATERLINE

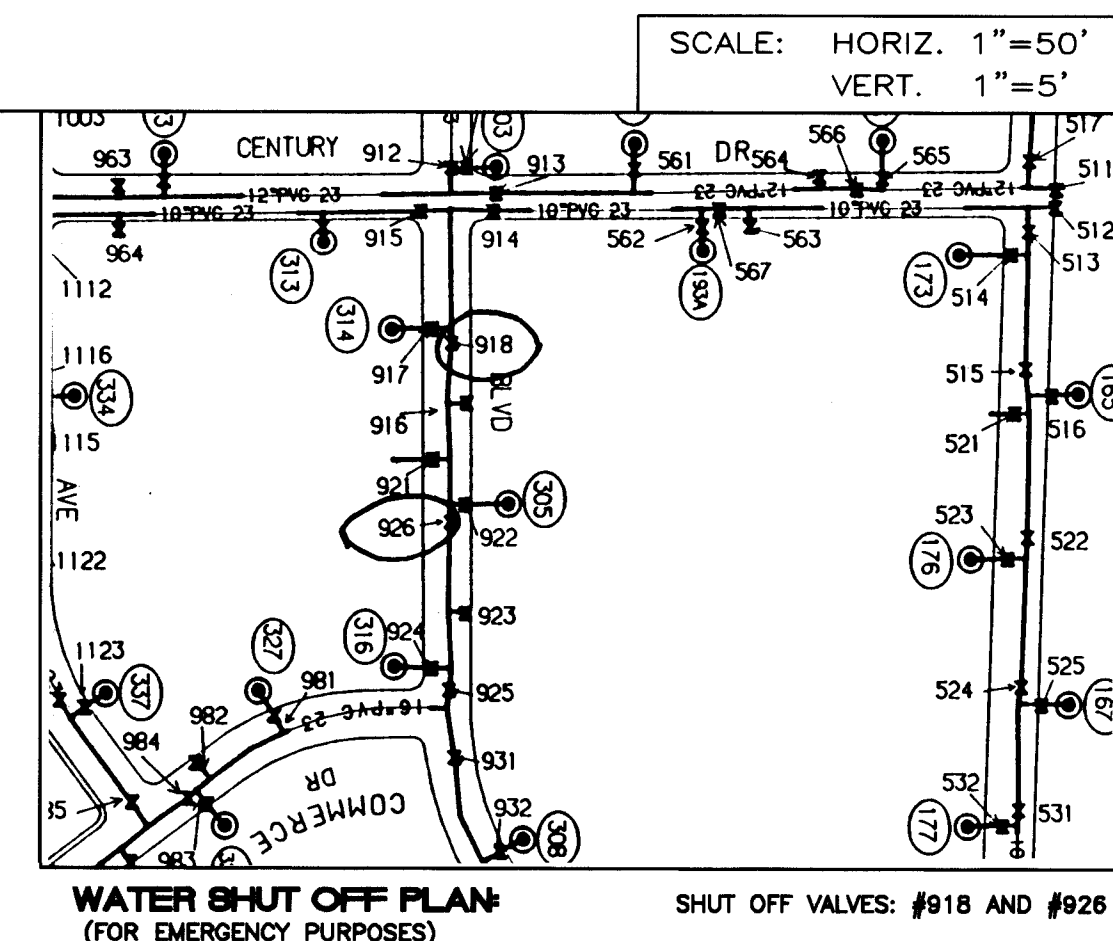
NEW 6" WATERLINE  
PVC C-900

FLANGE OF  
EXIST. FH

FLANGE OF  
RELOCATED FH

+00.00-15' LT  
INSTALL NEW FIRE  
LINE BRANCH

+15.25-15' LT  
INSTALL NEW FIRE HYDRANT  
FLANGE=5059.73



**TIERRA WEST, LLC**  
4421 McLEOD ROAD, N.E., SUITE D  
ALBUQUERQUE, NEW MEXICO 87109  
(505)883-7592

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
ENGINEERING GROUP

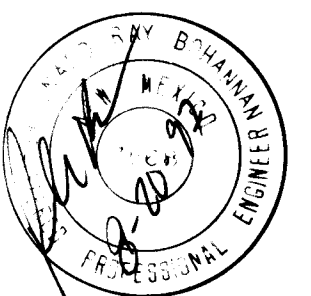
TITLE:  
**TRACT 10, FEDEX  
FIRE HYDRANT RELOCATION**

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. **562481** ZONE MAP NO. **F-16-Z** SHEET **6A** OF **6**

50\960057\9657FHPP.DWG\JDN\08-01-97

SCANNED BY  
JASON



ENGINEER'S SEAL


SURVEY INFORMATION			BENCH MARKS		AS BUILT INFORMATION	
NO.	FIELD NOTES		CENTRAL STATION DATA	NM STATE PLANE COORDINATES	CONTRACTOR	WORK STAKED BY
	BY	DATE				
			Central Zone		Rogers Plumbing	DATE
			X=390920.06		INSPECTOR'S FIELD	DATE
			Y=1504671.78		VERIFICATION BY	DATE
			G-G=0.9996718		CORRECTED BY	DATE
			Δ=-0012'36"		MICRO-FILM INFORMATION	
			ELEV=5062.02		RECORDED BY	DATE
					NO.	

NOTE:  
FIELD VERIFY TYPE OF 10" WATERLINE.