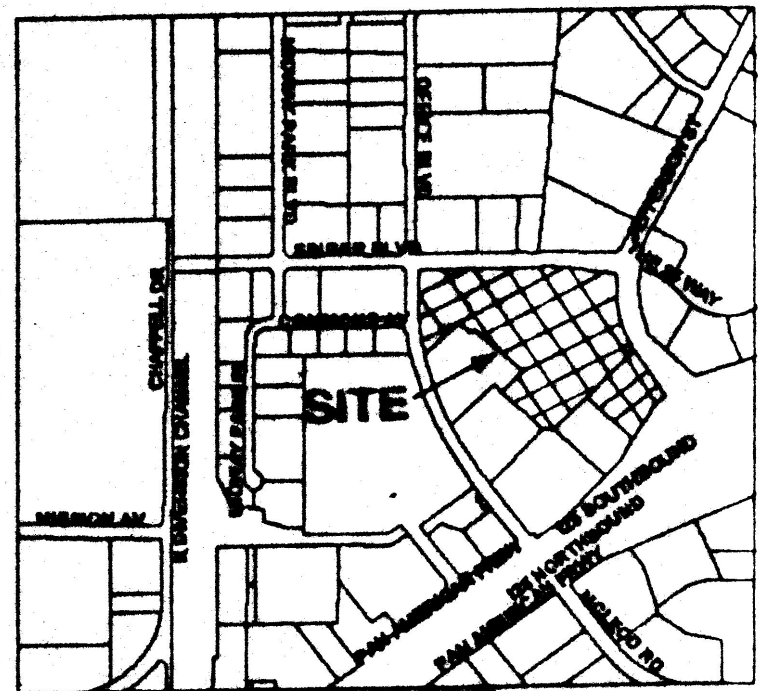


Scanned 6/26/06  
 ABS



Zone Atlas Page Number F-17  
 Location Map  
 no scale

Talus Log Number 2002141440  
 Zone Atlas Page Number F-17  
 DRB Case Number 1001569  
 Subdivision Data

- Total mileage of streets created by this plat is 0.0000
- Total number of lots created by this plat is 0.
- Bearings are based on the plat of Lots 1-6, Jefferson Commons II filed January 26, 1998 in Volume 98C, Folio 22. Bearings shown thereon are New Mexico State Plane Grid (Central Zone), and all distances are ground.
- Record bearings and distances are identical to measured bearings and distances.
- Total Gross Acreage of the parcel shown hereon is 19.7753 acres.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
 PAID ON UPC # 1017 001 166 763 20228  
 100 001 22230 20229  
 CITY CLERK OF RECORD  
 Chant Family III Ltd Partnership  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 Conchita Russo 7/10/03

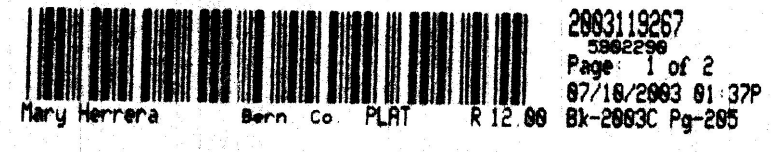
**PUBLIC UTILITY EASEMENTS**

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- The Public Service Co. of NM- Electric Services Division for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
  - The Public Service Co. of NM-Gas Services Division for the installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
  - Quest 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 closets.
  - Comcast Cable for the installation, maintenance and service of such lines, cable and 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 erected 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 Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

NA	PNM ELECTRIC SERVICES	DATE
NA	PNM GAS SERVICES	DATE
NA	QWEST COMMUNICATIONS	DATE
NA	COMCAST CABLE	DATE

Easements for electric transformers/switchgears, as shown, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.



**LEGAL DESCRIPTION**  
 A tract of land being identified as Lot 1 and Lot 6 of Jefferson Commons II as the same are shown and designated on the plat entitled "PLAT OF LOTS 1-6 JEFFERSON COMMONS II, BEING A REPLAT OF PARCEL 3, DIGITAL PROPERTIES ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 26, 1998 in Volume 98C, Folio 22

**FREE CONSENT AND DEDICATION**

The replat of LOTS 1 and 6, JEFFERSON COMMONS II, as shown hereon is with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof, CHANT FAMILY III LIMITED PARTNERSHIP, a New Mexico limited partnership. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees.

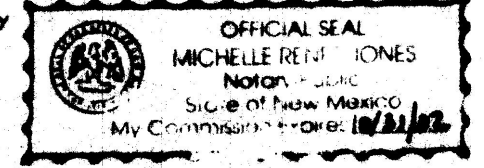
CHANT FAMILY III LIMITED PARTNERSHIP, a New Mexico limited partnership

By: Chant Family III Limited Liability Company, General Partner  
 By: George A. Chant, Member  
 By: Gregory A. Chant, Member  
 By: Christopher H. Chant, Member

**ACKNOWLEDGMENT**

State of New Mexico }  
 County of Bernalillo }  
 This instrument was acknowledged before me this 13th day of June, 2002 by George A. Chant, Member, Chant Family III Limited Liability Company, General Partner of CHANT FAMILY III LIMITED PARTNERSHIP, on behalf of said Partnership.

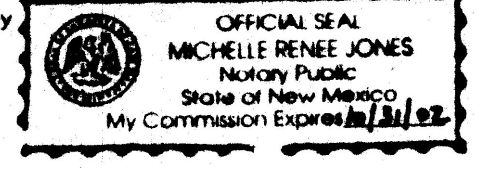
Michelle Renee Jones My commission expires 10/31/2002  
 Notary Public



**ACKNOWLEDGMENT**

State of New Mexico }  
 County of Bernalillo }  
 This instrument was acknowledged before me this 13th day of June, 2002 by Gregory A. Chant, Member, Chant Family III Limited Liability Company, General Partner of CHANT FAMILY III LIMITED PARTNERSHIP, on behalf of said Partnership.

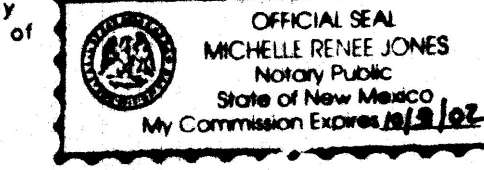
Michelle Renee Jones My commission expires 10/31/2002  
 Notary Public



**ACKNOWLEDGMENT**

State of New Mexico }  
 County of Bernalillo }  
 This instrument was acknowledged before me this 13th day of June, 2002 by Christopher H. Chant, Member, Chant Family III Limited Liability Company, General Partner of CHANT FAMILY III LIMITED PARTNERSHIP, on behalf of said Partnership.

Michelle Renee Jones My commission expires 10/31/2002  
 Notary Public



**Documents used:**

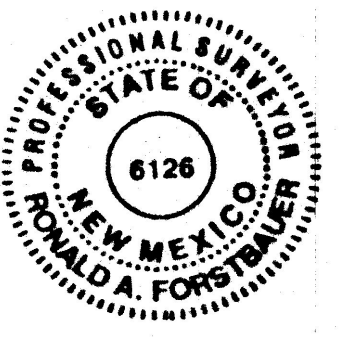
- Plat of Lots 1-6, Jefferson Commons II filed 01/26/1998, in Volume 98C, Folio 22.
- Dedication Plat of Rights-of-Way filed 01/21/1970, Volume D4, Folio 64.
- Plat of Parcel 3, Digital Properties filed 02/27/1996, Volume 96C, Folio 89.
- Title Policy Case No. 950373SD issued by Lawyers Title Insurance Company on March 24, 1997.
- NMSH&T Department Construction Maintenance Easement, Document No. 9079858 filed 10/15/1990, Book BCR 90-16, Page 9226-9235.
- Mouined Easement Agreement filed 08/23/1995, Book 95-20, Page 2285-2302, Document No. 95084464.
- Joint Powers Agreement, Vineyard Arroyo West of I-25 dated 06/30/1992 Amendment to Joint Powers Agreement, Vineyard Arroyo West of I-25 dated 02/17/1993
- Cross-Easement Agreement filed 06/16/1997, Book 97-16, Page 2411-2424A Document No. 97060659.
- Quitclaim Deed filed 06/26/1987, Book D307A, Page 550-555, Document No. 8767521.
- Quitclaim Deed filed 05/01/1990, Book BCR 90-7, Page 7304, Document No. 9034314.
- Waiver & Release of Easement filed 11/15/1995, Book 95-26, Page 8596, Document No. 95117354.
- Quitclaim Deed filed 12/20/1995, Book 95-30, Page 9513, Document No. 95129979.
- Quitclaim Deed filed 10/08/1990, Book 90-17, Page 1246, Document No. 90-80832.
- Permanent Easement for waterline and fire hydrants filed 05/28/2002 Book A-36, Page 7612.

Plat of  
 Lots 1-A & 6-A  
 Jefferson Commons II  
 Being a Replat of  
 Lot 1 & Lot 6  
 Jefferson Commons II  
 Within  
 Projected Section 35, T.11N., R.3E., N.M.P.M.  
 Elena Gallegos Grant  
 Albuquerque, Bernalillo County, New Mexico  
 June 2002

The purpose of this plat is to vacate an existing 20' public waterline easement and a portion of a 25' public sanitary sewer and waterline easement.  
 PROJECT 1001569 APPL # 02 DRB-00927

APPROVED AND ACCEPTED BY:

<u>Sharon M. Norton</u>	7/9/03
PLANNING DEPARTMENT, DRB CHAIR	DATE
<u>Bradley D. Bigham</u>	7/17/02
CITY ENGINEER/HYDROLOGY	DATE
<u>Rob Dault</u>	6-19-03
TRANSPORTATION DEVELOPMENT	DATE
<u>Page &amp; Shea</u>	7/8/03
UTILITY DEVELOPMENT	DATE
<u>Christina Sandora</u>	7/17/02
PARKS & RECREATION	DATE
<u>JK Hart</u>	6-17-02
CITY SURVEYOR	DATE
<u>Rob Dault</u>	6-17-03
A.M.A.F.C.A.	DATE
NA	DATE
REAL PROPERTY	DATE



**SURVEYOR'S AFFIDAVIT**  
 I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record disclosed by the property owner and as indicated on Title Policy Case No. 950373SD issued by Lawyers Title Insurance Corporation, on March 24, 1997, and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer 6/1/02  
 Ronald A. Forstbauer Date  
 N.M.P.S. No. 6126

Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-203

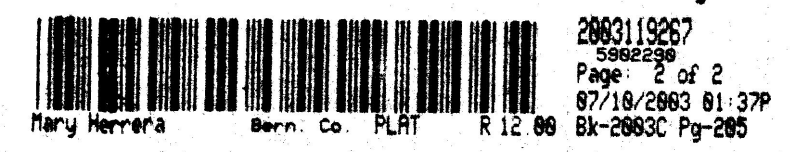


Plat of  
**Lots 1-A & 6-A**  
**Jefferson Commons II**

Being a Replat of  
 Lot 1 & Lot 6  
 Jefferson Commons II  
 Within

Projected Section 35, T.11N., R.3E., N.M.P.M.  
 Elena Gallegos Grant  
 Albuquerque, Bernalillo County, New Mexico  
 June 2002

The purpose of this plat is to vacate an existing  
 20' public waterline easement and a portion of a  
 25' public sanitary sewer and waterline easement.

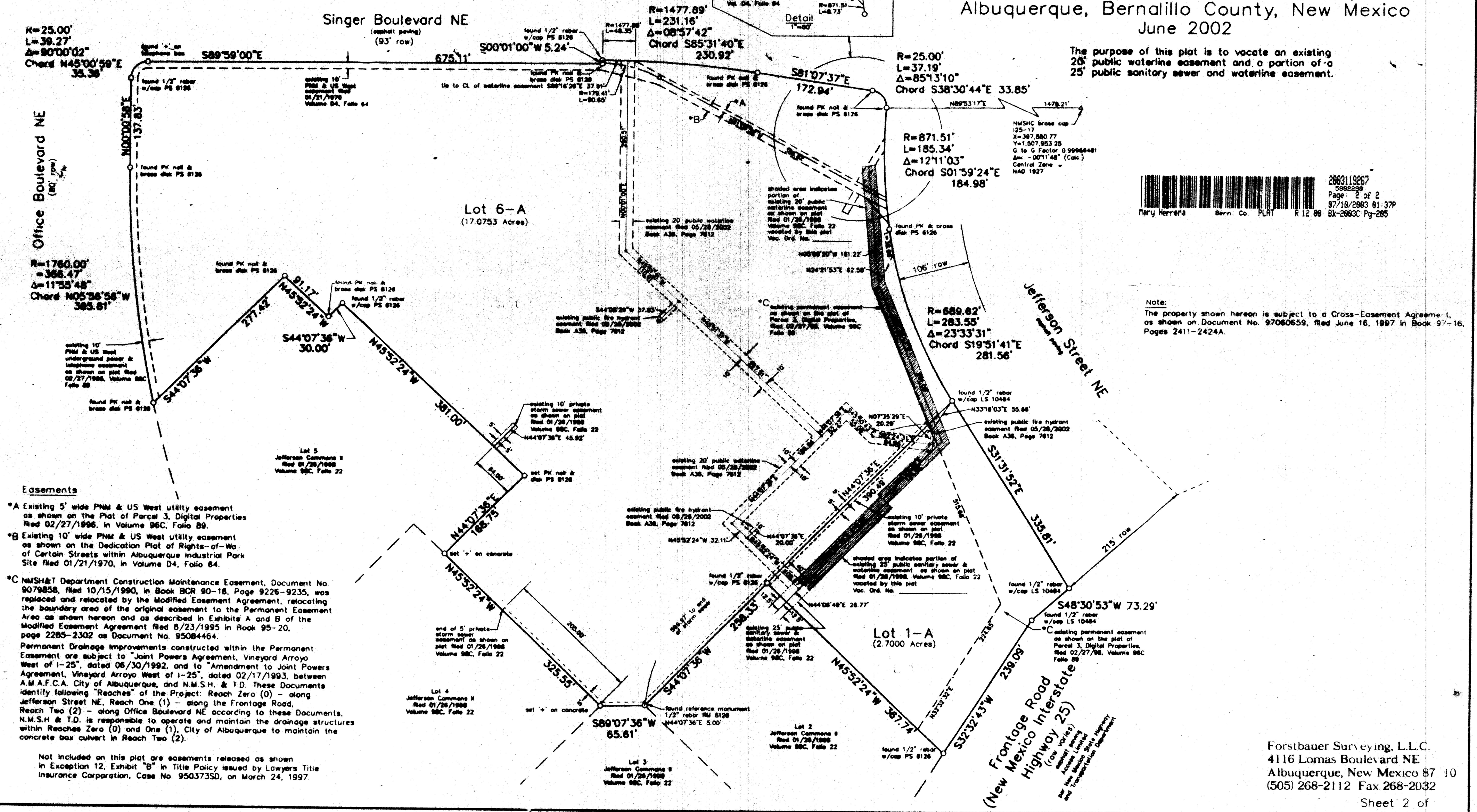
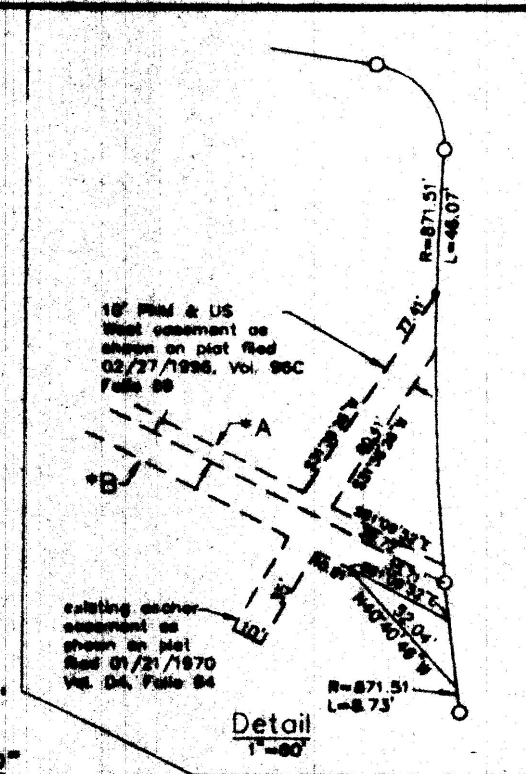
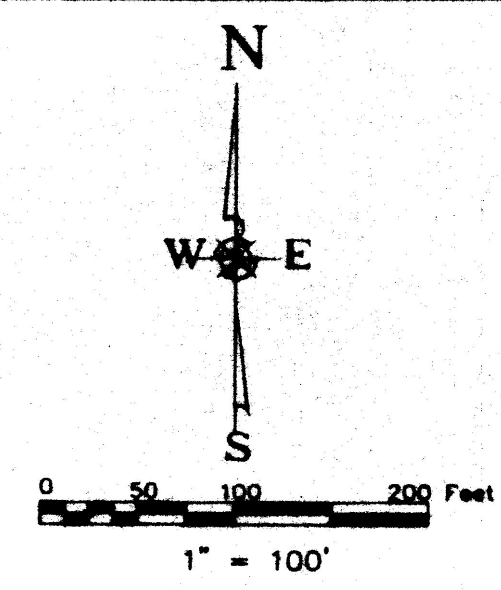
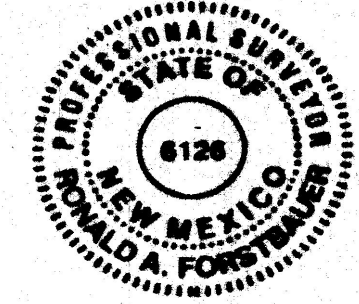


Note:  
 The property shown hereon is subject to a Cross-Easement Agreement, as shown on Document No. 97060659, filed June 16, 1997 in Book 97-16, Pages 2411-2424A.

**SURVEYOR'S AFFIDAVIT**

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record disclosed by the property owner and as indicated on Title Policy Case No. 950373SD issued by Lawyers Title Insurance Corporation, on March 24, 1997, and that the information shown hereon is true and correct to the best of my knowledge and belief.

*Ronald A. Forstbauer*  
 Ronald A. Forstbauer  
 N.M.P.S. No. 6126



**Easements**

- \*A Existing 5' wide PNM & US West utility easement as shown on the Plat of Parcel 3, Digital Properties filed 02/27/1996, in Volume 96C, Folio 89.
  - \*B Existing 10' wide PNM & US West utility easement as shown on the Dedication Plat of Rights-of-Way of Certain Streets within Albuquerque Industrial Park Site filed 01/21/1970, in Volume D4, Folio 84.
  - \*C NMSH&T Department Construction Maintenance Easement, Document No. 9079858, filed 10/15/1990, in Book BCR 90-16, Page 9226-9235, was replaced and relocated by the Modified Easement Agreement, relocating the boundary area of the original easement to the Permanent Easement Area as shown hereon and as described in Exhibits A and B of the Modified Easement Agreement filed 8/23/1995 in Book 95-20, page 2285-2302 as Document No. 95084464.
- Permanent Drainage Improvements constructed within the Permanent Easement are subject to "Joint Powers Agreement, Vineyard Arroyo West of I-25", dated 06/30/1992, and to "Amendment to Joint Powers Agreement, Vineyard Arroyo West of I-25", dated 02/17/1993, between A.M.A.F.C.A. City of Albuquerque, and N.M.S.H. & T.D. These Documents identify following "Reaches" of the Project: Reach Zero (0) - along Jefferson Street NE, Reach One (1) - along the Frontage Road, Reach Two (2) - along Office Boulevard NE according to these Documents. N.M.S.H. & T.D. is responsible to operate and maintain the drainage structures within Reaches Zero (0) and One (1), City of Albuquerque to maintain the concrete box culvert in Reach Two (2).

Not included on this plat are easements released as shown in Exception 12, Exhibit "B" in Title Policy issued by Lawyers Title Insurance Corporation, Case No. 950373SD, on March 24, 1997.

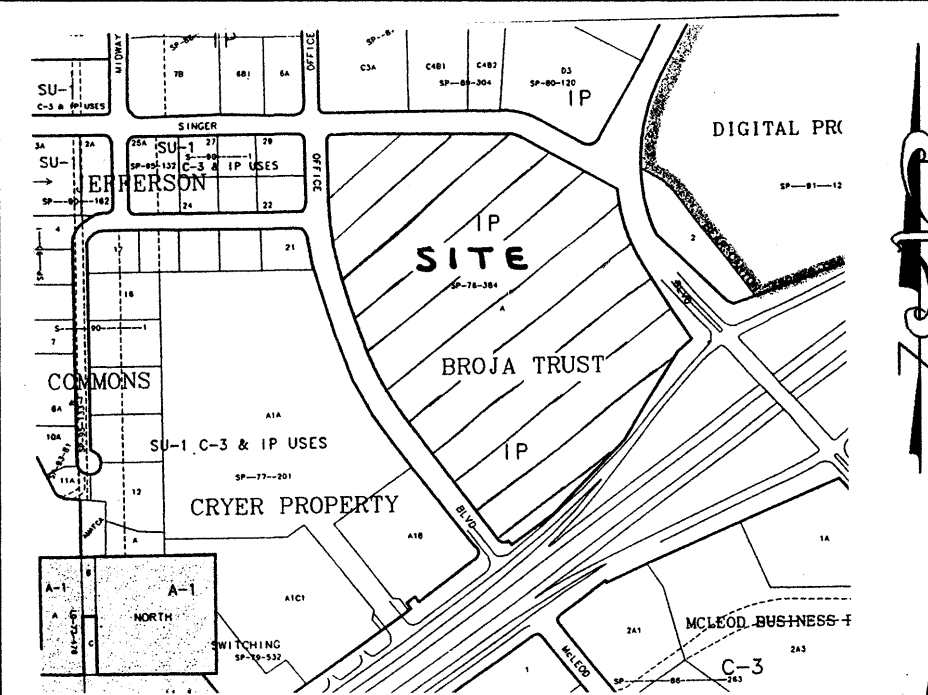
Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87 10  
 (505) 268-2112 Fax 268-2032



all planned 6/26/00

State of New Mexico } SS  
County of Bernalillo }  
This instrument was filed for record on  
12:59 JAN 26 1998  
at \_\_\_\_\_ o'clock p.m. Recorded in Vol. \_\_\_\_\_  
of records of said County Folio \_\_\_\_\_  
Ludy J. Woodward, Clerk & Recorder  
Deputy Clerk

Plat of  
Lots 1-6  
Jefferson Commons  
Being a Replat of  
Parcel 3  
Digital Properties  
Albuquerque, Bernalillo County, New Mexico  
November 1997



Vicinity Map  
no scale

Talos Log Number 97101316230511  
Zone Atlas Page Number F-17  
DRB Case Number 97-366

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
PAID ON UPC # 1-017-061-166-462-20228  
PROPERTY OWNER OF RECORD:  
Digital Equipment Corp  
BERNALILLO COUNTY TREASURER'S OFFICE:  
Josephine M. Secena

Subdivision Data

- 1. Total mileage of streets created by this plat is 0.0000
- 2. Total number of lots created by this plat is 6.
- 3. Bearings are based on the plat of Parcel 3, Digital Properties filed February 27, 1996 in Volume 96C, Folio 89. Bearings shown thereon are New Mexico State Plane Grid Bearings (Central Zone).
- 4. The purpose of this plat is to subdivide Parcel 3 into six (6) lots.
- 5. Record bearings and distances are identical to measured bearings and distances.
- 6. Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
- 7. Total area of the parcel shown hereon is 34.8988 acres.

FREE CONSENT AND DEDICATION

The replat of LOTS 1-6, JEFFERSON COMMONS II, as shown hereon is with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof, CHANT FAMILY II LIMITED PARTNERSHIP, a New Mexico limited partnership. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees.

CHANT FAMILY II LIMITED PARTNERSHIP, a New Mexico limited partnership

By: Chant Family II Limited Liability Company,  
General Partner  
By: George A. Chant Member  
By: Judith W. Chant Member  
By: Gregory A. Chant Member  
By: Christopher H. Chant Member

ACKNOWLEDGMENT

State of New Mexico )  
County of Bernalillo )SS

This instrument was acknowledged before me this 3<sup>d</sup> day of NOVEMBER, 1997 by  
George A. Chant, Member, Chant Family Limited Liability Company, General Partner of CHANT FAMILY II LIMITED PARTNERSHIP, on behalf of said Partnership.

9/29/2000 My commission expires 9/29/2000

Patrick W. Hurley  
NOTARY PUBLIC  
My Commission Expires: Sept. 29th, 2000

ACKNOWLEDGMENT

State of New Mexico )  
County of Bernalillo )SS

This instrument was acknowledged before me this 3<sup>d</sup> day of NOVEMBER, 1997 by  
Judith W. Chant, Member, Chant Family Limited Liability Company, General Partner of CHANT FAMILY II LIMITED PARTNERSHIP, on behalf of said Partnership.

9/29/2000 My commission expires 9/29/2000

Patrick W. Hurley  
NOTARY PUBLIC  
My Commission Expires: Sept. 29th, 2000

ACKNOWLEDGMENT

State of New Mexico )  
County of Bernalillo )SS

This instrument was acknowledged before me this 3<sup>d</sup> day of NOVEMBER, 1997 by  
Gregory A. Chant, Member, Chant Family Limited Liability Company, General Partner of CHANT FAMILY II LIMITED PARTNERSHIP, on behalf of said Partnership.

9/29/2000 My commission expires 9/29/2000

Patrick W. Hurley  
NOTARY PUBLIC  
My Commission Expires: Sept. 29th, 2000

ACKNOWLEDGMENT

State of New Mexico )  
County of Bernalillo )SS

This instrument was acknowledged before me this 3<sup>d</sup> day of NOVEMBER, 1997 by  
Christopher H. Chant, Member, Chant Family Limited Liability Company, General Partner of CHANT FAMILY II LIMITED PARTNERSHIP, on behalf of said Partnership.

9/29/2000 My commission expires 9/29/2000

Patrick W. Hurley  
NOTARY PUBLIC  
My Commission Expires: Sept. 29th, 2000

LEGAL DESCRIPTION

A certain parcel of land being identified as Parcel 3 of Digital Properties as the same is shown and designated on the plat entitled "PLAT OF PARCEL 3 DIGITAL PROPERTIES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 27, 1996 in Volume 96C, Folio 89 and being more particularly described by metes and bounds as follows:  
Beginning at the southernmost corner of said Parcel 3 whence City of Albuquerque brass cap I25-18, having New Mexico State Plane Coordinates Central Zone of X=395,426.52 and Y=1,505,603.74 bears S33°35'35"W, a distance of 957.71 feet;  
Thence, N36°24'12"W, a distance of 30.29 feet to a point on curve;  
Thence, Northwestery a distance of 39.27 feet along the arc of a curve bearing to the right, (said arc having a radius of 25.00 feet and a chord which bears N81°24'12"W, a distance of 35.36 feet) to a point of tangency;  
Thence, N36°24'12"W, a distance of 470.00 feet to a point of curvature;  
Thence, Northwestery, a distance of 1118.73 feet along the arc of a curve bearing to the right (said arc having a radius of 1760.00 feet and a long chord which bears N18°11'37"W, a distance of 1099.99 feet) to a point of tangency;  
Thence, N00°00'58"E, a distance of 137.83 feet to a point of curvature;  
Thence, Northeastery a distance of 39.27 feet along the arc of a curve bearing to the right (said arc having a radius of 25.00 feet and a long chord which bears N45°00'59"E, a distance of 35.36 feet) to a point of tangency;  
Thence, S89°59'00"E, a distance of 675.11 feet to a point;  
Thence, N00°01'00"E, a distance of 5.24 feet to a point;  
Thence, Southeastery, a distance of 231.16 feet along the arc of a curve bearing to the right (said arc having a radius of 1477.89 feet and a chord which bears S85°31'40"E, a distance of 230.92 feet) to a point of tangency;  
Thence, S81°07'37"E, a distance of 172.94 feet to a point of curvature;  
Thence, Southeastery, a distance of 37.19 feet along the arc of a curve bearing to the right (said arc having a radius of 25.00 feet and a long chord which bears S38°30'44"E, a distance of 33.85 feet) to a point of reverse curvature;  
Thence, Southeastery, a distance of 185.34 feet along the arc of a curve bearing to the left (said arc having a radius of 871.51 feet and a long chord which bears S01°59'24"E, a distance of 184.98 feet) to a point of compound curvature;  
Thence, Southeastery, a distance of 283.55 feet along the arc of a curve bearing to the left (said arc having a radius of 689.82 feet and a chord which bears S19°51'41"E, a distance of 281.56 feet) to a point on curve;  
Thence, S31°31'52"E, a distance of 335.81 feet to the easternmost corner of the parcel herein described;  
Thence, S48°30'53"W, a distance of 73.29 feet to a point;  
Thence, S32°32'43"W, a distance of 398.84 feet to a point;  
Thence, S44°07'36"W, a distance of 456.32 feet to a point;  
Thence, S53°35'32"W, a distance of 170.88 feet to the southernmost corner and point of beginning of the parcel herein described and containing 34.8988 acres more or less.

APPROVED AND ACCEPTED BY:

Kyle L. Doni 1-26-98  
PLANNING DIRECTOR DATE  
Frank J. Gugin 1-26-98  
CITY ENGINEER DATE  
Patrick W. Hurley 12-4-97  
DESIGN & DEVELOPMENT, CH DATE  
Patrick W. Hurley 12-09-97  
TRANSPORTATION DEVELOPMENT DATE  
Will Clark 11-04-97  
CITY SURVEYOR DATE  
N/A  
PROPERTY MANAGER DATE  
Ronald A. Forstbauer 12/9/97  
UTILITY DEVELOPMENT DATE  
Frank J. Gugin 1-26-98  
A.M.A.F.C.A. DATE

SP. 98.22

PUBLIC UTILITY EASEMENTS

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 electric 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 service.
- 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 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 erected 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 Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
US WEST COMMUNICATIONS	DATE
JONES INTERCABLE	DATE

NOTES

Prior to construction and development on any lot depicted on this plat, a site development plan for building permit must be approved by the City of Albuquerque. Such approval shall be conditioned upon the granting of easements at specific locations (a) for reciprocal access for ingress and egress for motor vehicles and pedestrians between and among such lots, (b) for water and sewer service lines, and (c) for reciprocal drainage requirements.

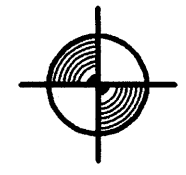
Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lots 1-6 must be verified and coordinated with the Public Works Department, City of Albuquerque.



SURVEYOR'S AFFIDAVIT

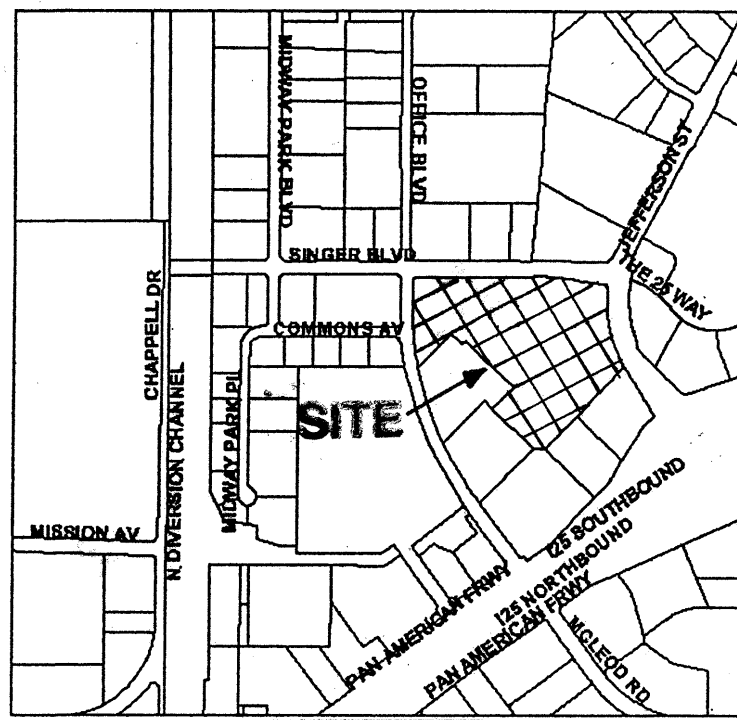
I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective February 2, 1994 and shows easements of record as indicated on Title Policy Case No. 950373SD issued by Lawyers Title Insurance Corporation, on March 24, 1997, and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer 11/4/97  
Date  
N.M.L.S. No. 6126



Ronald A. Forstbauer Surveying Company  
1100 Alvarado NE, Suite C  
Albuquerque, New Mexico 87110  
(505) 268-2112  
Sheet 1 of 2

All processed 6/26/02



Zone Atlas Page Number F-17  
Location Map  
no scale

Talos Log Number 2002141440  
Zone Atlas Page Number F-17  
DRB Case Number 1001569  
Subdivision Data

- Total mileage of streets created by this plat is 0.0000
- Total number of lots created by this plat is 0.
- Bearings are based on the plat of Lots 1-6, Jefferson Commons II filed January 26, 1998 in Volume 98C, Folio 22. Bearings shown thereon are New Mexico State Plane Grid (Central Zone), and all distances are ground.
- Record bearings and distances are identical to measured bearings and distances.
- Total Gross Acreage of the parcel shown hereon is 19.7753 acres.

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- The Public Service Co. of NM- Electric Services Division for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- The Public Service Co. of NM-Gas Services Division for the installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest 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.
- Comcast Cable for the installation, maintenance and service of such lines, cable and 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 erected 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 Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST COMMUNICATIONS	DATE
COMCAST CABLE	DATE

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

**LEGAL DESCRIPTION**

A tract of land being identified as Lot 1 and Lot 6 of Jefferson Commons II as the same are shown and designated on the plat entitled "PLAT OF LOTS 1-6 JEFFERSON COMMONS II, BEING A REPLAT OF PARCEL 3, DIGITAL PROPERTIES ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 26, 1998 in Volume 98C, Folio 22.

**FREE CONSENT AND DEDICATION**

The replat of LOTS 1 and 6, JEFFERSON COMMONS II, as shown hereon is with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof, CHANT FAMILY III LIMITED PARTNERSHIP, a New Mexico limited partnership. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees.

CHANT FAMILY III LIMITED PARTNERSHIP, a New Mexico limited partnership

By: Chant Family III Limited Liability Company,  
General Partner

By: George A. Chant  
George A. Chant, Member

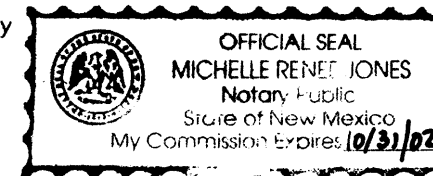
By: Gregory A. Chant By: Christopher H. Chant  
Gregory A. Chant, Member Christopher H. Chant, Member

**ACKNOWLEDGMENT**

State of New Mexico )  
County of Bernalillo )SS

This instrument was acknowledged before me this 13<sup>th</sup> day of June, 2002 by George A. Chant, Member, Chant Family III Limited Liability Company, General Partner of CHANT FAMILY III LIMITED PARTNERSHIP, on behalf of said Partnership.

Michelle Renee Jones My commission expires 10/31/2002  
Notary Public

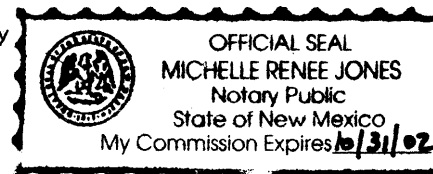


**ACKNOWLEDGMENT**

State of New Mexico )  
County of Bernalillo )SS

This instrument was acknowledged before me this 13<sup>th</sup> day of June, 2002 by Gregory A. Chant, Member, Chant Family III Limited Liability Company, General Partner of CHANT FAMILY III LIMITED PARTNERSHIP, on behalf of said Partnership.

Michelle Renee Jones My commission expires 10/31/2002  
Notary Public

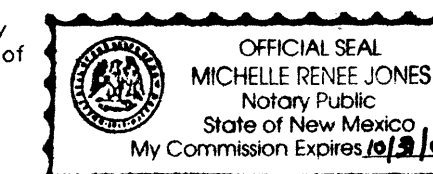


**ACKNOWLEDGMENT**

State of New Mexico )  
County of Bernalillo )SS

This instrument was acknowledged before me this 13<sup>th</sup> day of June, 2002 by Christopher H. Chant, Member, Chant Family III Limited Liability Company, General Partner of CHANT FAMILY III LIMITED PARTNERSHIP, on behalf of said Partnership.

Michelle Renee Jones My commission expires 10/31/2002  
Notary Public



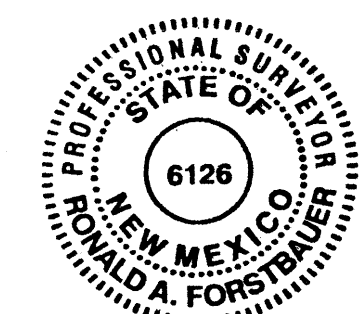
**Documents used:**

- Plat of Lots 1-6, Jefferson Commons II filed 01/26/1998, in Volume 98C, Folio 22.
- Dedication Plat of Rights-of-Way filed 01/21/1970, Volume D4, Folio 64.
- Plat of Parcel 3, Digital Properties filed 02/27/1996, Volume 96C, Folio 89.
- Title Policy Case No. 950373SD issued by Lawyers Title Insurance Company on March 24, 1997.
- NMSH&T Department Construction Maintenance Easement, Document No. 9079858 filed 10/15/1990, Book BCR 90-16, Page 9226-9235.
- Modified Easement Agreement filed 08/23/1995, Book 95-20, Page 2285-2302, Document No. 95084464.
- Joint Powers Agreement, Vineyard Arroyo West of I-25 dated 06/30/1992 Amendment to Joint Powers Agreement, Vineyard Arroyo West of I-25 dated 02/17/1993.
- Cross-Easement Agreement filed 06/16/1997, Book 97-16, Page 2411-2424A Document No. 97060659.
- Quitclaim Deed filed 06/26/1987, Book D307A, Page 550-555, Document No. 8767521.
- Quitclaim Deed filed 05/01/1990, Book BCR 90-7, Page 7304, Document No. 9034314.
- Waiver & Release of Easement filed 11/15/1995, Book 95-26, Page 8596, Document No. 95117354.
- Quitclaim Deed filed 12/20/1995, Book 95-30, Page 9513, Document No. 95129979.
- Quitclaim Deed filed 10/08/1990, Book 90-17, Page 1246, Document No. 90-80832.
- Permanent Easement for waterline and fire hydrants filed 05/28/2002 Book A-36, Page 7612.

**SURVEYOR'S AFFIDAVIT**

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record disclosed by the property owner and as indicated on Title Policy Case No. 950373SD issued by Lawyers Title Insurance Corporation, on March 24, 1997, and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer 6/17/02  
Ronald A. Forstbauer Date  
N.M.P.S. No. 6126



Forstbauer Surveying, L.L.C.  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032



Plat of  
**Lots 1-A & 6-A**  
**Jefferson Commons II**

Being a Replat of  
 Lot 1 & Lot 6  
 Jefferson Commons II  
 Within

Projected Section 35, T.11N., R.3E., N.M.P.M.  
 Elena Gallegos Grant  
 Albuquerque, Bernalillo County, New Mexico  
 June 2002

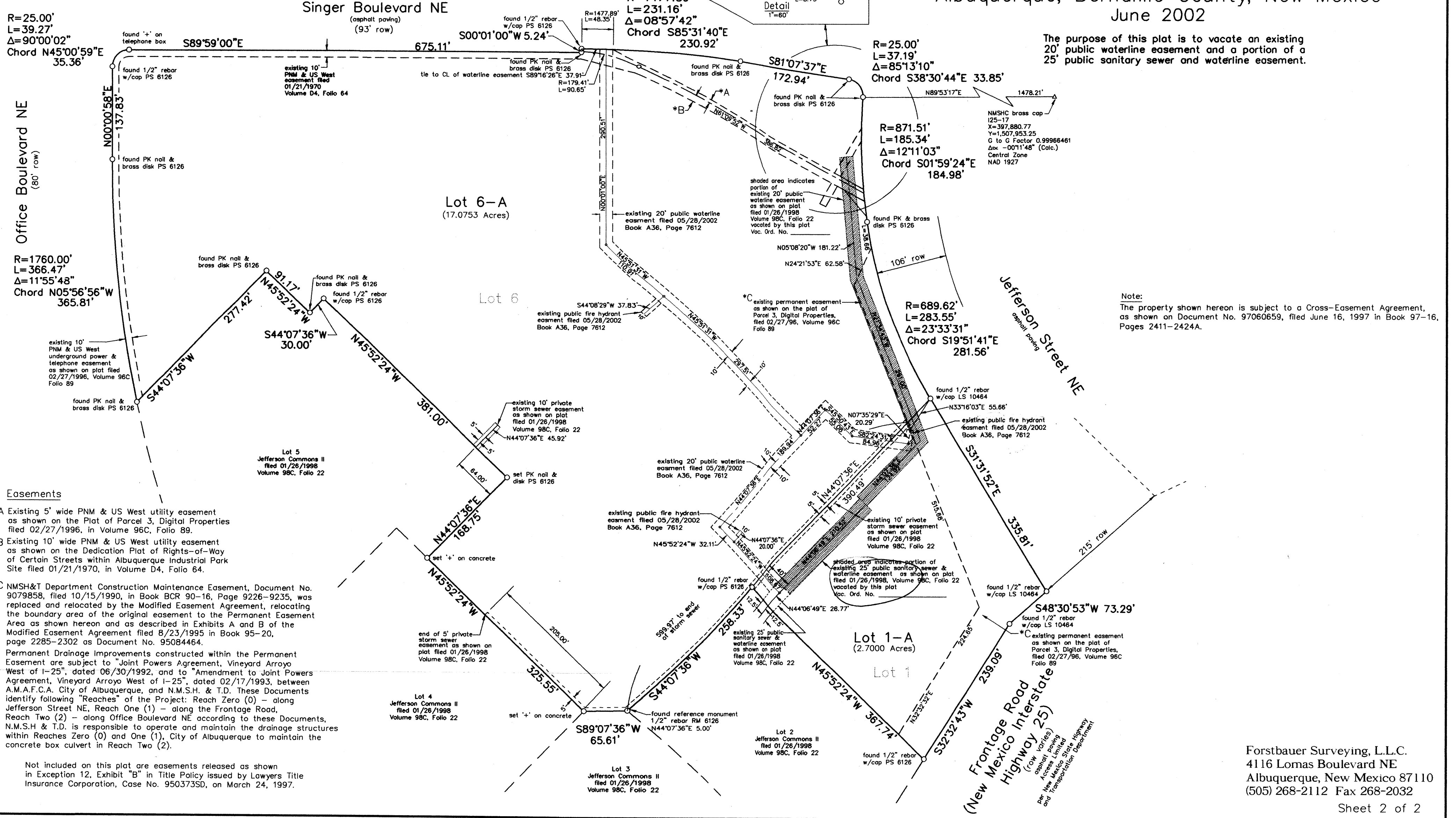
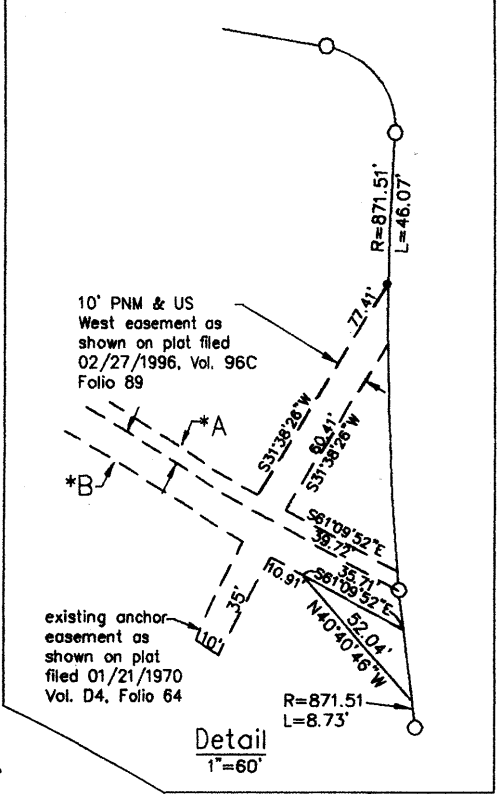
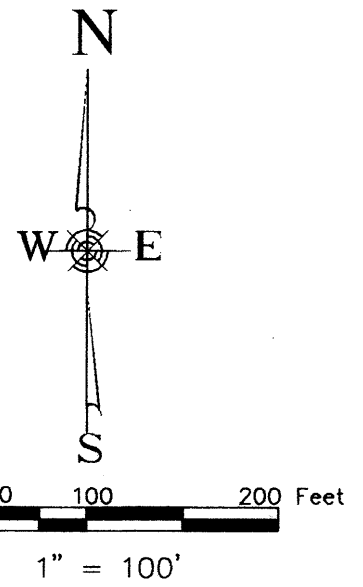
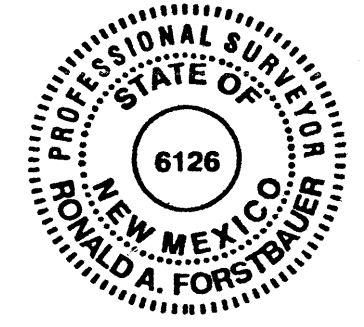
The purpose of this plat is to vacate an existing  
 20' public waterline easement and a portion of a  
 25' public sanitary sewer and waterline easement.

Note:  
 The property shown hereon is subject to a Cross-Easement Agreement,  
 as shown on Document No. 97060659, filed June 16, 1997 in Book 97-16,  
 Pages 2411-2424A.

**SURVEYOR'S AFFIDAVIT**

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record disclosed by the property owner and as indicated on Title Policy Case No. 950373SD issued by Lawyers Title Insurance Corporation, on March 24, 1997, and that the information shown hereon is true and correct to the best of my knowledge and belief.

*Ronald A. Forstbauer*  
 Ronald A. Forstbauer Date  
 N.M.P.S. No. 6126



- Easements**
- \*A Existing 5' wide PNM & US West utility easement as shown on the Plat of Parcel 3, Digital Properties filed 02/27/1996, in Volume 96C, Folio 89.
  - \*B Existing 10' wide PNM & US West utility easement as shown on the Dedication Plat of Rights-of-Way of Certain Streets within Albuquerque Industrial Park Site filed 01/21/1970, in Volume D4, Folio 64.
  - \*C NMSH&T Department Construction Maintenance Easement, Document No. 9079858, filed 10/15/1990, in Book BCR 90-16, Page 9226-9235, was replaced and relocated by the Modified Easement Agreement, relocating the boundary area of the original easement to the Permanent Easement Area as shown hereon and as described in Exhibits A and B of the Modified Easement Agreement filed 8/23/1995 in Book 95-20, page 2285-2302 as Document No. 95084464. Permanent Drainage Improvements constructed within the Permanent Easement are subject to "Joint Powers Agreement, Vineyard Arroyo West of I-25", dated 06/30/1992, and to "Amendment to Joint Powers Agreement, Vineyard Arroyo West of I-25", dated 02/17/1993, between A.M.A.F.C.A. City of Albuquerque, and N.M.S.H. & T.D. These Documents identify following "Reaches" of the Project: Reach Zero (0) - along Jefferson Street NE, Reach One (1) - along the Frontage Road, Reach Two (2) - along Office Boulevard NE according to these Documents, N.M.S.H. & T.D. is responsible to operate and maintain the drainage structures within Reaches Zero (0) and One (1), City of Albuquerque to maintain the concrete box culvert in Reach Two (2).

Not included on this plat are easements released as shown in Exception 12, Exhibit "B" in Title Policy issued by Lawyers Title Insurance Corporation, Case No. 950373SD, on March 24, 1997.

Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032

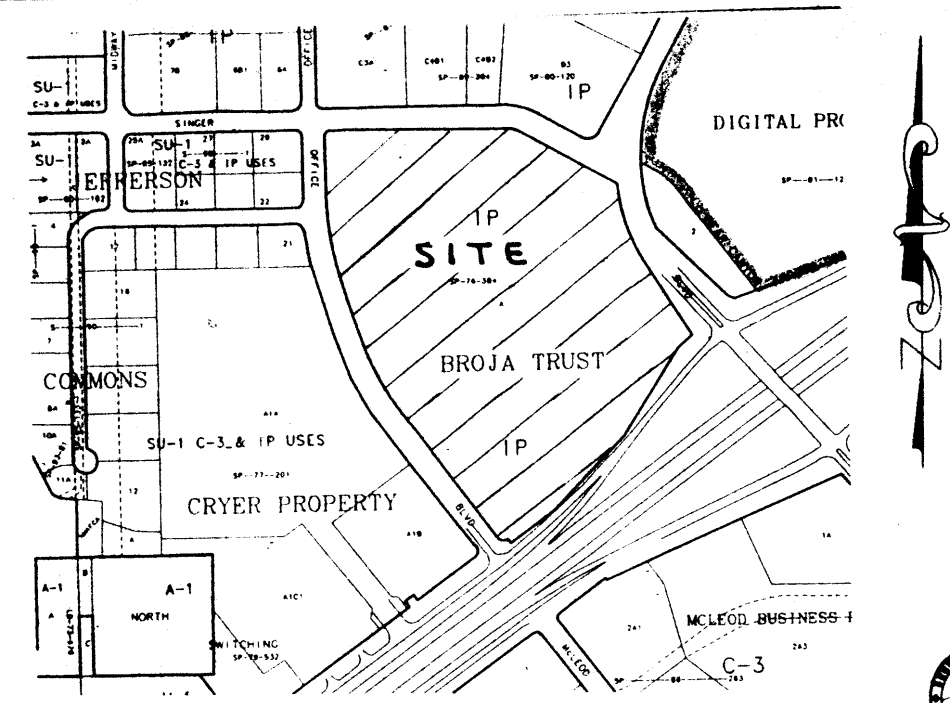


All planned 6/26/00

98008251

# Plat of Lots 1-6 Jefferson Commons Being a Replat of Parcel 3 Digital Properties Albuquerque, Bernalillo County, New Mexico November 1997

State of New Mexico  
County of Bernalillo  
This instrument was filed for record on  
12:59 JAN 24 2000  
99C  
20



Vicinity Map  
no scale

Talos Log Number 97101316230511  
Zone Atlas Page Number F-17  
DRB Case Number 97-366

**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
PAID ON UPC # 1207-061-166-462-20228**  
PROPERTY OWNER OF RECORD:  
Digital Equipment Corp  
BERNALILLO COUNTY TREASURER'S OFFICE:  
Josephine M. Serna

### Subdivision Data

- Total mileage of streets created by this plat is 0.0000
- Total number of lots created by this plat is 6.
- Bearings are based on the plat of Parcel 3, Digital Properties filed February 27, 1996 in Volume 96C, Folio 89. Bearings shown thereon are New Mexico State Plane Grid Bearings (Central Zone).
- The purpose of this plat is to subdivide Parcel 3 into six (6) lots.
- Record bearings and distances are identical to measured bearings and distances.
- Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126
- Total area of the parcel shown hereon is 34.8988 acres.

### FREE CONSENT AND DEDICATION

The replat of LOTS 1-6, JEFFERSON COMMONS II, as shown hereon is with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof, CHANT FAMILY II LIMITED PARTNERSHIP, a New Mexico limited partnership. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees.

CHANT FAMILY II LIMITED PARTNERSHIP, a New Mexico limited partnership

By: Chant Family II Limited Liability Company,  
General Partner  
By: George A. Chant George A. Chant, Member  
By: Judith W. Chant Judith W. Chant, Member  
By: Gregory A. Chant Gregory A. Chant, Member  
By: Christopher H. Chant Christopher H. Chant, Member

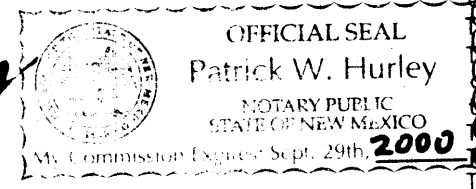
### ACKNOWLEDGMENT

State of New Mexico )  
County of Bernalillo )SS

This instrument was acknowledged before me this 3<sup>d</sup> day of NOVEMBER, 1997 by  
George A. Chant, Member, Chant Family Limited Liability Company, General Partner of CHANT FAMILY II LIMITED PARTNERSHIP, on behalf of said Partnership.

9/29/2000 My commission expires Sept. 29th, 2000

Patrick W. Hurley  
NOTARY PUBLIC



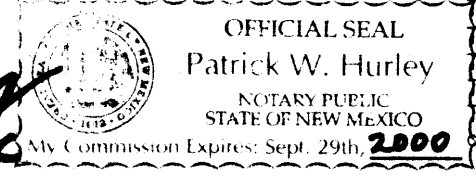
### ACKNOWLEDGMENT

State of New Mexico )  
County of Bernalillo )SS

This instrument was acknowledged before me this 3<sup>d</sup> day of NOVEMBER, 1997 by  
Judith W. Chant, Member, Chant Family Limited Liability Company, General Partner of CHANT FAMILY II LIMITED PARTNERSHIP, on behalf of said Partnership.

9/29/2000 My commission expires Sept. 29th, 2000

Patrick W. Hurley  
NOTARY PUBLIC



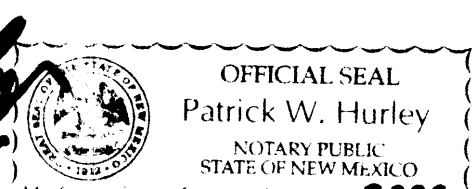
### ACKNOWLEDGMENT

State of New Mexico )  
County of Bernalillo )SS

This instrument was acknowledged before me this 3<sup>d</sup> day of NOVEMBER, 1997 by  
Gregory A. Chant, Member, Chant Family Limited Liability Company, General Partner of CHANT FAMILY II LIMITED PARTNERSHIP, on behalf of said Partnership.

9/29/2000 My commission expires Sept. 29th, 2000

Patrick W. Hurley  
NOTARY PUBLIC



### ACKNOWLEDGMENT

State of New Mexico )  
County of Bernalillo )SS

This instrument was acknowledged before me this 3<sup>d</sup> day of NOVEMBER, 1997 by  
Christopher H. Chant, Member, Chant Family Limited Liability Company, General Partner of CHANT FAMILY II LIMITED PARTNERSHIP, on behalf of said Partnership.

9/29/2000 My commission expires Sept. 29th, 2000

Patrick W. Hurley  
NOTARY PUBLIC



### PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of

- PNM Electric Services for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
- 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
- Jones Intercable for the installation, maintenance and service of such lines, cable and 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 erected 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 Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
US WEST COMMUNICATIONS	DATE
JONES INTERCABLE	DATE

### NOTES

- Prior to construction and development on any lot depicted on this plat, a site development plan for building permit must be approved by the City of Albuquerque. Such approval shall be conditioned upon the granting of easements at specific locations (a) for reciprocal access for ingress and egress for motor vehicles and pedestrians between and among such lots, (b) for water and sewer service lines, and (c) for reciprocal drainage requirements.
- Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Lots 1-6 must be verified and coordinated with the Public Works Department, City of Albuquerque.

### LEGAL DESCRIPTION

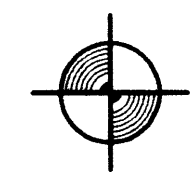
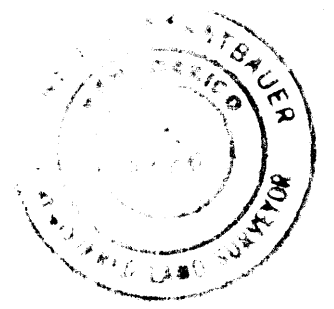
A certain parcel of land being identified as Parcel 3 of Digital Properties as the same is shown and designated on the plat entitled "PLAT OF PARCEL 3 DIGITAL PROPERTIES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 27, 1996 in Volume 96C, Folio 89 and being more particularly described by metes and bounds as follows:  
Beginning at the southernmost corner of said Parcel 3 whence City of Albuquerque brass cap 125-18, having New Mexico State Plane Coordinates Central Zone of X=395,426.52 and Y=1,505,603.74 bears S33°35'35"W, a distance of 957.71 feet;  
Thence, N36°24'12"W, a distance of 30.29 feet to a point on curve;  
Thence, Northwestly a distance of 39.27 feet along the arc of a curve bearing to the right, (said arc having a radius of 25.00 feet and a chord which bears N81°24'12"W, a distance of 35.36 feet) to a point of tangency;  
Thence, N36°24'12"W, a distance of 470.00 feet to a point of curvature;  
Thence, Northwestly, a distance of 1118.73 feet along the arc of a curve bearing to the right (said arc having a radius of 1760.00 feet and a long chord which bears N18°11'37"W, a distance of 1099.99 feet) to a point of tangency;  
Thence, N00°00'58"E, a distance of 137.83 feet to a point of curvature;  
Thence, Northeastly a distance of 39.27 feet along the arc of a curve bearing to the right (said arc having a radius of 25.00 feet and a long chord which bears N45°00'59"E, a distance of 35.36 feet) to a point of tangency;  
Thence, S89°59'00"E, a distance of 675.11 feet to a point;  
Thence, N00°01'00"E, a distance of 5.24 feet to a point;  
Thence, Southeastly, a distance of 231.16 feet along the arc of a curve bearing to the right (said arc having a radius of 1477.89 feet and a chord which bears S85°31'40"E, a distance of 230.92 feet) to a point of tangency;  
Thence, S81°07'37"E, a distance of 172.94 feet to a point of curvature;  
Thence, Southeastly, a distance of 37.19 feet along the arc of a curve bearing to the right (said arc having a radius of 25.00 feet and a long chord which bears S38°30'44"E, a distance of 33.85 feet) to a point of reverse curvature;  
Thence, Southeastly, a distance of 185.34 feet along the arc of a curve bearing to the left (said arc having a radius of 871.51 feet and a long chord which bears S01°59'24"E, a distance of 184.98 feet) to a point of compound curvature;  
Thence, Southeastly, a distance of 283.55 feet along the arc of a curve bearing to the left (said arc having a radius of 689.62 feet and a chord which bears S19°51'41"E, a distance of 281.56 feet) to a point on curve;  
Thence, S31°31'52"E, a distance of 335.81 feet to the easternmost corner of the parcel herein described;  
Thence, S48°30'53"W, a distance of 73.29 feet to a point;  
Thence, S32°32'43"W, a distance of 398.84 feet to a point;  
Thence, S44°07'36"W, a distance of 456.32 feet to a point;  
Thence, S53°35'32"W, a distance of 170.88 feet to the southernmost corner and point of beginning of the parcel herein described and containing 34.8988 acres more or less.

APPROVED AND ACCEPTED BY:  
Kevin L. Doni 1-26-98  
PLANNING DIRECTOR DATE  
Frank D. Ogden 1-26-98  
CITY ENGINEER DATE  
Patrick W. Hurley 12-9-97  
DESIGN & DEVELOPMENT, CH DATE  
Michael D. ... 12-09-97  
TRANSPORTATION DEVELOPMENT DATE  
Whit Clark 11/20/97  
CITY SURVEYOR DATE  
N/A  
PROPERTY MANAGER DATE  
Ronald A. Forstbauer 12/9/97  
UTILITY DEVELOPMENT DATE  
Frank D. Ogden 1-26-98  
A.M.A.F.C.A. DATE

### SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective February 2, 1994 and shows easements of record as indicated on Title Policy Case No. 950373SD issued by Lawyers Title Insurance Corporation, on March 24, 1997, and that the information shown hereon is true and correct to the best of my knowledge and belief

Ronald A. Forstbauer 11/9/97  
Date  
N.M.L.S. No. 6126



**Ronald A. Forstbauer Surveying Company**  
1100 Alvarado NE, Suite C  
Albuquerque, New Mexico 87110  
(505) 268-2112

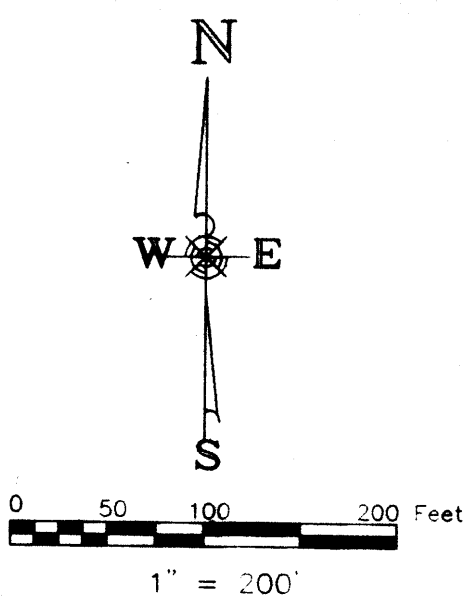


# Plat of Lots 1-6 Jefferson Commons II

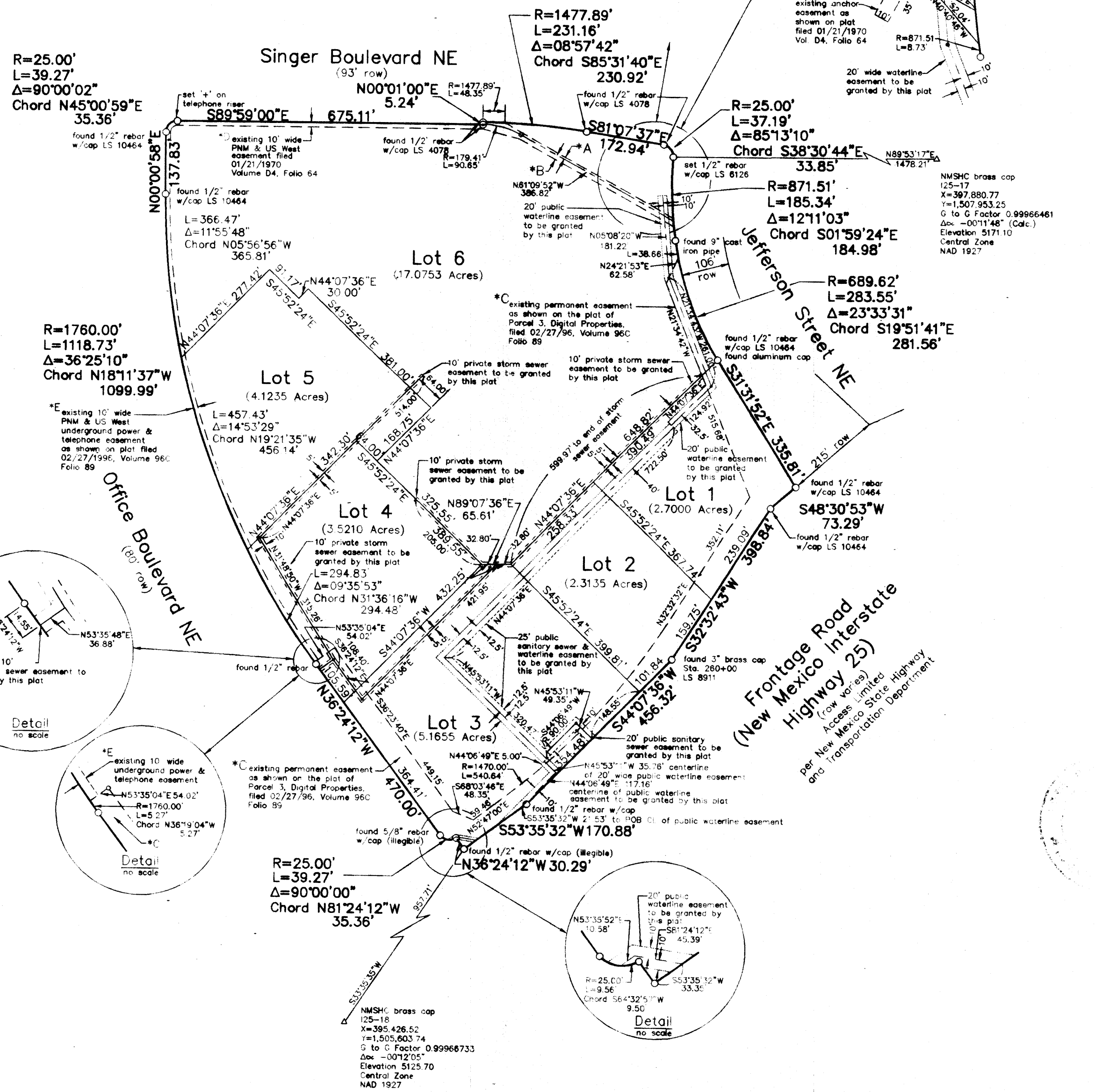
Being a Replat of  
Parcel 3  
Digital Properties  
Albuquerque, Bernalillo County, New Mexico  
November 1997

## PRN 1001569

State of New Mexico  
County of Bernalillo  
This instrument was filed for records on  
2:59 JAN 21 1998  
at the office of the County Clerk  
of records of said County for  
Judy J. Woodward, County Clerk



Quitclaimed by the City of Albuquerque to the New Mexico State Highway & Transportation Department by Document #8767521, filed for record in Bernalillo County, New Mexico on 06/26/1987, in Book D307A, Pages 550-555. The City reserved easements within vacated Singer Boulevard NE & Kircher Boulevard NE (V-85-94) for existing waterlines & existing public utilities. The Deed provides that if the option of Digital Equipment Corporation, the utilities may be relocated at the expense of Digital Equipment Corporation, its successors and assigns.



### Easements

- \*A Existing 5' wide PNM & US West utility easement as shown on the Plat of Parcel 3, Digital Properties filed 02/27/1996, in Volume 96C, Folio 89
  - \*B Existing 10' wide PNM & US West utility easement as shown on the Dedication Plat of Rights-of-Way of Certain Streets within Albuquerque Industrial Park Site filed 01/21/1970, in Volume D4, Folio 64.
  - \*C NMSHT Department Construction Maintenance Easement, Document No. 9079858, filed 10/15/1990, in Book BCR 90-16, Page 9226-9235, was replaced and relocated by the Modified Easement Agreement, relocating the boundary area of the original easement to the Permanent Easement Area as shown hereon and as described in Exhibits A and B of the Modified Easement Agreement filed 8/23/1995 in Book 95-20, page 2285-2302 as Document No. 95084464. Permanent Drainage Improvements constructed within the Permanent Easement are subject to "Joint Powers Agreement, Vineyard Arroyo West of I-25", dated 06/30/1992, and to "Amendment to Joint Powers Agreement, Vineyard Arroyo West of I-25", dated 02/17/1993, between A.M.A.F.C.A. City of Albuquerque, and N.M.S.H. & T.D. These Documents identify following "Reaches" of the Project: Reach Zero (0) - along Jefferson Street NE, Reach One (1) - along the Frontage Road, Reach Two (2) - along Office Boulevard NE according to these Documents, N.M.S.H. & T.D. is responsible to operate and maintain the drainage structures within Reaches Zero (0) and One (1). City of Albuquerque to maintain the concrete box culvert in Reach Two (2).
  - \*D Existing 10' wide PNM & US West easement filed 01/21/1970 in Volume D4, Folio 64.
  - \*E Existing 10' wide PNM & US West underground power & telephone easement as shown on Plat of Parcel 3, Digital Properties filed 02/27/1996, in Volume 96C, folio 89.
- Not included on this plat are easements released as shown in Exception 12, Exhibit "B" in Title Policy issued by Lawyers Title Insurance Corporation, Case No. 950373SD, on March 24, 1997.

**Note:**  
The property shown hereon is subject to a Cross-Easement Agreement, as shown on Document No. 97060659, filed June 16, 1997 in Book 97-16, Pages 2411-2424A.

### Beneficiaries of Private Storm Sewer Easements granted by this plat

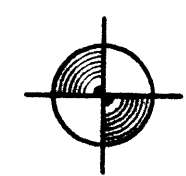
The private storm sewer easements shown on this plat are granted for the benefit of each lot owner.

**Maintenance Responsibilities:** Provisions concerning maintenance of certain private improvements including private storm sewer systems, landscaping, vehicle parking areas and pedestrian ways (but not including buildings or improvements inside buildings) are imposed on the owner of each Lot in this Subdivision as set forth in "Covenants, Conditions and Restrictions of the Jefferson Commons II Subdivision", a copy of which is recorded in the Office of the County Clerk of Bernalillo County, New Mexico on November 24, 1997, as Document No. 97123538 in Book 97-32 at Pages 7555 to 7563.

### SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective February 2, 1994 and shows easements of record as indicated on Title Policy Case No. 950373SD issued by Lawyers Title Insurance Corporation, on March 24, 1997, and that the information shown hereon is true and correct to the best of my knowledge and belief.

*Ronald A. Forstbauer* 11/7/97  
Ronald A. Forstbauer Date Revised 11/3/98  
N.M.L.S. No. 6126



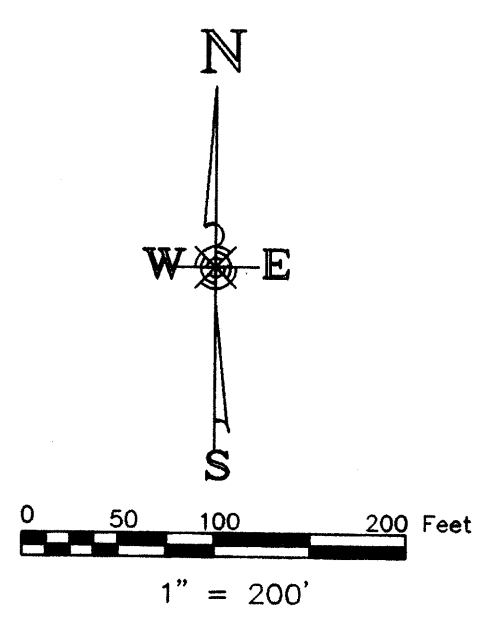
Ronald A. Forstbauer Surveying Company  
1100 Alvarado NE, Suite C  
Albuquerque, New Mexico 87110  
(505) 268-2112



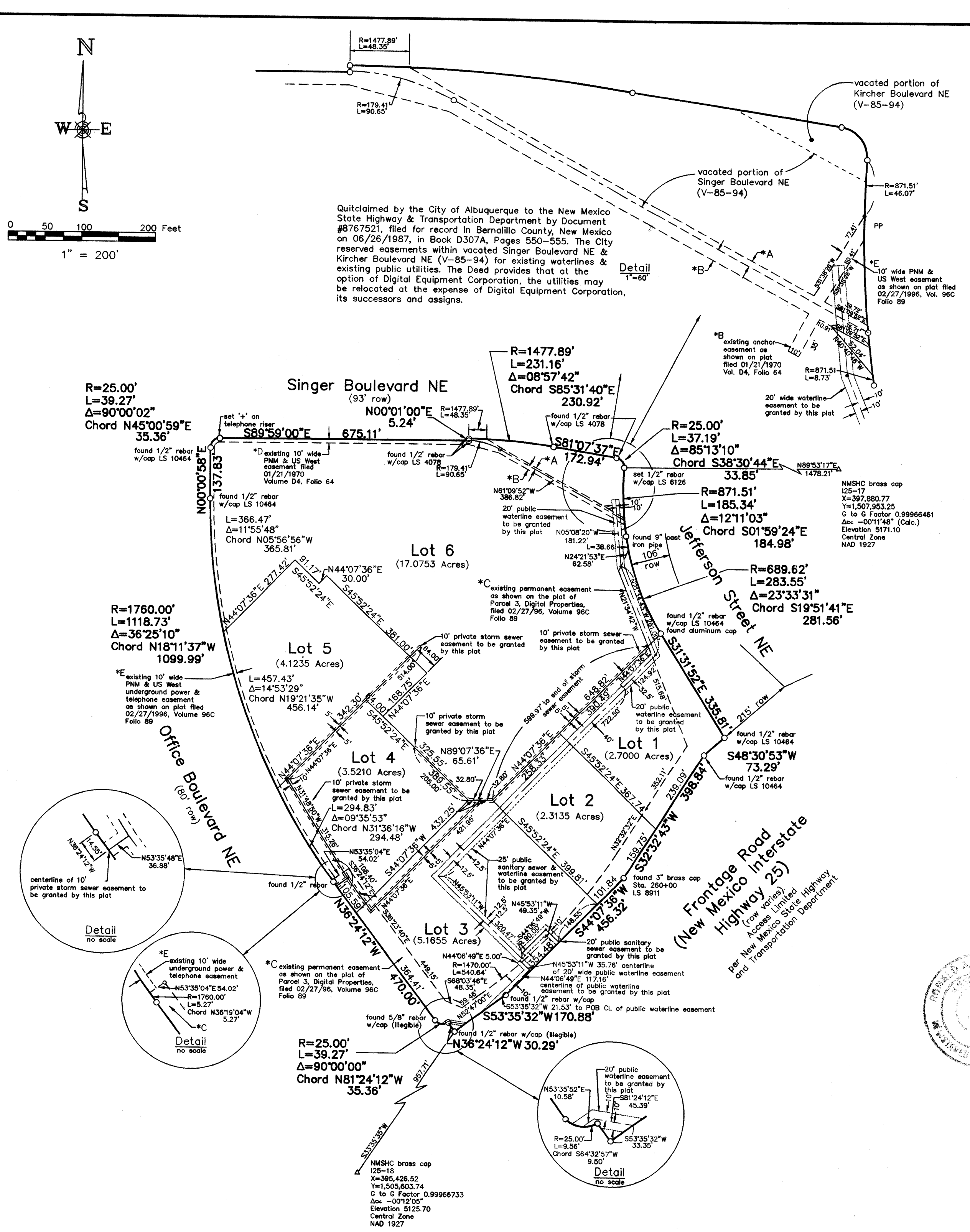
Plat of Lots 1-6 Jefferson Commons II Being a Replat of Parcel 3 Digital Properties Albuquerque, Bernalillo County, New Mexico November 1997

State of New Mexico } SS County of Bernalillo } This instrument was filed for record at 2:59 JAN 26 1998 of records of said County Folio 98C Judy Woodward Clerk & Recorder Deputy Clerk

revised 6/26/98



Quitclaimed by the City of Albuquerque to the New Mexico State Highway & Transportation Department by Document #8767521, filed for record in Bernalillo County, New Mexico on 06/26/1987, in Book D307A, Pages 550-555. The City reserved easements within vacated Singer Boulevard NE & Kircher Boulevard NE (V-85-94) for existing waterlines & existing public utilities. The Deed provides that at the option of Digital Equipment Corporation, the utilities may be relocated at the expense of Digital Equipment Corporation, its successors and assigns.



Easements

- \*A Existing 5' wide PNM & US West utility easement as shown on the Plat of Parcel 3, Digital Properties filed 02/27/1996, in Volume 96C, Folio 89.
\*B Existing 10' wide PNM & US West utility easement as shown on the Dedication Plat of Rights-of-Way of Certain Streets within Albuquerque Industrial Park Site filed 01/21/1970, in Volume D4, Folio 64.
\*C NMS&T Department Construction Maintenance Easement, Document No. 9079858, filed 10/15/1990, in Book BCR 90-16, Page 9226-9235, was replaced and relocated by the Modified Easement Agreement, relocating the boundary area of the original easement to the Permanent Easement Area as shown hereon and as described in Exhibits A and B of the Modified Easement Agreement filed 8/23/1995 in Book 95-20, page 2285-2302 as Document No. 95084464.
\*D Existing 10' wide PNM & US West easement filed 01/21/1970 in Volume D4, Folio 64.
\*E Existing 10' wide PNM & US West underground power & telephone easement as shown on Plat of Parcel 3, Digital Properties filed 02/27/1996, in Volume 96C, folio 89.

Note: The property shown hereon is subject to a Cross-Easement Agreement, as shown on Document No. 97060659, filed June 16, 1997 in Book 97-16, Pages 2411-2424A.

Beneficiaries of Private Storm Sewer Easements granted by this plat

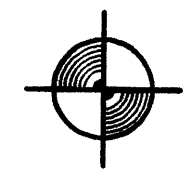
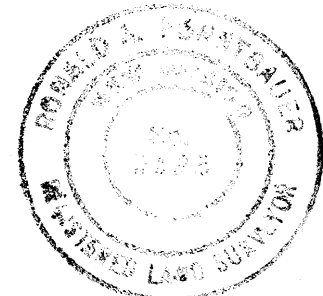
The private storm sewer easements shown on this plat are granted for the benefit of each lot owner.

Maintenance Responsibilities: Provisions concerning maintenance of certain private improvements including private storm sewer systems, landscaping, vehicle parking areas and pedestrian ways (but not including buildings or improvements inside buildings) are imposed on the owner of each Lot in this Subdivision as set forth in "Covenants, Conditions and Restrictions of the Jefferson Commons II Subdivision", a copy of which is recorded in the Office of the County Clerk of Bernalillo County, New Mexico on November 24, 1997, as Document No. 97123538 in Book 97-32 at Pages 7555 to 7563.

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective February 2, 1994 and shows easements of record as indicated on Title Policy Case No. 950373SD issued by Lawyers Title Insurance Corporation, on March 24, 1997, and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer 11/9/97 Date REVISOR 1/13/98 N.M.L.S. No. 6126



Ronald A. Forstbauer Surveying Company 1100 Alvarado NE, Suite C Albuquerque, New Mexico 87110 (505) 268-2112



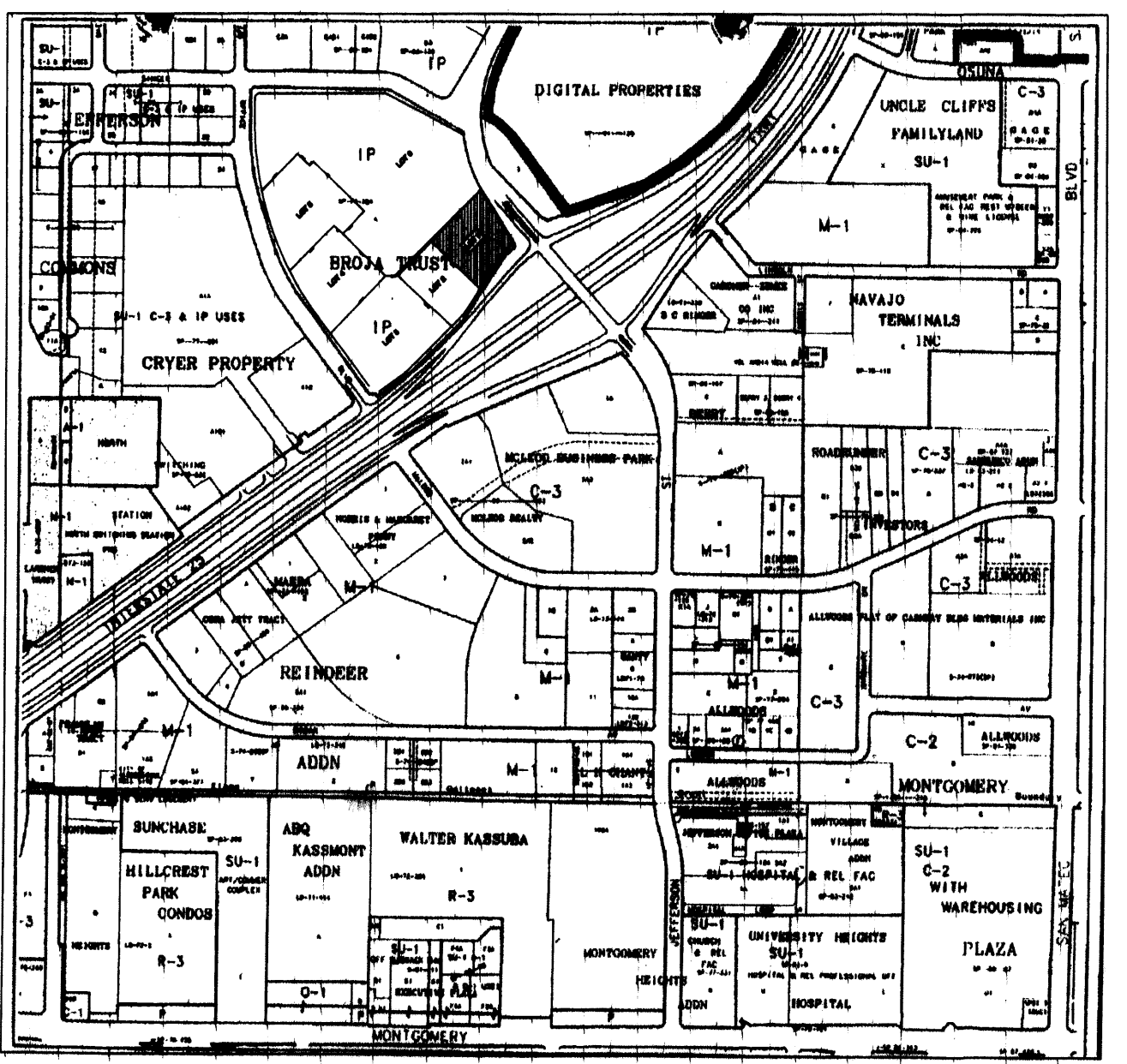
PROJ 1001569

PROJ 1001569

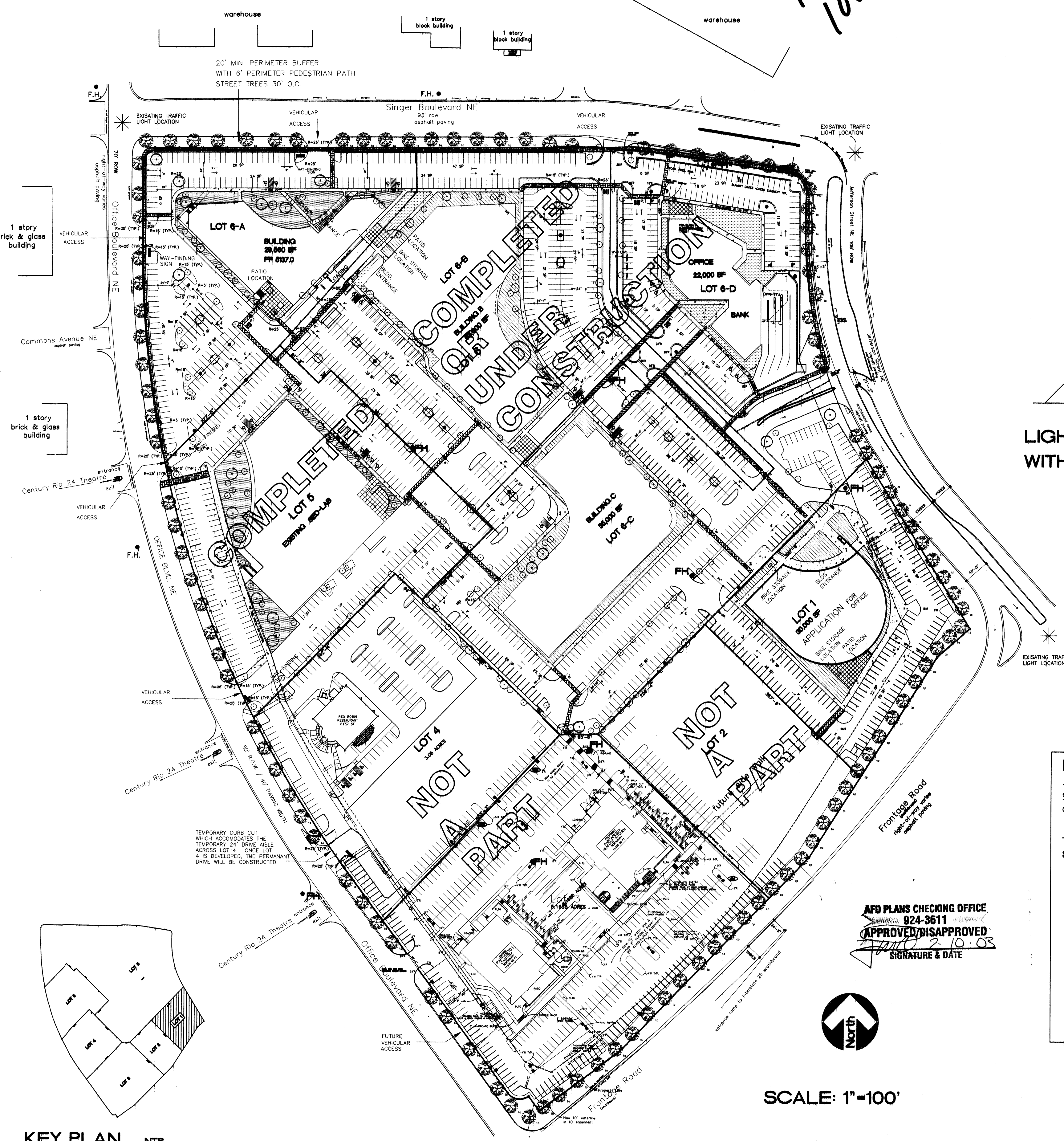
**SITE DATA TABLE**

LOT	AREA A.C.	BUILDING AREA (SF)	ZONING	MAX. BLDG. HEIGHT	PRKG. REQ.	PRKG. PROV.	H.C. PRKG. REQ.	H.C. PRKG. PROV.	BIKE SPACES
1	2.7	30,000	IP	30'	154	154	8	8	8
5	4.1235	50,540	IP	30'	253	253	8	8	15
6-A	3.236	26,560	IP	30'	148	148	3	3	8
6-B	5.382	63,000	IP	30'	315	360	7	7	12
6-C	5.430	55,000	IP	30'	275	315	7	7	12
6-D	2.908	22,000	IP	30'	110	151	3	3	8

PARKING FOR BICYCLES WILL BE PROVIDED PER ZONING ENFORCEMENT REQUIREMENTS FROM DEC.3 STAFF REPORT  
 TENANTS SHALL BE RESPONSIBLE FOR PROVIDING A SECURE AREA FOR BIKE STORAGE  
 SHOWERS TO BE DETERMINED PER CONDITIONS  
 WAY-FINDING SIGNS WILL BE PLACED IN STRATEGIC DECISION MAKING LOCATIONS, i.e. ENTRY POINTS AND BE NO BIGGER THAN 25 SF  
 LOADING AREA WILL BE SCREENED  
 HVAC EQUIP. WILL BE SCREENED AND/OR BELOW BLDG. PARAPETS  
 SIDEWALKS REMAIN AS EXPOSED AGGREGATE WHEN CROSSING PARKING AREA AND DRIVE AISLES  
 SEE DRC PLANS  
 WORK ORDER # 583081 + 583082  
 FOR JEFFERSON + SINGER  
 PAVE WIDTH

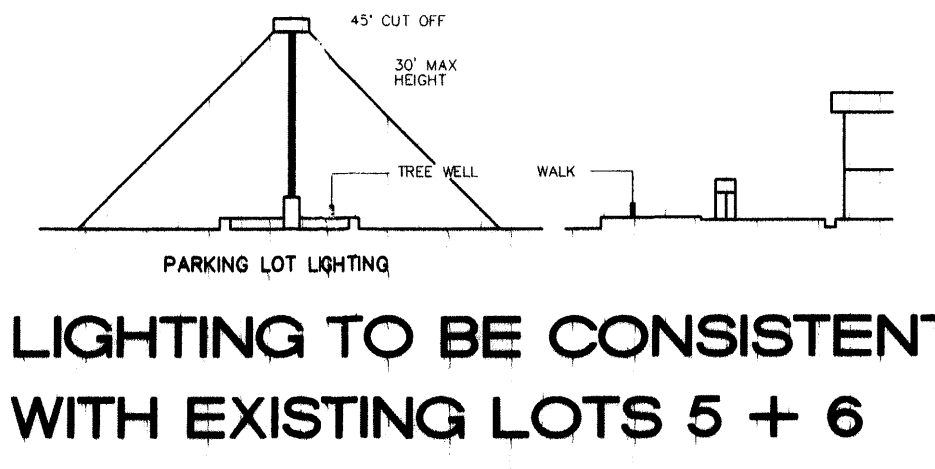


VICINITY MAP



KEY PLAN NTS  
 Jefferson Commons Phase II

- DRAWING INDEX**
- A1- SITE PLAN FOR SUBDIVISION
  - A2- SITE PLAN SHEET
  - A3- GRADING SHEET
  - A4- LANDSCAPE SHEET
  - A5- ELEVATIONS
  - A6- UTILITY SHEET
  - A7-A11- MASTER DEVELOPMENT PLAN (FOR REF. ONLY)



LIGHTING TO BE CONSISTENT WITH EXISTING LOTS 5 + 6

**LEGEND**

[Symbol]	PROPERTY LINE
[Symbol]	PEDESTRIAN WALK/ACCESSIBLE CURVE (4' MIN.)
[Symbol]	SEWER
[Symbol]	PAVED AREA
[Symbol]	CONCRETE PAVING
[Symbol]	BIKE RACK
[Symbol]	PARKING LOT LIGHTING-30' HIGH

**DRB CASE NUMBER:**

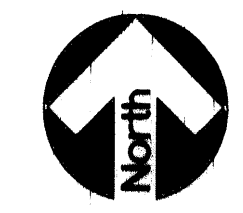
This is a site plan for subdivision for Lot 6, and for site plan for building permit for Lot 1. This plan has been approved by the Environmental Planning Commission (EPC) on:

EPC case No: \_\_\_\_\_

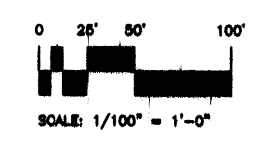
**SITE DEVELOPMENT PLAN**

Traffic Engineer, Transportation Division	Date
Design & Development, CIR	Date
Public Works, Utilities Development Division	Date
City Engineer, Engineering Division/AMAFCA	Date
Solid Waste Department	Date
APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Development Process Manual.	Date
City Planner, Albuquerque Planning Department	Date

AFD PLANS CHECKING OFFICE  
 924-3611  
 APPROVED/DISAPPROVED  
 2-10-05  
 SIGNATURE & DATE



SCALE: 1"=100'



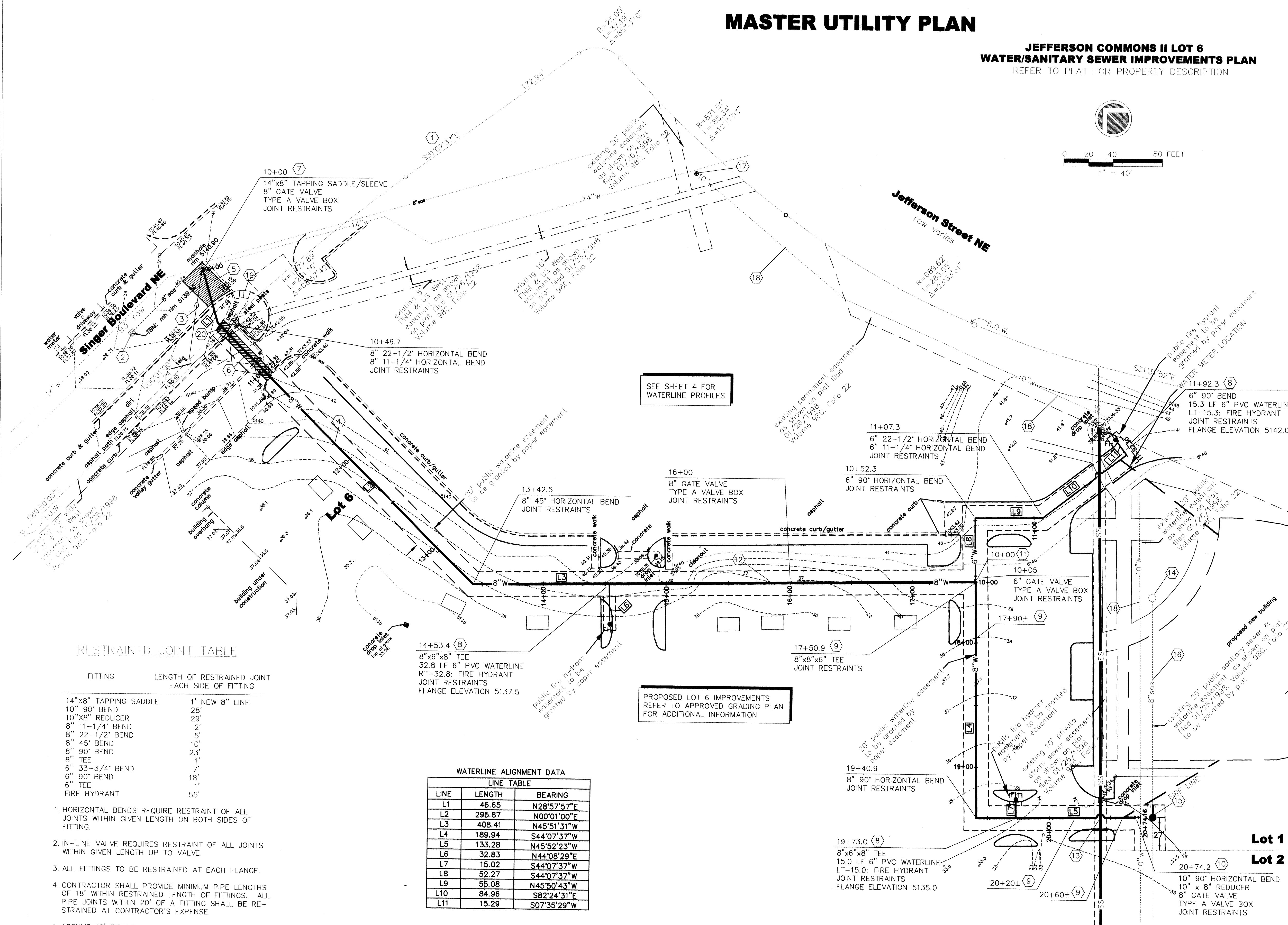
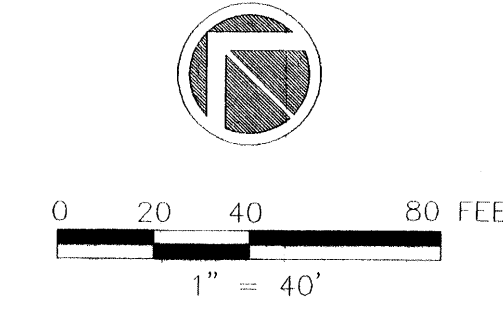
**SITE PLAN FOR SUBDIVISION**

JEFFERSON COMMONS PHASE II  
 LOT 1  
 CHANT ASSOCIATES  
 First Office Park 5529 Alvarado NE Albuquerque, NM 87110  
 (505)341-1633



# MASTER UTILITY PLAN

## JEFFERSON COMMONS II LOT 6 WATER/SANITARY SEWER IMPROVEMENTS PLAN REFER TO PLAT FOR PROPERTY DESCRIPTION



SEE SHEET 4 FOR  
WATERLINE PROFILES

PROPOSED LOT 6 IMPROVEMENTS  
REFER TO APPROVED GRADING PLAN  
FOR ADDITIONAL INFORMATION

### RESTRAINED JOINT TABLE

FITTING	LENGTH OF RESTRAINED JOINT EACH SIDE OF FITTING
14"x8" TAPPING SADDLE	1' NEW 8" LINE
10" 90° BEND	28'
10"x8" REDUCER	29'
8" 11-1/4" BEND	2'
8" 22-1/2" BEND	5'
8" 45° BEND	10'
8" 90° BEND	23'
8" TEE	1'
6" 33-3/4" BEND	7'
6" 90° BEND	18'
6" TEE	1'
FIRE HYDRANT	55'

- HORIZONTAL BENDS REQUIRE RESTRAINT OF ALL JOINTS WITHIN GIVEN LENGTH ON BOTH SIDES OF FITTING.
- IN-LINE VALVE REQUIRES RESTRAINT OF ALL JOINTS WITHIN GIVEN LENGTH UP TO VALVE.
- ALL FITTINGS TO BE RESTRAINED AT EACH FLANGE.
- CONTRACTOR SHALL PROVIDE MINIMUM PIPE LENGTHS OF 18' WITHIN RESTRAINED LENGTH OF FITTINGS. ALL PIPE JOINTS WITHIN 20' OF A FITTING SHALL BE RESTRAINED AT CONTRACTOR'S EXPENSE.
- ASSUME 10' PIPE LENGTHS TO JOINTS ON EXISTING 10" AND 14" LINES AT CONNECTION POINTS.

RESTRAINT TABLE ASSUMPTIONS:  
 ASTM SOIL CLASSIFICATION SM (SAND/SILT MIXTURE)  
 AWWA TRENCH TYPE 5  
 DEPTH OF BURY 3' TO TOP OF PIPE  
 WORKING PRESSURE 100 PSI  
 TEST PRESSURE 150 PSI  
 FACTOR OF SAFETY = 1.5 TO 1

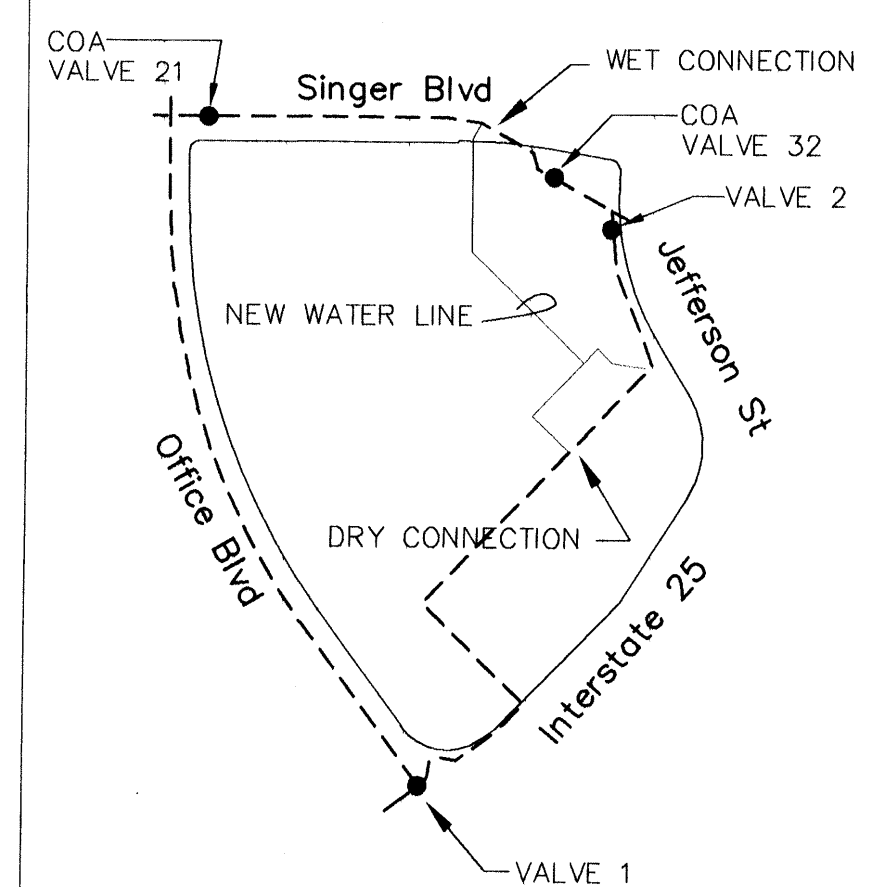
### WATERLINE ALIGNMENT DATA

LINE	LENGTH	BEARING
L1	46.65	N28°57'57"E
L2	295.87	N00°01'00"E
L3	408.41	N45°51'31"W
L4	189.94	S44°07'37"W
L5	133.28	N45°52'23"W
L6	32.83	N44°08'29"E
L7	15.02	S44°07'37"W
L8	52.27	S44°07'37"W
L9	55.08	N45°50'43"W
L10	84.96	S82°24'31"E
L11	15.29	S07°35'29"W

### KEYED NOTES

- PROJECT BASIS OF BEARINGS IS NORTH PROPERTY LINE. (REFER TO PLAT).
- TEMPORARY BENCHMARK IS CENTER OF EXISTING SINGER BOULEVARD SAS MANHOLE. ELEVATION = 5139.50. (N.G.V.D. 1929) NOTE: CONTRACTOR TO REESTABLISH CONSTRUCTION BENCHMARKS AS REQUIRED.
- 8" WATERLINE STA 10+00 IS LOCATED N 52°56'30" E, 75.83' FROM INDICATED PROPERTY CORNER.
- INSTALL 1074 LF 8" PVC WATERLINE. SEE COA STD. DWGS. 2301 AND 2315. REFER TO LINE TABLE THIS SHEET FOR ALIGNMENT DATA.
- REMOVE AND REPLACE 670 SF ARTERIAL PAVEMENT AND 24 LF 8" STANDARD CURB AND GUTTER PER COA STD. DWGS. 2415 AND 2465.
- REMOVE AND REPLACE 370 SF ASPHALT PAVEMENT, 20 LF 6" MEDIAN CURB AND GUTTER AND 10 LF CONCRETE VALLEY GUTTER PER COA STD. DWGS. 2415 AND 2465.
- WET CONNECTION TO EXISTING 14" C.I. WATERLINE.
- INSTALL FIRE HYDRANT 18" BEHIND BACK OF CURB. SEE COA STD. DWGS. 2325, 2333 AND 2340.
- PROVIDE VERTICAL BEND AS REQUIRED.
- DRY CONNECTION TO EXISTING 10" WATERLINE. CAP NE LEG OF NEW TEE AND ABANDON 10" LINE IN PLACE.
- BEGIN 192 LF NEW 6" PVC WATERLINE.
- FILL DEPRESSED AREA TO FINISHED GRADE AFTER INSTALLING NEW WATER LINE.
- CROSS UNDER EXISTING PRIVATE 30" STORM DRAIN AT 20+40.7. PROVIDE VERTICAL BENDS AS REQUIRED.
- REMOVE AND DISPOSE OF EXISTING SANITARY SEWER MANHOLE.
- CONSTRUCT NEW TYPE E 4' DIA. SANITARY SEWER TERMINAL MANHOLE IN LINE ON EXISTING 8" SEWER LINE. LOCATE AS SHOWN AND MATCH EXISTING INVERT. SEE COA STD. DWG. 2102. EXTEND 10 LF 6" SAS STUB FOR SERVICE TO LOT 1. MATCH EXISTING INVERT.
- ABANDON AND GROUT EXISTING 8" SANITARY SEWER LINE IN PLACE.
- CLOSE EXISTING 10" VALVE. CAP 10" WATER MAIN SOUTH OF VALVE. REMOVE EXISTING VALVE BOX AND BURY.
- ABANDON AND GROUT EXISTING 10" WATER LINE IN PLACE.
- REMOVE PORTION OF EXISTING CURB AND GUTTER AND CONSTRUCT WHEEL CHAIR RAMP (CASE II) AT EXISTING CURB RETURN PER C.O.A. STD. DWG. 2441.
- REMOVE AND REPLACE 10 LF ASPHALT WALK THIS AREA. MATCH TOP OF ASPHALT FOR SMOOTH TRANSITION.

### WATER VALVE SHUTOFF PLAN



CLOSE COA VALVES 21 AND 32 FOR WET CONNECTION.  
 CLOSE VALVES 1 AND 2 FOR DRY CONNECTION.

**C.L. WEISS ENGINEERING, INC.**  
 POST OFFICE BOX 97 SANDIA PARK, N.M. 87047 - (505) 281-1800  
 1100 ALVARADO DR. NE ALBUQUERQUE, N.M. 87110 - (505) 268-3444

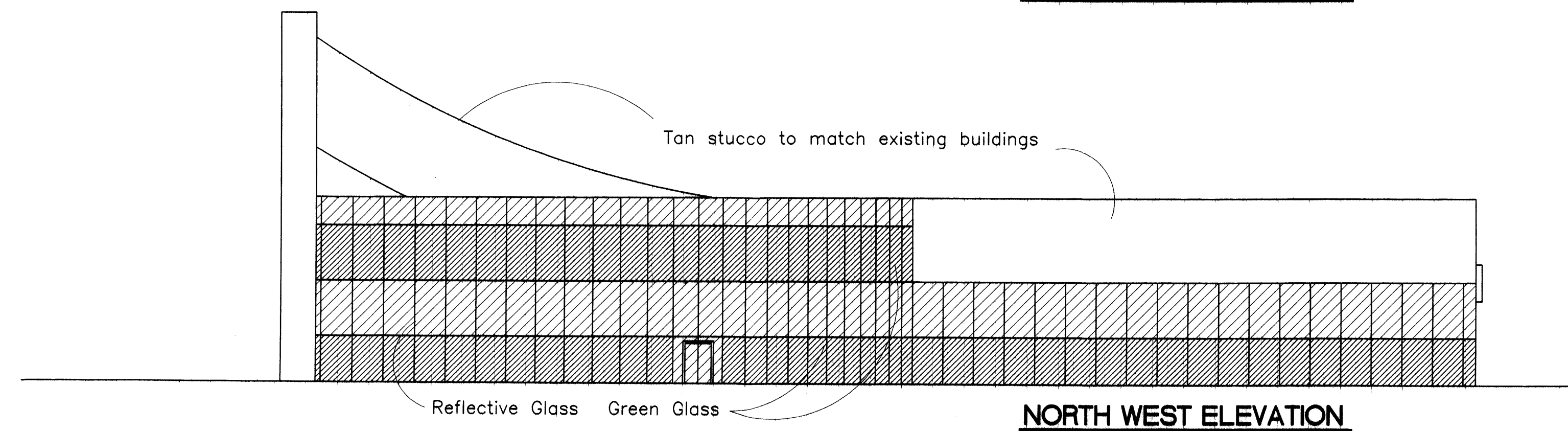
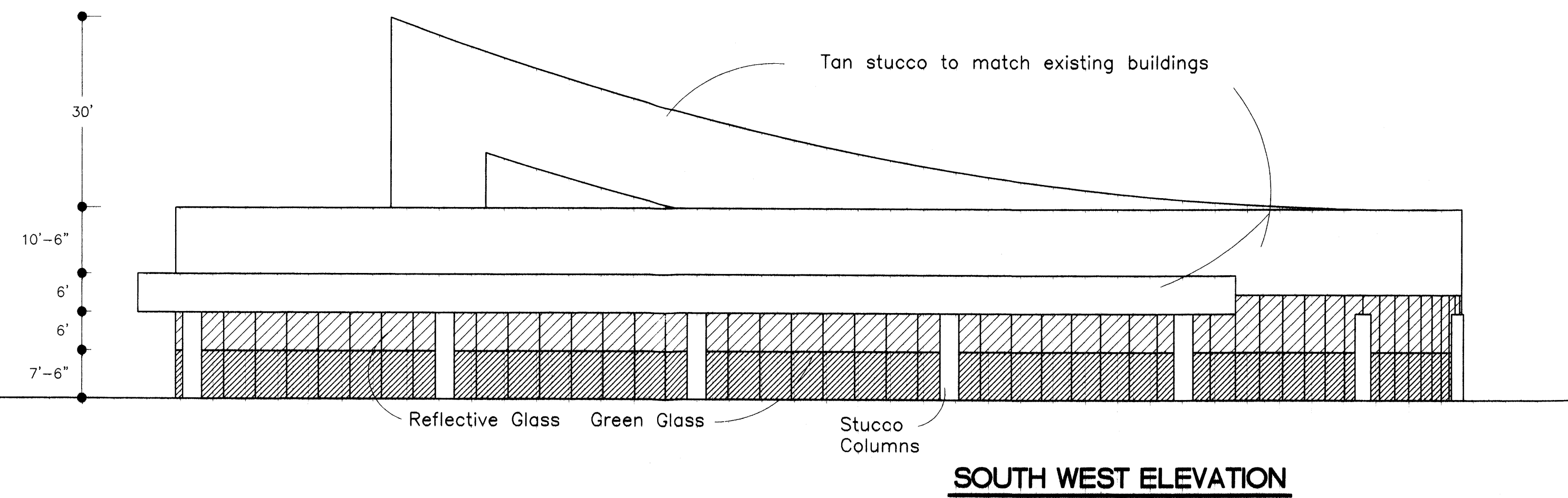
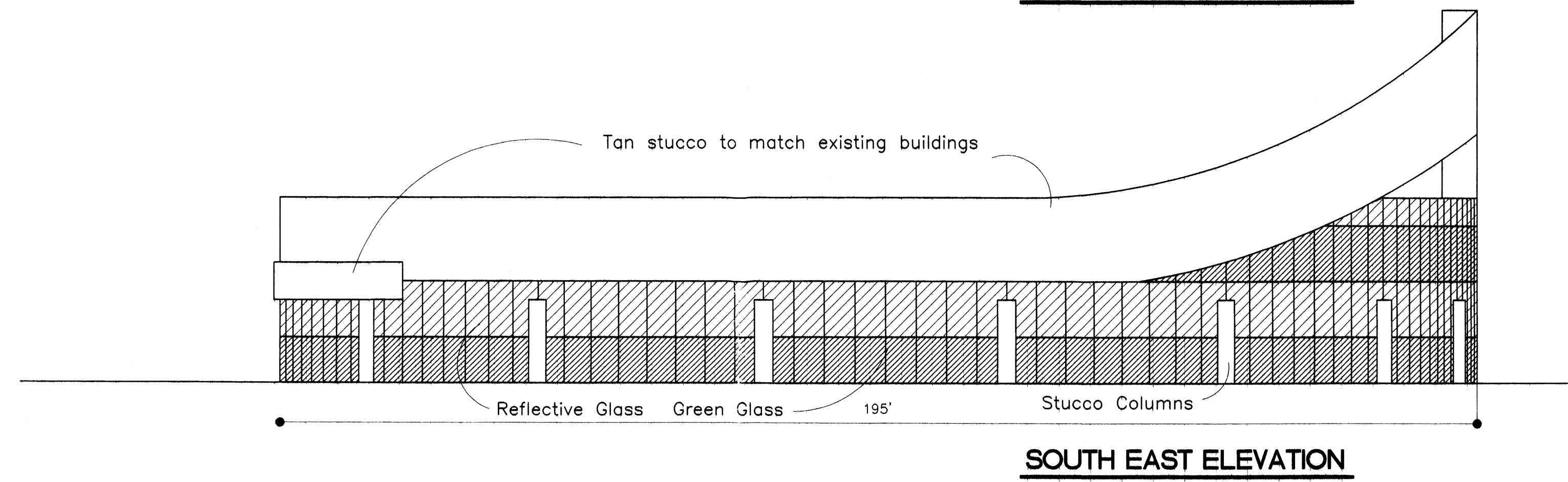
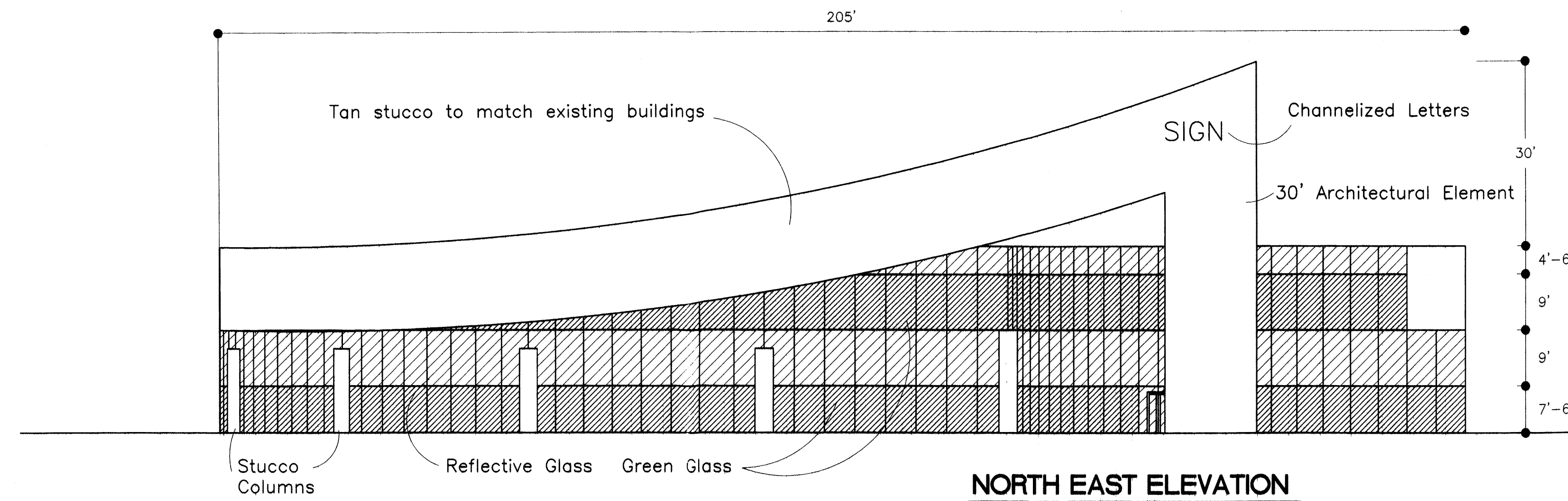
CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP

### TITLE: JEFFERSON COMMONS II LOT 6 WATER/SANITARY SEWER IMPROVEMENTS

Design Review Committee	City Engineer Approval	Month / Day / Year	Month / Day / Year
City Project No.	Zone Map No.	Sheet	Of
680481	F-17	6	6

AS-BUILT INFORMATION		BENCH MARKS		SURVEY INFORMATION		ENGINEER'S SEAL	
CONTRACTOR	DATE	CONCRETE POST FLUSH WITH THE GROUND AND LOCATED ON THE I-25 EAST FRONTAGE ROAD, 0.6 MILES NORTH OF ITS INTERSECTION WITH MONTGOMERY BOULEVARD NE. ELEVATION = 5125.70. - HORIZONTAL BENCHMARK ONLY. REFER TO NOTE 2, THIS SHEET, FOR T.B.M.	DATE	BY	REVISIONS	DATE	BY
					DESIGN	12/01	
					REVISIONS	12/01	
					DESIGN	12/01	
					REVISIONS	12/01	





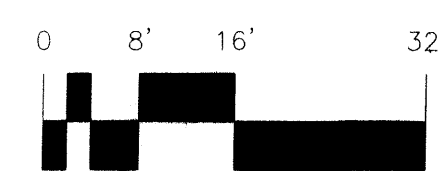
1) NOTE: CHANNELIZED SIGN LETTERS COLORS AND SIZE TO BE CONSISTENT WITH EXISTING SIGNAGE ON LOTS 5 + 6. 2' MAXIMUM LETTER HEIGHT FOR LETTERS.

2) NOTE: LIGHTING FOR SIGNS SHALL BE INTERNALLY LIGHTED WITH INDIVIDUAL CHANNELLED LETTERING OR IF EXTERNALLY LIGHTED, THEY SHALL BE DOWN LIGHTED

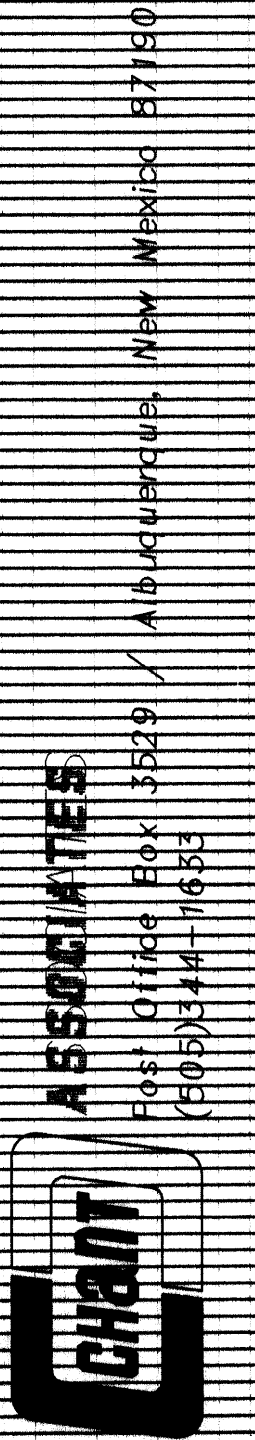
3) NOTE: ALL ROOFTOP AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW FROM PROPERTY LINE. SCREENS WILL MATCH THE PROMINENT BUILDING COLOR. ANY ANTENNA SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.

**LOT 1 ELEVATIONS**

SCALE: 1/16"=1'



SCALE: 1/16" = 1'-0"



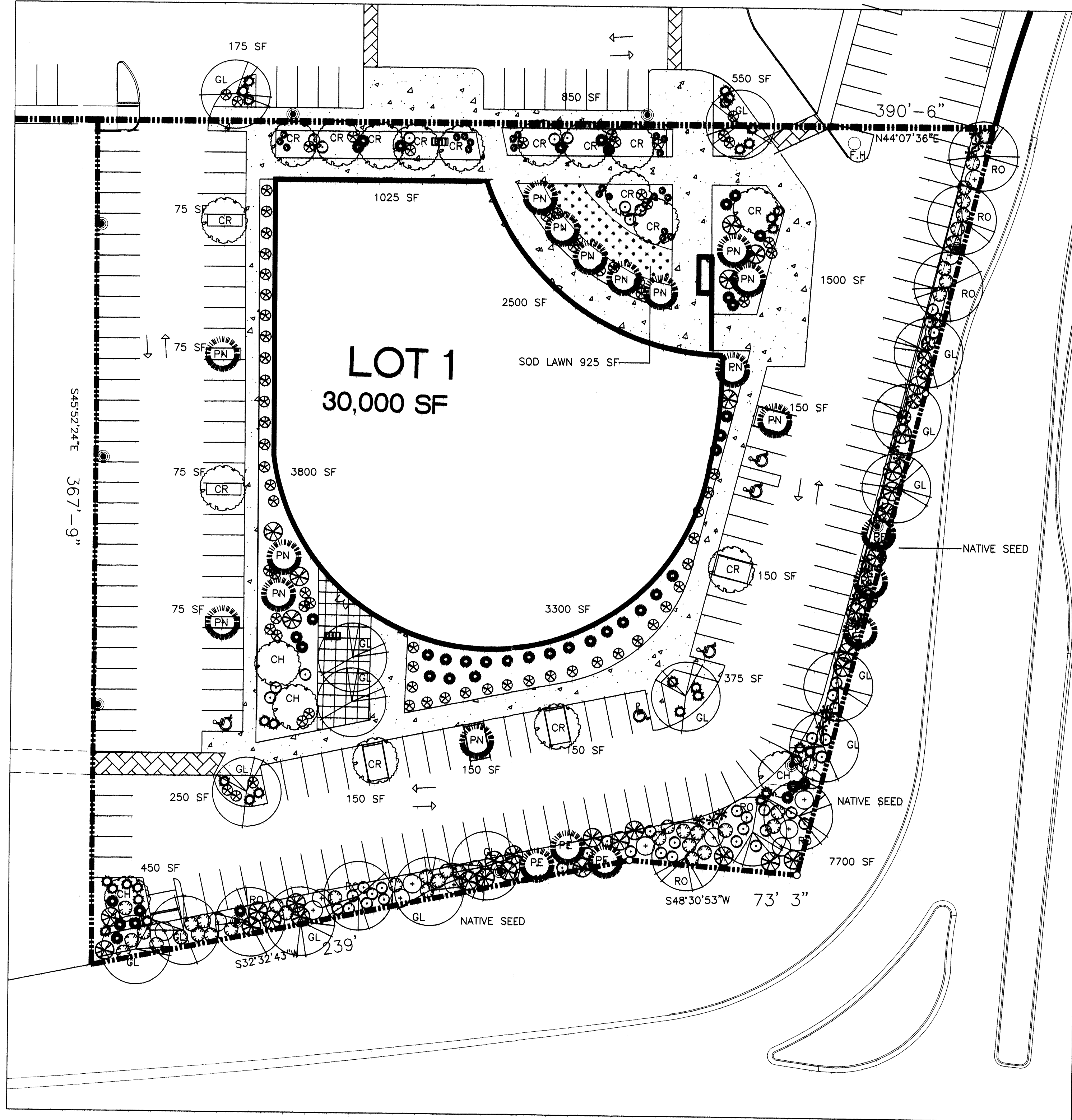
JEFFERSON COMMONS PHASE 2

LOT 1

A5  
5 of 6

10/18/01





PLANT LEGEND

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
RO	8	ROBINIA	PURPLE ROBE LOCUST	2" CAL	M
GL	16	GLEDITSIA	HONEY LOCUST	2" CAL	M
CR	16	CRATAEGUS	HAWTHORN	15 GAL	M
CH	4	CHILOPSIS	DESERT WILLOW	15 GAL	L
PN	12	PINUS NIGRA	AUSTRIAN PINE	4'-6'	M
PE	8	PINUS EDULIS	PINON PINE	4'-6'	M
+	40	CERCOCARPUS	C.L. MTN. MAHOGANY	1 GAL MIN.	L
⊗	39	JUNIPERUS SABINA	BUFFALO JUNIPER		L
⊗	77	RAPIHOLEPIS INDICA	INDIA HAWTHORN		M
⊗	1	CHRYSOTHAMNUS NAUSEOSUS	CHAMISA		L
⊗	38	BUDDLEIA DAVIDII	BUTTERFLY BUSH		M
⊗	2	PEROVSKIA	RUSSIAN SAGE		M
⊗	30	CARYOPTERIS	BLUE MIST		M
⊗	19	ROSMARINUS OFFICINALIS	ROSEMARY		L
⊗	55	MISCANTHUS SINENSIS	MAIDEN GRASS		M
*	30	HESPERALOE PARVIFLORA	RED YUCCA		L
•	22	LAVANDULA	LAVENDER		M

SITE DATA

GROSS LOT AREA	+/- 117,950 SF
LESS BUILDING	30,000 SF
NET LOT AREA	87,950 SF
REQUIRED LANDSCAPE	13,192 SF
15% OF NET LOT AREA	
PROPOSED LANDSCAPE	23,525 SF
ON SITE LANDSCAPE	26%
HIGH WATER USE TURF	
MAX. 20% OF LANDSCAPE AREA	
PROPOSED HIGH WATER USE TURF	925 SF
PERCENT OF LANDSCAPE AREA	4%

PLANTING RESTRICTIONS APPROACH

A MINIMUM OF 80% OF THE PLANTINGS TO BE LOW OR MEDIUM WATER USE PLANTS  
 A MAXIMUM OF 20% OF THE LANDSCAPE AREA TO BE HIGH WATER USE TURF

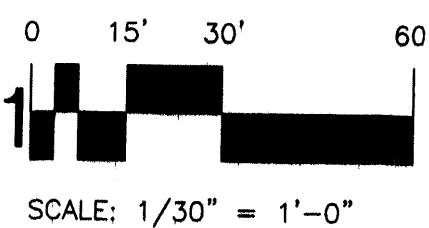
NOTE

- MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER
- PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM
- WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER
- THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE PLANTING RESTRICTIONS APPROACH
- IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 75% LIVE GROUNDCOVER OF LANDSCAPE AREAS AT MATURITY
- LANDSCAPE AREAS TO BE MULCHED WITH SANTA ANA TAN GRAVEL AT 2"-3" DEPTH OVER FILTER FABRIC
- APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE
- TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS
- NO PARKING SPACE SHALL BE MORE THEN 100' FROM A TREE.
- NATIVE SEED MIX TO INCLUDE: BUFFALO GRASS, BLUE GRAMA, SAND DROPSSEED, DESERT MARIGOLD AND CALIFORNIA POPPY SEEDED AT 4 LB. PER 1000 SF



LANDSCAPE PLAN - LOT 1

SCALE: 1"=30'

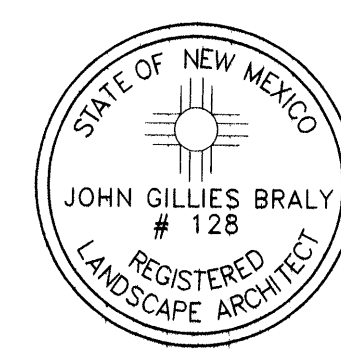


A ASSOCIATES  
 Post Office Box 35329 / Albuquerque, NM 87110  
 (505) 344-1183



JEFFERSON COMMONS PHASE 2

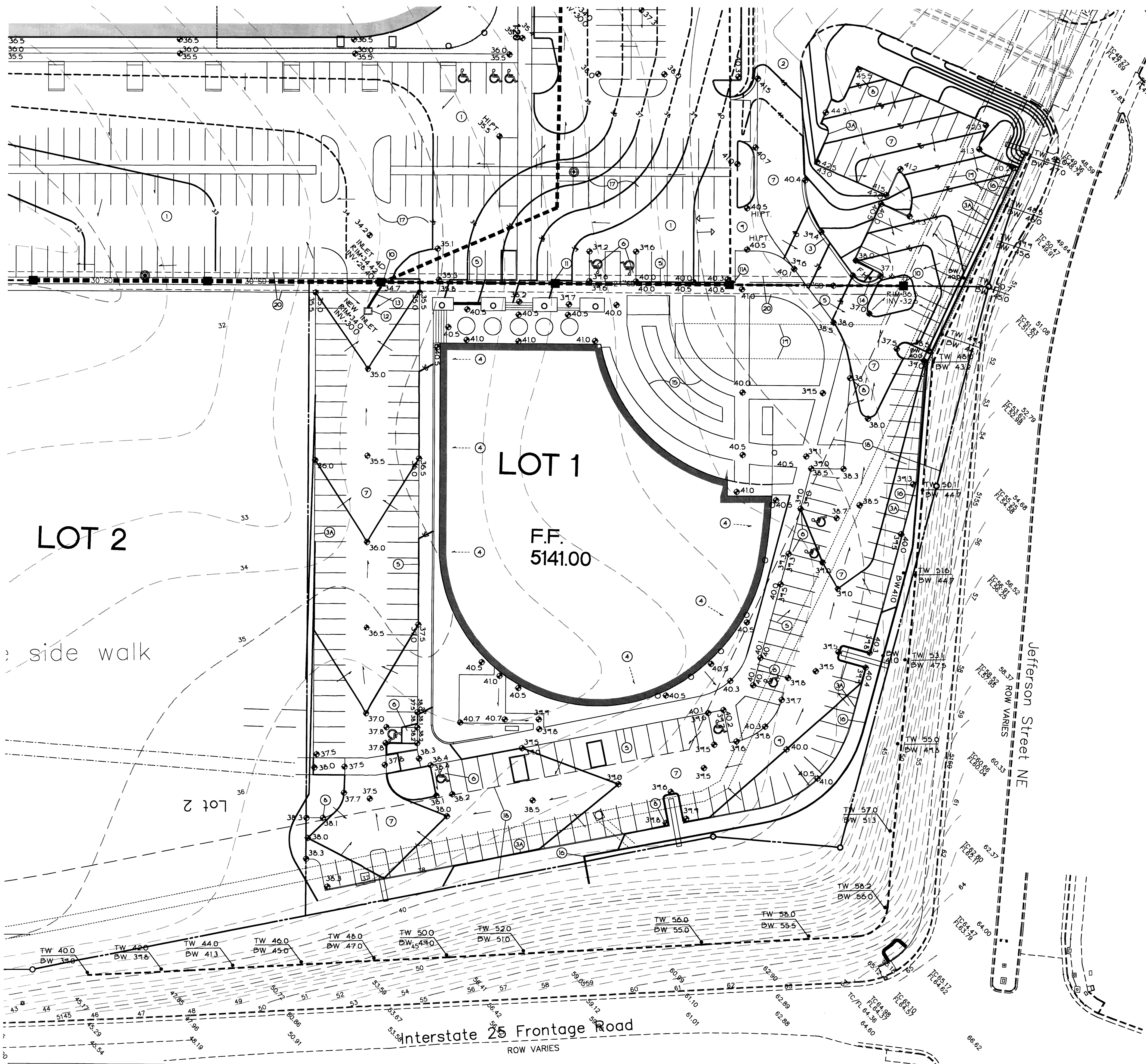
LOT 1



**HeadUp**  
 LANDSCAPE CONTRACTORS  
 7525 SECOND ST. NW  
 ALBUQUERQUE, NM  
 (505) 896-8615  
 LICENSE 11890  
 www.headuplandscape.com

A4  
 4 of 6  
 10/18/01





- ### KEYNOTES
- 17 GRADES THIS AREA LOT 0 - SAME OWNER - CURRENTLY UNDER CONSTRUCTION. THESE GRADES HAVE BEEN MODIFIED FROM THE APPROVED DRAINAGE / GRADING PLAN TO ACHIEVE THE REQUIRED LOT 1 GRADES. THE LOT 0 AS-BUILT SHALL REFLECT THESE CHANGES.
  - 18 EXISTING PERMANENT EASEMENT DRAINAGE.
  - 19 EXISTING 20' PUBLIC WATERLINE EASEMENT.
  - 20 EXISTING 10' PRIVATE STORM SEWER EASEMENT.

- ### KEYNOTES
- 1 THIS AREA CURRENTLY UNDER CONSTRUCTION UNDER SEPARATE BUILDING PERMIT.
  - 2 EXISTING ASPHALT PAVING THIS AREA MATCH TOP OF EXISTING PAVING IF NECESSARY TO PROVIDE CLEAN DRAINAGE.
  - 3 CONSTRUCT STANDARD CURB AND GUTTER THIS AREA TO DIRECT CONCENTRATED FLOWS TO PROPOSED STORM DRAIN INLET.
  - 3A OWNER'S OPTION TO CONSTRUCT CONCRETE CURB AND GUTTER OR EXTRUDED CONCRETE CURB ALL AREAS NOT KEYNOTED #3 (SEE DETAIL THIS SHEET).
  - 4 ROOF FLOWS TO DRAIN IN DIRECTIONS INDICATED. ALL ROOF FLOWS TO BE RELEASED THROUGH FACE OF CURBS DIRECTLY INTO PAVED PARKING LOT. SEE ARCHITECTURAL FOR SPECIFIC LOCATIONS.
  - 5 CONSTRUCT CONCRETE WALK WITH TURNED DOWN EDGE ADJACENT TO ASPHALT PAVING. THIS AREA RAMP DOWN TO STREET GRADES # 112 MAXI AT ALL INTERSECTIONS AS SHOWN. SEE ARCHITECTURAL FOR ADDITIONAL INFORMATION.
  - 6 HANDICAP PARKING AREA CONTRACTOR TO RAMP ASPHALT PAVING FLUSH WITH TOP OF WALK OVER ONE ADJACENT PARKING SPACE.
  - 7 PROPOSED ASPHALT PAVING CONSTRUCT AT ELEVATIONS SHOWN. SEE ARCHITECTURAL FOR INFORMATION REGARDING PARKING LAYOUT, DIMENSIONS, STRIPING, PAVING, ETC. PAVING SLOPE VARIES WITH 0.0007' MINIMUM AND 0.0007' MAXIMUM.
  - 8 GENERAL NOTE: ALL SPOT ELEVATIONS WITHIN PAVEMENT AREA REPRESENT TO OF PAVING UNLESS NOTED. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF WALK ELEVATIONS.
  - 9 HIGH POINT IN PAVEMENT THIS AREA AS SHOWN.
  - 10 EXISTING MASTER STORM SEWER INLET. PROVIDE SMOOTH TRANSITION BETWEEN NEW ASPHALT PAVING AND EXISTING CONC. INLET RIM.
  - 11 EXISTING STORM SEWER INLET TO BE COVERED WITH STEEL PLATE ANCHORED TO CONCRETE DOX PRIOR TO FILLING ABOVE.
  - 12 EXISTING STORM SEWER INLET BOX TO BE EXTENDED TO FINISHED GRADE. PROVIDE MANHOLE FRAME AND COVER FOR ACCESS.
  - 13 NEW TYPE 'D' (SINGLE) STORM DRAIN INLET WITH ALBUQUERQUE GRATE (C.O.A. STD. DWG. 2200, 2220) TO BE INSTALLED AT RIM / INVERT ELEVATIONS SHOWN.
  - 14 INSTALL 18" DIA. METAL STORM PIPE FROM NEW INLET TO EXISTING INLET #4. MAKE ALL CONNECTIONS WATERTIGHT.
  - 15 EXISTING FIRE HYDRANT THIS AREA TO BE RELOCATED TO LANDSCAPE ISLAND. LOCATE PER C.O.A. STD. DWG. 2347.
  - 16 SEE ARCHITECTURAL FOR SITE LANDSCAPING / SITE WALKS THIS AREA.
  - 17 CONSTRUCT ON-SITE RETAINING WALL MAX HEIGHT = 5' 3" MIN. BEYOND BACK OF CURB TO ACHIEVE GRADE DIFFERENCES SHOWN. SEE ARCHITECTURAL FOR SPECIFIC WALL DIMENSIONS AND PLACEMENT. WALL DESIGN BY OTHERS.

### LEGEND

	SIDEWALK, CURB AND GUTTER (EXISTING, PROPOSED)
	PROPOSED PAVED DRIVE
	BUILDING (EXISTING, PROPOSED)
	PROPERTY LINE
	EXISTING ELECTRIC / PP
	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	ADJ. PROJECT SPOT ELEVATION
	ENTRY / EXIT LOCATION
	PROPOSED CONTOUR
	SURFACE FLOW DIRECTION (EXISTING, PROPOSED, ROOF)
	LANDSCAPED AREA
	TOP OF RETAINING WALL
	TOP OF ASPHALT
	TOP OF CURB
	FLOW LINE
	FINISHED FLOOR
	RIGHT OF WAY
	PROPERTY LINE
	POWER POLE
	EXISTING / PROPOSED LIGHT FIXTURE

SCOPE:  
 THE PROPOSED IMPROVEMENTS INCLUDE APPROXIMATELY 30,000 SF APPROX. FOOTPRINT COMMERCIAL BUILDING WITH ADJACENT CONCRETE AND ASPHALT PAVED WALKWAYS / PARKING AREAS, LANDSCAPED AREAS, GENERAL SITE WORK AND SITE REGRADING.

THE PRESENT SITE IS AN UNDEVELOPED COMMERCIAL PROPERTY LOCATED WITHIN THE JEFFERSON COMMONS II SUBDIVISION AT THE CORNER OF JEFFERSON BLVD. AND I-25 FRONTAGE ROAD. THE SITE SLOPES AT APPX 0.2% TO THE SOUTHWEST, THE PROPERTY TO THE SOUTH IS UNDEVELOPED COMMERCIAL AND TO THE WEST IS DEVELOPED COMMERCIAL UNDER DEVELOPMENT.

THE INTENT OF THIS PLAN IS TO SHOW:  
 1. GRADING RELATIONSHIPS BETWEEN THE EXISTING GROUND ELEVATIONS AND PROPOSED FINISHED ELEVATIONS IN ORDER TO FACILITATE POSITIVE DRAINAGE TO DESIGNATED DISCHARGE POINTS.  
 2. THE EXTENT OF PROPOSED SITE IMPROVEMENTS, INCLUDING BUILDINGS, WALKS AND PAVEMENT.  
 3. THE FLOW RATE/VOLUME OF RAINFALL RUNOFF ACROSS OR AROUND THESE IMPROVEMENTS AND METHODS OF HANDLING THESE FLOWS TO MEET CITY OF ALBUQUERQUE REQUIREMENTS FOR DRAINAGE MANAGEMENT.  
 4. THE RELATIONSHIP OF ON-SITE IMPROVEMENTS WITH EXISTING NEIGHBORING PROPERTY TO INSURE AN ORDERLY TRANSITION BETWEEN PROPOSED AND SURROUNDING GRADES.

DRAINAGE PLAN CONCEPT  
 THE DRAINAGE CONCEPT ESTABLISHED FOR LOT 1 IS COVERED IN THE APPROVED DRAINAGE MASTER PLAN FOR JEFFERSON COMMONS II. THIS MASTER PLAN BY C.L. WEISS ENGINEERING, INC. WAS APPROVED BY THE C.O.A. HYDROLOGY DEPT. ON NOVEMBER 24TH, 1997 (F16-DO3).

REFERENCING THE MASTER PLAN MFL, FLOWS FROM LOT 1 ARE TO BE ROUTED FOR COLLECTION INTO THE EXISTING MASTER STORM SEWER (SS) SYSTEM RUNNING ALONG THE NORTHWEST PROPERTY LINE.

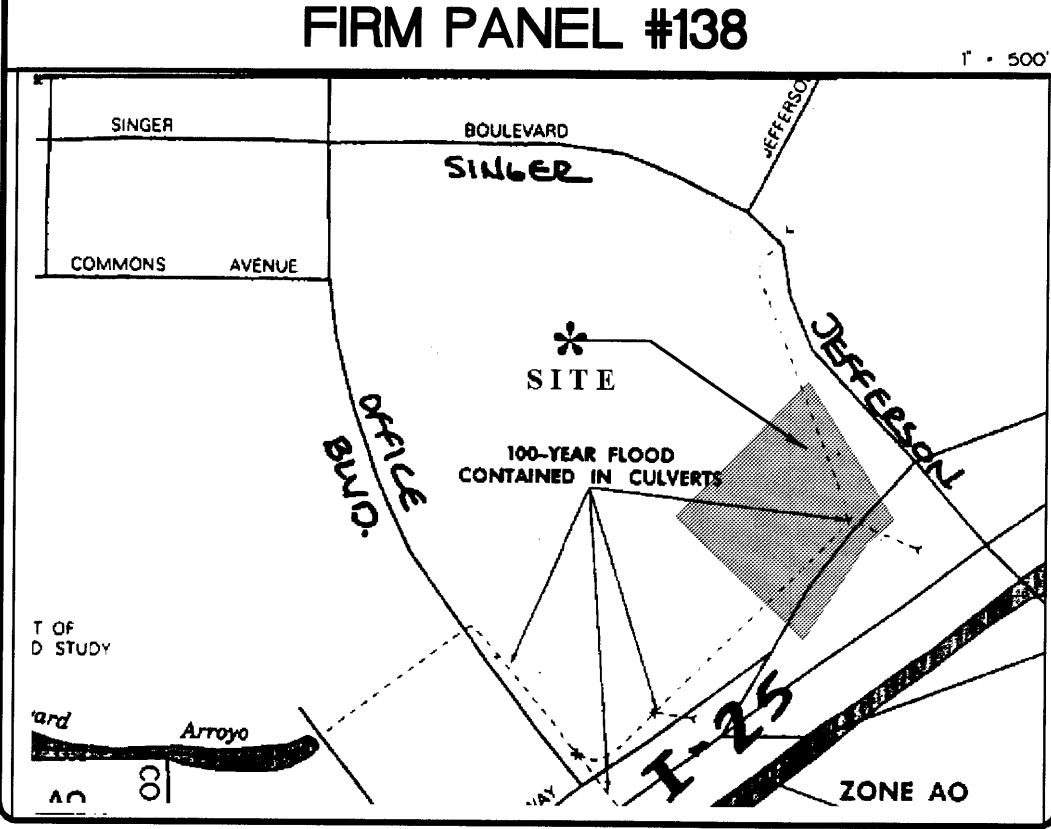
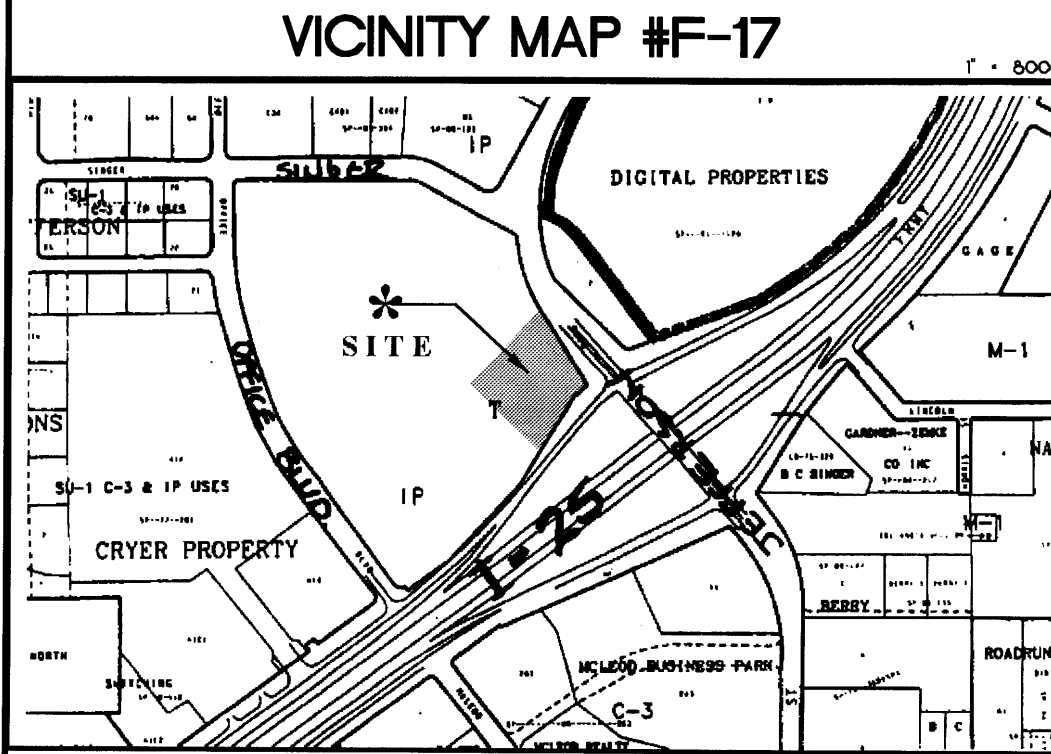
OFFSITE FLOWS: NO OFF-SITE BASINS ENTER THIS PROPERTY.

GENERAL NOTES:  
 LEGAL: LOT 1, JEFFERSON COMMONS II, ALBUQ. NM.  
 SURVEYOR: FORSTBAUER SURVEYING CO. - RON FORSTBAUER - MAY 1977, UPDATED APRIL 2001.  
 D.M.: CITY OF ALBUQUERQUE 125-18. A NMHC BRASS CAP IN TOP OF A CONCRETE POST FLUSH WITH THE GROUND. THE STATION IS LOCATED ON THE EAST FRONTAGE ROAD OF I-25, 0.0 MILES NORTH OF ITS INTERSECTION WITH MONTGOMERY BOULEVARD NE. ELEVATION: 5125.70 (MSLD).

FLOOD HAZARD: PER FIRM PANEL 136 OF 625, THE PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE.

OFF-SITE DRAINAGE: PER THE DRAINAGE MANAGEMENT PLAN FOR JEFFERSON COMMONS PHASE II, NO OFF-SITE DRAINAGE WILL AFFECT THIS PROPERTY.

EROSION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR RETAINING ON-SITE ALL SEDIMENT GENERATED DURING CONSTRUCTION BY MEANS OF TEMPORARY EARTH BERMS OR SILT FENCES AT THE LOW POINTS ON THE WEST PROPERTY LINE.

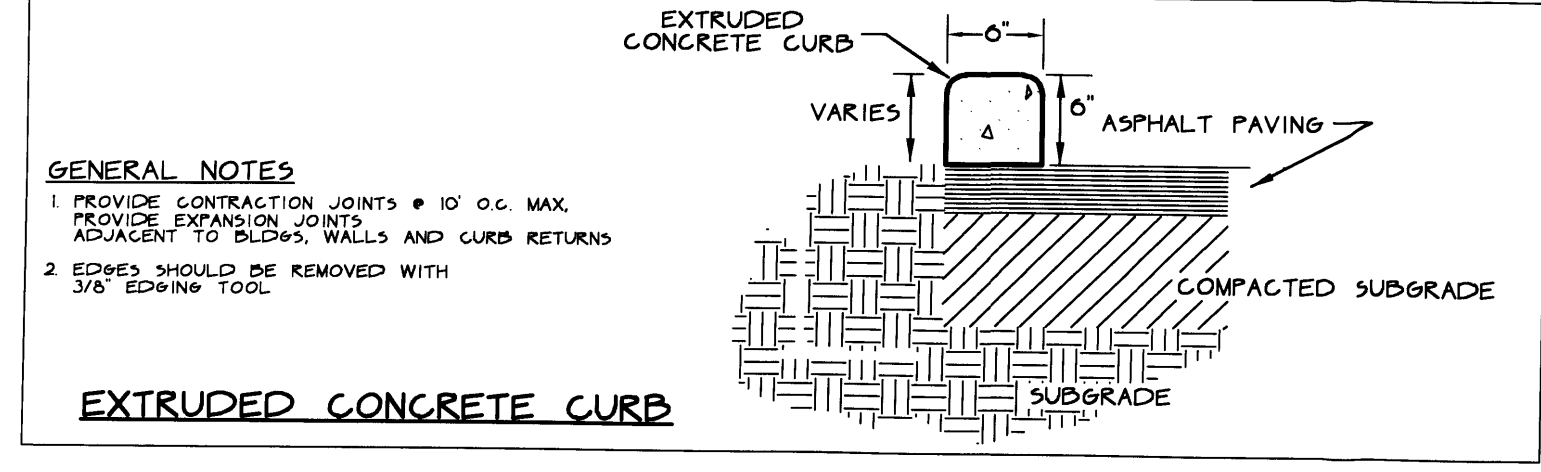


**C.L. WEISS ENGINEERING, INC.**

CHRISTOPHER L. WEISS  
 REGISTERED PROFESSIONAL ENGINEER  
 8663  
 27103

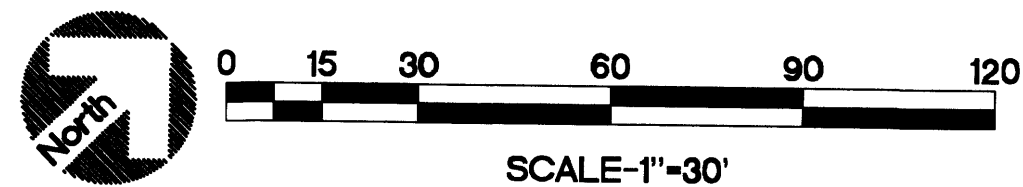
SANDIA PARK OFFICE  
 POST OFFICE BOX 47  
 SANDIA PARK, NM 87047  
 (505) 261-1800

ALVARADO OFFICE  
 100 ALVARADO DR. NE  
 ALBUQUERQUE, NM 87110  
 (505) 266-3444



## DRAINAGE / GRADING PLAN

### LOT 1



APPROVED FOR ROUGH GRADING PERMIT

C.O.A. HYDROLOGY DEPT. \_\_\_\_\_ DATE \_\_\_\_\_

### JEFFERSON COMMONS II

#### LOT 1

Chart Associates

Scale: 1" = 20' Drawn By: BJB Checked By: Job Number: CLW Date: FEB. 2003

Drainage and Grading Plan

C-1  
 SH.3 OF 6



PROJECT DATA- XXXX JEFFERSON ST. NE  
 NAME: LOT 1  
 ADDRESS: XXXX JEFFERSON ST. N.E.  
 DESCRIPTION: OFFICE BUILDING  
 LEGAL: LOT 1, JEFFERSON COMMONS 2

OCCUPANCY= B  
 FLOOR AREA TOTAL= 30,000 SF  
 TYPE OF CONSTRUCTION= IIN, SPRINKLERED  
 HEIGHT= 30 FEET, ONE STORY  
 ARCHITECTURAL FEATURE= 30 FEET  
 PROPOSED USE= IP

GENERAL NOTES:  
 1. LIGHT FIXTURES SHALL BE FULLY SHIELDED HORIZONTAL LAMPS SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE. ALL LIGHT FIXTURES SHOULD BE THE FULL CUT-OFF SHOEBOX TYPE AND SHALL BE NO HIGHER THAN 20 FEET. SITE LIGHTING THAT IS WITHIN 150 FEET OF RESIDENTIAL DEVELOPMENT SHALL BE 30' MAXIMUM. NO LIGHT SOURCE SHALL BE VISUAL FROM THE SITE PERIMETER.

2. SITE LIGHTING SHALL NOT HAVE OFF-SITE LUMINANCE GREATER THAN 1000 FOOT LAMBERTS. IT SHALL NOT HAVE AN OFF-SITE LUMINANCE GREATER THAN 200 FOOT LAMBERTS MEASURED FROM ANY PRIVATE PROPERTY IN A RESIDENTIAL ZONE.

3. BUILDING MOUNTED SIGNS SHALL BE LIMITED TO 6% OF THE FACADE AREA ON WHICH THEY ARE MOUNTED. SIGN LETTERS SHALL BE CHANNELIZED OR NEON. BACKLIT PANEL OR BOX SIGNS SHOULD NOT BE USED.

4. THE HEIGHT OF ROOF MOUNTED EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SHALL NOT BE VISIBLE FROM ADJACENT PROPERTIES AND RIGHT OF WAYS.

5. PEDESTRIAN CROSSING OF VEHICLE CIRCULATION AREAS SHALL BE MINIMUM 6' WIDE, OF AN ALTERNATIVE TEXTURED MATERIAL AND SLIGHTLY RAISED.

6. THE SITE ACCESS, CIRCULATION PATTERNS, STRUCTURE ORIENTATION / CONFIGURATIONS MUST BE CONSTRUCTED TO THE SATISFACTION OF THE TRAFFIC ENGINEER.

7. PROVISIONS OF ADEQUATE PEDESTRIAN CIRCULATION WITH HANDICAPPED FEATURES WITHIN THE SITE AND TO THE ADJACENT STREETS. UNIDIRECTIONAL RAMPS ARE NEEDED AT PEDESTRIAN SIDEWALKS AND ENTRANCES.

8. PROPOSED STREETS CIRCULATION DRIVES AND INTERNAL PARKING AREAS MUST BE PAVED AS PER DPM STANDARDS.

9. LOCATIONS OF WALLS, FENCES AND SIGNS MUST MEET THE CLEAR SIGHT DISTANCE.

10. THERE SHALL BE NO BACKLIT, PLASTIC OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.

11. SHRUBS AND GROUND COVER SHALL BE PROVIDED ALONG SLOPED PERIMETER AREAS OF THE SITE TO ENSURE 75% COVERAGE OF LIVING LANDSCAPE.

12. SEE MASTER UTILITY PLAN FOR EASMENT LOCATION.

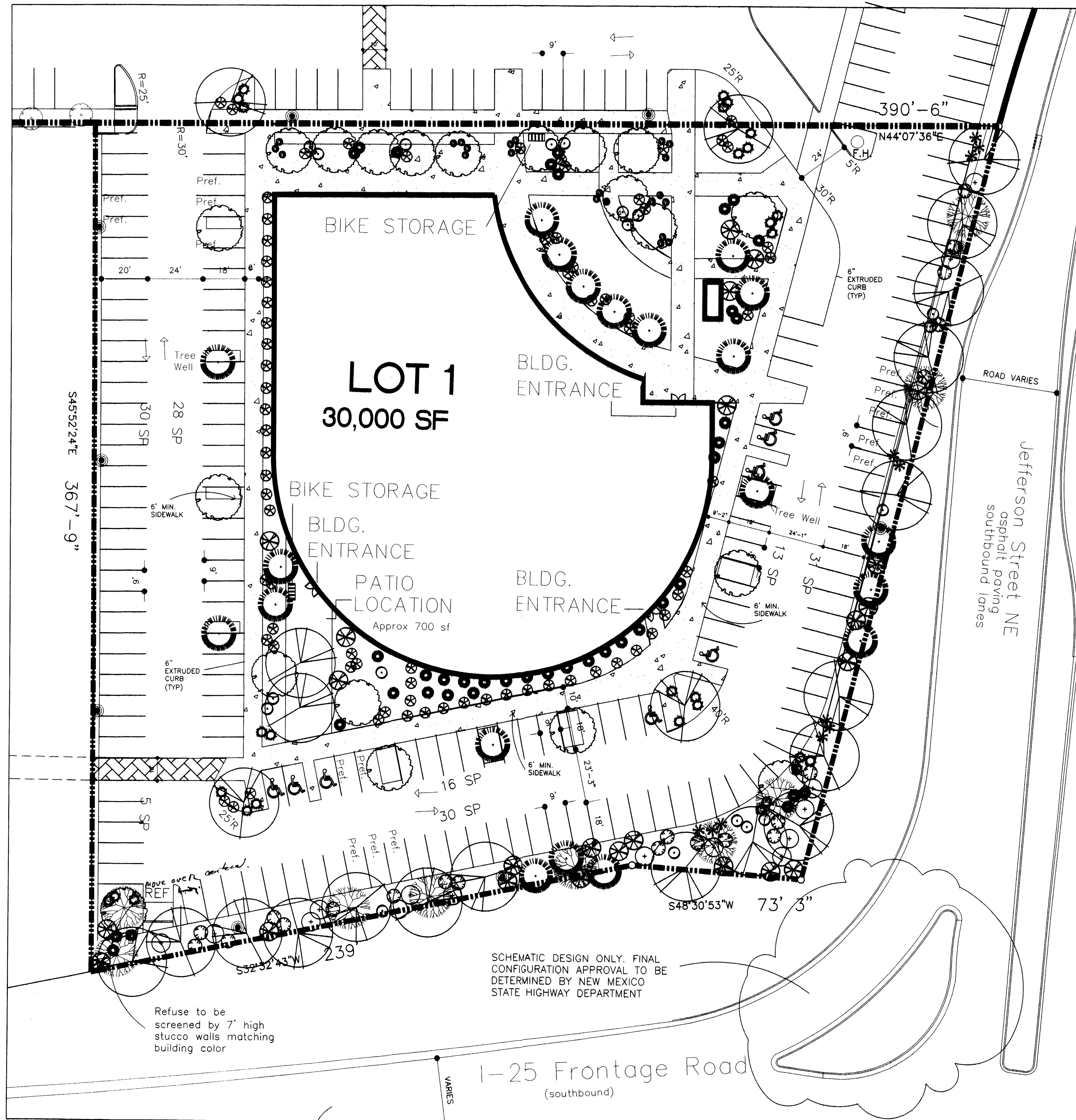
13. LANDSCAPING TO BE CONSISTENT WITH EXISTING LOTS 5 & 6 LANDSCAPING DESIGN.

14. PATIO/ PICNIC AREA TO BE CONSISTENT WITH LOTS 5 & 6.

15. HANDCAP ACCESSIBLE PATHS TO HAVE MAX SLOPE OF 1:20

16. SITE TO HAVE WAY FINDING SIGN SYSTEM

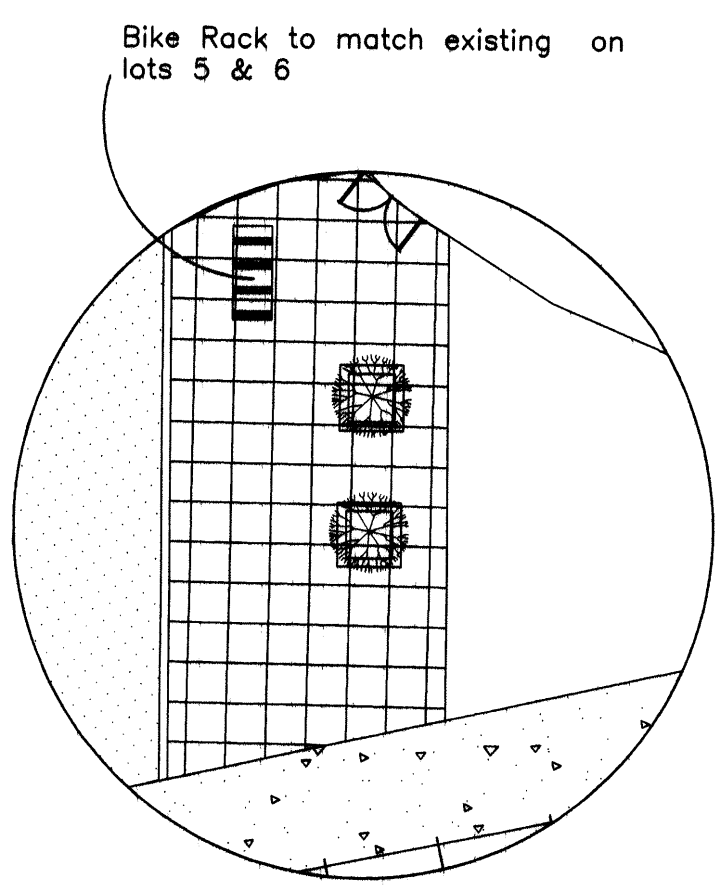
17. NO CHAINLNK, RAZOR WIRE (CONCERTINA) OR PLASTIC VINYL FENCING IS PERMITTED.



**SITE DATA TABLE**

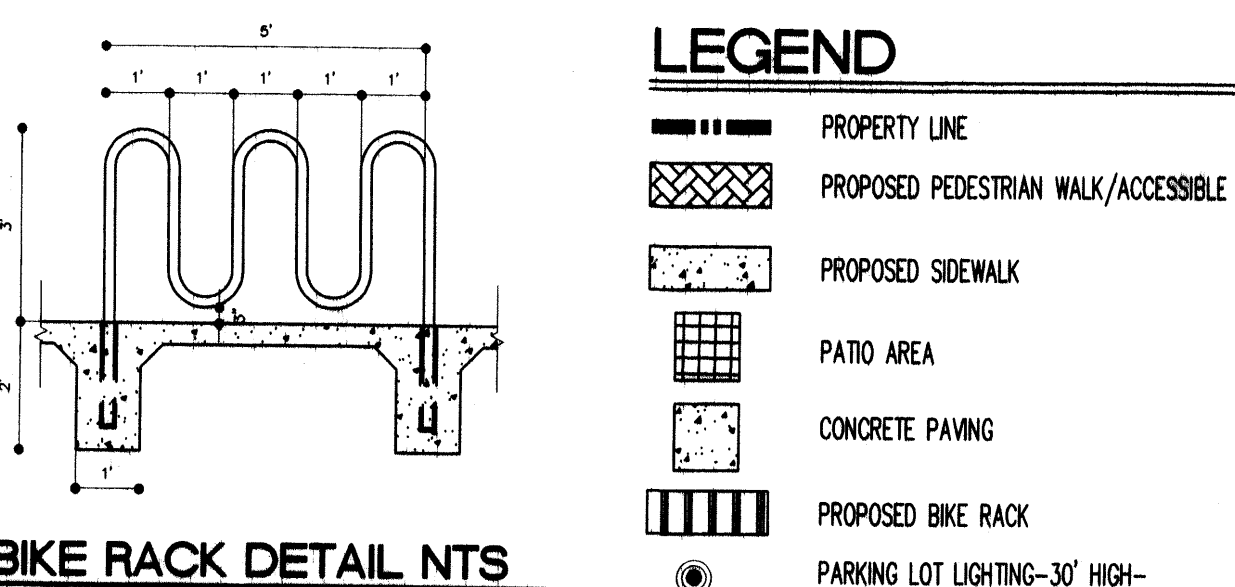
LOT	AREA A.C.	BUILDING AREA (SF) 1 STORY	ZONING	MAX. BLDG. HEIGHT
1	2.7	30,000	IP	30'

LOT	PRKG. REQ.	PRKG. PROV.	H.C. PRKG. REQ.	H.C. PRKG. PROV.	BIKE SPACES PROV.
1	150	153	8	8	8

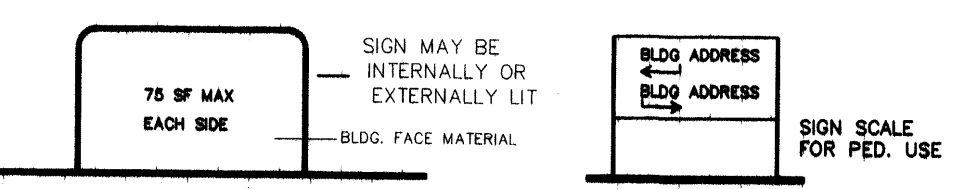


LANDSCAPING WILL PROVIDE SHADED AREA. TABLES/SEATING TO BE PROVIDED BY TENANT. PAVING TO BE EXPOSED AGGREGATE.

**PATIO DETAIL NTS**

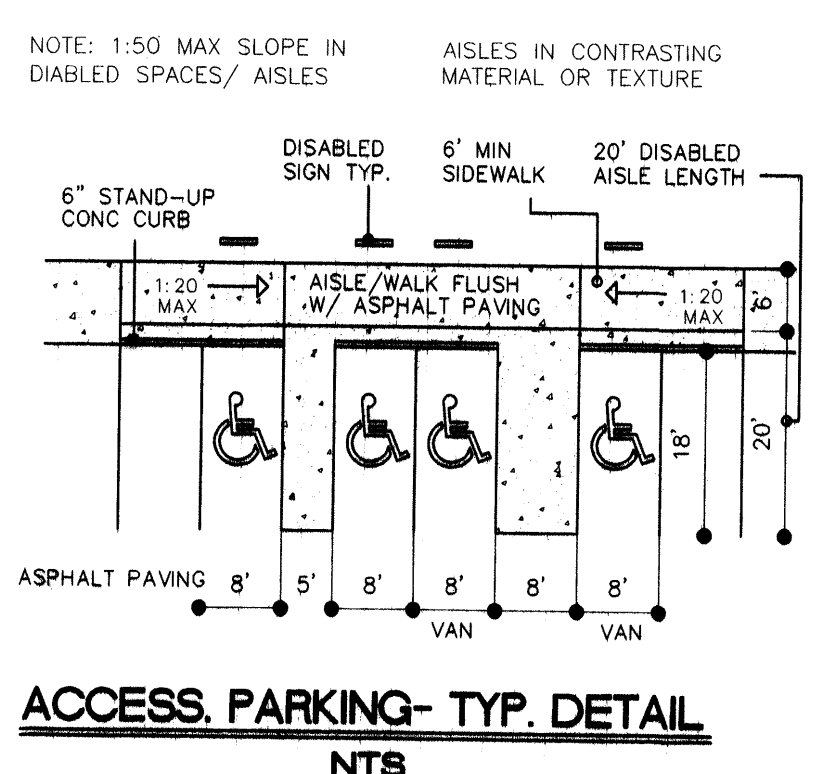


**BIKE RACK DETAIL NTS**



**MONUMENT SIGN**

**WAY FINDING SIGN**



**ACCESS. PARKING- TYP. DETAIL NTS**

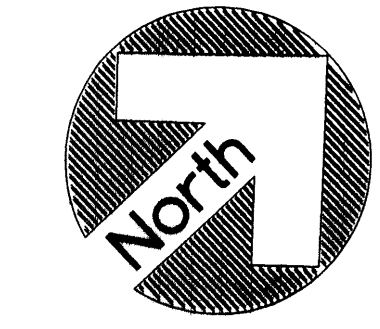
AFD PLANS CHECKING OFFICE  
 APPROVED 024-3611  
 APPROVED/DISAPPROVED  
 SIGNATURE & DATE

**DRB CASE NUMBER:**  
 This is a site plan for subdivision for Lot 6, and for site plan for building permit for Lot 1. This plan has been approved by the Environmental Planning Commission (EPC) on: \_\_\_\_\_  
 EPC case No: \_\_\_\_\_

**SITE DEVELOPMENT PLAN**

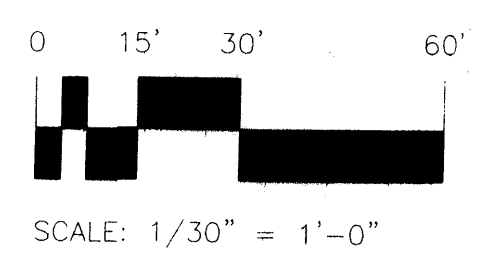
Traffic Engineer, Transportation Division	Date
Design & Development, CIP	Date
Public Works, Utilities Development Division	Date
City Engineer, Engineering Division/AMAFCA	Date
Solid Waste Department	Date

APPROVAL AND CONDITIONAL ACCEPTANCE: as specified by the Development Process Manual.  
 City Planner, Albuquerque Planning Department Date

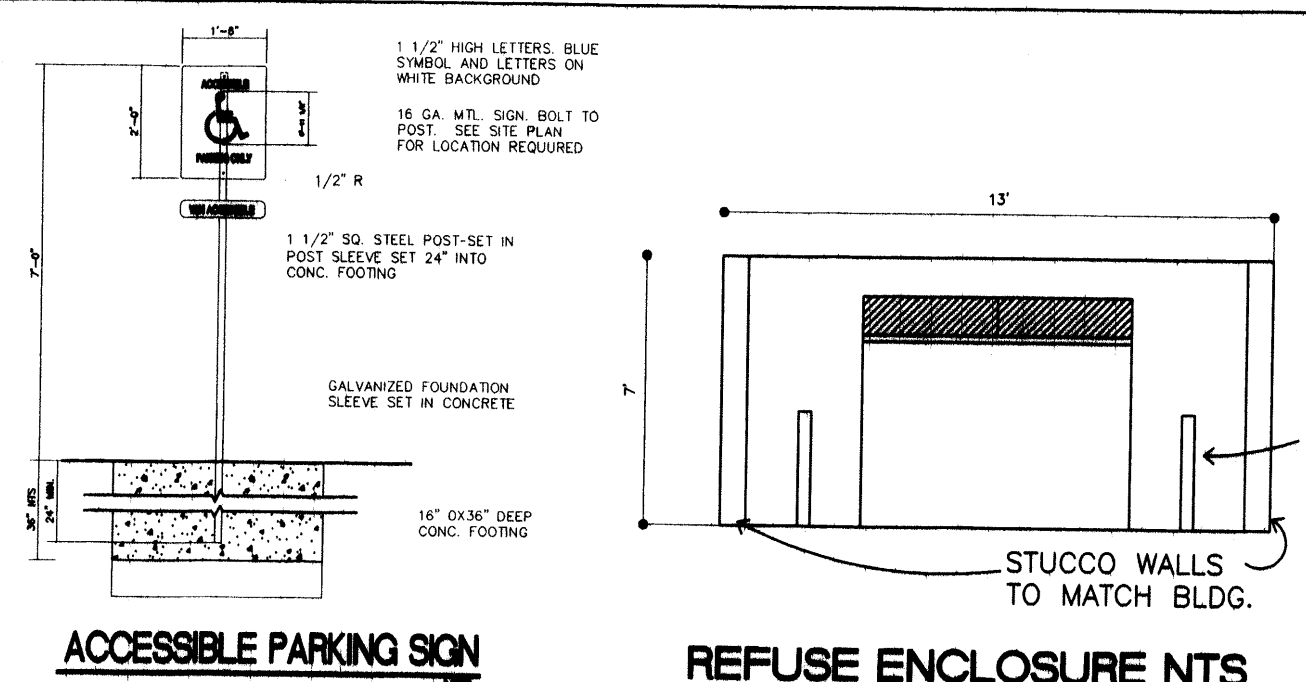


SITEPLAN FOR BUILDING PERMIT - LOT 1

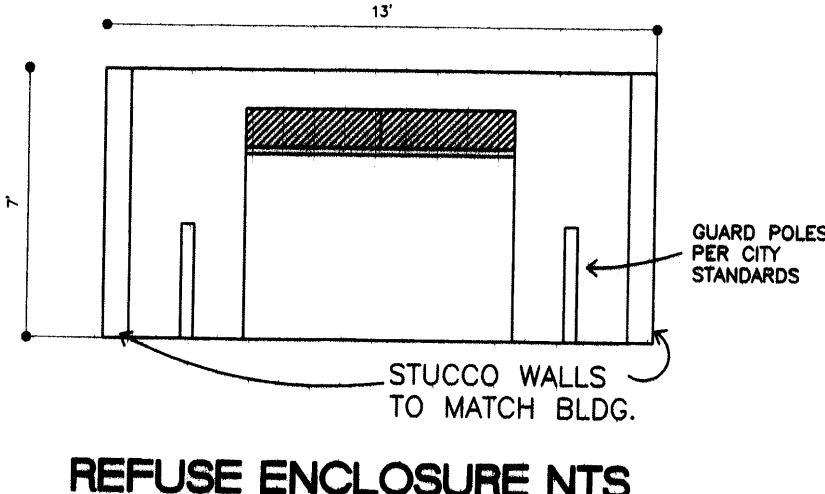
SCALE: 1"=30'



SCALE: 1/30" = 1'-0"

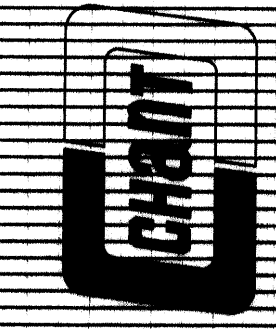


**ACCESSIBLE PARKING SIGN**



**REFUSE ENCLOSURE NTS**

AIA ASSOCIATES  
 Post Office Box 5559 / Albuquerque, New Mexico 87110  
 (505) 241-1633



JEFFERSON COMMONS PHASE 2

LOT 1

A2  
 2 of 6

10/18/01