

Vicinity Map - Zone Atlas D-17-Z

N.T.S.

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT OF WAY AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2015.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND) USING GROUND TO GRID FACTOR OF 0.999651505.
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

 RICK DAVIS, TRUSTEE/VICE CHAIRMAN BUILDERS TRUST OF NM DATE

STATE OF NEW MEXICO }
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2017
 BY: RICK DAVIS, TRUSTEE/VICE CHAIRMAN, BUILDERS TRUST OF NM

By: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Projected Section 23, Township 11 North, Range 3 East,
 N.M.P.M., Elena Gallegos Grant
 Subdivision: Journal Center, Phase 2, Unit 2
 Owner: Builders Trust of NM & NM Homebuilders Association
 UPC #101706308825730418 (Lot 4-A)
 UPC #101706308124230420 (Lot 6)
 UPC #101706308122830421 (Lot 7)

Subdivision Data

GROSS ACREAGE. 3.2009 ACRES
 ZONE ATLAS PAGE NO. D-17-Z
 NUMBER OF EXISTING LOTS. 3
 NUMBER OF LOTS CREATED. 2
 MILES OF FULL-WIDTH STREETS. 0.06 MILES
 MILES OF HALF-WIDTH STREETS. 0.00 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.4403 ACRES
 DATE OF SURVEY. SEPTEMBER 2014

Legal Description

LOT NUMBERED FOUR-A (4-A), JOURNAL CENTER, PHASE 2, UNIT 2 BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 20, 2011, IN BOOK 2011C, PAGE 110.

AND

LOTS NUMBERED SIX (6) & SEVEN (7), JOURNAL CENTER, PHASE 2, UNIT 2 BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 10, 2003, IN BOOK 2003C, PAGE 98.

ALL BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER SAID LOT 4-A, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "13_D16" BEARS N 25°38'48" W, A DISTANCE OF 2954.11 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S 16°22'15" E, A DISTANCE OF 282.85 FEET TO AN ANGLE POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF MASTHEAD STREET NE, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 4-A, MARKED BY A REBAR WITH CAP, "LS 6544";

THENCE, COINCIDING SAID RIGHT OF WAY, AS IT TRANSITIONS TO BARTLETT STREET NE, THE FOLLOWING TWO COURSES;

111.94 FEET ALONG A CURVE TO THE LEFT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 105.00 FEET, A DELTA OF 61°05'01", AND A CHORD BEARING S 30°54'42" W, A DISTANCE OF 106.71 FEET TO A POINT OF TANGENCY, MARKED BY A REBAR WITH CAP, "LS 6544";

S 00°22'12" W, A DISTANCE OF 179.09 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF LOT 7, MARKED BY A 5/8" REBAR;

THENCE, LEAVING SAID BARTLETT STREET NE RIGHT OF WAY, N 89°38'59" W, A DISTANCE OF 289.55 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHWEST CORNER OF LOT 7, MARKED BY A PK NAIL "LS 6544";

THENCE, N 05°53'58" E, A DISTANCE OF 72.92 FEET TO AN ANGLE POINT, MARKED BY AN AMAFCA BRASS CAP;

THENCE, N 00°11'12" E, A DISTANCE OF 300.01 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF LOT 6, MARKED BY A REBAR WITH CAP "LS 6544";

THENCE, N 53°35'26" E, A DISTANCE OF 283.03 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 6544";

THENCE, S 19°54'17" E, A DISTANCE OF 9.94 FEET TO AN ANGLE POINT, BEING A POINT OF CURVATURE, MARKED BY A 5/8" REBAR;

THENCE, 27.69 FEET ALONG A CURVE TO THE RIGHT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 987.76 FEET, A DELTA OF 01°36'21", AND A CHORD BEARING N 70°51'46" E, A DISTANCE OF 27.69 FEET TO THE POINT OF BEGINNING, CONTAINING 3.2009 ACRES (139,433 SQ. FT.) MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC

#: _____

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Lot 4-A-1, 6-A & 7-A
Journal Center, Phase 2, Unit 2
Being Comprised of
Lot 6, 7 & 4-A
Journal Center, Phase 2, Unit 2
City of Albuquerque
Bernalillo County, New Mexico
September 2017

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

AMAFCA

City Engineer

DRB Chairperson, Planning Department

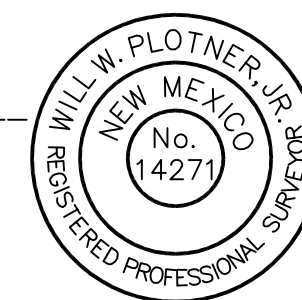
Surveyor's Certificate

"I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr. Date
 N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896 - 3050 Fax (505) 891 - 0244



Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES (10/20/2011, 2011C-110)
- [N 90°00'00" E] RECORD BEARINGS AND DISTANCES (4/10/2003, 2003C-98)
- FOUND MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
- △ FOUND CENTERLINE MONUMENT "LS 6544" UNLESS OTHERWISE NOTED

ACS Monument "13_D16"
 NAD 1983 CENTRAL ZONE
 X=1534181.325 *
 Y=1518996.001 *
 Z=5073.471 * (NAVD 1988)
 G-G=0.999673570
 Mapping Angle=-0°12'17.26"
 *U.S. Survey Foot

Easement Notes

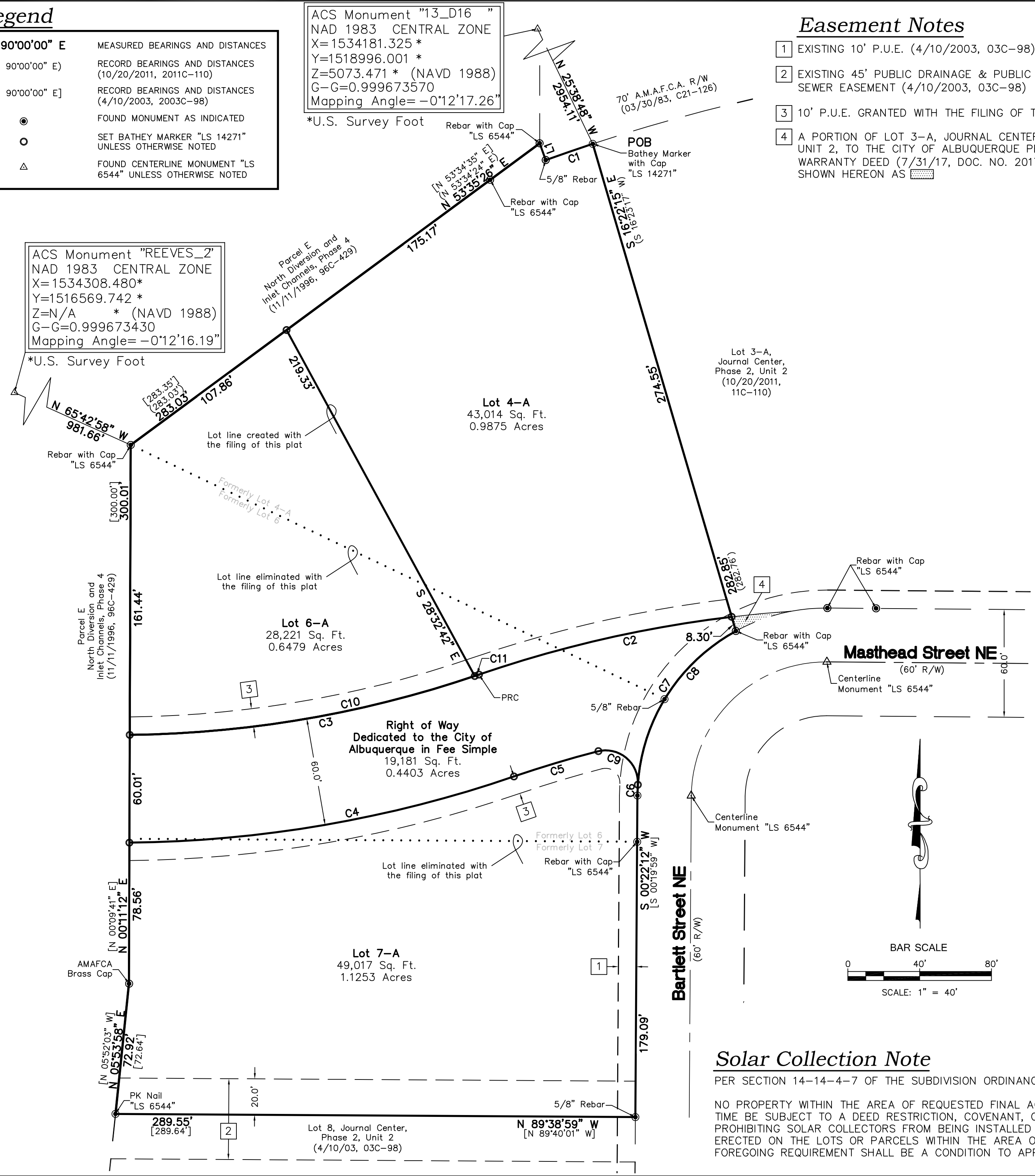
- 1 EXISTING 10' P.U.E. (4/10/2003, 03C-98)
- 2 EXISTING 45' PUBLIC DRAINAGE & PUBLIC SANITARY SEWER EASEMENT (4/10/2003, 03C-98)
- 3 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 4 A PORTION OF LOT 3-A, JOURNAL CENTER, PHASE 2, UNIT 2, TO THE CITY OF ALBUQUERQUE PER WARRANTY DEED (7/31/17, DOC. NO. 2017073863) SHOWN HEREON AS [Symbol]

Plat for
Lot 4-A-1, 6-A & 7-A
Journal Center, Phase 2, Unit 2
 Being Comprised of
Lot 6, 7 & 4-A
Journal Center, Phase 2, Unit 2
 City of Albuquerque
 Bernalillo County, New Mexico
 September 2017

Line Table		
Line #	Direction	Length (ft)
L1	N 19°54'17" W (N 19°55'19" W)	9.94' (9.94')

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	27.69'	987.76'	1°36'21"	27.69'	N 70°51'46" E
C2	144.64'	680.00'	12°11'13"	144.36'	S 77°08'05" W
C3	198.22'	620.00'	18°19'04"	197.37'	N 80°12'01" E
C4	218.27'	680.00'	18°23'26"	217.33'	N 80°14'12" E
C5	48.58'	620.00'	4°29'21"	48.57'	S 73°17'09" W
C6	6.02'	105.00'	3°17'12"	6.02'	S 02°00'48" W
C7	105.92'	105.00'	57°47'48"	101.48'	S 32°33'18" W
C8	111.94'	105.00'	61°05'01"	106.71'	S 30°54'42" W
C9	33.97'	18.00'	108°07'34"	29.15'	N 50°24'23" W
C10	195.73'	620.00'	18°05'16"	194.92'	N 80°18'54" E
C11	2.49'	620.00'	0°13'48"	2.49'	N 71°09'23" E

ACS Monument "REEVES_2"
 NAD 1983 CENTRAL ZONE
 X=1534308.480 *
 Y=1516569.742 *
 Z=N/A * (NAVD 1988)
 G-G=0.999673430
 Mapping Angle=-0°12'16.19"
 *U.S. Survey Foot



Public Utility Easements

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

- A. **Public Service Company of New Mexico ("PNM")**, a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. **New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. **Qwest Corporation d/b/a CenturyLink QC** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

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