

REPLAT OF  
FRANKLIN PLAZA  
ALBUQUERQUE, NEW MEXICO

22387

APPROVAL AND CONDITIONAL ACCEPTANCE,  
as specified by Subsection 22.A.20. of  
the Albuquerque Subdivision Ordinance.

Approved 8-1-74 L-~~121~~ 027

*Newberger by Kelly*  
Planning Director  
Albuquerque, New Mexico  
S-74-257(GSP)

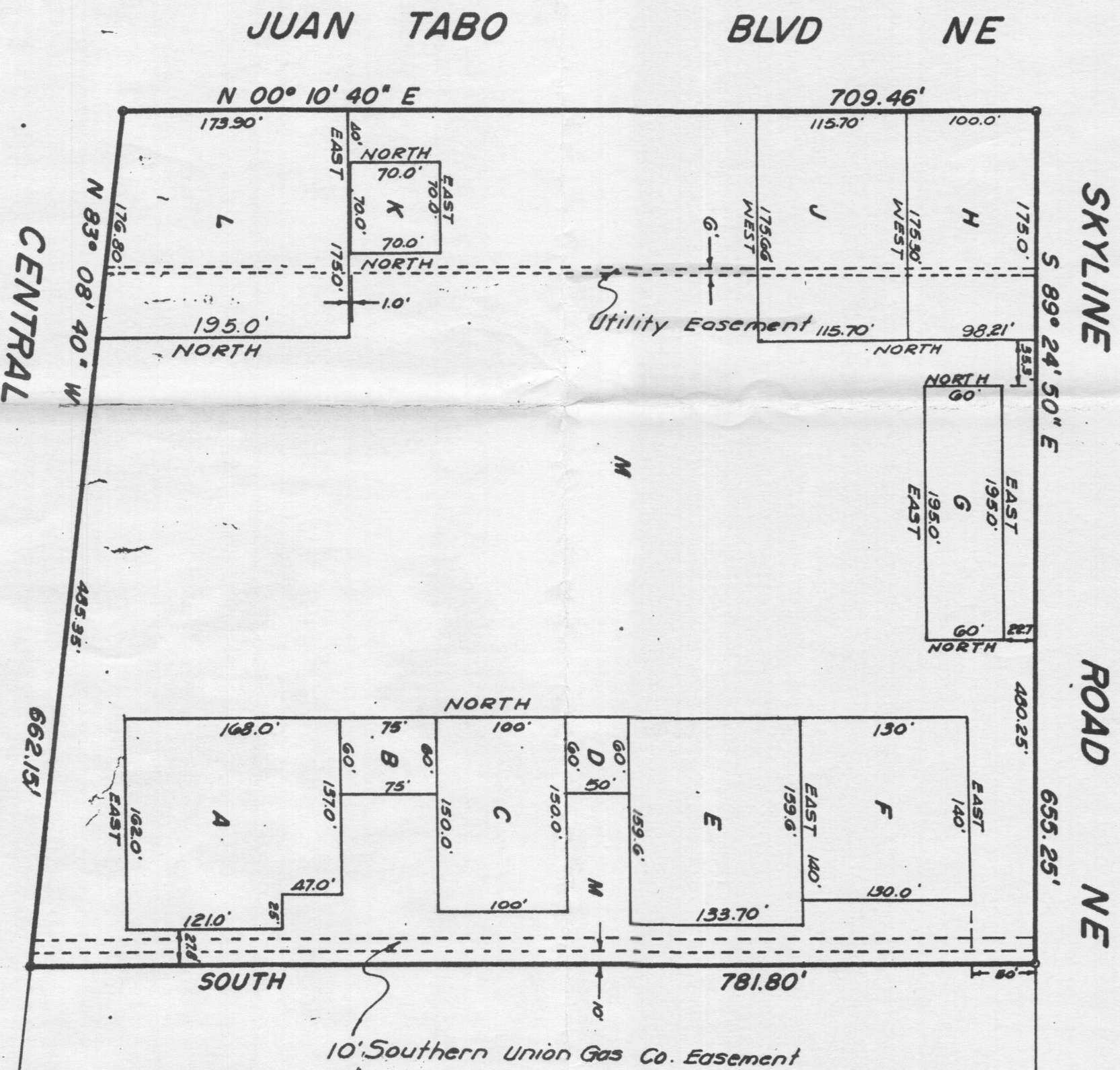
I, under the laws of New Mexico, do  
hereby certify that I am a Registered  
Land Surveyor and that this plat was  
prepared by me or under my direct  
supervision and that the same is true  
and correct to the best of my belief  
and knowledge.

*Frank G. Bernaldez*  
Frank G. Bernaldez  
L.S. No. 4252

The previous 10 years' property taxes,  
to and including 1972 are paid.  
New Mexico Title Company

Outstanding pro-rata charges for water  
and sewer installations are  
as of 8-1-74, 1974 0

*J. A. Swann*



The foregoing Replat of Tract "A" of FRANKLIN PLAZA, Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 20, 1973.

Platted as shown hereon and comprising Lots A, B, C, D, E, F, G, H, J, K, L & M of FRANKLIN PLAZA, Albuquerque, New Mexico, as shown hereon is with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof.

*Edith L. Reinberg*

*Matilda W. Winkler*  
*Sam J. Winkler*

STATE OF CALIFORNIA } SS  
COUNTY OF ORANGE }

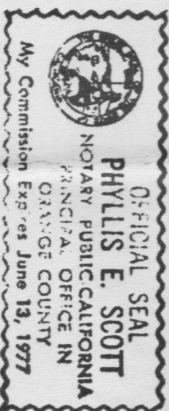
The foregoing instrument was acknowledged before me, a Notary Public on this 19 day of July 1974, by Matilda W. Winkler, Sam J. Winkler, Edith L. Reinberg

My commission expires June 13, 1977

STATE OF CALIFORNIA } SS  
COUNTY OF ORANGE }

The foregoing instrument was acknowledged before me, a Notary Public on this \_\_\_\_\_ day of \_\_\_\_\_ 1974, by \_\_\_\_\_

My commission expires \_\_\_\_\_ Notary Public \_\_\_\_\_



*Phyllis E. Scott*  
Notary Public

*Edith L. Reinberg*  
12/12/03

ASSOCIATED LAND SURVEYORS  
1923 San Mateo Blvd NE  
Albuquerque, New Mexico  
July 12, 1974

010-21

010-21

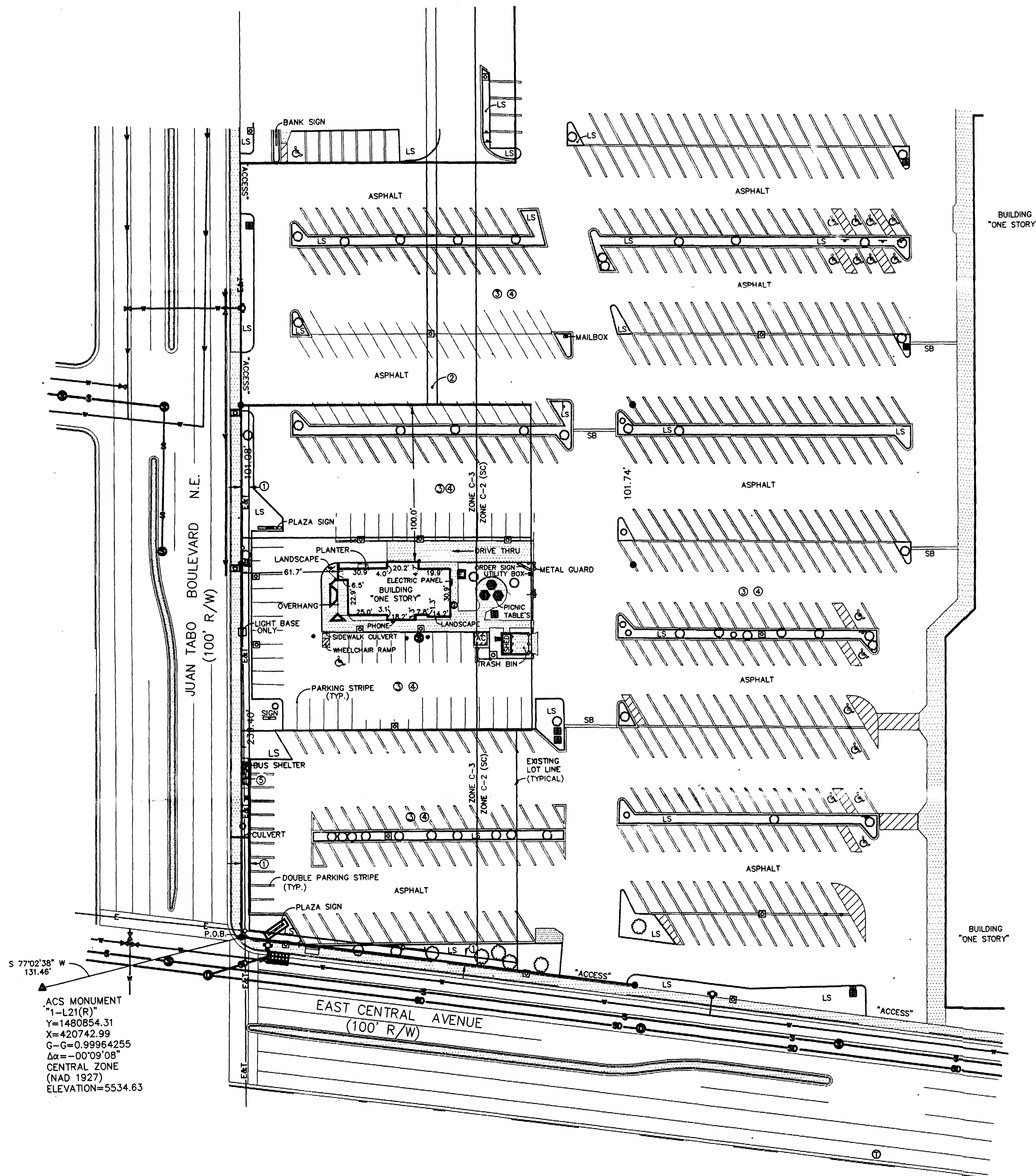
010-21

010-21

"ALTA/ACSM LAND TITLE SURVEY FOR"  
 FRANKLIN PLAZA  
 PROPOSED LOT L-1-A  
 AND  
 PROPOSED LOT P-1  
 BEING  
 LOT L-1 AND N  
 TOGETHER WITH  
 A PORTION OF LOT M AND P  
 WITHIN SECTION 27  
 TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2003

LOCATION MAP L-22-Z

- LEGEND**
- CHAIN LINK FENCE
  - CURB AND GUTTER
  - CONCRETE/SIDEWALK
  - WALL OR HEAD WALL
  - BOLLARD
  - ▲ SIGN
  - TREE
  - ⊙ SANITARY SEWER MANHOLE
  - CLEANOUT
  - ⊙ WATER SPIGOT
  - ⊙ WATER VALVE
  - ⊙ FIRE HYDRANT
  - ⊙ WATER METER
  - ⊙ SPRINKLER CONTROL
  - ⊙ ELECTRIC TRANSFORMER
  - E&T— OVERHEAD UTILITY LINES
  - POWER POLE
  - GUY WIRE
  - ⊙ LIGHT POLE
  - ⊙ TRAFFIC LIGHT
  - ⊙ TRAFFIC OR ELECTRIC PULLBOX
  - ⊙ TELEPHONE MANHOLE
  - ⊙ TELEPHONE PEDESTAL
  - ⊙ GAS METER
  - ⊙ STORM DRAIN MANHOLE
  - ⊙ DROP INLET
  - ⊙ HANDICAPPED PARKING
  - LS LANDSCAPING
  - SB SPEED BUMP
  - WATER LINE
  - STORM DRAIN LINE
  - SANITARY SEWER LINE
  - ZONE LINE



**NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and Distances are record.
4. Basis of boundary are the following plats and documents of record entitled:  
 "FRANKLIN PLAZA", (07-12-79, B16-155)  
 "FRANKLIN PLAZA", (08-01-74, C10-21)  
 records of Bernalillo County, New Mexico.
5. Date of Survey: January, 2003.
6. Title Report: Provided by Fidelity National Title Commitment No.: 02-3007377-B-MD (Effective Date: December 3, 2002), AMENDED
7. Address of Property: Northeast Corner of East Central Avenue and Juan Tabo Boulevard N.E.
8. City of Albuquerque, New Mexico Zone: C-2, and C-3 (SC).
9. 100 Year Flood Zone Designation: Zone X, as shown on Panel 359 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 20, 1996. (This property does not lie within the 100 Year Flood Plain.)
10. Encroachments: None apparent.

**EASEMENTS**

- ① 5' UTILITY EASEMENT (07-12-79, B16-155)
- ② 6' PNM EASEMENT (08-01-74, C10-21) (08-03-79, D99A-745) (07-24-79, MS705-432)
- ③ RECIPROCAL PARKING EASEMENT (01-21-83, MS986-389)
- ④ CROSS VEHICULAR/PEDESTRIAN INGRESS/EGRESS EASEMENT (11-16-81, MS891-528)
- ⑤ BUS STOP SHELTER EASEMENT (09-09-02, A41-3541)

**BUYER:** Tricor Southwest Corporation; Worthington Properties, Inc.,

**SELLER:** W. & W. Properties, a California General Partnership

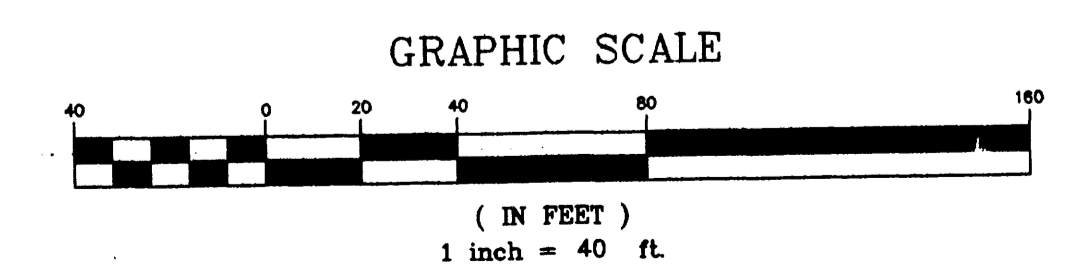
**TITLE CO.:** Fidelity National Title Insurance Company

**SURVEYOR'S CERTIFICATION**

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1997, and including Items 1, 2, 3, 4, 6, 7a, 8, 9, 10 and 11 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an "Urban" Survey.

Timothy Aldrich, NMPLS NO. 7719

Date

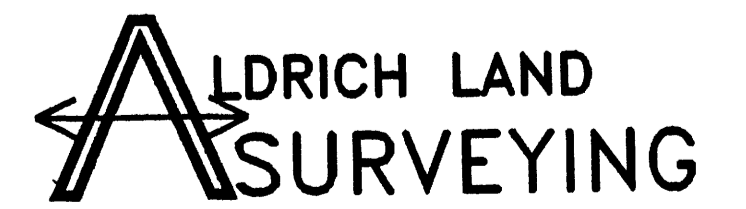


ACS MONUMENT  
 "I-121(R)"  
 Y=1480854.31  
 X=420742.99  
 G-C=0.99964255  
 Δα=-00°09'08"  
 CENTRAL ZONE  
 (NAD 1927)  
 ELEVATION=5534.63

**PROPERTY CORNERS**

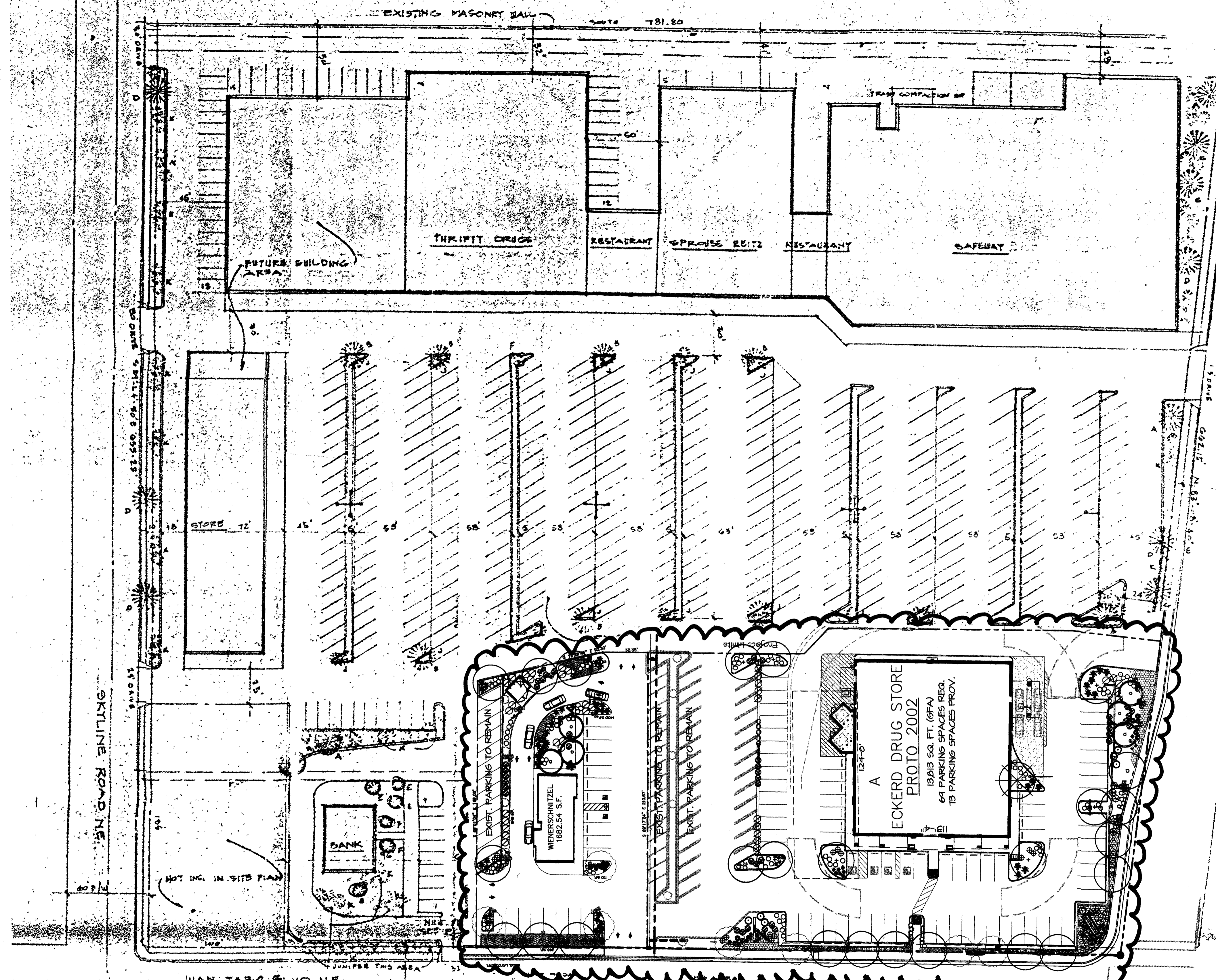
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)

Drawn By:	ECM	Date:	01-27-03
Checked By:	TA	Drawing Name:	03003ALT.DWG
Job No.:	03-003	Sheet:	1 of 1

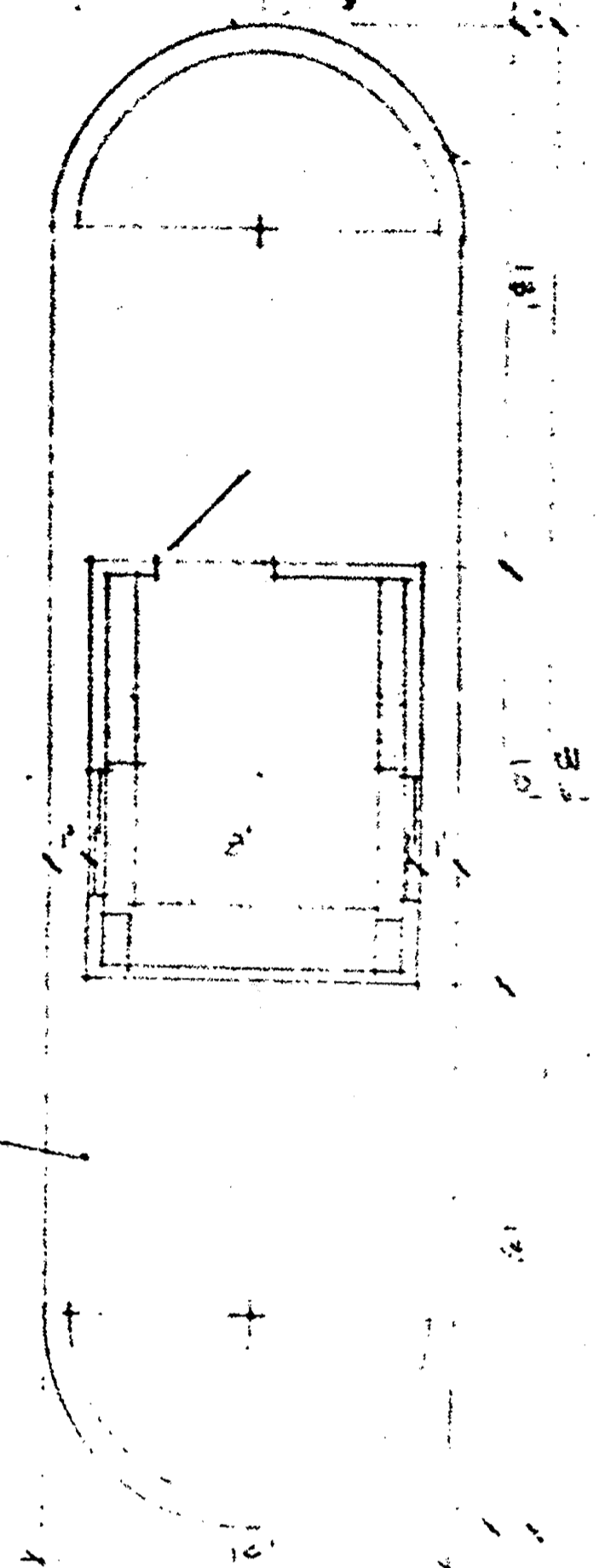


P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

Z-88-53  
 (#165)



**ADMINISTRATIVE AMENDMENT**  
 File # 02-02176 Project # 1002133  
 Re: Basis of Wienschmitzel. All  
 Plans to be reviewed/approved by  
 Zoning Enforcement.  
 Approved by: *Robert Paul* DATE: 1-20-04

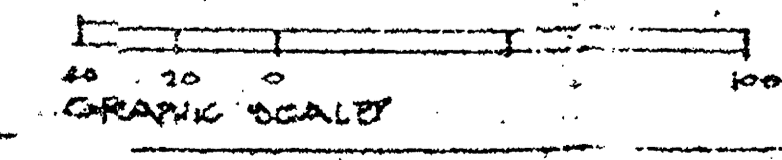


VIDEO PLAN  
 SCALE: 1/4" = 1'-0"

ADMINISTRATIVE AMENDMENT INCLUDES RELOCATION OF THE EXISTING WIENERSCHNITZEL (1,683 SF) AND NEW LANDSCAPING (SEE SHEETS 2-3). THE PROPOSED ECKERD DRUG STORE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

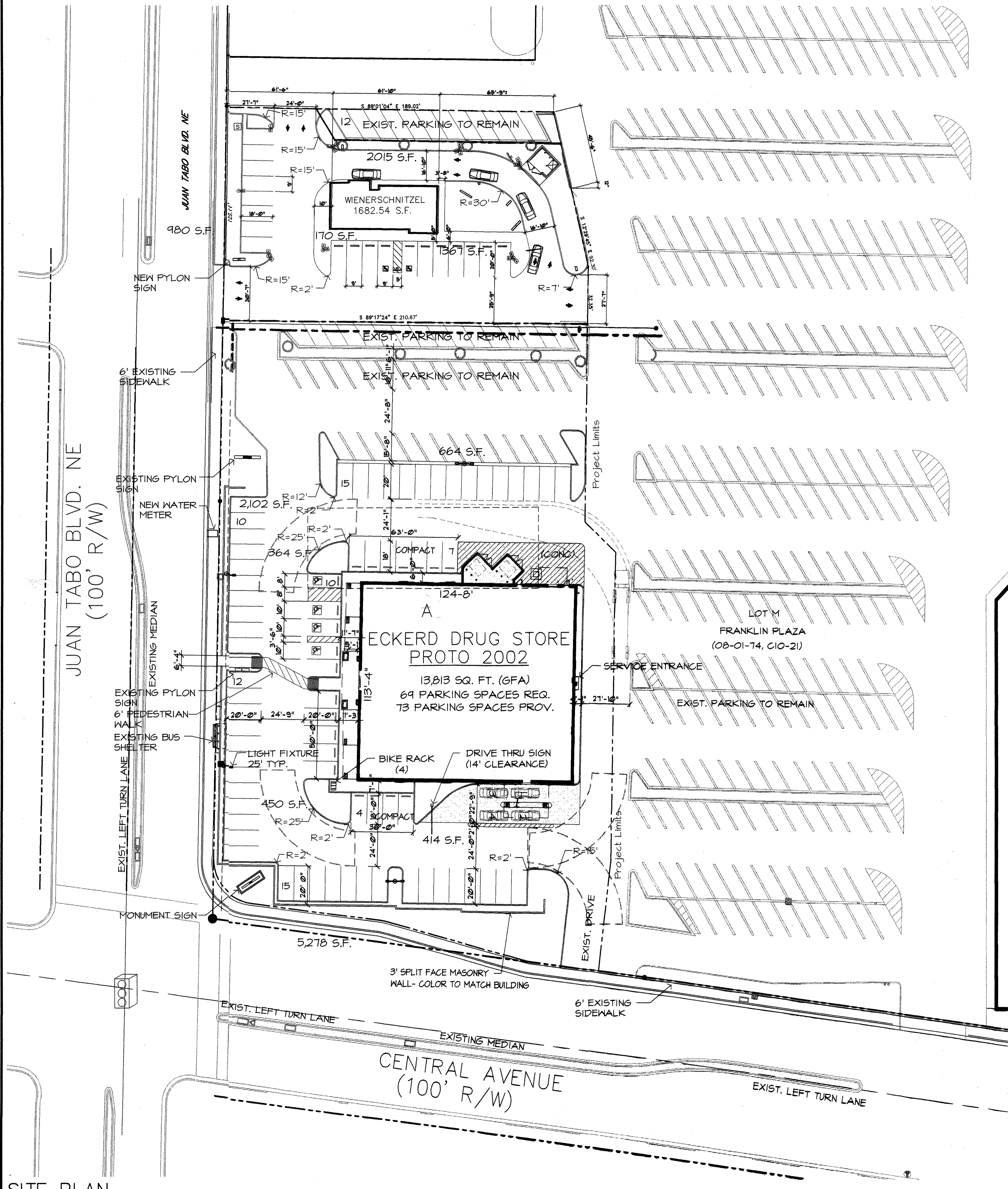
PARKING  
 RESTAURANT 1,683 SF 44 SEATS  
 1,683 SF 50 SEATS  
 1,683 SF 50 SEATS  
 RETAIL (ALL OTHER) 44' x 100' = 4,400 SF 475 PARKING SPACES  
 525 - 10% BUS ROUT. REBT = 475 PARKING SPACES REQD.  
 634 PARKING SPACES PROVIDED

LANDSCAPE (EXISTING)  
 PLANT SCHEDULE  
 A - 1" 1/2" LEAF BRUNING TREE  
 B - 1" 1/2" LEAF BRUNING TREE  
 C - 1" 1/2" LEAF BRUNING TREE  
 D - 1" 1/2" LEAF BRUNING TREE  
 E - 1" 1/2" LEAF BRUNING TREE  
 F - 1" 1/2" LEAF BRUNING TREE  
 G - 1" 1/2" LEAF BRUNING TREE  
 H - 1" 1/2" LEAF BRUNING TREE  
 I - 1" 1/2" LEAF BRUNING TREE  
 J - 1" 1/2" LEAF BRUNING TREE  
 K - 1" 1/2" LEAF BRUNING TREE  
 L - 1" 1/2" LEAF BRUNING TREE  
 M - 1" 1/2" LEAF BRUNING TREE  
 N - 1" 1/2" LEAF BRUNING TREE  
 O - 1" 1/2" LEAF BRUNING TREE  
 P - 1" 1/2" LEAF BRUNING TREE  
 Q - 1" 1/2" LEAF BRUNING TREE  
 R - 1" 1/2" LEAF BRUNING TREE  
 S - 1" 1/2" LEAF BRUNING TREE  
 T - 1" 1/2" LEAF BRUNING TREE  
 U - 1" 1/2" LEAF BRUNING TREE  
 V - 1" 1/2" LEAF BRUNING TREE  
 W - 1" 1/2" LEAF BRUNING TREE  
 X - 1" 1/2" LEAF BRUNING TREE  
 Y - 1" 1/2" LEAF BRUNING TREE  
 Z - 1" 1/2" LEAF BRUNING TREE

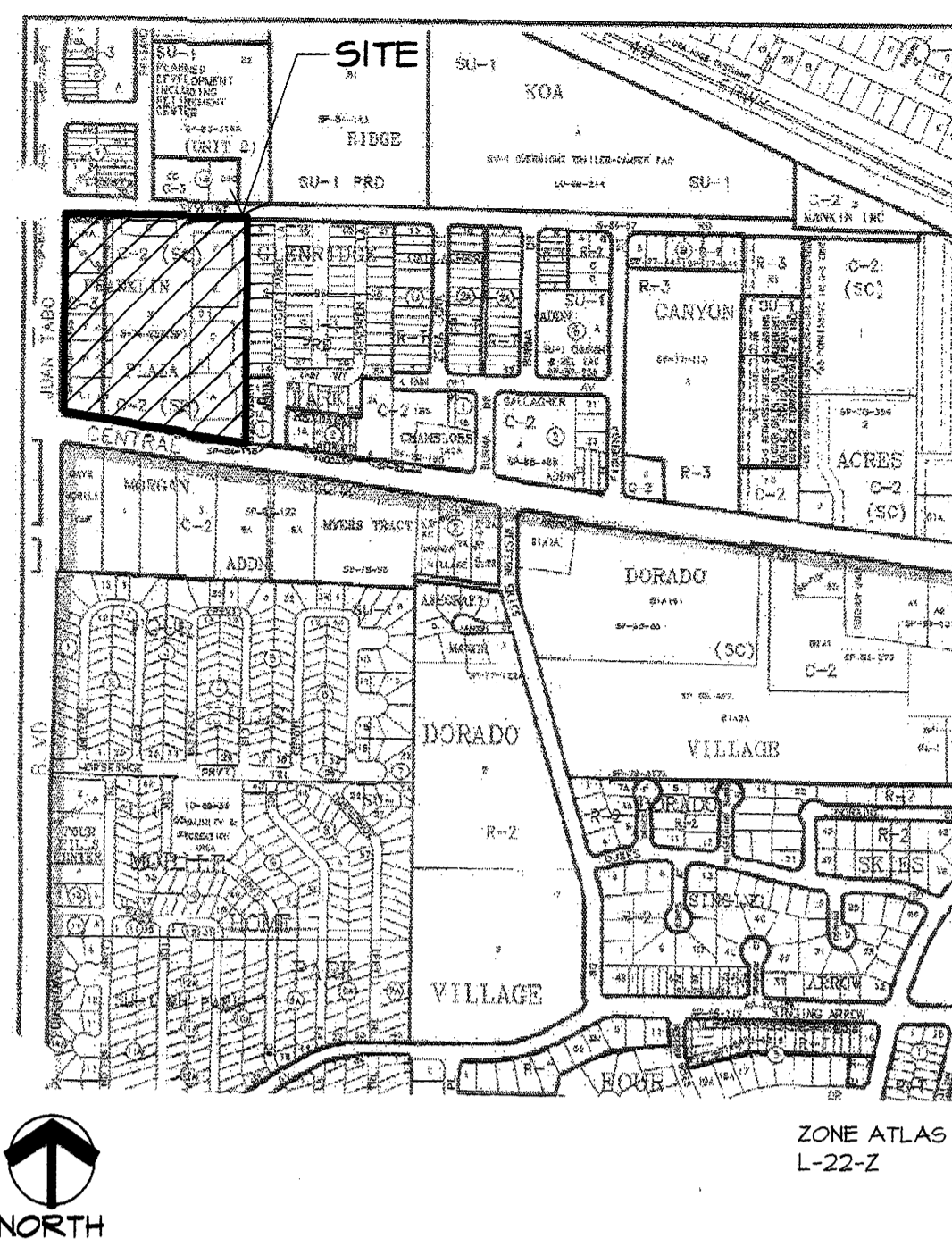


SITE PLAN  
 SCALE: 1" = 40'

DECEMBER 24, 2003



SITE PLAN



GENERAL NOTES

1. PAINT SERVICE ENTRANCE SECTION TO MATCH THE BUILDING AND/OR SCREEN FROM VIEW.
2. NO EXTERIOR PUBLIC SPEAKER SYSTEM SHALL BE ALLOWED.
3. ALL MECHANICAL AND COMMUNICATION EQUIPMENT SHALL BE FULLY SCREENED BY A PARAPET THAT MATCHES THE BUILDING IN COLOR AND TEXTURE.
4. EXISTING PYLONS SHALL REMAIN.
5. EXTERIOR SIGN REQUIRE SEPARATE APPROVALS AND PERMITS.
6. PARKING AREA LIGHTING SHALL BE SHIELDED SOURCE AND 25' IN HEIGHT.

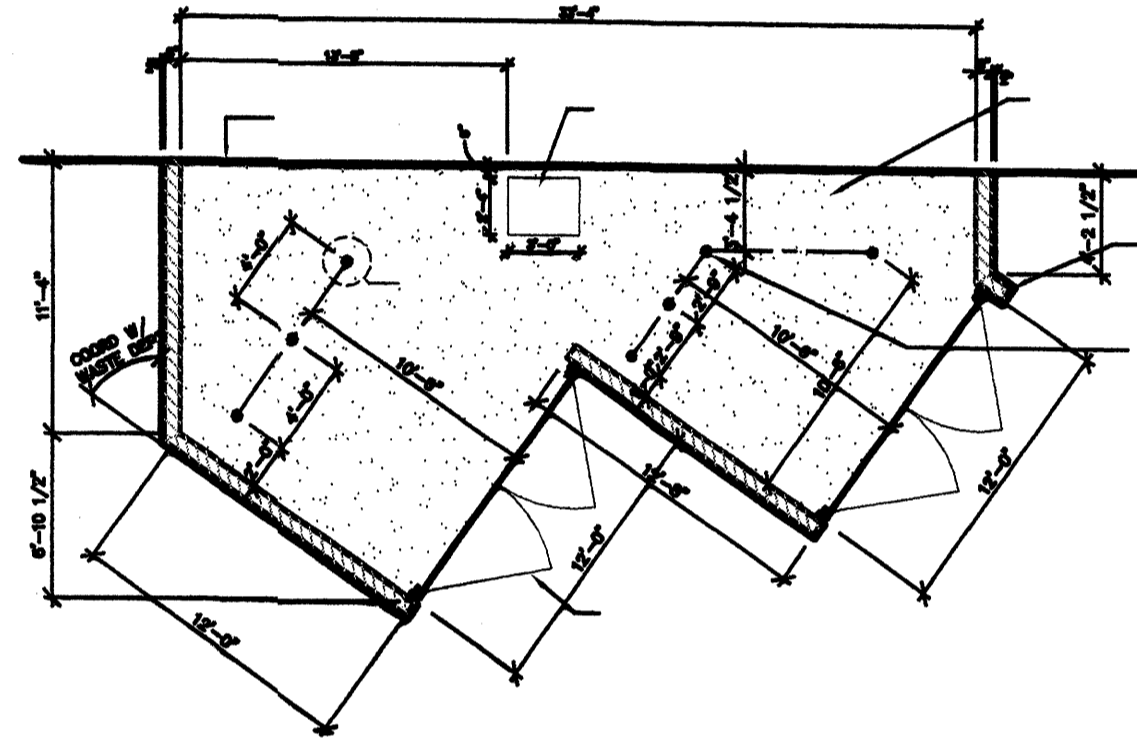
PARKING CALCS.

ECKERDS:  
 TOTAL S.F. 19,813 (GROSS FLR. AREA) 200 = 69 SPACES REQUIRED  
 TOTAL PARKING PROVIDED: 73

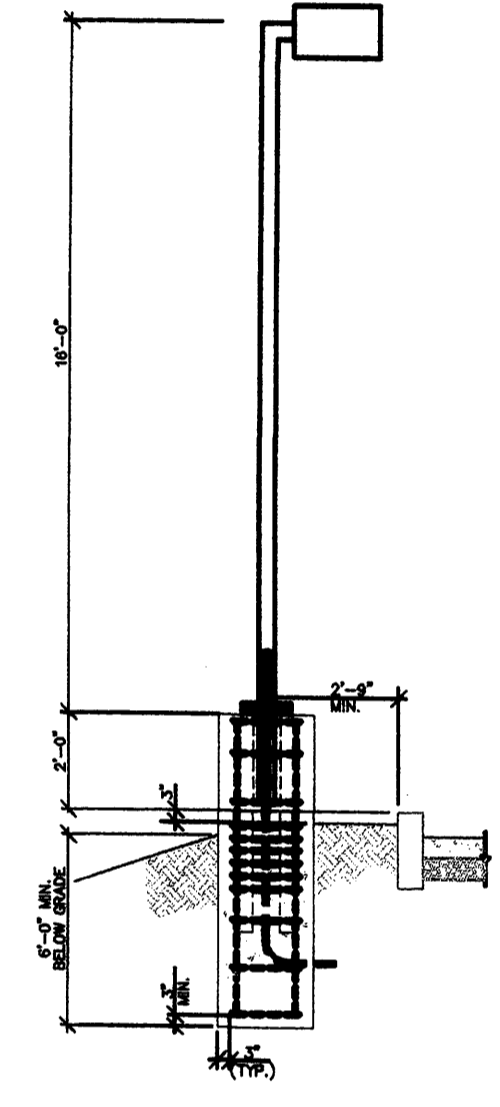
TOTAL HANDICAPPED REQUIRED: 4  
 TOTAL HANDICAPPED PROVIDED: 4  
 BIKE 4

WIENERSCHNITZELS:  
 TOTAL S.F. 1,682.54 (GROSS FLR. AREA) 200 = 9 SPACES REQUIRED  
 TOTAL PARKING PROVIDED: 31

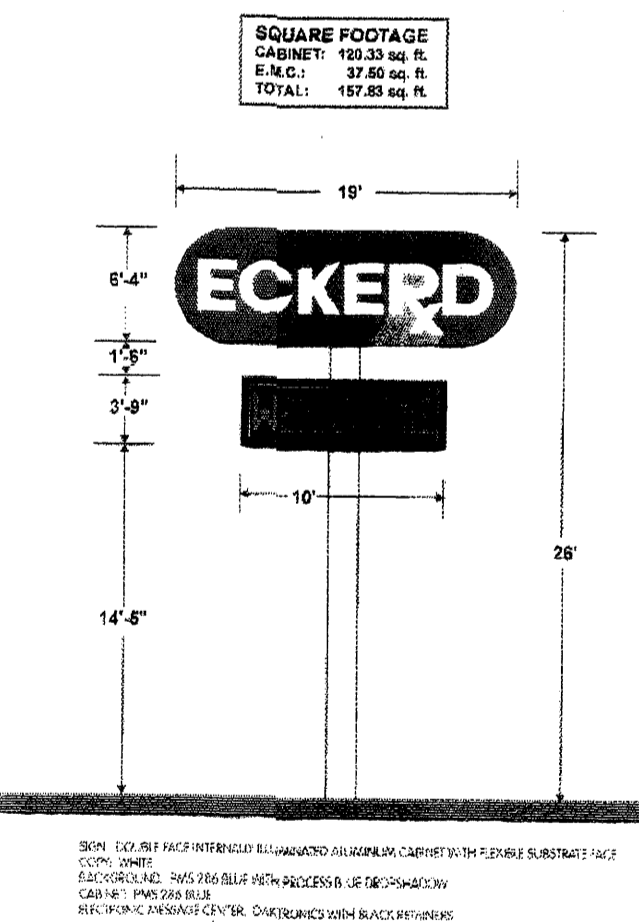
TOTAL HANDICAPPED REQUIRED: 4  
 TOTAL HANDICAPPED PROVIDED: 4



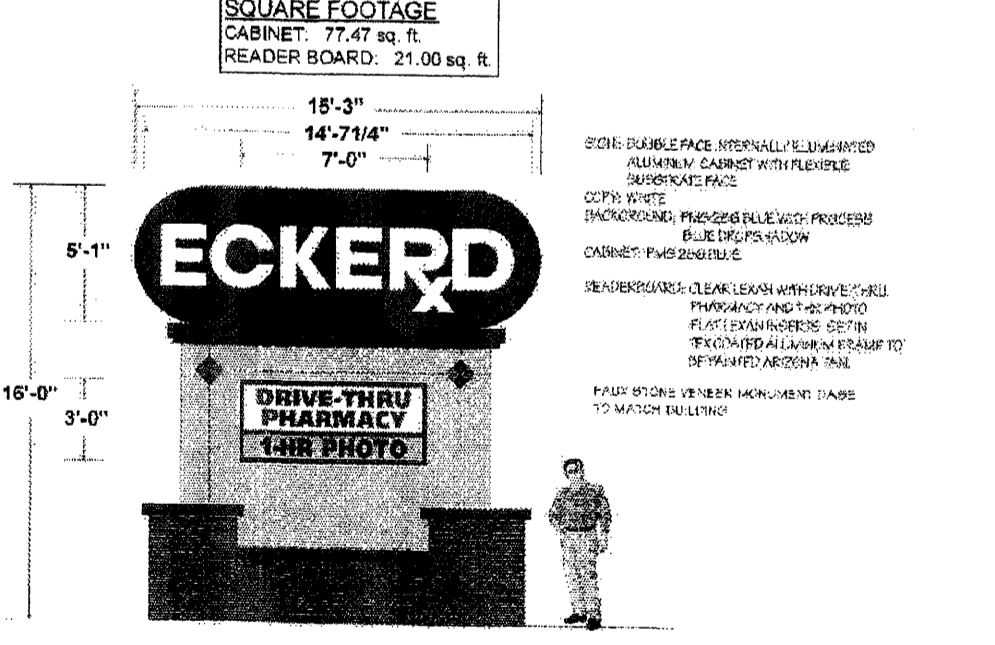
DETAIL-TRASH ENCLOSURE  
SCALE 1/8"=1'-0"



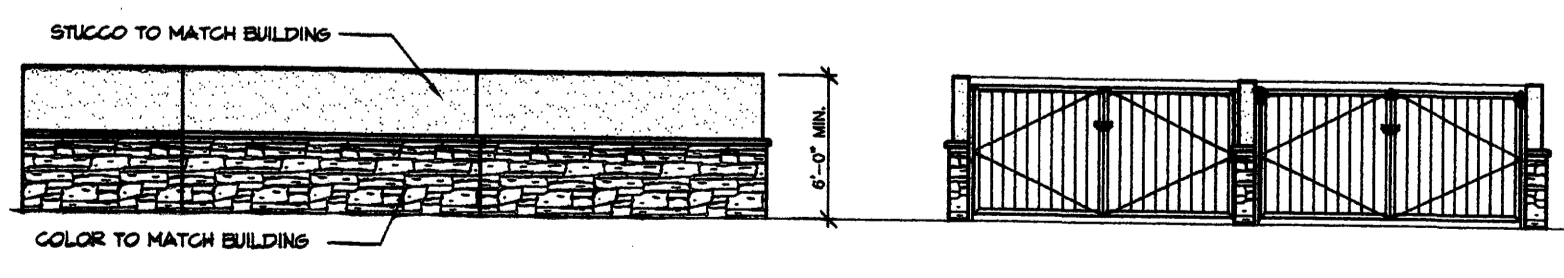
DETAIL-LIGHT POLE  
1/4"=1'-0"



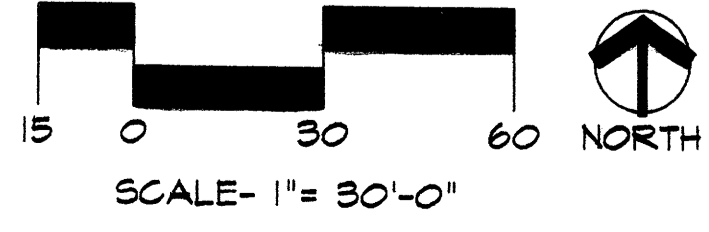
DETAIL-PYLON SIGN  
NTS



DETAIL-MONUMENT SIGN  
NTS



ELEVATION- TRASH ENCLOSURE  
1/8"=1'-0"



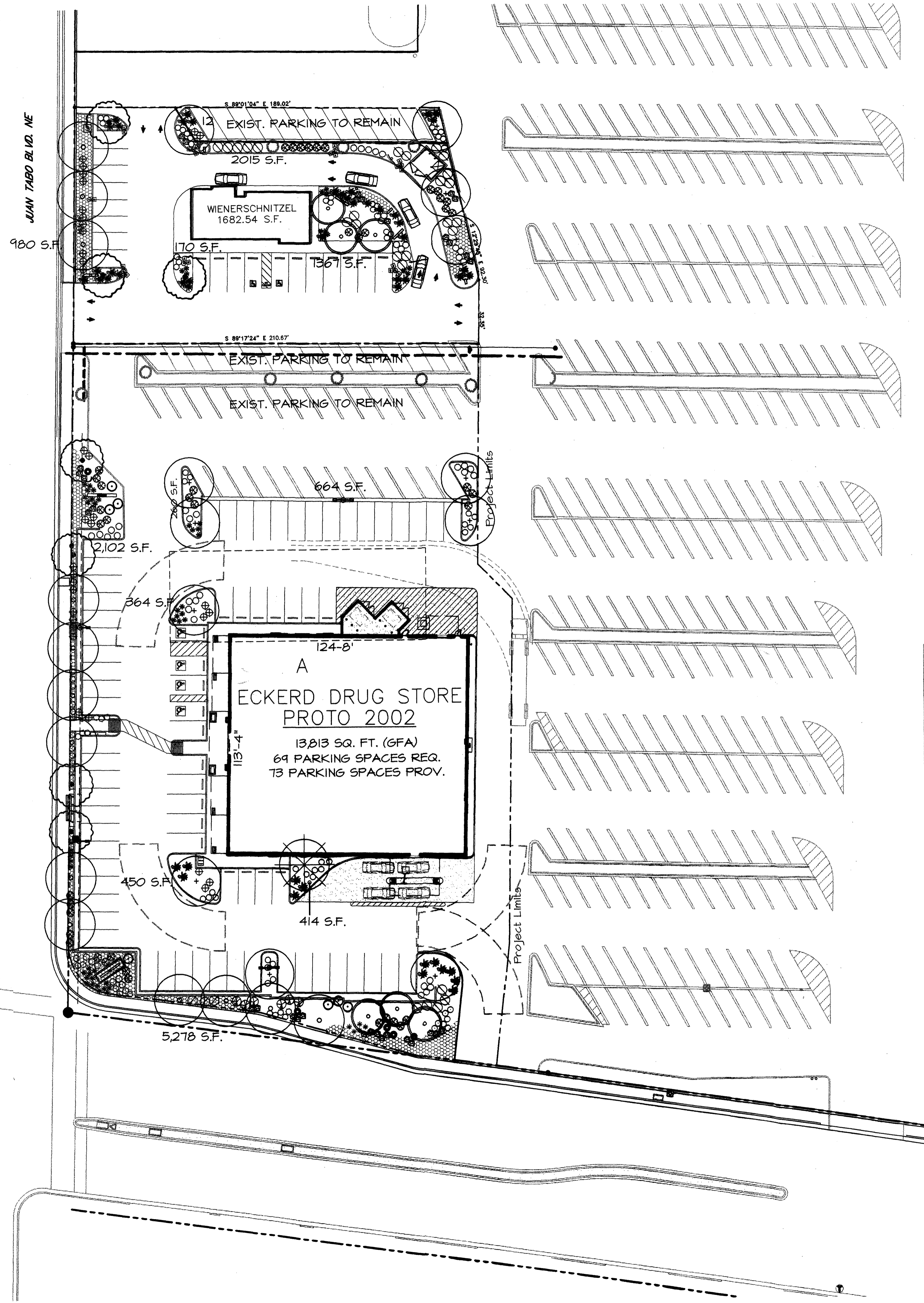
CONSENSUS PLANNING, INC.  
 Planning / Landscape Architecture  
 924 Park Avenue SW  
 Albuquerque, NM 87102  
 (505) 764-9801 Fax 842-5495  
 e-mail: cp@consensusplanning.com

ARCHICON, L.C.  
 Architecture & Interiors

ECKERD DRUG STORE  
 STORE # 5404  
 NEC CENTRAL AVE & JUAN TABO BLVD.  
 ALBUQUERQUE, NM.

REVIEW	DATE
PLANNING/CP	
CLIENT/INITIAL	
DESIGNER	
PROJECT NO.	
DATE	
SCALE	
DRAWING DATE	12/18/03
ARCHICON JOB NO.	0003024
DWG FILE NAME	

Scale: AS SHOWN  
 Drawing Date: 12/18/03  
 ARCHICON Job No.: 0003024  
 Site PLAN  
 SP-1



**PLANT LEGEND**

Symbol	Scientific Name Common Name	Size	Remarks	Water Use
○	<i>Chilopsis linearis</i> Desert Willow	2" B&B	8' ht. x 4' spr.	Low +
○	<i>Fraxinus oxycarpa</i> Raywood Ash	2" B&B	16' ht. x 6' spr.	Medium +
○	<i>Platanus wrightii</i> Arizona Sycamore	2" B&B	16' ht. x 6' spr.	Medium +
⊗	<i>Pinus nigra</i> Austrian Pine	B&B	8' min. ht.	Medium
○	<i>Pyrus calleryana</i> 'Cleveland' Flowering Pear	2" B&B	16' ht. x 6' spr.	Medium +
○	<i>Artemesia 'Pawls Castle'</i> Pawls Castle Sage	1-Gal	4' o.c. 3' ht. x 3' spr.	Low +
⊗	<i>Caryopteris clandonensis</i> Blue Mist	5-Gal	4' o.c. 3' ht. x 3' spr.	Medium
○	<i>Ericameria laricifolia</i> 'Aguirre' Turpentine Bush	1-Gal	3' o.c. 2' ht. x 3' spr.	Low
⊗	<i>Fallugia paradoxa</i> Apache Plume	1-Gal	5' o.c. 4' ht. x 4' spr.	Low
*	<i>Hesperaloe parviflora</i> Red Yucca	1-Gal	3' o.c. 3' ht. x 3' spr.	Medium
*	<i>Juniperus sabina</i> 'Buffalo' Buffalo Juniper (female)	5-Gal	6' o.c. 2' ht. x 6' spr.	Low +
○	<i>Perovskia atriplicifolia</i> Russian Sage	1-Gal	5' o.c. 4' ht. x 3' spr.	Medium
○	<i>Potentilla fruticosa</i> Shrubby Cinquefoil	1-Gal	3' o.c. 3' ht. x 3' spr.	Low +
⊕	<i>Salvia greggii</i> Cherry Sage	1-Gal	4' o.c. 3' ht. x 3' spr.	Medium
○	<i>Santolina</i> sp. Santolina	1-Gal	3' o.c. 2' ht. x 3' spr.	Low
○	<i>Spartium junceum</i> Spanish Broom	5-Gal	4' o.c. 4' ht. x 4' spr.	Medium
○	<i>Nolina Texana</i> Beargrass	5-Gal	5' o.c. 4' ht. x 5' spr.	Low+
*	<i>Nasella tenuissima</i> Threadgrass	1-Gal	3' o.c. 3' ht. x 2' spr.	Low +
⊞	2"-4" Santa Ana Tan Cobble			
⊞	Moss Rock Boulders	3' x 3' (min.)		

**GENERAL LANDSCAPE NOTES**

- Prior to beginning work on the project, the Landscape Contractor shall review the project in the field with the Owner's Representative.
- If discrepancies occur between the drawings and the site, the Landscape Contractor shall notify the Owner's Representative for clarification prior to proceeding on that portion of work.
- All planting areas are to have weeds and competitive vegetation removed prior to preparation for planting.
- All existing plant materials shall be protected during construction. Damaged materials shall be replaced in kind at the Contractor's expense.
- Plant quantities are provided for Contractor's convenience only, plans shall take precedence.
- The Owner's Representative shall approve all plant material prior to planting. In addition, the Owner's Representative reserves the right to refuse any plant material deemed unacceptable. The Owner's Representative is to approve any and all substitutions.
- It is the Landscape Contractor's responsibility to locate all underground utilities prior to commencement of planting operations.
- Planting areas shall be top dressed with 3" layer of Santa Fe Brown Crusher Fines over Miraf weed control fabric, unless noted otherwise.

**IRRIGATION SYSTEM**

Irrigation system standards outlined in the Water Conservation Landscaping and Water Waste Ordinance shall be strictly adhered to. A fully automated irrigation system will be used to irrigate turf, and all plant materials.

**LANDSCAPE REQUIREMENT**

The plant material illustrated on this plan, when mature, will cover 75% of the landscape area as required by the Zoning Code.

**MAINTENANCE**

Maintenance for all landscape areas, including those within the public R.O.W., shall be the responsibility of the Owner.

**LANDSCAPE REQUIREMENTS**

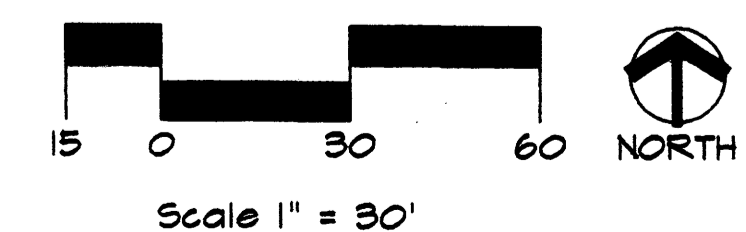
**ECKERD'S**

Site Area:	182 acres	71543 SF
Building Footprint:		13,813 SF
<b>Total Area:</b>		<b>63,730 SF</b>
Required Landscape %:		.15
Landscape Area Required:		9,560 SF
Landscape Area Provided:	(11%)	10,930 SF

**LANDSCAPE REQUIREMENTS**

**WIENERSCHNITZELS**

Site Area:	178 acres	24,256 SF
Building Footprint:		1,682.54 SF
<b>Total Area:</b>		<b>23,174 SF</b>
Required Landscape %:		.15
Landscape Area Required:		3,476 SF
Landscape Area Provided:	(19.5%)	4,532 SF



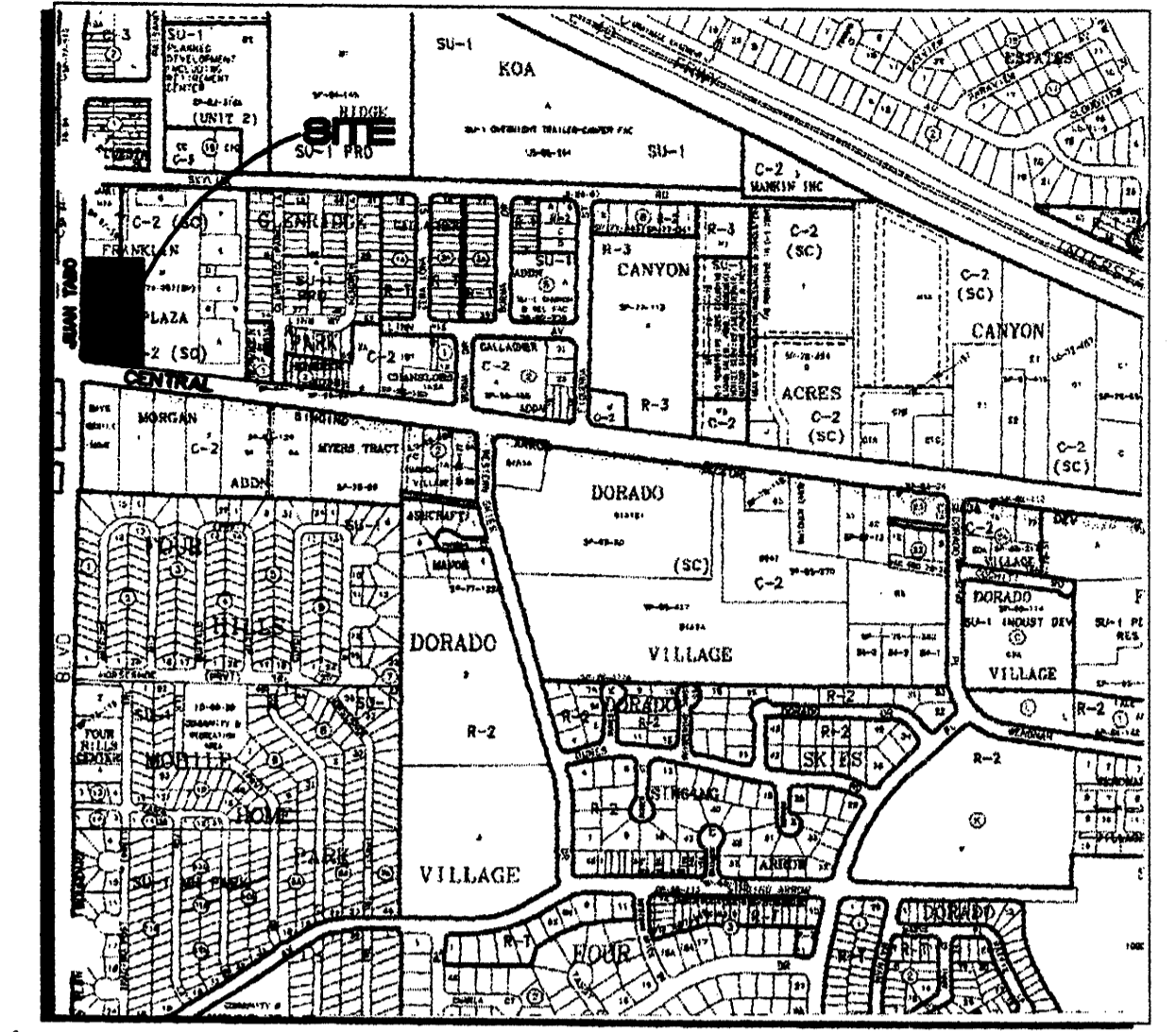
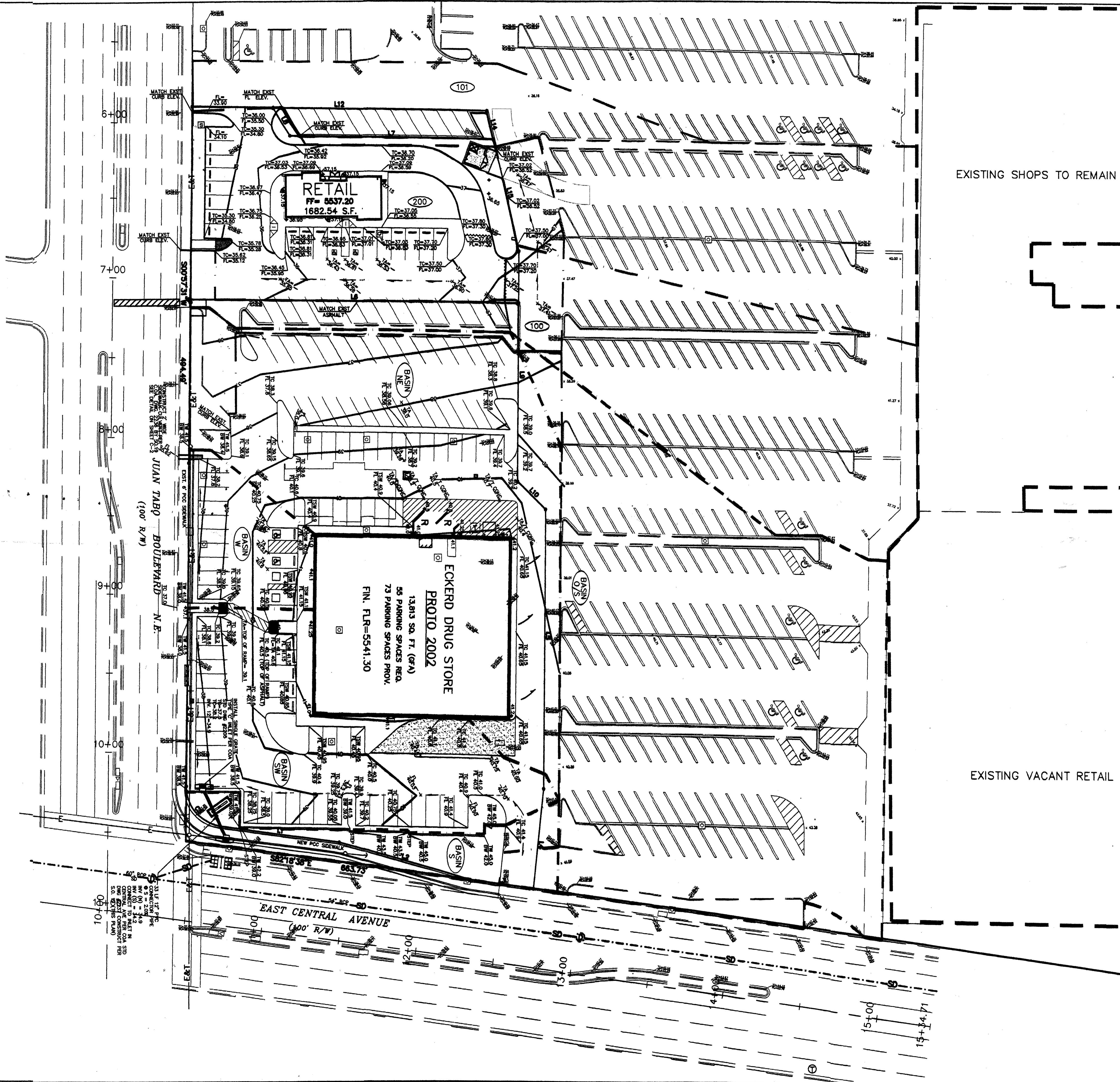
**CONSENSUS PLANNING, INC.**  
 Planning / Landscape Architecture  
 924 Park Avenue SW  
 Albuquerque, NM 87102  
 (505) 764-9801 Fax 842-5495  
 e-mail: cp@consensusplanning.com

**ARCHICON, L.C.**  
 Architecture & Interiors

**ECKERD DRUG STORE**  
 STORE # 5404  
 NEC CENTRAL AVE & JUAN TABO BLVD.  
 ALBUQUERQUE, NM.

REVIEW	DATE
PLANNING/CLIP	
PERMITS/INITIAL	
PERMITS/REV. 1	
PERMITS/REV. 2	
PERMITS/REV. 3	
AS SHOWN	
Checked:	MH
Drawing Date:	10/12/03
ARCHICON Job No.:	0203024
Draw File Name:	

Sheet:  
**LANDSCAPE PLAN**  
 SP-1



L-22  
VICINITY MAP  
1"=750'±

EXISTING SHOPS TO REMAIN

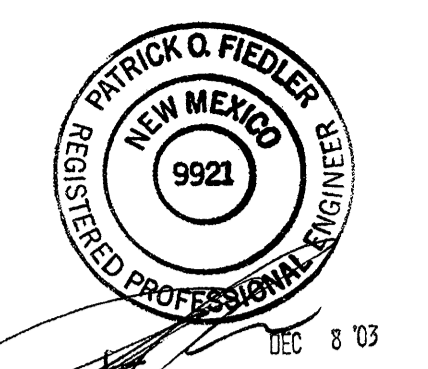
EXISTING VACANT RETAIL

**FRANKLIN PLAZA  
ECKERD DRUG WIENERSCHNITZEL  
MASTER GRADING & DRAINAGE  
PLAN**

**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque New Mexico

1269.1EXH2.DWG



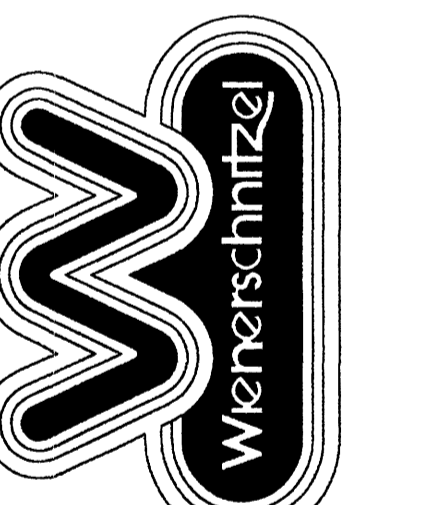


NO CHANGES ARE ALLOWED WITHOUT GALARDI GROUP, INC. APPROVAL.

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

**FRED FIEDLER AND ASSOCIATES**  
2322 WEST THIRD STREET  
LOS ANGELES, CALIFORNIA 90057  
PHONE: (213) 381-7881  
FAX: (213) 381-1517  
E-MAIL: FF@FFA.COM

ADDRESS:  
**110 JUAN TABO BLVD.  
NEAR CENTRAL AVE.  
ALBUQUERQUE, NM 87123**



**A3-WA w/ TF**

**VERSION: 1.0**

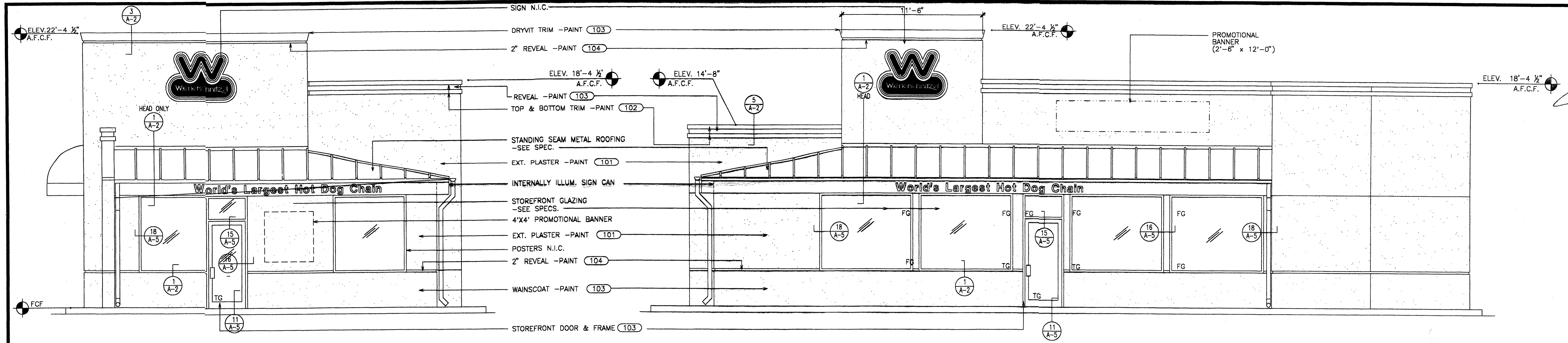
Store #: 456

Date: 10/28/03  
Revision History  
See Sht. T-1

Revised By: CV  
Date: -  
Checked By: PS  
Scale: AS SHOWN

**EXTERIOR ELEVATIONS/ SECTIONS**

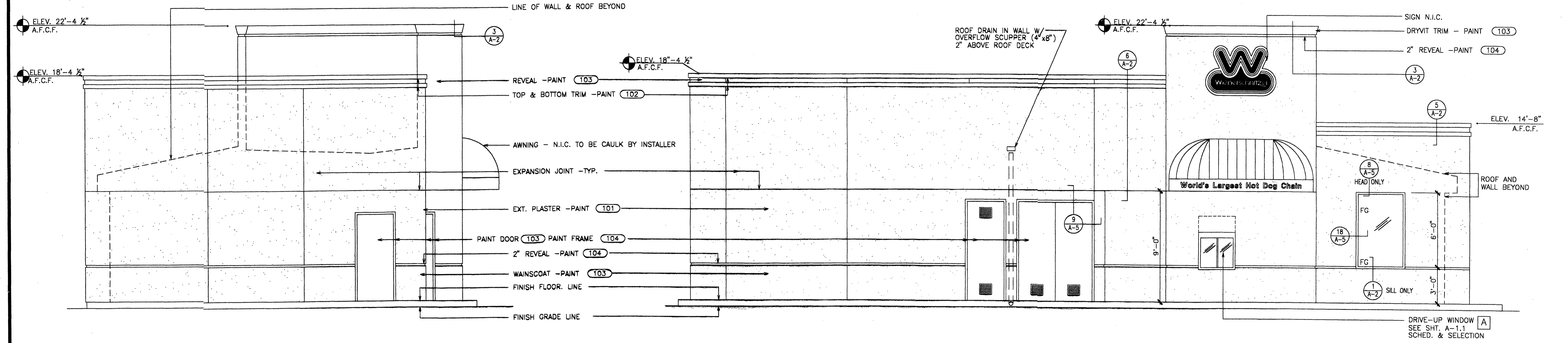
Sheet No.  
**A-3**



**FRONT ELEVATION**

**RIGHT ELEVATION**

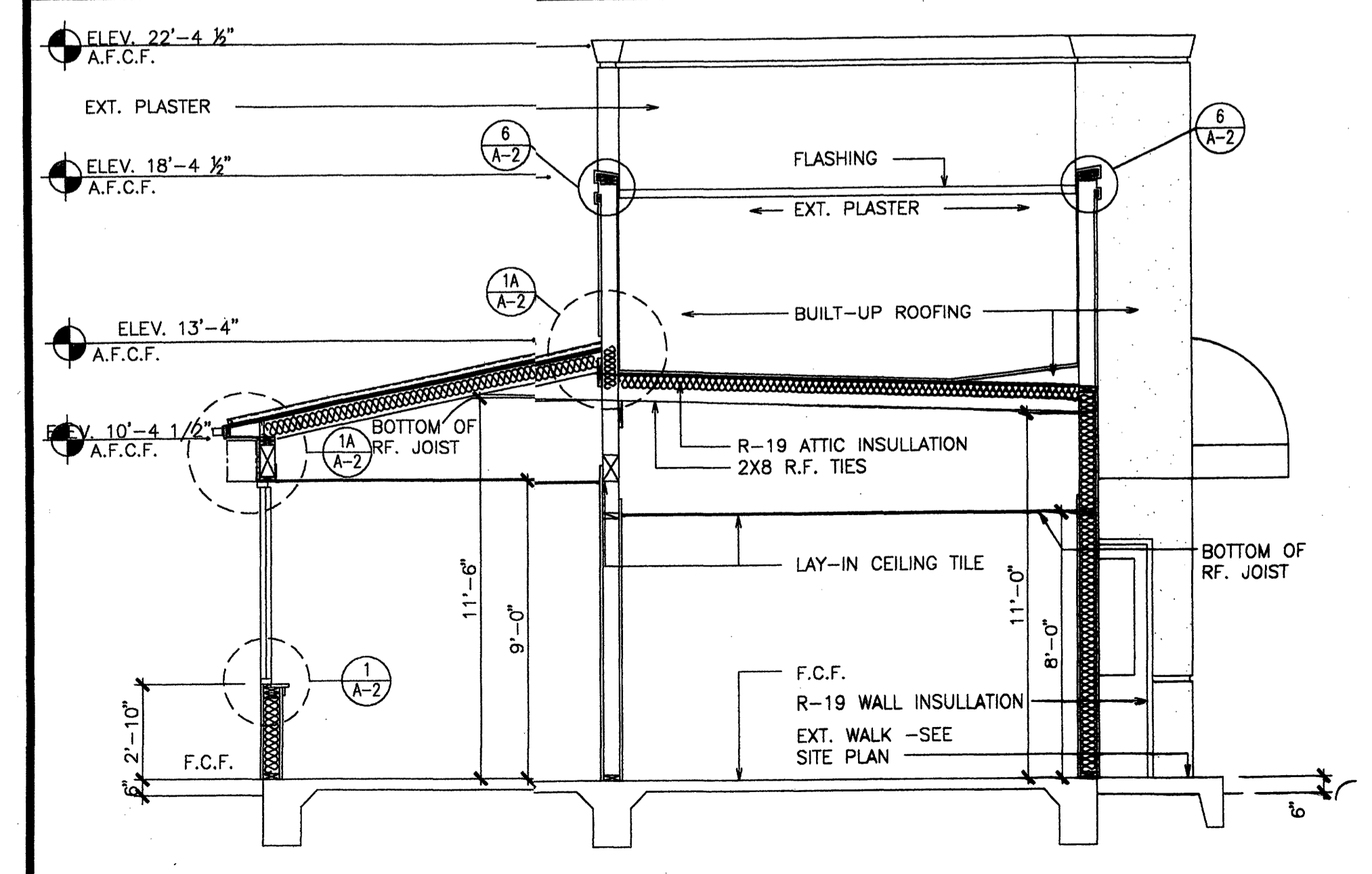
SCALE: 1/4"=1'-0"



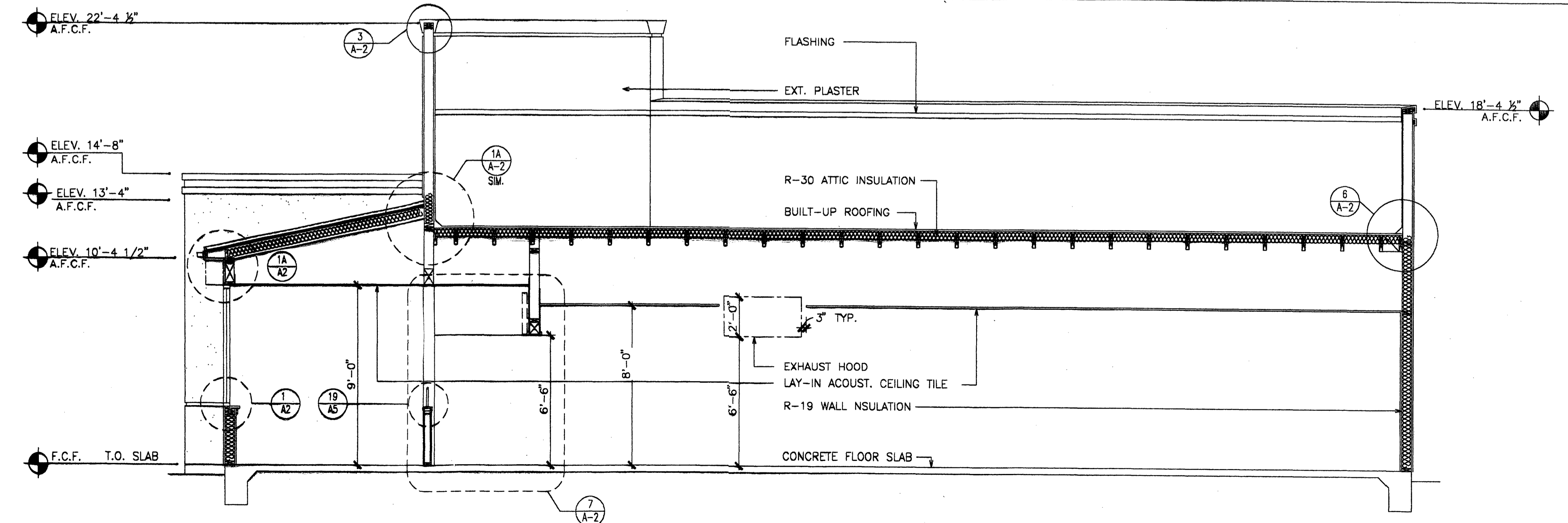
**REAR ELEVATION**

**LEFT ELEVATION**

SCALE: 1/4"=1'-0"



**SECTION 'A'**



**SECTION 'B'**

SCALE: 1/4"=1'-0"

I:\Projects\09085\Design\300 Permits & Construction Documents\Architecture\09085-A3.dwg, 12/5/2003 10:46:48 AM, jrodriguez

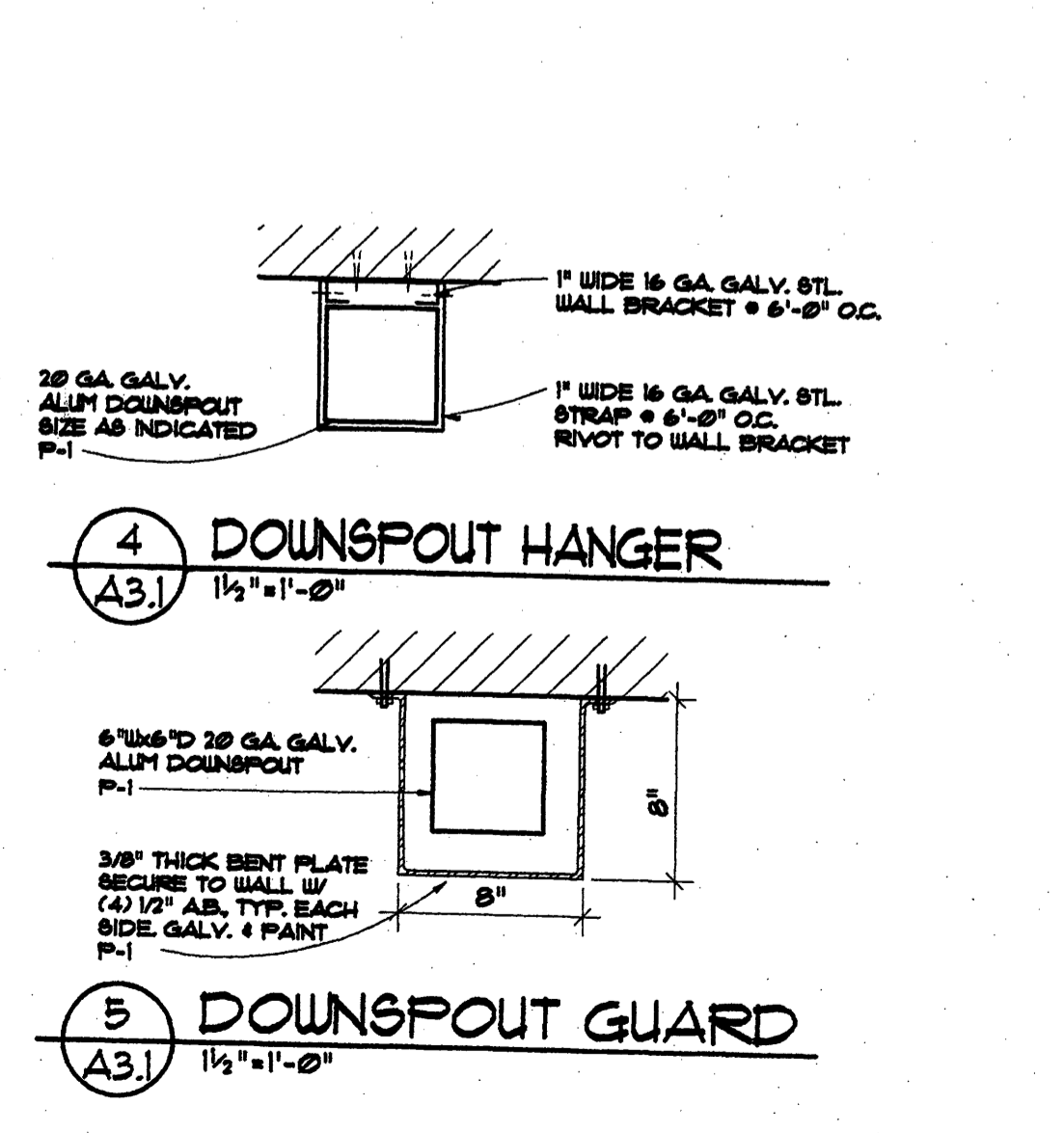
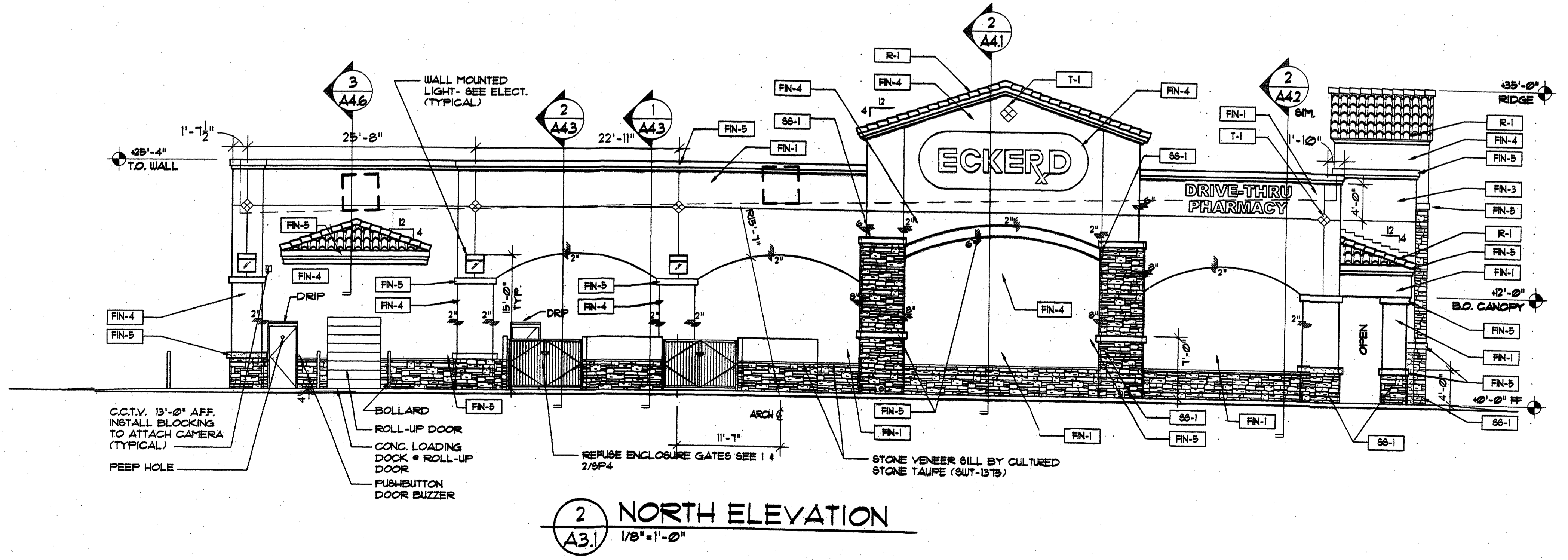
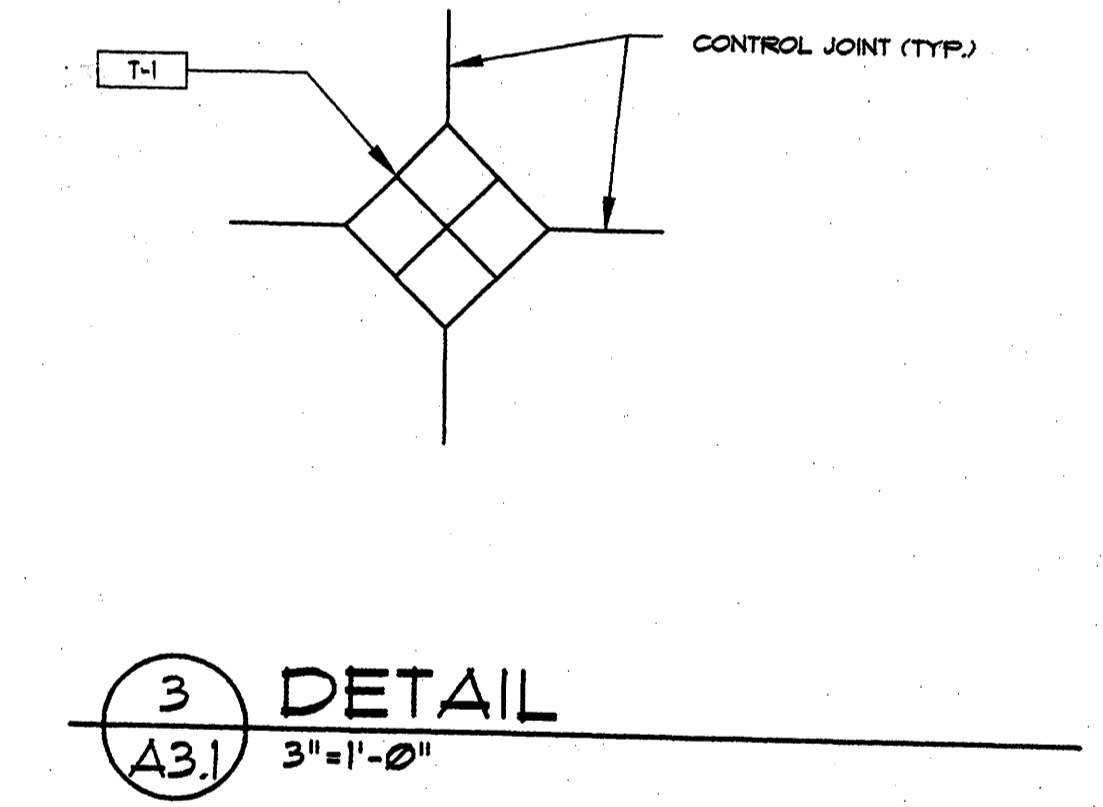
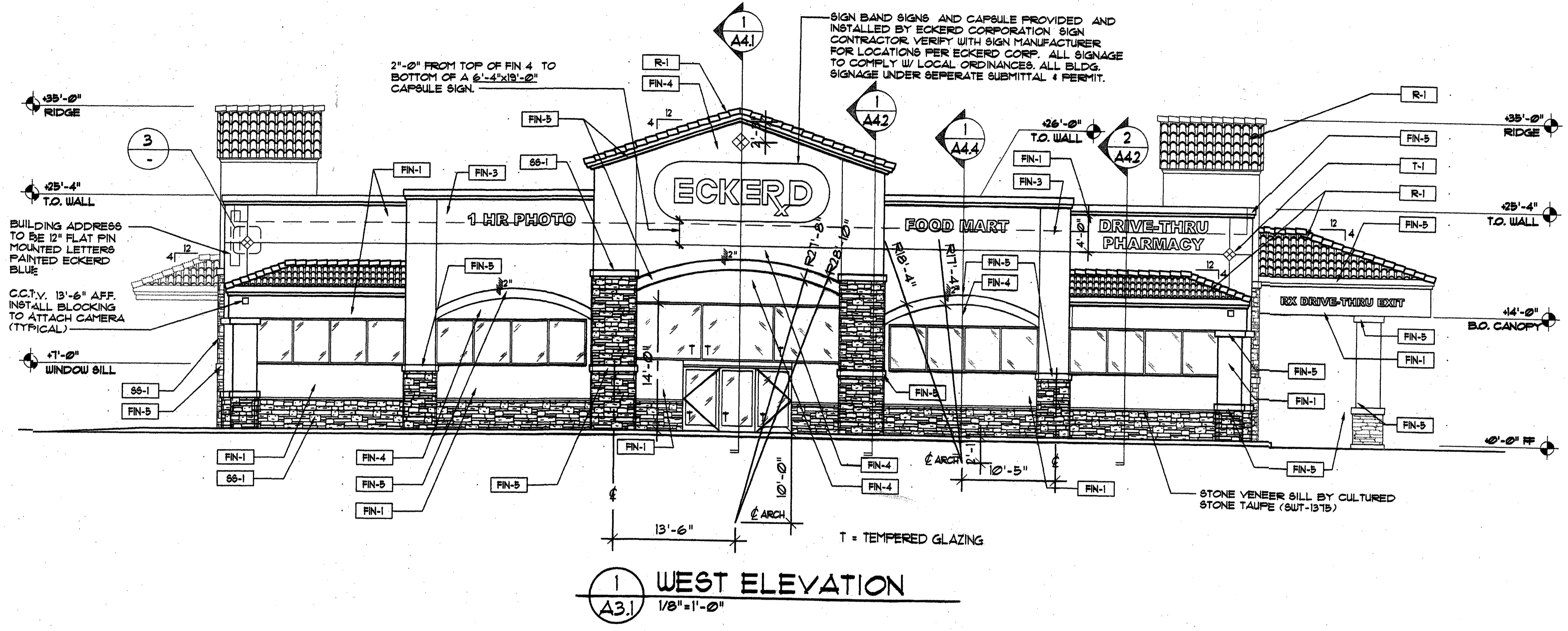


### EXTERIOR FINISH SCHEME

SS-1	STONE VENEER BY CULTURED STONE SHALE, PRO. FIT LEDGE STONE FF8216
FIN-1	STO ACRYLIC POWERWALL STUCCO- SAND FINISH COLOR- BENJAMIN MOORE HC-6 WINDHAM CREAM
FIN-2	NOT USED.
FIN-3	STO ACRYLIC POWERWALL STUCCO- SAND FINISH COLOR- BENJAMIN MOORE HC-55 WINTHROP PEACH
FIN-4	STO ACRYLIC POWERWALL STUCCO- SAND FINISH COLOR- BENJAMIN MOORE HC-54 JIMEL PEACHTONE
FIN-5	STO ACRYLIC POWERWALL STUCCO- SAND FINISH COLOR- BENJAMIN MOORE HC-57 GEORGIAN BRICK
R-1	CONCRETE TILE ROOF BY MONIER ROOF TILE- VILLA, DESERT DRIFTWOOD 4-YAC3-360, LC.B.O. ER-2656.
T-1	WALL TILE- DAL-TILE, ADOBE BROWN (T05)

NOTE: EXPOSED METAL FLASHING TO BE PAINTED TO MATCH ADJACENT WALL COLOR

- ### NOTES:
- CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MATERIALS TO ARCHITECT FOR APPROVAL PRIOR TO APPLICATIONS OF FINISHES
  - VERIFY ALL BLOCK SIZES PER PLAN
  - PROVIDE 3/8" LAMINATED SAFETY GLASS FOR ALL STOREFRONT GLAZING AND ENTRANCE DOOR GLASS
  - ALL GLASS NOT FACING DUE NORTH SHALL BE TINTED WITH SS-150 FILM.
  - ALL EXTERIOR PAINT SHALL BE SATIN FINISH.
  - PARAPET MET. COPING BY BERRIDGE MFR CO. FINISH-5
  - FIRE BLOCKING 1 1/2" O.C. ALL FURRED PEDESTALS & FREE STANDING COLS.



**ARCHICON, L.C.**  
Architecture & Interiors  
4041 N. CENTRAL AVE. SUITE C-100  
PHOENIX, ARIZONA 85012  
(602) 221-4286  
FAX (602) 279-4986  
WWW.ARCHICON.COM

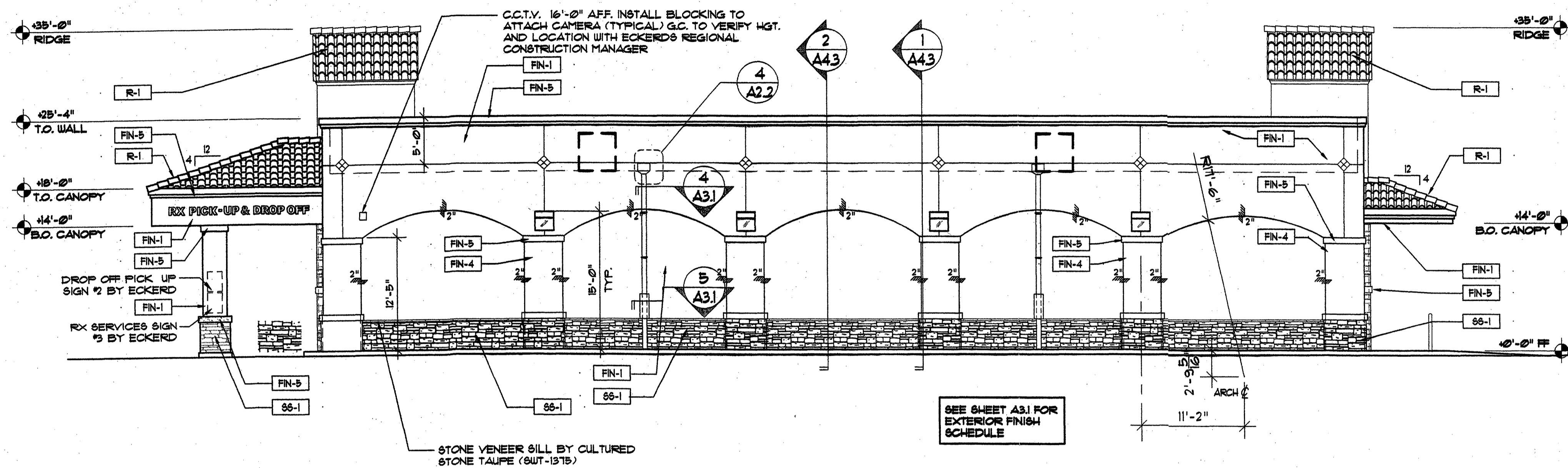


**ECKERD DRUG STORE**  
STORE # 5404  
NEC CENTRAL AVE & JUAN TABO BLVD.  
ALBUQUERQUE, NM.

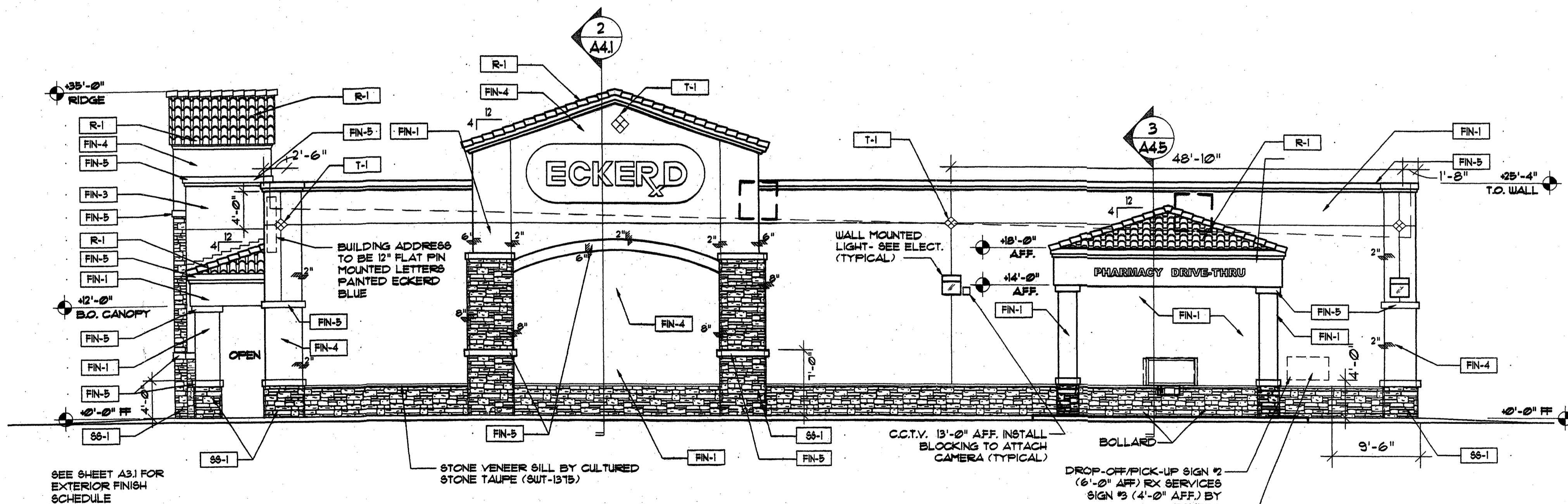
NO.	DATE	INITIAL	DESCRIPTION

Scale: AS SHOWN  
Drawn: JWH  
Checked: MD  
Drawing Date: 11/21/03  
ARCHICON Job No.: 023024  
Dwg File Name: a31.dwg

Sheet:  
**EXTERIOR ELEVATIONS**  
A3.1



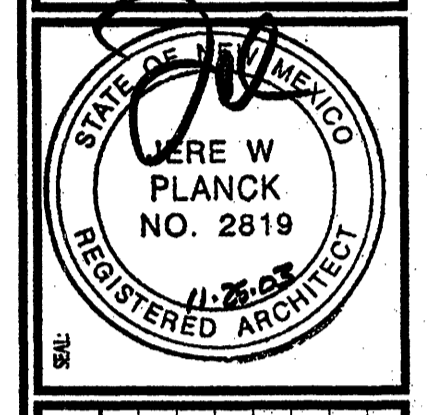
1 EAST ELEVATION  
A32 1/8"=1'-0"



2 SOUTH ELEVATION  
A32 1/8"=1'-0"

R:\1-Eckerd\Tucson\Central & Juan Tabo\CD\Arch\A32.dwg Nov 25, 2003 2:47pm

**ARCHICON, L.C.**  
Architecture & Interiors  
401 N. CENTRAL, SUITE C-100  
PHOENIX, ARIZONA 85012  
(602) 272-4066  
FAX (602) 279-4066  
WWW.ARCHICON.COM



NO.	REVISION	DATE	BY

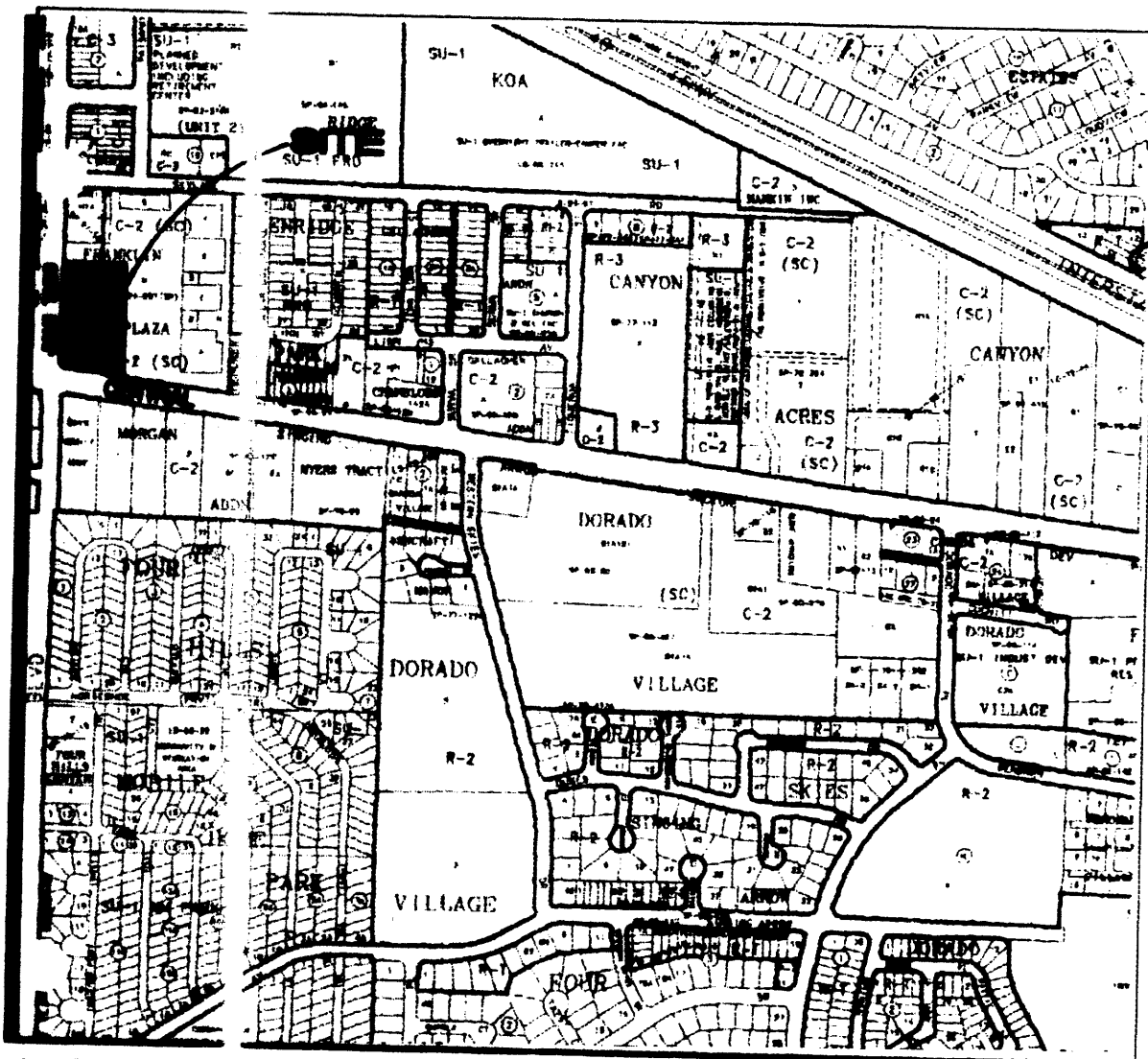
**ECKERD DRUG STORE**  
STORE # 5404  
NEC CENTRAL AVE & JUAN TABO BLVD.  
ALBUQUERQUE, NM.

REVIEW	DATE
PLANNING/CLIP	
CLIENT/GENERAL	
BUDGET/PRICING	
PERMIT/REG. 1	
PERMIT/REG. 2	
GENERAL/ID	
CONSTRUCTION	

Scale: AS SHOWN  
Drawn: JMH  
Checked: MD  
Drawing Date: 11/22/03  
ARCHICON Job No.: 0203024  
Dwg File Name: a32.dwg

Sheet:  
**EXTERIOR ELEVATIONS**

**A3.2**



L-22

VICINITY MAP

1"=750'±

**SUBDIVISION DATA / NOTES**

- Total Number of Existing Lots: 4
- Total Number of Lots created: 4
- Acreage: 8.1083 Ac.
- Bearings are New Mexico State Plane Grid Bearings (Central Zone-NAD 1927)
- Distances are ground distances.
- Bearings and distances in parentheses are record.
- Basis of boundary are the following plats (and documents) of record entitled:
  - PLAT OF "FRANKLIN PLAZA", (08-01-74, C10-21)
  - PLAT OF "FRANKLIN PLAZA, LOTS K, L, AND PART OF LOT M", (07-12-79, B16-155)
  - PLAT OF "GLENRIDGE PARK", (08-28-96, 96C-374)
  - PLAT OF "HENDREN ADDITION", (04-19-48, BK. B- PG. 103)
  - PLAT OF "HENDREN ADDITION, BLOCK 1-A", (03-15-84 C23-108)
 all being records of Bernalillo County, New Mexico.
- Field Survey performed April 2003.
- City Standard Utility Note II: "City of Albuquerque Water and Sanitary Sewer Service to this site must be verified and coordinated with the Public Works Department, City of Albuquerque."
- Unless otherwise noted all corner points are "SET 5/8" RBR with cap "ALS LS 719".

**ALDRICH LAND SURVEYING**  
 P.O. BOX 0701, ALBU., N.M. 87190  
 505-884-990

**PRELIMINARY PLAT**  
**APPROVED BY L**  
**ON 12/10/03**  
**FOR LOTS L-1-A, M-1, M-2 & M-3**  
**FRANKLIN PLAZA**

BEING A REPLAT OF  
 FRANKLIN PLAZA  
 LOTS L-1, M, N, AND P

WITHIN SECTION 27, T. 10 N, R. 4 E, NMPM  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER 2003

**LEGAL DESCRIPTION**

A tract of land situate in Section 27, Township 10 North, Range 4 East, New Mexico Principal Meridian City of Albuquerque, Bernalillo County, New Mexico being all of LOTS L-1, N, AND P, FRANKLIN PLAZA as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 12, 1979, Volume B16, Page 155 together with all of LOT M, FRANKLIN PLAZA as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 1, 1974 in Volume C10, Folio 21 and containing 8.1083 acres more or less.

**DISCLOSURE STATEMENT**

The intent of this plat is to subdivide the subject lots into four lots, to vacate an easement, to grant those easements necessary to serve the development and to dedicate public rights-of-way.

**FREE CONSENT AND DEDICATION**

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the 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 do hereby certify that this subdivision is their free act and deed.

**OWNER**

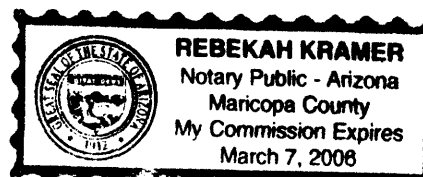
CENTRAL & JUAN TABO SW, LIMITED PARTNERSHIP

*[Signature]* CEO  
 Chad Hagle  
 CEO of Southwest Juan Tabo, Inc.,  
 General Partner of Central & Juan Tabo SW,  
 Limited Partnership

12/6/2003  
 Date

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 ARIZONA  
 COUNTY OF BERNALILLO  
 Maricopa



This instrument was acknowledged before me on December 6, 2003, by Chad Hagle, CEO of Southwest Juan Tabo, Inc., as General Partner of Central & Juan Tabo SW, Limited Partnership, a New Mexico Limited Partnership.

My Commission Expires: 3-7-06

*[Signature]*  
 Notary Public

*[Handwritten signatures and notes]*

**APPROVALS**

DRB PROJECT NO. 1003183  
 APPLICATION NO. 03DRB-02076  
 Utility Approvals

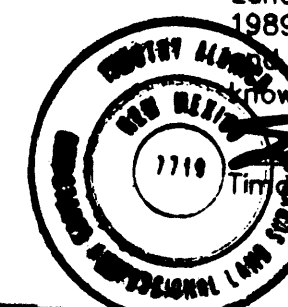
*[Signature]* PNM ELECTRIC SERVICES DIVISION 1-6-04 DATE  
*[Signature]* PNM GAS SERVICES DIVISION 1-6-04 DATE  
*[Signature]* QWEST 12-10-03 DATE  
*[Signature]* COMCAST 1-06-04 DATE

NEW MEXICO UTILITIES  
 City Approvals  
*[Signature]* CITY SURVEYOR 12-8-03 DATE

REAL PROPERTY DIVISION DATE  
 ENVIRONMENTAL HEALTH DEPARTMENT DATE  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE  
 UTILITIES DEVELOPMENT DATE  
 PARKS AND RECREATION DEPARTMENT DATE  
 AMAFCA DATE  
 CITY ENGINEER DATE  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, Chapter 14, Article 14, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994 October 2000), and is true and correct to the best of my knowledge and belief."



Timothy Aldrich, P.S. No. 7719

12-08-03  
 Date

FRANKLIN PLAZA  
(03-28-97, 97C-85)

SKYLINE ROAD N.E.  
(60' R/W)

**PLAT**  
FOR  
**LOTS L-1-A, M-1, M-2 & M-3**  
**FRANKLIN PLAZA**

BEING A REPLAT OF  
FRANKLIN PLAZA  
LOTS L-1, M, N, AND P

WITHIN SECTION 27, T. 10 N, R. 4 E, NMPM  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER 2003



60 40 20 0 60 120 FEET

**PROPERTY CORNERS**

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP.)

**NOTE:**

SEE SHEET 3 OF 3 FOR  
CURVE & LINE TABLES AND  
EASEMENT NOTES.

JUAN TABO BOULEVARD N.E.  
(100' R/W)

7' PUBLIC ROADWAY  
EASEMENT GRANTED  
TO THE CITY OF  
ALBUQUERQUE BY  
THIS PLAT.

ACS MONUMENT  
"1-L21(R)"  
Y=1480854.31  
X=420742.99  
G-G=0.99964255  
Dα=-00'09"08"  
CENTRAL ZONE  
(NAD 1927)  
ELEVATION=5534.627  
(NGVD 1929)

1,806 SF (0.0415 AC)  
PUBLIC RIGHT-OF-WAY  
DEDICATED TO THE CITY  
OF ALBUQUERQUE BY  
THIS PLAT.

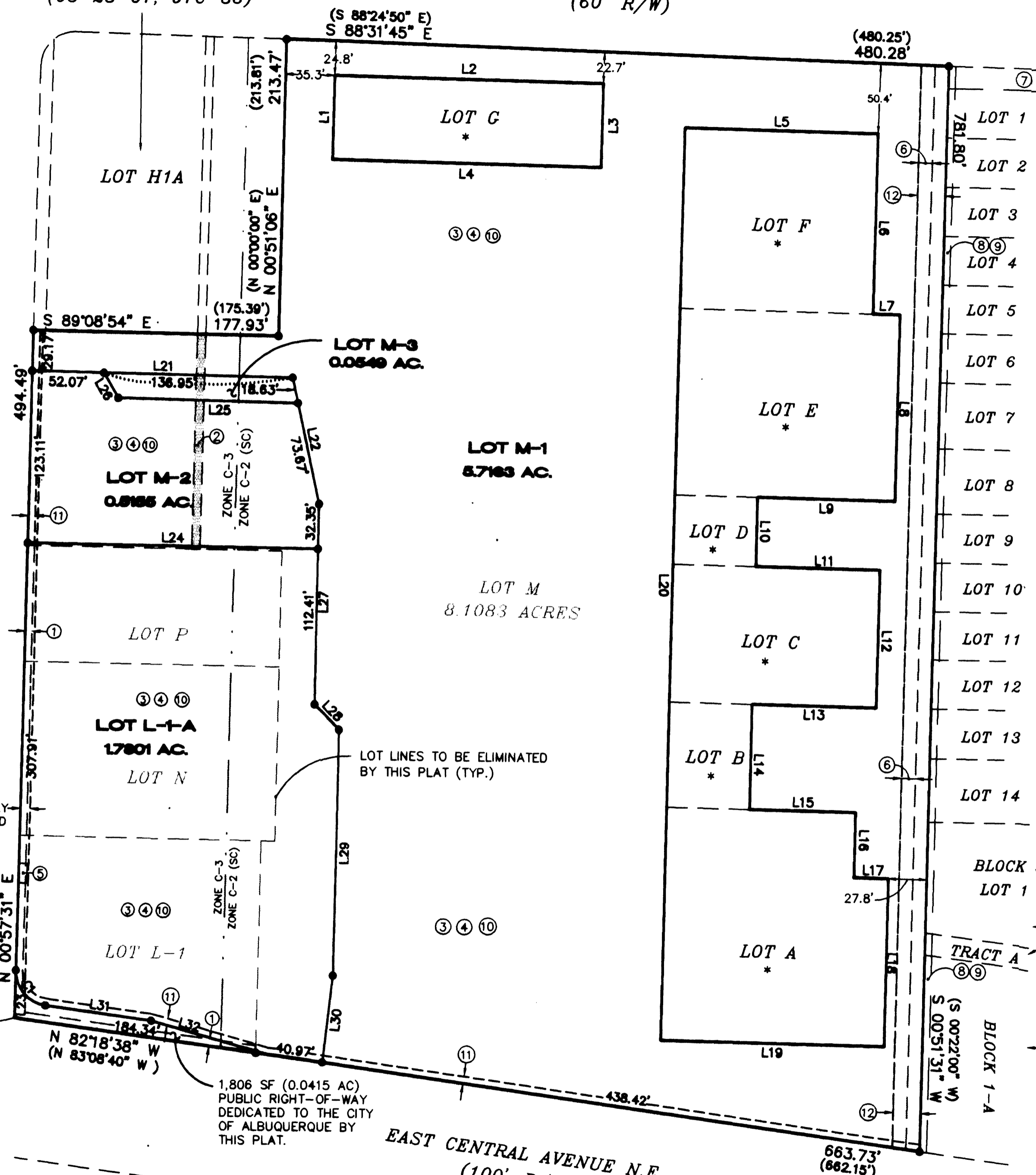
EAST CENTRAL AVENUE N.E.  
(100' R/W)

GLENRIDGE PARK  
(08-28-96, 96C-374)

\* FRANKLIN PLAZA  
(08-01-74, C10-21)

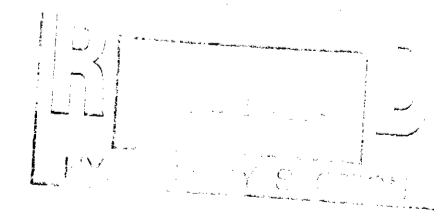
HENDREN ADDITION  
(04-19-48, BK. B- PG. 103)

HENDREN ADDITION  
BLOCK 1-A  
(03-15-84, C23-108)



LOT 1  
LOT 2  
LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7  
LOT 8  
LOT 9  
LOT 10  
LOT 11  
LOT 12  
LOT 13  
LOT 14  
BLOCK 3  
LOT 1

TRACT A  
BLOCK 1-A



**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	25.00	36.33	22.22	33.22	S 40°40'34" E	83°16'08"

**LINE TABLES**

NUMBER	DIRECTION	DISTANCE
L1	N 00°51'31" E (N 00°00'00" E)	60.00'
L2	S 89°08'29" E (S 90°00'00" E)	195.00'
L3	S 00°51'31" W (S 00°00'00" W)	60.00'
L4	N 89°08'29" W (N 90°00'00" W)	195.00'
L5	S 89°08'29" E (S 90°00'00" E)	140.00'
L6	S 00°51'31" W (S 00°00'00" W)	130.00'
L7	S 89°08'29" E (S 90°00'00" E)	19.60'
L8	S 00°51'31" W (S 00°00'00" W)	133.70'
L9	N 89°08'29" W (N 90°00'00" W)	99.60'
L10	S 00°51'31" W (S 00°00'00" W)	50.00'

NUMBER	DIRECTION	DISTANCE
1	S 89°08'29" E (S 90°00'00" E)	90.00'
2	S 00°51'31" W (S 00°00'00" W)	100.00'
13	N 89°08'29" W (N 90°00'00" W)	90.00'
14	S 00°51'31" W (S 00°00'00" W)	75.00'
L15	S 89°08'29" E (S 90°00'00" E)	77.00'
L16	S 00°51'31" W (S 00°00'00" W)	47.00'
L17	S 89°08'29" E (S 90°00'00" E)	25.00'
L18	S 00°51'31" W (S 00°00'00" W)	121.00'
L19	N 89°08'29" W (N 90°00'00" W)	162.00'
L20	N 00°51'31" E (N 00°00'00" E)	656.70'

NUMBER	DIRECTION	DISTANCE
L21	S 89°01'04" E	189.02
L22	S 12°29'45" E	92.30
L23	N 00°57'31" E	34.31
L24	N 89°17'24" W	210.67
L25	S 88°50'17" E	130.49
L26	S 30°23'35" E	20.74
L27	S 00°39'13" W	144.76
L28	S 45°00'00" E	25.10
L29	S 00°48'26" W	176.89
L30	S 06°25'35" W	63.08
L31	S 82°18'38" E	77.52
L32	N 74°22'06" W	86.85

**EASEMENT NOTES:**

- ① EXISTING 5' UTILITY EASEMENT (07-12-79, B16-155)
- ② EXISTING 6' PNM EASEMENT (08-01-74, C10-21) (08-03-79, D99A-745) (07-24-79, MS705-432) SHADED PORTION VACATED BY APPLICATION NO. 03DRB-02077.
- ③ EXISTING RECIPROCAL PARKING EASEMENT (01-21-83, MS986-389)
- ④ EXISTING CROSS VEHICULAR/PEDESTRIAN INGRESS/EGRESS EASEMENT (11-16-81, MS891-528)
- ⑤ EXISTING BUS STOP SHELTER EASEMENT (09-09-02, A41-3541)
- ⑥ EXISTING 10' SOUTHERN UNION GAS CO. EASEMENT (08-01-74, C10-21)
- ⑦ EXISTING PRIVATE ACCESS, UTILITY, PEDESTRIAN AND PUBLIC DRAINAGE EASEMENT (08-28-96, 96C-374)
- ⑧ EXISTING 5' PRIVATE DRAINAGE EASEMENT (08-28-96, 96C-374)
- ⑨ EXISTING 5' UTILITY EASEMENT (04-19-48, B-103)
- ⑩ CROSS-LOT DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- ⑪ 5' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- ⑫ 20' PUBLIC WATERLINE EASEMENT (WESTERLY 10' OF WHICH IS COMMON WITH EASEMENT ⑥ SHOWN HEREON AND IS NON-EXCLUSIVE) GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

**PLAT  
FOR  
LOTS L-1-A, M-1, M-2 & M-3  
FRANKLIN PLAZA**

BEING A REPLAT OF  
FRANKLIN PLAZA,  
LOTS L-1, M, N, AND P

WITHIN SECTION 27, T. 10 N., R. 4 E., NMPM  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER 2003

**PUBLIC UTILITY EASEMENTS**

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

1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS 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 EASEMENT, 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, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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.

PUBLIC SERVICE COMPANY OF NEW MEXICO, FOR ITS ELECTRIC AND GAS SERVICES DIVISIONS, DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS (GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT.

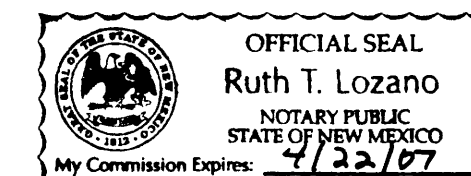
PNM ELECTRIC AND GAS SERVICES

BY: Leonard G. Martinez

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF January, 2004 BY Leonard G. Martinez OF PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

Ruth T. Lozano  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 4/22/07