

LOCATION MAP
 NOT TO SCALE

SUBDIVISION DATA

1. DRB No. _____
2. Zone Atlas Index Number: D-17 & D-18.
3. Zoning: IP
4. Gross Subdivision Acreage: 14.6077 Acres.
5. Total number of Lots/Tracts Created: 3
6. 0 miles public street and private right-of-way created.
7. Date of Survey: May, 2016.
8. Plat is located within the Elena Gallegos Grant, projected Sections 23 & 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, City of Albuquerque, New Mexico.

PURPOSE OF PLAT

The purpose of this Plat is to subdivide Tract A of LEGACY AT JOURNAL CENTER, 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 May 6, 2015 in Book 2015C, Page 45 into three (3) Tracts; to vacate easements and grant new easements.

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 One 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 within the easement, 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), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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 specifically described and shown on this plat.

The City of Albuquerque and its designees and/or contractors may install, maintain and service water and wastewater lines within the 10' PUE.

FREE CONSENT

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat.

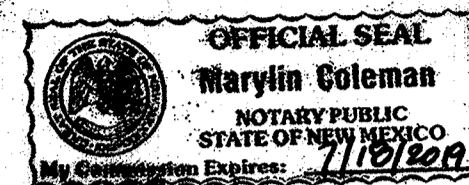
Ben Spencer

Ben Spencer
 Titan Journal Center Land, LLC

State of New Mexico)
) SS
 County of Bernalillo)

This instrument was acknowledged before me on 16 day of August, 2016, by
 Ben Spencer, of Titan Journal Center Land, LLC.

By: *Marilyn Coleman* My Commission Expires: July 10, 2019
 Notary Public



NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
2. Basis of Bearings established from NGS Monument "ZAB_B" to NMSHC Monument "I-25-11" being North 10°36'38" East.
3. Distances are ground distances.
4. Project combined factor = 0.9996693 scaled about X=0, Y=0.
 Record Bearings and distances are shown in parentheses () and are the same as shown on the PLAT OF TRACT A, LEGACY AT JOURNAL CENTER, Bernalillo County, City of Albuquerque, filed for record on May 6, 2015, as Document No. 2015037889, Book 2015C, Page 45.
5. Pursuant to section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at anytime be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirements shall be a condition to approval of this plat."
6. City of Albuquerque zoning and development regulations and procedures shall apply to lands within this plat if the land is sold to any private parties.
7. Easements of record are based on Title Commitment #1601647 issued by Old Republic National Title Insurance Company on March 14, 2016. Plats, and easements from the New Mexico Transportation Department right-of-way maps.
8. As of the filing of this plat, NMDOT R/W Parcels 2-5 and 2-10 have been acquired by Special Warranty Deed from owner. Monumentation maps were not provided and monuments had not been set at the time of fieldwork. Record data from the Special Warranty Deeds was used to develop the tract boundary.
9. A blanket cross lot drainage and access easement across all lots for the benefit of and to be maintained by all lot owners is granted with the filing of this plat as further defined by the Reciprocal Easement and Operating Agreement.
10. A boundary discrepancy occurs between the previous recorded plat of record PLAT OF TRACT A, LEGACY AT JOURNAL CENTER recorded May 6, 2015 Book 2015C, Page 45 and the Right-of-Way map for Paseo Del Norte and I-25 N.M.P.# A301180. The R/W was mapped prior to and concurrent with the platting action, however, monumentation a year after the platting action. The boundary determination and limits differed in the final R/W documents as compared to the recorded and previously monumented plat. Final R/W monuments as shown herein were held in this plat, effectively rejecting previous plat monuments as set along the north line of this parent tract.

DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, in projected Sections 23 & 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, City of Albuquerque, New Mexico, being and comprising Tract A of LEGACY AT JOURNAL CENTER, 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 May 6, 2015 in Book 2015C, Page 45, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1983) and ground distances as follows:

Beginning at the southeast corner of said Tract A, being a point on the westerly right-of-way line of Interstate 25 (I-25), also being a found rebar with plastic cap stamped, "LS 10464", WHENCE City of Albuquerque Control Monument "ZAB_B", being a stainless steel rod set beneath a 5.5' NGS access cover, having New Mexico State Plane Grid Coordinates, (Central Zone NAD 1983), of X=1,540,960.370 and Y=1,519,518.103 bears North 23°38'51" East a distance of 1583.03 feet;
 THENCE leaving said westerly I-25 right-of-way, along the southerly boundary of the tract herein described, North 79°12'55" West a distance of 335.27 feet to a found rebar with plastic cap stamped, "LS 10464";
 THENCE South 54°28'02" West a distance of 277.23 feet to a found rebar with plastic cap stamped, "LS 10464", also being a point on the northerly right-of-way of Lang Avenue;
 THENCE continuing along the northerly right-of-way of Lang Avenue, 271.53 feet along the arc of a curve to the left, having a radius of 2441.93 feet, a central angle of 06°22'16" and a chord bearing North 27°40'34" West a distance of 271.40 feet to a point of compound curvature;
 THENCE 306.39 feet along the arc of a curve to the left, having a radius of 430.00 feet, a central angle of 40°49'31" and a chord bearing North 51°16'28" West for a distance of 299.95 feet to a point of tangency;
 THENCE North 71°41'13" West a distance of 226.26 feet to a point of curvature (non-tangent), said point being the southwest corner of the tract herein described;
 THENCE leaving the northerly right-of-way of Lang Avenue and continuing along the westerly boundary of said tract, 48.76 feet along the arc of a curve to the left, having a radius of 30.00 feet, a central angle of 93°07'41" and a chord bearing North 61°44'56" East for a distance of 43.57 feet to a point of tangency;
 THENCE 290.70 feet along the arc of a curve to the left, having a radius of 1126.05 feet, a central angle of 14°47'30" and a chord bearing North 7°47'21" East for a distance of 289.90 feet to a point of tangency;
 THENCE North 0°23'30" East a distance of 79.74 feet to a point of curvature;
 THENCE 16.56 feet along the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 37°56'57" and a chord bearing North 18°34'59" West for a distance of 16.26 feet to a point on the northerly boundary of said tract, also being a point on the southerly right-of-way of Paseo Del Norte;
 THENCE along the northerly boundary of said tract, also being the southerly right-of-way of Paseo Del Norte, North 89°44'35" East a distance of 231.56 feet to a 2" aluminum cap stamped "NMDOT CNA301180 PT473 PS 14733" and a point of curvature;
 THENCE 129.99 feet along the arc of a curve to the right, having a radius of 1087.20 feet, a central angle of 06°51'02" and a chord bearing South 86°49'54" East for a distance of 129.91 feet to a 2" aluminum cap stamped "NMDOT CNA301180 PT474 PS 14733" and a point of tangency;
 THENCE South 83°12'32" East a distance of 121.94 feet to a 2" aluminum cap stamped "NMDOT CNA301180 PT475 PS 14733";
 THENCE South 75°47'15" East a distance of 116.13 feet to a 2" aluminum cap stamped "NMDOT CNA301180 PT476 PS 14733";
 THENCE South 83°12'32" East a distance of 79.82 feet to a found 2" aluminum cap stamped "NMDOT CNA301180 PT477 PS 14733";
 THENCE along the easterly boundary of said tract, also being the westerly right-of-way of said I-25 South 54°31'51" East a distance of 374.13 feet;
 THENCE South 12°10'16" East a distance of 215.91 feet to a found Rebar with plastic cap stamped "LS 10464";
 THENCE South 9°21'41" East a distance of 264.38 feet to a found NMDOT brass cap stamped, "RW 383+73.2";
 THENCE South 10°43'37" West a distance of 57.17 feet to the POINT OF BEGINNING.

Tract contains 636,310 sq.ft. or 14.6077 acres, more or less.

PLAT OF TRACT A-1, A-2 & A-3 LEGACY AT JOURNAL CENTER

(A REPLAT OF TRACT A LEGACY AT JOURNAL CENTER)
 ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 23 and 24, TOWNSHIP 11 NORTH,
 RANGE 3 EAST, N.M.P.M.

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2016

PROJECT NUMBER 1010228

APPLICATION NUMBER 16-70292

UTILITY APPROVALS:	DATE
<i>Greg A...</i> QWEST CORPORATION d/b/a CENTURYLINK QC	8-18-16
<i>...</i> COMCAST CABLE	8/18/16
<i>...</i> PNM ELECTRIC SERVICES	9-8-16
<i>Off...</i> NEW MEXICO GAS COMPANY	8/16/16

CITY APPROVALS:	DATE
<i>...</i> CITY SURVEYOR	8/16/16
<i>...</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	8/17/16
<i>...</i> ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	08/17/16
<i>...</i> PARKS & RECREATION DEPARTMENT	8-17-16
<i>...</i> CITY ENGINEER	8-17-16
<i>...</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	9-9-16
<i>...</i> REAL PROPERTY DIVISION	9-9-16

TAX CERTIFICATION

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

1-077-063-526491 10703

PROPERTY OWNER OF RECORD: Titan Journal Center

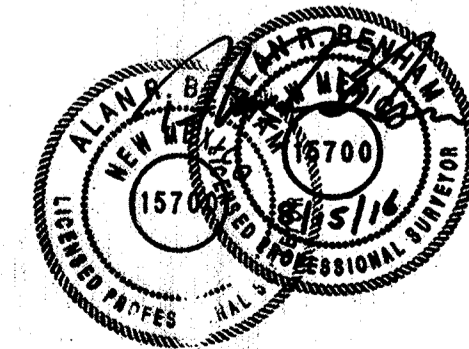
George Stone
 BERNALILLO COUNTY TREASURER'S OFFICE DATE: 9/9/16

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Alan R. Benham
 Alan R. Benham
 New Mexico Professional Surveyor 15700

Date: Aug 15, 2016

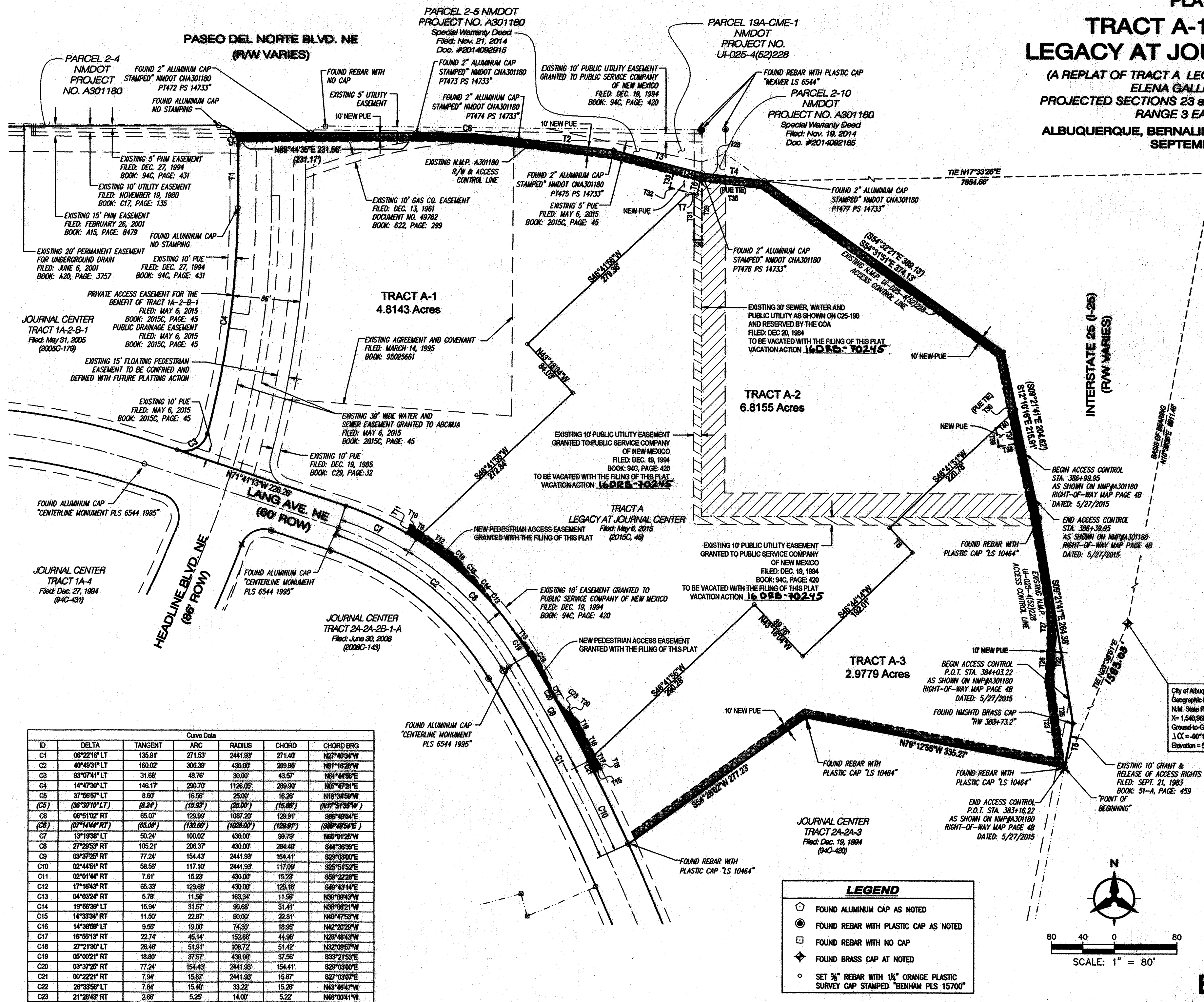


PLAT OF TRACT A-1, A-2 & A-3 LEGACY AT JOURNAL CENTER

(A REPLAT OF TRACT A LEGACY AT JOURNAL CENTER)
 ELENA GALLEGOS GRANT
 PROJECTED SECTIONS 23 and 24, TOWNSHIP 11 NORTH,
 RANGE 3 EAST, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2016

City of Albuquerque Control Monument "NMSHC 1-25-11"
 Geographic Position (NAD 1983)
 N.M. State Plane Coordinates (Central Zone)
 X= 1,542,232.560 Y= 1,526,309.141
 Ground-to-Grid Factor = 0.99996571
 ΔC = -00°11'21.88"
 Elevation = 5289.617 (NAVD 1988)

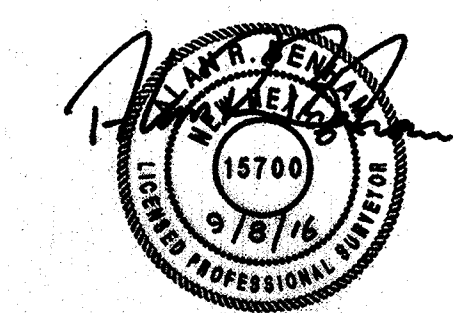
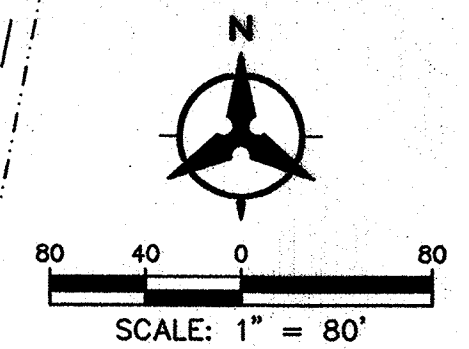
ID	Bearing	Distance
T1	N00°23'30"E	79.74'
T2	S88°12'32"E	121.94'
T3	S75°47'16"E	116.13'
T4	S88°12'32"E	79.82'
T5	S10°43'37"W	57.17'
T6	S12°58'40"W	27.76'
T7	S88°58'17"W	12.27'
T8	N43°18'46"W	42.92'
T9	N56°16'09"W	13.49'
T10	N61°58'47"W	5.02'
T11	S29°36'40"W	11.14'
T12	N58°16'09"W	45.26'
T13	N41°41'58"W	22.95'
T14	OMITTED	
T15	N88°08'03"E	9.97'
T16	N20°49'07"W	5.02'
T17	N28°31'46"W	13.22'
T18	N26°29'27"W	34.89'
T19	N27°48'49"W	12.86'
T20	N58°45'02"W	4.36'
T21	S01°19'06"W	27.75'
T22	S03°08'55"W	55.80'
T23	S07°28'17"E	110.69'
T24	OMITTED	
T25	N07°28'17"W	97.80'
T26	N03°08'56"E	56.34'
T27	N01°19'06"W	26.66'
T28	S83°12'32"E	1.83'
T29	S00°01'07"W	75.00'
T30	N88°58'28"W	9.96'
T31	N00°01'32"E	58.71'
T32	N75°47'15"W	31.91'
T33	N14°12'46"E	18.00'
T34	S75°47'16"E	35.75'
T35	N88°32'39"E	79.27'
T36	S46°41'51"W	11.68'
T37	S12°10'16"E	36.18'
T38	S80°38'19"W	20.91'
T39	N09°21'14"W	23.26'
T40	N46°41'51"E	23.05'



ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	06°22'16" LT	135.91'	271.53'	2441.93'	271.40'	N27°40'34"W
C2	40°49'31" LT	180.02'	306.39'	430.00'	289.95'	N61°16'28"W
C3	93°07'41" LT	31.68'	48.76'	30.00'	43.57'	N61°44'56"E
C4	14°47'30" LT	146.17'	290.70'	1126.05'	289.90'	N07°47'21"E
C5	37°56'57" LT	8.60'	16.56'	25.00'	16.26'	N18°34'59"W
(C5)	(38°30'10" LT)	(8.24')	(15.83')	(25.00')	(15.86')	(N17°51'36"W)
C6	06°51'02" RT	65.07'	129.99'	1087.20'	129.91'	S86°49'54"E
(C6)	(07°14'44" RT)	(65.00')	(130.00')	(1028.00')	(128.81')	(S86°49'54"E)
C7	13°19'38" LT	50.24'	100.02'	430.00'	99.79'	N65°01'25"W
C8	27°28'53" RT	105.21'	206.37'	430.00'	204.46'	S44°36'39"E
C9	03°37'25" RT	77.24'	154.43'	2441.93'	154.41'	S29°03'00"E
C10	02°44'51" RT	58.56'	117.10'	2441.93'	117.09'	S25°51'52"E
C11	02°01'44" RT	7.61'	15.23'	430.00'	15.23'	S69°22'28"E
C12	17°16'43" RT	65.33'	129.68'	430.00'	128.18'	S49°43'14"E
C13	04°03'24" RT	5.78'	11.56'	163.34'	11.56'	N30°09'43"W
C14	19°56'39" LT	15.94'	31.57'	90.68'	31.41'	N38°06'21"W
C15	14°33'34" RT	11.50'	22.87'	90.00'	22.81'	N40°47'53"W
C16	14°38'58" LT	9.55'	19.00'	74.30'	18.95'	N42°20'29"W
C17	16°58'13" RT	22.74'	45.14'	152.86'	44.98'	N26°48'43"W
C18	27°21'30" LT	26.46'	51.91'	108.72'	51.42'	N32°09'57"W
C19	05°00'21" RT	18.80'	37.57'	430.00'	37.56'	S33°21'53"E
C20	03°37'25" RT	77.24'	154.43'	2441.93'	154.41'	S29°03'00"E
C21	00°22'21" RT	7.94'	15.87'	2441.93'	15.87'	S27°03'07"E
C22	26°33'56" RT	7.84'	15.40'	33.22'	15.26'	N43°46'47"W
C23	21°28'43" RT	2.68'	5.25'	14.00'	5.22'	N48°00'41"W

LEGEND

- FOUND ALUMINUM CAP AS NOTED
- FOUND REBAR WITH PLASTIC CAP AS NOTED
- FOUND REBAR WITH NO CAP
- ◆ FOUND BRASS CAP AT NOTED
- SET 3/8" REBAR WITH 1/4" ORANGE PLASTIC SURVEY CAP STAMPED "BENHAM PLS 15700"



Bohannon Huston
 Courtyard I 7500 Jefferson St. NE
 Albuquerque, NM 87109 (505) 823-1000