## MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

**3. Project# 1004272**
15DRB-70142 EXT OF SIA FOR TEMP DEFR SDWK CONST

LGI HOMES NEW MEXICO - LLC request(s) the above action(s) for all or a portion of Lot(s) 15-16, 19-21, 7-19, Block(s) C, E, F, **EL RANCHO GRANDE Unit(s) 17,** zoned R-D, located on GIBSON BLVD SW AND DELGADO SW (N-8)**A TWO YEAR EXTENSION TO THE AGREEMENT FOR THE DEFERRAL OF SIDEWALKS WAS APPROVED.**

**4. Project# 1009206**
15DRB-70151 AMENDMENT TO PRELIMINARY PLAT

TIERRA WEST LLC agent(s) for YES HOUSING, LLC request(s) the above action(s) for all or a portion of Lot(s) 13-17, Block(s) 23 NM TOWN CO **[TBKA TRACT A IMPERIAL BUILDING]** zoned SU-3, located on SILVER BETWEEN 2ND ST AND 3RD ST containing approximately .9776 acre(s). (K-14) **THE AMENDED PRELIMINARY PLAT WAS APPROVED. THIS AMENDMENT DOES NOT EXTEND THE EXPIRATION DATE OF THE ALREADY APPROVED PRELIMINARY PLAT.**

**5. Project# 1009641**
15DRB-70152 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

SBS CONSTRUCTION LLC agent(s) for OLD TOWN PROPERTY, LLC request(s) the above action(s) for all or a portion of Tract(s) 338-B, **MRGCD MAP#35** zoned C-2, located on RIO GRANDE NW BETWEEN ASPEN AVE NW/ I-40 containing approximately 1.31 acre(s). (H-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO WATER AUTHORITY AND TO PLANNING TO ADDRESS COMMENTS.**

**6. Project# 1010228**
15DRB-70143 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNAN HUSTON INC agent(s) for JOURNAL CENTER CORPORATION request(s) the above action(s) for all or a portion of Lot(s) 2A; 2A-1, H, **JOURNAL CENTER** zoned I-P, located on LANG BETWEEN HEADLINE AND PASEO DEL NORTE containing approximately 14.6215 acre(s). (D-17 & 18)**THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO HYDROLOGY FOR VERIFICATION OF DRAINAGE EASEMENTS AND TO PLANNING FOR REMOVAL OF STUB WATERLINE EASEMENTS.**

# DRB CASE ACTION LOG – BLUE SHEET

☑ **Preliminary/Final Plat (P&F)**
☐ **Site Plan for Subdivision (SPS)**
☐ **Site Plan for Building Permit (SBP)**

**This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.**

*Site Plans*: It is the responsibility of the ***applicant/agent/developer/owner*** to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the ***applicant/agent/developer/owner*** to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in *each* copy of the building permit plansets.

**Project# 1010228** -15DRB-70143 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL
**PROJECT NAME:** **JOURNAL CENTER**
**AGENT:** BOHANNAN HUSTON INC
**Your request was approved on 4-15-15 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed as follows:**

☐ **Transportation:**

☐ **ABCWUA:**

☑ **City Engineer:** public drainage easement if needed

☐ **Parks and Recreation :**

☑ **Planning:** remove WUA & SHB easements
AMAFCA, utility & Real Property signatures, .dxf

**PLATS:**

☐ **Planning must record this plat. Please submit the following items:**
-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE**:
-Tax printout from the County Assessor.
-County Treasurer's signature must be obtained prior to the recording of the plat with County Clerk.
☑ Property Management's signature must be obtained prior to Planning Department's signature.
☑ AGIS DXF File approval required.
☐ Copy of recorded plat for Planning.

**ALL SITE PLANS:**

☐ 3 copies of the approved site plan. Include all pages.

**CITY OF ALBUQUERQUE**
**PLANNING DEPARTMENT**
**April 15, 2015**
**DRB Comments**

**ITEM # 6**
**PROJECT # 1010228 APPLICATION # 15-70143**

**RE: Lot 2-A-2-A-1, Journal Center & Tract H, Block 1, Tract A, Unit A, North Albuquerque Acres**

A Site Sketch is required to show existing improvements, particularly public improvements (streets, sidewalks, etc.) in relation to proposed lot lines.
An Access Easement is needed for adjacent Tract 1-A-2-B-1.
Please remove ZONING note from Subdivision data for Final Plat.

---

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

Remove 20' Ad E'ment

# City of Albuquerque

## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

**SUBDIVISION** — **S**
- ___ Major subdivision action
- _X_ Minor subdivision action
- ___ Vacation — **V**
- ___ Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**
- ___ for Subdivision — **P**
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ Administrative Approval (DRT, URT, etc.)
- ___ IP Master Development Plan — **D**
- ___ Cert. of Appropriateness (LUCC) — **L**

**STORM DRAINAGE** (Form D)
- ___ Storm Drainage Cost Allocation Plan

**Z** **ZONING & PLANNING**
- ___ Annexation
- ___ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ___ Adoption of Rank 2 or 3 Plan or similar
- ___ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- ___ Street Name Change (Local & Collector)

**A** **APPEAL / PROTEST of...**
- ___ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

Professional/Agent (if any): Bohannan Huston, Inc. PHONE: 505-823-1000

ADDRESS: 7500 Jefferson St. NE, Courtyard One FAX: 505-798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: pwymer@bhinc.com

APPLICANT: Journal Center Corporation PHONE: 505-823-7000

ADDRESS: 7777 Jefferson St. NE FAX: 505-823-7702

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: LAH7575@aol.com; kbrowning@titan-development.com

Proprietary interest in site: Owner List all owners:

**DESCRIPTION OF REQUEST:** Re-Plat; Combine 2 parcels into one and incorporate vacated Right-of-Way into the new parcel. Acknowledge easement vacations.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. _X_ No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. 2A; 2A-1, H Block: Unit:

Subdiv/Addn/TBKA: Journal Center

Existing Zoning: I-P Proposed zoning: No Change MRGCD Map No

Zone Atlas page(s): D-17-Z, D-18-Z UPC Code: 101706350448510701

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):

14DRB 70314, 14DRB 70315, 1010228

**CASE INFORMATION:**

Within city limits? _X_Yes Within 1000FT of a landfill? No

No. of **existing** lots: 2 No. of **proposed** lots: 1 Total site area (acres): 14.6215

LOCATION OF PROPERTY BY STREETS: On or Near: Lang Avenue

Between: Headline Blvd. and Paseo del Norte

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

SIGNATURE [signature] DATE 3-31-15

(Print Name) Paul Wymer Applicant: ☐ Agent: ■

**FOR OFFICIAL USE ONLY** **Revised: 11/2014**

- ☑ **INTERNAL ROUTING**
- ☑ All checklists are complete
- ☑ All fees have been collected
- ☑ All case #s are assigned
- ☑ AGIS copy has been sent
- ☑ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

| Application case numbers | Action | S.F. | Fees |
|---|---|---|---|
| 15 DRB - 70143 | P&F | ___ | $215.00 |
| ___ - ___ | CMF | ___ | $20.00 |
| ___ - ___ | ___ | ___ | $___ |
| ___ - ___ | ___ | ___ | $___ |
| ___ - ___ | ___ | ___ | $___ |
| | | | Total $235.00 |

**Hearing date** April 15, 2015

[signature] 3-31-15
Staff signature & Date

**Project #** 1010228

**FORM S**(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

❑ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**
- __ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
- __ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ List any original and/or related file numbers on the cover application

❑ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**
- __ Preliminary Plat reduced to 8.5" x 11"
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Copy of DRB approved infrastructure list
- __ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
- __ List any original and/or related file numbers on the cover application

**Extension of preliminary plat approval expires after one year.**

❑ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**
- __ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- __ Design elevations & cross sections of perimeter walls **3 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- __ Copy of recorded SIA
- __ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- __ List any original and/or related file numbers on the cover application
- __ DXF file and hard copy of final plat data for AGIS is required.

☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**
- ✓ 5 Acres or more: Certificate of No Effect or Approval
- ✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- N/A Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ✓ Fee (see schedule)
- ✓ List any original and/or related file numbers on the cover application
- N/A Infrastructure list if required **(verify with DRB Engineer)**
- ✓ DXF file and hard copy of final plat data for AGIS is required.

❑ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- __ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- __ Zone Atlas map with the entire property(ies) clearly outlined
- __ Letter briefly describing, explaining, and justifying the request
- __ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- __ List any original and/or related file numbers on the cover application

**Amended preliminary plat approval expires after one year**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

PAUL M. WYMER
Applicant name (print)

Applicant signature / date 3/31/15

ALBUQUERQUE NEW MEXICO

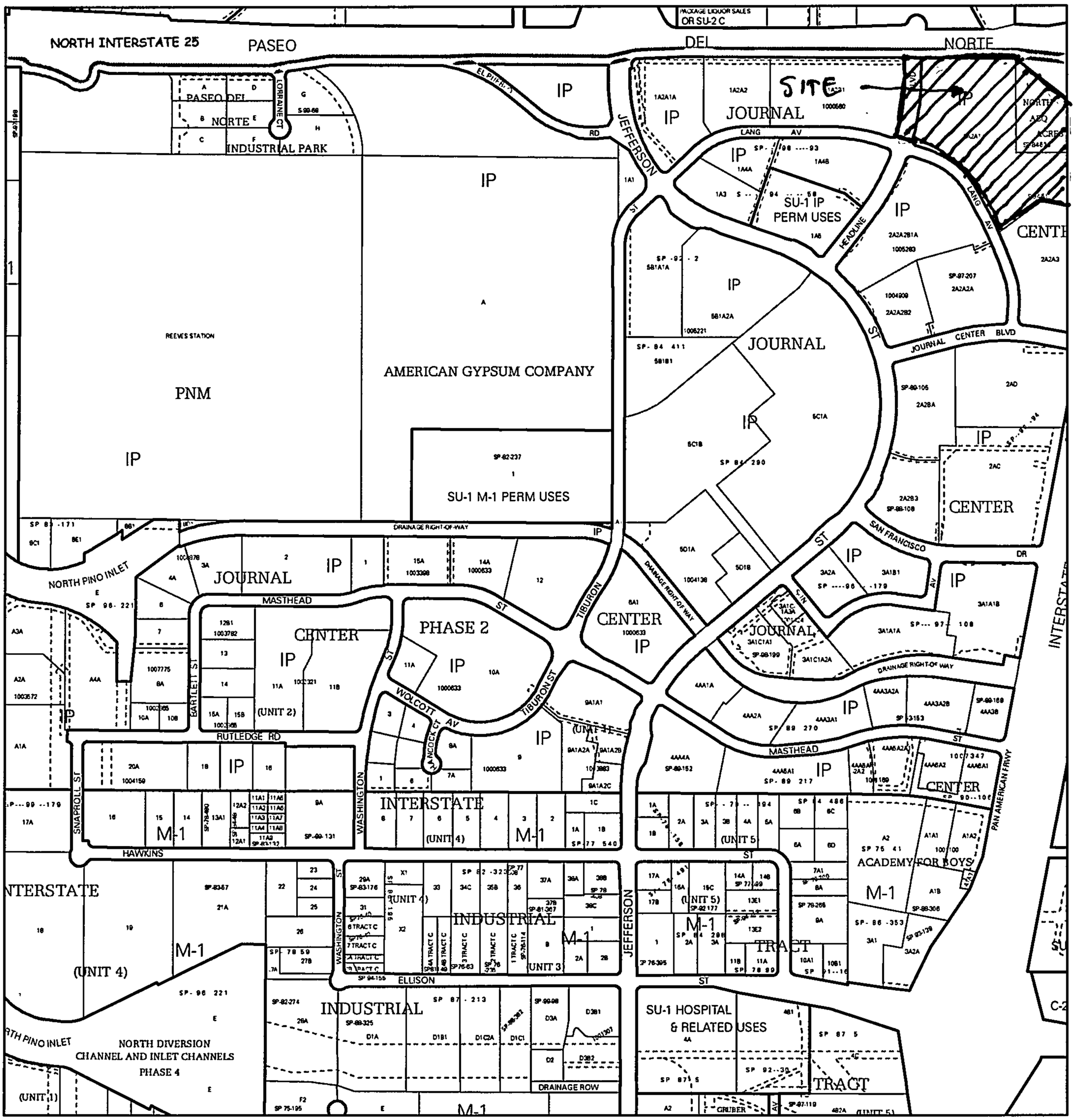
Form revised **October 2007**

☑ Checklists complete
☑ Fees collected
☑ Case #s assigned
☑ Related #s listed

Application case numbers
15 - DRB - 70143
____ - ____ - ____
____ - ____ - ____

3-31-15
Planner signature / date

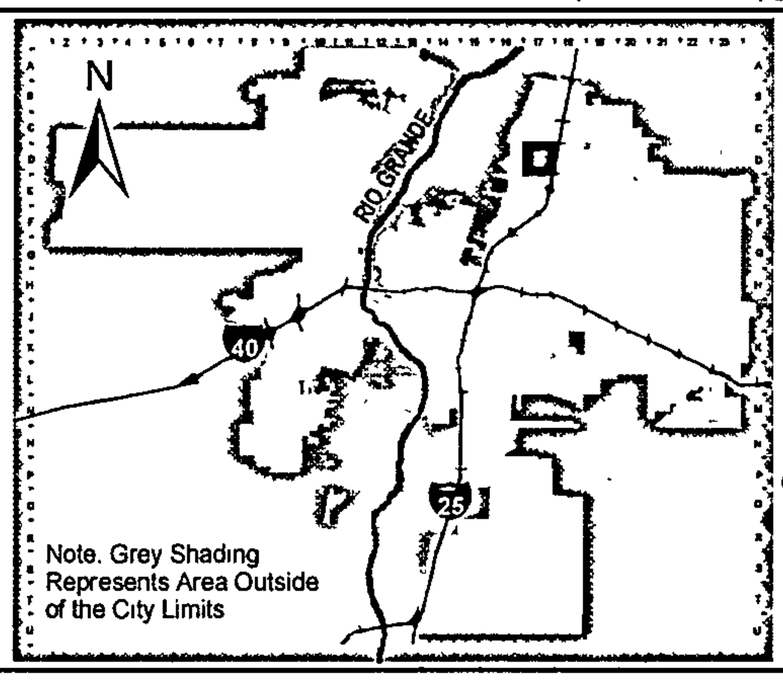
Project # 1010228




For more current information and details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 4/2/2012



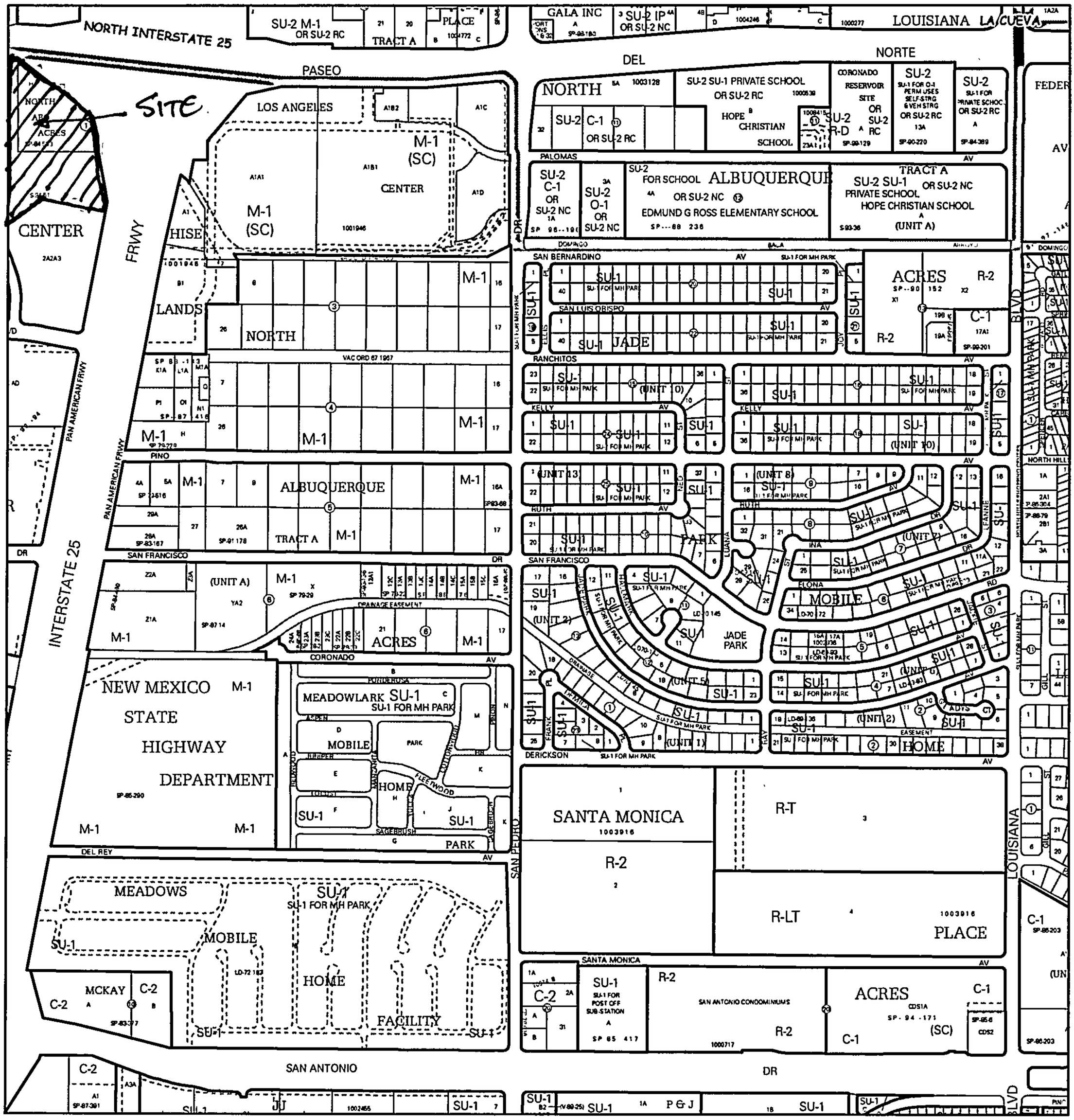

Zone Atlas Page:

**D-17-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

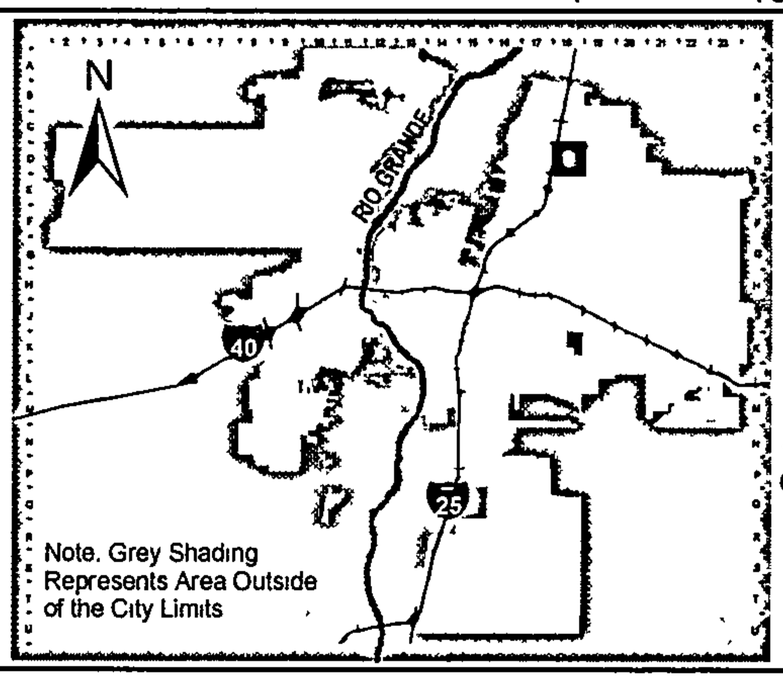
0 750 1,500 Feet




For more current information and details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 4/2/2012




Zone Atlas Page:

**D-18-Z**

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 — 750 — 1,500 Feet

City of Albuquerque
P.O. Box 1293 Albuquerque, New Mexico 87103
**Planning Department**
Suzanne Lubar, Director

**Richard J. Berry, Mayor**
**Administrative Officer**

**Robert J. Perry, Chief**

**March 31, 2015**

---

**SUBJECT: ALBUQUERQUE ARCHAEOLOGICAL ORDINANCE—Compliance Documentation**

**Project Number(s):**
**Case Number(s):**
**Agent:** **Bohannan-Huston Inc**
**Applicant:** **Journal Center Corp.**
**Legal Description:** **Tract 2A-2A-1 and Tract H, Journal Center**
**Zoning:** **I-P**
**Acreage:** **14.6215 +/- acres**
**Zone Atlas Page:** **D-17-Z, D-18-Z**

**PROVISIONAL CERTIFICATE OF NO EFFECT: Yes __X__ No _____**

**CERTIFICATE OF APPROVAL: Yes _____ No _____**

**TREATMENT PLAN REVIEW:**
**DISCOVERY:**

**SUPPORTING DOCUMENTATION: Zone Atlas Pages and Aerial image**

**SITE VISIT: n/a**

**RECOMMENDATION(S):**

- ***PROVISIONAL CERTIFICATE OF NO EFFECT IS ISSUED to allow platting process to continue.***
- ***Archaeological survey evaluation by Matt Schmader pending and required prior to issuance of building permit.***

Mark S. Chavez
Assistant Superintendent, Open Space Division
City of Albuquerque

Bohannan ▲ Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

**www.bhinc.com**

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

March 31, 2015

Jack Cloud
Development Review Board Chairman
City of Albuquerque
600 2nd Street NW - 1st Floor
Albuquerque, NM 87102

Re: **Request for Replat: Legacy at Journal Center.**

Dear Mr. Cloud:

This letter and its attachments request Development Review Board (DRB) approval for the replat of the Legacy at Journal Center, currently known as Tracts 2A-2A-1 and Tract H, Journal Center. This replat proposes to combine two parcels into one, incorporate vacated public right-of-way (Headline Blvd.) into the newly created parcel, acknowledge recent easement vacation actions, and grant new easements. The vacation actions were reviewed and approved by the DRB and City Council as actions 14DRB 70314 and 14DRB 70315.

Please review the information included with this submittal and schedule for DRB review at the nearest opportunity. Let me know if you have questions or need additional information.

Sincerely,

Paul M. Wymer, AIA, AICP
Senior Project Manager
Community Development & Planning

PMW/jcm
Enclosures

cc: Lowell Hare, Journal Center (w/encls.)
Kurt Browning, Titan Development (w/encls.)
James Topmiller, BHI

**Engineering ▲**

**Spatial Data ▲**

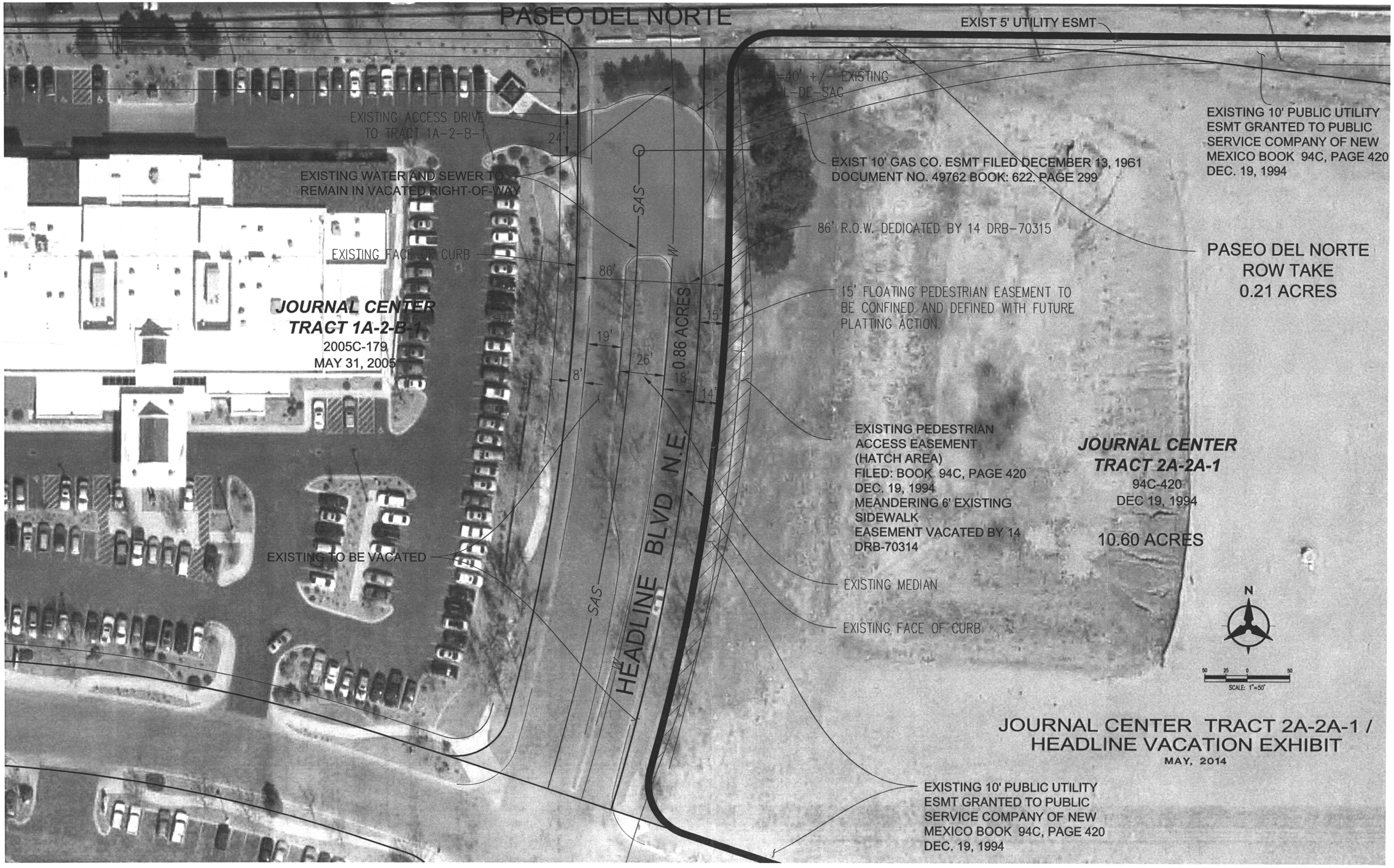
**Advanced Technologies ▲**

# JOURNAL CENTER TRACT 2A-2A-1 / HEADLINE VACATION EXHIBIT

MAY, 2014

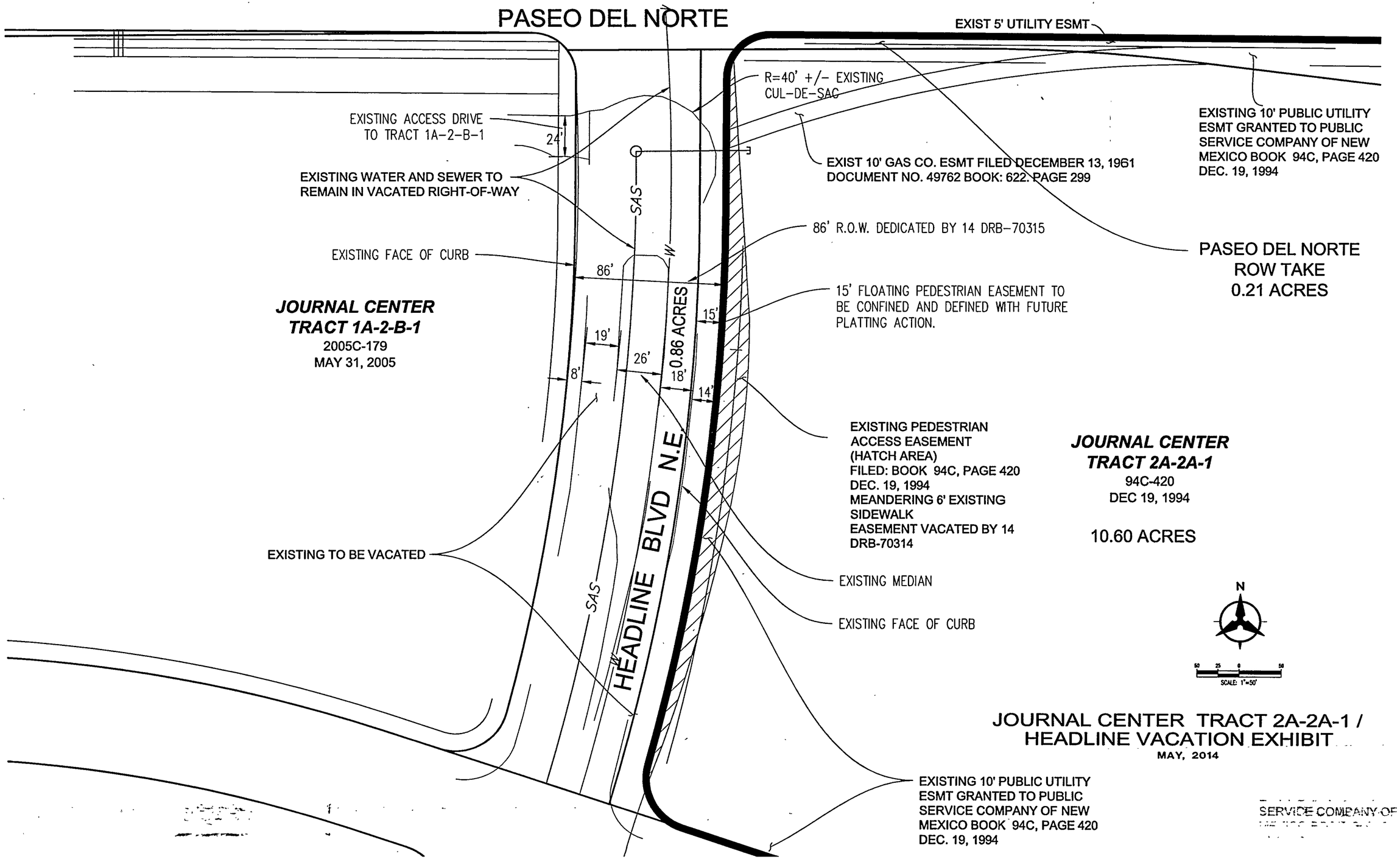
Bohannan Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

P:\20150051\CDP\Plans\General\20150051_HEADLINE_VACATION_EXHIBIT_05292014 - Copy.dwg
Wed, 15-Apr-2015 - 8:32:am, Plotted by: AROMERO




Bohannan Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

P:\20150051\CDP\Plans\General\20150051_HEADLINE_VACATION_EXHIBIT_05292014 - Copy.dwg
Wed, 15-Apr-2015 - 8:40:am, Plotted by: AROMERO




# JOURNAL CENTER TRACT 2A-2A-1 / HEADLINE VACATION EXHIBIT

MAY, 2014

SERVICE COMPANY OF NE

Bohannan Huston

7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

P:\20150051\CDP\Plans\General\20150051_HEADLINE_VACATION_EXHIBIT_05292014 - Copy.dwg
Wed, 15-Apr-2015 - 8:42:am, Plotted by: AROMERO

PROJECT #

1010228

APRIL 15. 2015

P!F

# INTER-OFFICE MEMORANDUM

***COMMENTING AGENCIES***

**TRANSPORTATION DEVELOPMENT** .....*John MacKenzie*
**TRANSIT & PARKING DEPARTMENT** .....*Shabih Rizvi*
**COUNCIL OF GOVERNMENTS**.....*Kendra Watkins/Andrew Gingerich*
**AMAFCA**.....*Lynn Mazur*
**APD CRIME PREVENTION**.....*Steve Sink*
**OPEN SPACE DIVISION**.....*Kent Reed Swanson*
**FIRE DEPARTMENT**.....*Antonio Chinchilla*
**ZONING ENFORCEMENT INSPECTOR**.....*David Kilpatrick*
**NEIGHBORHOOD COORDINATION**.....*Stephani Winklepleck*
**PNM**.....*Daniel Aragon*
**NEW MEXICO GAS COMPANY**.....*Patrick Sanchez*
**ALBUQUERQUE PUBLIC SCHOOLS**.....*April Winters*
**COMCAST CABLE**..... *Mike Mortus*
**Mid.Rio Grande Conserv. Dist. (MRGCD)**..... *Ray Gomez*
**ENVIRONMENTAL HEALTH**.....*Paul Olson*

***Your comments on the following case(s) are requested.***

PROJECT # 1010228

**Board hearing date:**

**WEDNESDAY, October 8, 2014**

Comments must be received by:

**October 3, 2014**

# City of Albuquerque

## DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

| S | Z | | |
|---|---|---|---|
| | | **SUBDIVISION** | |
| | | ___ | Major subdivision action |
| | | ___ | Minor subdivision action |
| | | X | Vacation |
| | V | ___ | Variance (Non-Zoning) |
| | | **SITE DEVELOPMENT PLAN** | |
| | | ___ | for Subdivision |
| | | ___ | for Building Permit |
| | | ___ | Administrative Amendment/Approval (AA) |
| | | ___ | IP Master Development Plan |
| | P | ___ | Cert. of Appropriateness (LUCC) |
| | | **STORM DRAINAGE** (Form D) | |
| | | ___ | Storm Drainage Cost Allocation Plan |
| | | **ZONING & PLANNING** | |
| | | ___ | Annexation |
| | | ___ | Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans) |
| | | ___ | Adoption of Rank 2 or 3 Plan or similar |
| | | ___ | Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations |
| | D | ___ | Street Name Change (Local & Collector) |
| L | A | **APPEAL / PROTEST of...** | |
| | | ___ | Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other |

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

**APPLICATION INFORMATION:**

**Professional/Agent** (if any): Bohannan Huston, Inc. PHONE: 505-823-1000

ADDRESS: 7500 Jefferson St. NE, Courtyard One FAX: 505-798-7988

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: pwymer@bhinc.com

**APPLICANT**: Journal Center Corporation PHONE: 505-823-7000

ADDRESS: 777 Jefferson St. NE FAX: 505-823-7702

CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: LAH7575@aol.com kbrowning@titan-development.com

Proprietary interest in site: Owner **List all owners**: -

**DESCRIPTION OF REQUEST**: Vacation of Public Right-of-Way (Portion of Headline Blvd.) and Public Right-of-way

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

**SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.**

Lot or Tract No. Headline Blvd. Right-of-Way Block: Unit:

Subdiv/Addn/TBKA: Journal Center, Tract 2A-2A-1

Existing Zoning: I-P Proposed zoning: No Change MRGCD Map No

Zone Atlas page(s): D-17-Z UPC Code: 101706350448510701

**CASE HISTORY:**

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.):

**CASE INFORMATION:**

Within city limits? X Yes Within 1000FT of a landfill? No

No. of **existing** lots: N/A No. of **proposed** lots: N/A Total site area (acres):

LOCATION OF PROPERTY BY STREETS: On or Near: Headline Blvd.

Between: Lang Avenue and Paseo del Norte

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐. Review Date:

**SIGNATURE** DATE

(Print Name) ~~Paul Wymer~~ James Topmiller Applicant: ☐ Agent: ☒

**FOR OFFICIAL USE ONLY** **Revised: 4/2012**

**INTERNAL ROUTING**

- [x] All checklists are complete
- [x] All fees have been collected
- [x] All case #s are assigned
- [x] AGIS copy has been sent
- [x] Case history #s are listed
- [ ] Site is within 1000ft of a landfill
- [ ] F.H.D.P. density bonus
- [ ] F.H.D.P. fee rebate

| Application case numbers | Action | S.F. | Fees |
|---|---|---|---|
| 14DRB - 70314 | VPE | ___ | $ 186.00 |
| - | CMF | ___ | $ 20.00 |
| - | ADV | ___ | $ 75.00 |
| - 70315 | VPR | ___ | $ 300.00 |
| - | | ___ | $ |
| | | | Total $ 575.00 |

**Hearing date** October 8, 2014

9-12-14
Staff signature & Date

**Project #** 1010228

**FORM V:** SUBDIVISION VARIANCES & VACATIONS

☐ **BULK LAND VARIANCE (DRB04)** **(PUBLIC HEARING CASE)**
- ___ Application for Minor Plat on FORM S-3, including those submittal requirements. **24 copies**
- ___ Letter briefly describing and explaining: the request, compliance with the Development Process Manual, and all improvements to be waived.
- ___ Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

☒ **VACATION OF PUBLIC EASEMENT (DRB27)** 4
☒ **VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)** /
- n/a The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.** (Not required for City owned public right-of-way.)
- ✓ Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
- ✓ Zone Atlas map with the entire property(ies) clearly outlined
- ✓ Letter briefly describing, explaining, and justifying the request
- ✓ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- n/a List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
**DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

☐ **SIDEWALK VARIANCE (DRB20)**
☐ **SIDEWALK WAIVER (DRB21)**
- ___ Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the variance or waiver
- ___ List any original and/or related file numbers on the cover application

**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

☐ **SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
- ___ Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") **24 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the variance
- ___ Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- ___ Sign Posting Agreement
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

**DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.**

☐ **TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
☐ **EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
- ___ Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the deferral or extension
- ___ List any original and/or related file numbers on the cover application

**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

☐ **VACATION OF PRIVATE EASEMENT (DRB26)**
☐ **VACATION OF RECORDED PLAT (DRB29)**
- ___ The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
- ___ Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
- ___ Letter of authorization from the grantors and the beneficiaries (private easement only)
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
**DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

James Topmiller
Applicant name (print)

Applicant signature / date

Form revised 4/07

Checklists complete
Fees collected
Case #s assigned
Related #s listed

Application case numbers
14 - DRB - 70314
- - 70315
- -

9-12-14
Planner signature / date

Project # 1010228

# SIGN POSTING AGREEMENT

## REQUIREMENTS

## POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from 9-23-14 To 10-8-14

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

P—1— 9/12/14
(Applicant or Agent) (Date)

I issued 1 signs for this application, 9-12-14 (Date) (Staff Member)

**DRB PROJECT NUMBER:** 1010228

Rev. 1/11/05

# City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

**PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.**

July 2, 2014

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **July 2, 2014:**

Contact Name: PAUL WYMER

Company or Agency: BOHANNAN HUSTON, INC.
7500 JEFFERSON ST. NE, COURTYARD I/87109-4335
PHONE: 505-823-1000/FAX: 505-798-7988
E-mail: Pwymer@bhinc.com

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of *§14-8-2-7 of the Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – HEADLINE BOULEVARD NE RIGHT-OF-WAY ADJACENT TO TRACT ZAZA-1, JOURNAL CENTER AND 1AZB1, JOURNAL CENTER, LOCATED ON HEADLINE BOULEVARD NE BETWEEN LANG AVENUE NE AND PASEO DEL NORTE NE** zone map **D-17.**

***Our records indicate that as of July 2, 2014, there were no Neighborhood and/or Homeowner Associations in this area.***

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

*Stephani Winklepleck*

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(02/20/14)

# !!!Notice to Applicants!!!

## SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

**WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:**

1. The street address of the subject property.

2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.

3. A physical description of the location, referenced to streets and existing land uses.

4. A complete description of the actions requested of the EPC:

   a) If a **ZONE CHANGE OR ANNEXATION,** the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
   d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

# Information from the Office of Neighborhood Coordination

The following information should always be in **each** application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[ ] ONC's "Official" Letter to the applicant *(if there are associations).* A copy must be submitted with application packet -OR-

**[X] The ONC "Official" Letter *(if there are no associations).* A copy must be submitted with application packet.**

[ ] Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.

[ ] Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations).* A copy must be submitted with application packet.

***Just a reminder*** **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

**********

*(below this line for ONC use only)*

Date of Inquiry: **07/02/14** Time Entered: **10:55 a.m.** ONC Rep. Initials: **siw**

# DEVELOPER INQUIRY SHEET

**To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.**

The Office of Neighborhood Coordination (ONC) located in Room 120 (basement) of the Plaza Del Sol Building, 600 Second Street NW, Fax: **(505) 924-3913 –OR–** you can e-mail the Zone Map and Developer Inquiry Sheet to: Stephani Winklepleck, e-mail: swinklepleck@cabq.gov. ONC will need the following information **BEFORE** NA/HOA Contact Information will be released to the Applicant/Agent on any Project being presented to the Planning Department. If you have any questions, please feel free to contact our office at **(505) 924-3914.**

**Zone Map and this Developer Inquiry Sheet MUST be provided with request.**
Please mark/hatch Zone Map where Property is located.

Your Developer Inquiry is for the following:

**Cell Tower Submittal: [ ] Free-Standing Tower -OR- [ ] Concealed Tower**
**[ ] EPC Submittal [X] DRB Submittal [ ] LUCC Submittal [ ] Liquor Submittal**
**[ ] Administrative Amendments (AA's) Submittal [ ] City Project Submittal**

CONTACT NAME: PAUL WYMER

COMPANY NAME: BOHANNAN HUSTON, INC.

ADDRESS/ZIP: 7500 JEFFERSON ST., ALBUQUERQUE, NM, 87109

PHONE: 505-823-1000 FAX: 505-798-7988

## LEGAL DESCRIPTION INFORMATION

LEGAL DESCRIPTION OF THE SUBJECT SITE FOR THIS PROJECT SUBMITTAL IS DESCRIBED BELOW (i.e., Lot A, Block A, of the For Your Information Subdivision):

HEADLINE BLVD. RIGHT-OF-WAY ADJACENT TO TRACT ZAZA-1, JOURNAL CENTER AND TRACT A2B1, JOURNAL CENTER

LEGAL DESCRIPTION

LOCATED ON HEADLINE BLVD.

STREET NAME OR OTHER IDENTIFYING LANDMARK

BETWEEN LANG AVE. AND

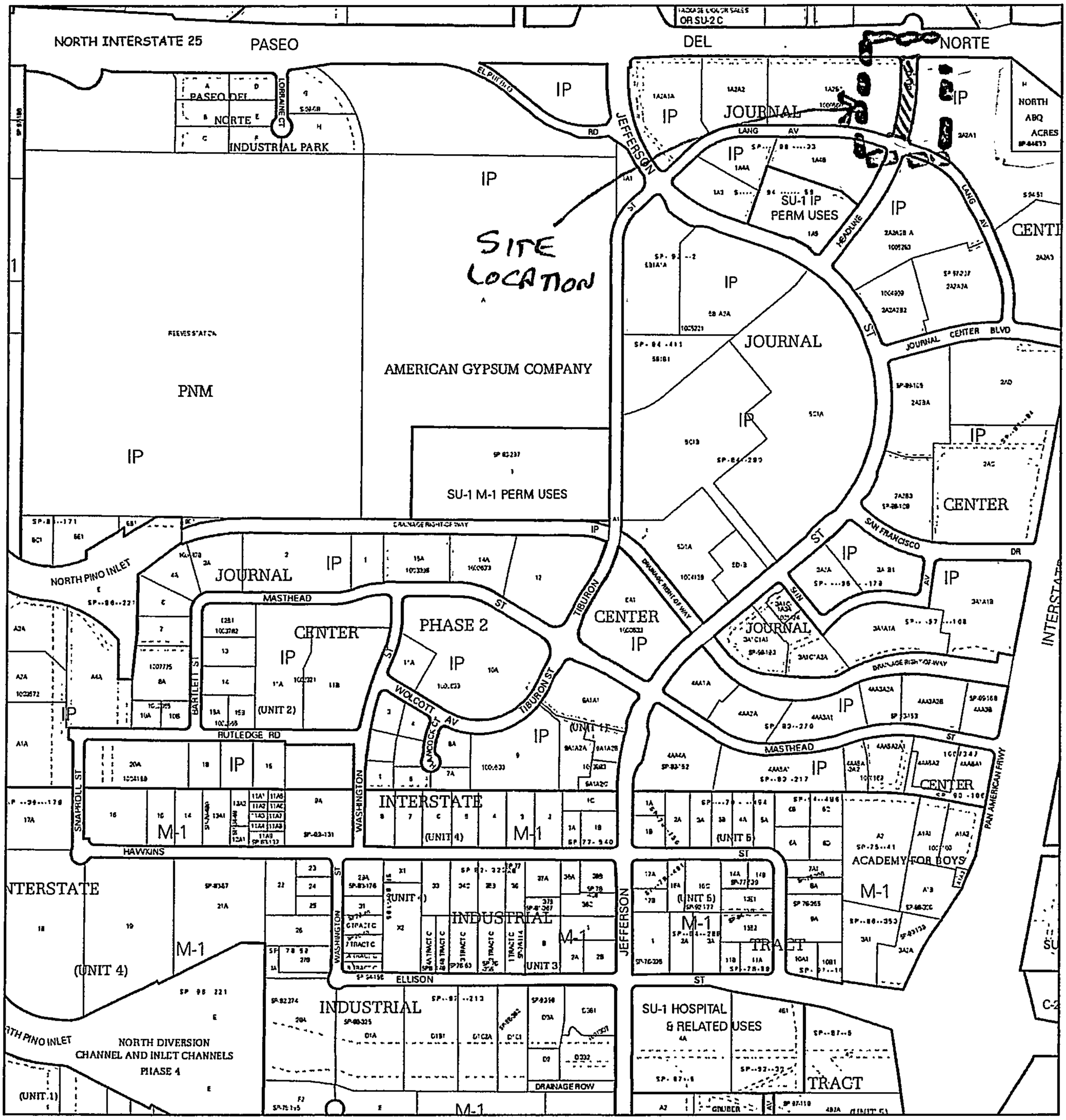
STREET NAME OR OTHER IDENTIFYING LANDMARK

PASEO DEL NORTE

STREET NAME OR OTHER IDENTIFYING LANDMARK

**THE SITE IS LOCATED ON THE FOLLOWING ZONE ATLAS PAGE (D-17-Z).**

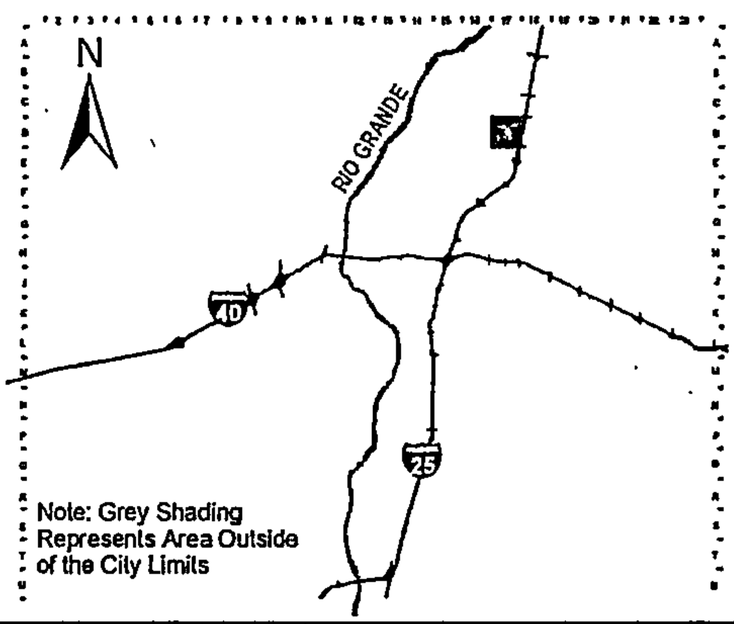
ONC/DevelopInquirySheet/siw (01/26/12)




For more current information and details visit: http://www.cabq.gov/gis

Albuquerque Geographic Information System

Map amended through: 4/2/2012




Zone Atlas Page:

**D-17-Z**

Selected Symbols

SECTOR PLANS
Design Overlay Zones
City Historic Zones
H-1 Buffer Zone
Petroglyph Mon.
Escarpment
2 Mile Airport Zone
Airport Noise Contours
Wall Overlay Zone

0 750 1,500 Feet

Bohannan Huston

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

**www.bhinc.com**

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

September 12, 2014

Jack Cloud
Development Review Board Chairman
City of Albuquerque
600 2nd Street NW - 1st Floor
Albuquerque, NM 87102

Re: **Request for Vacation of Public Right-of-Way and Public Utility/Pedestrian Easements**, relating to the reach of Headline Blvd, located Between Lang Ave and Paseo del Norte, and adjacent public easements.

Dear Mr. Cloud:

This letter and its attachments request Development Review Board (DRB) and City Council, as necessary, approvals for the vacation of the following existing public right-of-way and easements, as further portrayed on the attached exhibit labeled **"Vacation Request":**

**Vacation Request** to vacate:

- **Existing Headline Blvd (public ROW),** between Lang Ave and Paseo Del Norte in the Journal Center Business Park
- **Existing 10 ft Wide Gas Co Easement,** between Headline and Paseo del Norte
- **Existing Pedestrian Access Easement,** adjacent to the Headline Blvd ROW
- **Existing 10 ft Wide Public Utility Easement,** adjacent to the Headline Blvd ROW
- **Existing 10 ft Wide Public Utility Easement,** adjacent to the common 2A-2A-1/Tract H tract line

**Reason for Request**

This request proposes the above Headline Blvd ROW vacation in accordance with the "Headline Boulevard Agreement," dated January 2014 between the COA Municipal Development Department, Journal Center and other parties. The relevant section of this agreement seeks to exchange the proposed vacated ROW of Headline Blvd (Lang to Paseo del Norte) for new dedication of Headline Blvd ROW further south (the subject of a future platting action). Accordingly, City Real Property Division has been involved in the mentioned Agreement and will sign the proposed vacation plat as evidence of their concurrence.

Headline Blvd in this reach is a four lane with median facility, which terminates at Paseo del Norte in a reach that is only approximately 400' in length. As such, the roadway serves no significant public or private purpose and can be vacated. The exception to this statement is that Tract 1A-2-B-1 (Cancer Center) takes a parking lot access of the ROW and this access must be accommodated (see further discussion below).

**Proposed Vacation Plat**

The vacated Headline Blvd right-of-way, as approved, will be combined into the adjacent Tract 2A-2A-1, requiring the preparation of a 'vacation plat'. The plat is also required to affect the vacation and will be required by the DRB. At the same time, this plat will also incorporate Tract H into Tract 2A-2A-1, plus modify the north boundary of Tract 2A-2A-1 to incorporate NMDOT 'ROW takes' that have occurred as part of the PdN Interchange project. In the end, only a single tract will then encompass the two previous two tracts, plus vacated Headline ROW. Please refer to the exhibit entitled **Proposed "Vacation Plat",** as this is the current draft plat document to be submitted for DRB review following/coincident with approval of the Vacation Request.

This reach of 4-lane Headline Blvd. in its existing condition terminates in a cul-de-sac that abuts Paseo Del Norte. An existing service/driveway access to the adjacent Cancer Center on Tract 1A-2-B-1 is provided through this cul-de-sac. Accordingly, a new access easement for the benefit of Tract 1A-2-B-1, from the Headline/Lang intersection to the existing driveway, will be granted as a part of the proposed "vacation plat", and fixed further with future subsequent site plan and platting actions that occur with the future development of this tract. Similarly, new utility and pedestrian access easements will also be incorporated into the plat.

The owners of Tracts 2A-2A-1 and 1A-2-B-1 have agreed to the vacation, per the Agreement with the City referenced above. The public will retain access to both parcels via existing Lang Ave, which fronts both on the south. As such, the public good will not be harmed if the vacation is approved. A letter from Tract 1A-2-B-1 owner that concurs with the allocation of the west half of the ROW to Tract 2A-2A-1 (or its succeeding tract) is also amended with this submittal. It is signed by Barbara L. McAneny MD, CEO of New Mexico Oncology Hematology Consultants, Ltd.

Please review the information included with this submittal and schedule for DRB review at the nearest opportunity. Let me know if you have questions or need additional information.

Sincerely,

Paul M. Wymer, AIA, AICP
Senior Project Manager
Community Development & Planning

PMW/jcm
Enclosures

cc: Mike Riordan, COA DMD (w/encls.)
Lowell Hare, Journal Center (w/encls.)
Kurt Browning, Titan Development (w/encls.)
James Topmiller

# JOURNAL CENTER CORPORATION

July 16, 2014

Jack Cloud, Chair
Development Review Board
PO Box 1293
Albuquerque, NM 87103

Re: Vacation of Headline Blvd., Lang Ave to Paseo del Norte- Authorization Letter

Dear Mr. Cloud:

I am the legal representative of Tract 2A-2A-1, Journal Center, the tract abutting the east right-of-way (ROW) line of Headline Blvd., between Lang Avenue and Paseo del Norte ROW. We and other parties seek to vacate Headline Blvd. ROW, adjacent to Tract 1A-2-B-1/2A-2A-1.

We hereby authorize Bohannan Huston to serve as our agent in this specific matter of Headline vacation and related platting efforts.

We urge your approval of the vacation request.

Thank you for your time.

Sincerely,

Lowell A. Hare
President & CEO
Journal Center Corporation
Legal Owner of Tract 2A-2A-1, Journal Center

P.O. Drawer J 7777 Jefferson Street, N.E. Albuquerque, NM 87103
(505) 823-7000 FAX (505) 3413

*Jack Cloud, Chair*
*City of Albuquerque*
*Development Review Board*
*PO Box 1293*
*Albuquerque NM 87103*

*Re: Vacation of Headline Blvd, Lang Ave to Paseo del Norte- Authorization Letter and Waiver of ROW Claim*

*Dear Mr Cloud,*

*I am the legal representative of Tract 1A-2-B-1, the tract abutting the west right-of-way (ROW) line of Headline Blvd, between Lang Avenue and Paseo del Norte ROW. It is understood that other parties seek to vacate Headline Blvd ROW, adjacent to Tract 1A-2-B-1. It is also understood that in such vacation actions, adjacent properties are afforded the opportunity to acquire the half of ROW being vacated adjacent to their property. They may also formally waive this opportunity.*

*Please be informed that, via this correspondence, Tract 1A-2-B-1 waives and relinquishes all rights and opportunity to acquire the westerly half of proposed Headline Blvd ROW vacation as outlined in our agreement between the NM Cancer Center, City of Albuquerque, Journal Center and Titan Journal Center dated January 14, 2014. I understand, the Center will be allowed access to our Northeast corner via an access easement with final easement alignment to be determined upon final development and to be coordinated with the property owners.*

*It is our understanding that the property on the east side of Headline may now assume the property via appropriate City protocols, and is acceptable. This decision is also in accordance with the above referenced agreement on this matter with the City, Tract A1-2-B-1 and other parties.*

*Finally, we hereby authorize Bohannan Huston to serve as our agent for submittal of the plat to the Development Review Board in this specific matter of Headline vacation and related platting efforts.*

*Thank you for your time, and we urge your approval of this plat and vacation request.*

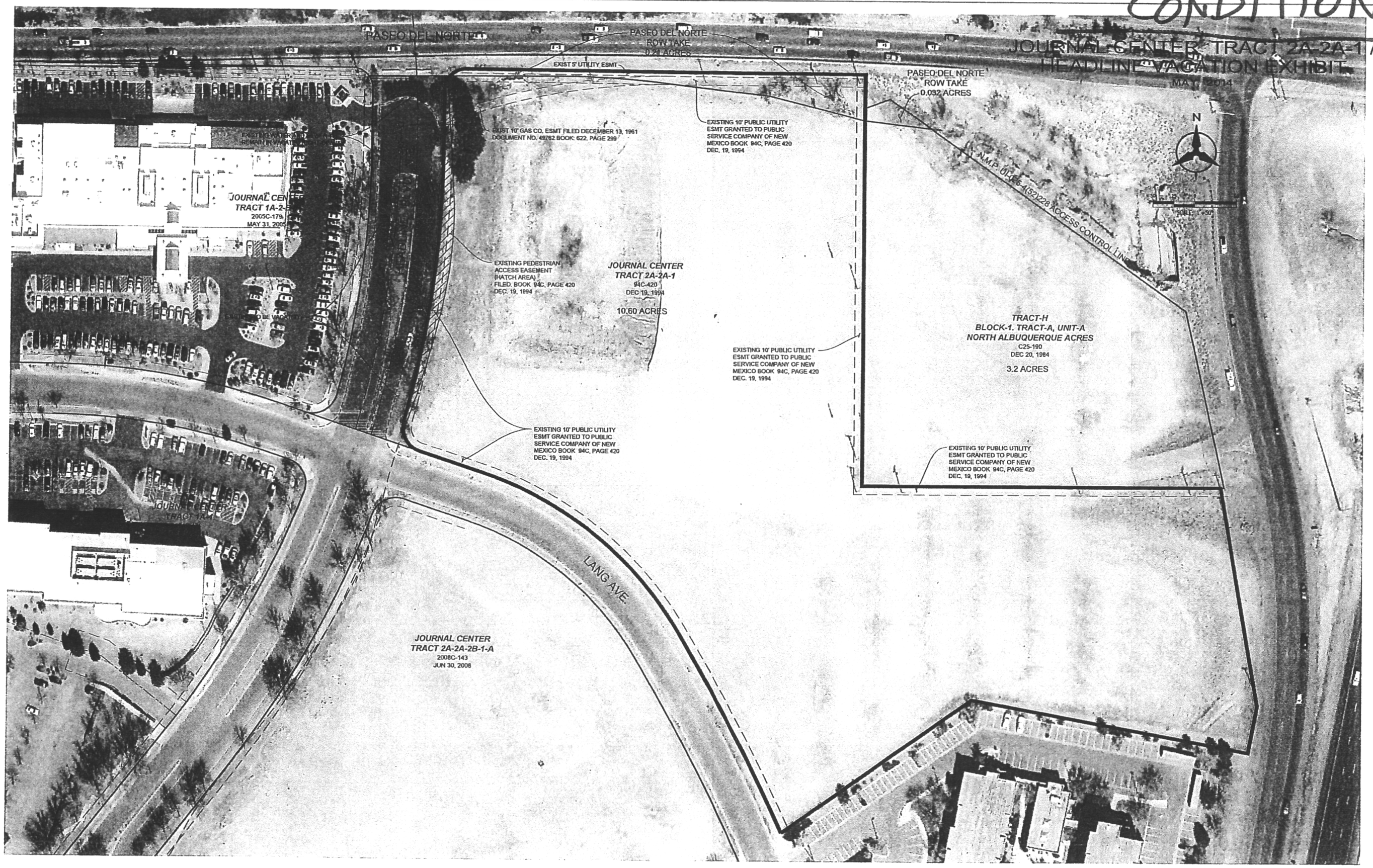
*Sincerely,*

*Name*

*New Mexico Cancer Center*
*Legal Owner of Tract 1A-2-B-1*

*Cc – Mr. Lowell Hare, Journal Center Corporation*
*Mr. Kurt Browning, Titan Development*
*Mr. James Topmiller, Bohannan Huston*

EXISTING CONDITIONS




Bohannan Huston

P:\20150051\CDP\Plans\General\20150051_HEADLINE_VACATION_EXHIBIT_05292014.dwg
Tue, 3-Jun-2014 - 9:55:am, Plotted by: AROMERO

EXISTING CONDITIONS

Bohannan Huston

0150051\CDP\Plans\General\20150051_HEADLINE_VACATION_EXHIBIT_05292014.dwg
3-Jun-2014 - 9:55 am, Plotted by: ARQUERO

*Jack Cloud, Chair*
*City of Albuquerque*
*Development Review Board*
*PO Box 1293*
*Albuquerque NM 87103*

*Re: Vacation of Headline Blvd, Lang Ave to Paseo del Norte- Authorization Letter and Waiver of ROW Claim*

*Dear Mr Cloud,*

*I am the legal representative of Tract 1A-2-B-1, the tract abutting the west right-of-way (ROW) line of Headline Blvd, between Lang Avenue and Paseo del Norte ROW. It is understood that other parties seek to vacate Headline Blvd ROW, adjacent to Tract 1A-2-B-1. It is also understood that in such vacation actions, adjacent properties are afforded the opportunity to acquire the half of ROW being vacated adjacent to their property. They may also formally waive this opportunity.*

*Please be informed that, via this correspondence, Tract 1A-2-B-1 waives and relinquishes all rights and opportunity to acquire the westerly half of proposed Headline Blvd ROW vacation as outlined in our agreement between the NM Cancer Center, City of Albuquerque, Journal Center and Titan Journal Center dated January 14, 2014. I understand, the Center will be allowed access to our Northeast corner via an access easement with final easement alignment to be determined upon final development and to be coordinated with the property owners.*

*It is our understanding that the property on the east side of Headline may now assume the property via appropriate City protocols, and is acceptable. This decision is also in accordance with the above referenced agreement on this matter with the City, Tract A1-2-B-1 and other parties.*

*Finally, we hereby authorize Bohannan Huston to serve as our agent for submittal of the plat to the Development Review Board in this specific matter of Headline vacation and related platting efforts.*

*Thank you for your time, and we urge your approval of this plat and vacation request.*

*Sincerely,*

*Name*
*New Mexico Cancer Center*
*Legal Owner of Tract 1A-2-B-1*

*Cc – Mr. Lowell Hare, Journal Center Corporation*
*Mr. Kurt Browning, Titan Development*
*Mr. James Topmiller, Bohannan Huston*

NMCC
New Mexico Cancer Center
*New Mexico Oncology Hematology Consultants, Ltd.*

4901 Lang Ave. NE
Albuquerque, NM 87109

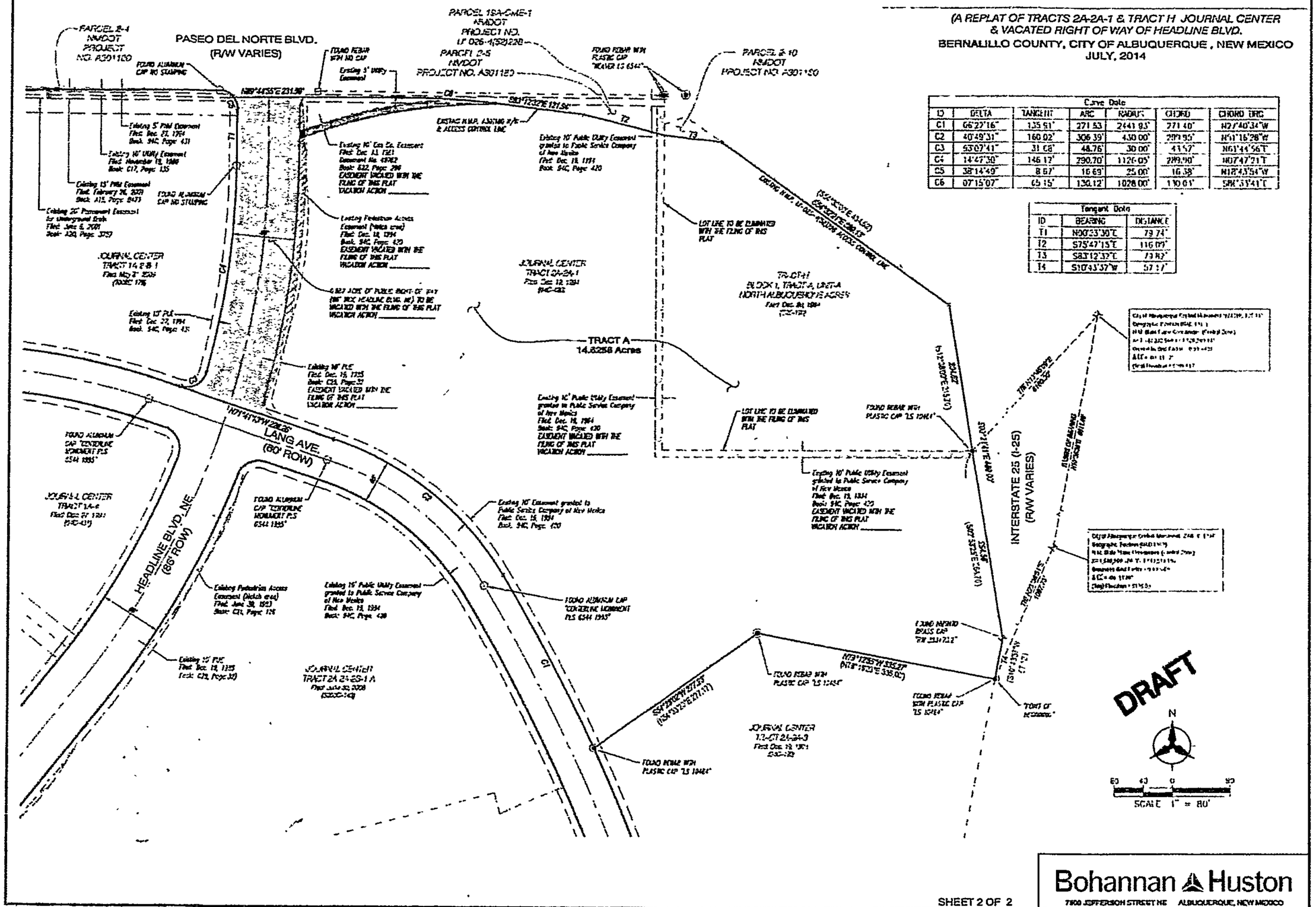
UNITED STATES POSTAGE
PITNEY BOWES
02 1P $ 000.48⁰
0003182400 AUG 05 2014
MAILED FROM ZIP CODE 87102

Jack Cloud, Chair
City of Albuquerque
Development Review Board
PO Box 1293
Albuquerque, NM 87103

87103129393

# "VACATION REQUEST EXHIBIT"

(A REPLAT OF TRACTS 2A-2A-1 & TRACT H JOURNAL CENTER
& VACATED RIGHT OF WAY OF HEADLINE BLVD.
BERNALILLO COUNTY, CITY OF ALBUQUERQUE, NEW MEXICO
JULY, 2014




| Curve Data | | | | | | |
|---|---|---|---|---|---|---|
| ID | DELTA | TANGENT | ARC | RADIUS | CHORD | CHORD BRG |
| C1 | 66°22'16" | 135.91' | 271.53 | 2441.93' | 271.40' | N27°40'34"W |
| C2 | 40°49'31" | 160.02' | 306.39' | 430.00' | 299.95' | N51°16'28"W |
| C3 | 53°07'41" | 31.68' | 48.76' | 30.00' | 43.57' | N61°44'56"E |
| C4 | 14°47'30" | 146.17' | 290.70' | 1126.05' | 289.90' | N07°47'21"E |
| C5 | 38°14'49" | 8.67' | 16.69' | 25.00' | 16.38' | N18°43'54"W |
| C6 | 07°15'07" | 65.15' | 130.12' | 1028.00' | 130.01' | S86°33'41"E |

| Tangent Data | | |
|---|---|---|
| ID | BEARING | DISTANCE |
| T1 | N00°33'30"E | 79.74' |
| T2 | S75°47'15"E | 116.09' |
| T3 | S83°12'32"E | 79.82' |
| T4 | S10°43'37"W | 57.17' |

SHEET 2 OF 2

Bohannan Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

PROJECT: 1010228
DATE: 10-8-14 (VPE)

# "VACATION REQUEST EXHIBIT"

(A REPLAT OF TRACTS 2A-2A-1 & TRACT H JOURNAL CENTER & VACATED RIGHT OF WAY OF HEADLINE BLVD.
BERNALILLO COUNTY, CITY OF ALBUQUERQUE , NEW MEXICO
JULY, 2014

| Curve Data | | | | | | |
|---|---|---|---|---|---|---|
| ID | DELTA | TANGENT | ARC | RADIUS | CHORD | CHORD BRG |
| C1 | 06°22'16" | 135.91' | 271.53' | 2441.93' | 271.40' | N27°40'34"W |
| C2 | 40°49'31" | 160.02' | 306.39' | 430.00' | 299.95' | N51°16'28"W |
| C3 | 93°07'41" | 31.68' | 48.76' | 30.00' | 43.57' | N61°44'56"E |
| C4 | 14°47'30" | 146.17' | 290.70' | 1126.05' | 289.90' | N07°47'21"E |
| C5 | 38°14'49" | 8.67' | 16.69' | 25.00' | 16.38' | N18°43'54"W |
| C6 | 07°15'07" | 65.15' | 130.12' | 1028.00' | 130.03' | S86°33'41"E |

| Tangent Data | | |
|---|---|---|
| ID | BEARING | DISTANCE |
| T1 | N00°23'30"E | 79.74' |
| T2 | S75°47'15"E | 116.09' |
| T3 | S83°12'32"E | 79.82' |
| T4 | S10°43'37"W | 57.17' |

PARCEL 2-4 NMDOT PROJECT NO. A301180
PASEO DEL NORTE BLVD. (R/W VARIES)
PARCEL 19A-CME-1 NMDOT PROJECT NO. UI-025-4(52)228
PARCEL 2-5 NMDOT PROJECT NO. A301180
PARCEL 2-10 NMDOT PROJECT NO. A301180
FOUND ALUMINUM CAP NO STAMPING
FOUND REBAR WITH NO CAP
Existing 5' Utility Easement
FOUND REBAR WITH PLASTIC CAP "WEAVER LS 6544"
N89°44'35"E 231.58'
S83°12'32"E 121.94'
EXISTING M.U.P. A301180 R/W & ACCESS CONTROL LINE
Existing 5' PNM Easement Filed: Dec. 27, 1994 Book: 94C, Page: 431
Existing 10' Utility Easement Filed: November 18, 1980 Book: C17, Page: 135
Existing 15' PNM Easement Filed: February 26, 2001 Book: A15, Page: 8479
FOUND ALUMINUM CAP NO STAMPING
Existing 20' Permanent Easement for Underground Drain Filed: June 6, 2001 Book: A20, Page: 3757
Existing 10' Gas Co. Easement Filed: Dec. 13, 1961 Document No. 49762 Book: 622, Page: 299 EASEMENT VACATED WITH THE FILING OF THIS PLAT VACATION ACTION _____
Existing 10' Public Utility Easement granted to Public Service Company of New Mexico Filed: Dec. 19, 1994 Book: 94C, Page: 420
Existing Pedestrian Access Easement (Hatch area) Filed: Dec. 19, 1994 Book: 94C, Page: 420 EASEMENT VACATED WITH THE FILING OF THIS PLAT VACATION ACTION _____
LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
EXISTING M.U.P. A301180 R/W & ACCESS CONTROL LINE
(S54°32'00"E 434.52')
S54°32'21"E 398.15'
JOURNAL CENTER TRACT 1A-2-B-1 Filed: May 31, 2005 (2005C-179)
0.862 ACRE OF PUBLIC RIGHT-OF-WAY (86' WIDE HEADLINE BLVD. NE) TO BE VACATED WITH THE FILING OF THIS PLAT VACATION ACTION _____
JOURNAL CENTER TRACT 2A-2A-1 Filed: Dec. 19, 1994 (94C-420)
TRACT-H BLOCK 1, TRACT-A, UNIT-A NORTH ALBUQUERQUE ACRES Filed: Dec. 20, 1984 (C25-190)
Existing 10' PUE Filed: Dec. 27, 1994 Book: 94C, Page: 431
TRACT A 14.6256 Acres
Existing 10' PUE Filed: Dec. 19, 1985 Book: C29, Page: 31 EASEMENT VACATED WITH THE FILING OF THIS PLAT VACATION ACTION _____
Existing 10' Public Utility Easement granted to Public Service Company of New Mexico Filed: Dec. 19, 1994 Book: 94C, Page: 420 EASEMENT VACATED WITH THE FILING OF THIS PLAT VACATION ACTION _____
LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
FOUND REBAR WITH PLASTIC CAP "LS 10464"
204.62' (S12°38'00"E 215.10')
Existing 10' Public Utility Easement granted to Public Service Company of New Mexico Filed: Dec. 19, 1994 Book: 94C, Page: 420 EASEMENT VACATED WITH THE FILING OF THIS PLAT VACATION ACTION _____
S00°21'41"E 489.00'
TIE N15°45'06"E 8180.30'
BASIS OF BEARING N00°38'38"E (R&M)
INTERSTATE 25 (I-25) (R/W VARIES)
(S09°52'15"E 264.76')
264.38'
TIE N29°39'51"E 1087.79'
FOUND BRASS CAP "RW 383+73.2"
N79°12'55"W 335.27' (N79°16'23"E 335.00')
T4 (S10°43'37"W 57.12')
FOUND REBAR WITH PLASTIC CAP "LS 10464"
"POINT OF BEGINNING"
S54°28'02"W 277.28' (N54°35'20"E 277.17')
FOUND REBAR WITH PLASTIC CAP "LS 10464"
JOURNAL CENTER TRACT 2A-2A-3 Filed: Dec. 19, 1994 (94C-420)
N71°41'13"W 226.26'
LANG AVE. (60' ROW)
FOUND ALUMINUM CAP "CENTERLINE MONUMENT PLS 6544 1995"
JOURNAL CENTER TRACT 1A-4 Filed: Dec. 27, 1994 (94C-431)
HEADLINE BLVD. NE (86' ROW)
Existing 10' Easement granted to Public Service Company of New Mexico Filed: Dec. 19, 1994 Book: 94C, Page: 420
Existing Pedestrian Access Easement (Hatch area) Filed: June 30, 1983 Book: C21, Page: 126
Existing 10' Public Utility Easement granted to Public Service Company of New Mexico Filed: Dec. 19, 1994 Book: 94C, Page: 420
FOUND ALUMINUM CAP "CENTERLINE MONUMENT PLS 6544 1995"
Existing 10' PUE Filed: Dec. 19, 1985 Book: C29, Page: 32)
JOURNAL CENTER TRACT 2A-2B-1-A Filed: June 30, 2008 (2008C-143)

City of Albuquerque Control Monument "NM SHC 125-11" Geographic Position (NAD 1983) N.M. State Plane Coordinates (Central Zone) X= 1,542,232.660 Y= 1,526,209.141 Ground-to-Grid Factor = 0.9996693 Δ CC = -00°11'22" (Trig) Elevation = 5209.617

City of Albuquerque Control Monument "ZAB_B, 1994" Geographic Position (NAD 1983) N.M. State Plane Coordinates (Central Zone) X= 1,540,960.270 Y= 1,519,511.163 Ground-to-Grid Factor = 0.9996693 Δ CC = -00°11'20" (Trig) Elevation = 5195.09

DRAFT

N

80 40 0 80
SCALE: 1" = 80'

SHEET 2 OF 2

Bohannan Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

P:\20150051\SURVEY\GRAPHICS\20150051_Headline_PLAT.dwg
Wed, 9-Jul-2014 - 3:30:pm, Plotted by: YGONZALES

# "PROPOSED VACATION PLAT EXHIBIT"

*(A REPLAT OF TRACTS 2A-2A-1 & TRACT H JOURNAL CENTER & VACATED RIGHT OF WAY OF HEADLINE BLVD.*
**BERNALILLO COUNTY, CITY OF ALBUQUERQUE , NEW MEXICO**
**JULY, 2014**

| Curve Data | | | | | | |
|---|---|---|---|---|---|---|
| ID | DELTA | TANGENT | ARC | RADIUS | CHORD | CHORD BRG |
| C1 | 06°22'16" | 135.91' | 271.53' | 2441.93' | 271.40' | N27°40'34"W |
| C2 | 40°49'31" | 160.02' | 306.39' | 430.00' | 299.95' | N51°16'28"W |
| C3 | 93°07'41" | 31.68' | 48.76' | 30.00' | 43.57' | N61°44'56"E |
| C4 | 14°47'30" | 146.17' | 290.70' | 1126.05' | 289.90' | N07°47'21"E |
| C5 | 38°14'49" | 8.67' | 16.69' | 25.00' | 16.38' | N18°43'54"W |
| C6 | 07°15'07" | 65.15' | 130.12' | 1028.00' | 130.03' | S86°33'41"E |

| Tangent Data | | |
|---|---|---|
| ID | BEARING | DISTANCE |
| T1 | N00°23'30"E | 79.74' |
| T2 | S75°47'15"E | 116.09' |
| T3 | S83°12'32"E | 79.82' |
| T4 | S10°43'37"W | 57.17' |

PARCEL 2-4 NMDOT PROJECT NO. A301180

PASEO DEL NORTE BLVD. (R/W VARIES)

PARCEL 19A-CME-1 NMDOT PROJECT NO. UI-025-4(52)228

PARCEL 2-5 NMDOT PROJECT NO. A301180

PARCEL 2-10 NMDOT PROJECT NO. A301180

FOUND ALUMINUM CAP NO STAMPING

FOUND REBAR WITH NO CAP

FOUND REBAR WITH PLASTIC CAP "HEAVER LS 6544"

Existing 5' Utility Easement

N89°44'35"E 231.58'

C6

S83°12'32"E 121.94'

T2

T3

EXISTING M.U.P. A301180 R/W & ACCESS CONTROL LINE

Existing 5' PNM Easement Filed: Dec. 27, 1994 Book: 94C, Page: 431

Existing 10' Utility Easement Filed: November 18, 1980 Book: C17, Page: 135

Existing 15' PNM Easement Filed: February 26, 2001 Book: A15, Page: 8479

FOUND ALUMINUM CAP NO STAMPING

Existing 20' Permanent Easement for Underground Drain Filed: June 6, 2001 Book: A20, Page: 3757

Existing 10' Gas Co. Easement Filed: Dec. 13, 1961 Document No. 19762 Book: 622, Page: 299 EASEMENT VACATED WITH THE FILING OF THIS PLAT VACATION ACTION _____

Existing 10' Public Utility Easement granted to Public Service Company of New Mexico Filed: Dec. 19, 1994 Book: 94C, Page: 420

LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT

(S84°32'00"E 434.52')
S84°32'21"E 389.13'
EXISTING M.U.P. UI-025-4(52)228 ACCESS CONTROL LINE

Existing Pedestrian Access Easement (Hatch area) Filed: Dec. 19, 1994 Book: 94C, Page: 420 EASEMENT VACATED WITH THE FILING OF THIS PLAT VACATION ACTION _____

0.862 ACRE OF PUBLIC RIGHT-OF-WAY (85' WIDE HEADLINE BLVD. NE) TO BE VACATED WITH THE FILING OF THIS PLAT VACATION ACTION _____

JOURNAL CENTER TRACT 1A-2-B-1 Filed: May 31, 2005 (2005C-179)

JOURNAL CENTER TRACT 2A-2A-1 Filed: Dec. 19, 1994 (94C-420)

TRACT-H BLOCK 1, TRACT-A, UNIT-A NORTH ALBUQUERQUE ACRES Filed: Dec. 20, 1984 (C25-190)

Existing 10' PUE Filed: Dec. 27, 1994 Book: 94C, Page: 431

TRACT A
14.6256 Acres

Existing 10' PUE Filed: Dec. 19, 1985 Book: C29, Page: 32 EASEMENT VACATED WITH THE FILING OF THIS PLAT VACATION ACTION _____

Existing 10' Public Utility Easement granted to Public Service Company of New Mexico Filed: Dec. 19, 1994 Book: 94C, Page: 420 EASEMENT VACATED WITH THE FILING OF THIS PLAT VACATION ACTION _____

LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT

FOUND REBAR WITH PLASTIC CAP "LS 10464"

(S12°38'00"E 215.70')
204.62'

S09°21'41"E 469.00'

(S09°55'25"E 264.78')
264.58'

INTERSTATE 25 (I-25) (R/W VARIES)

TIE N15°45'09"E 6160.48'

BASIS OF BEARING N10°36'36"E (M.G.M.)

TIE N23°38'57"E 1697.79'

City of Albuquerque Control Monument "NM SHC I-25-11" Geographic Position (NAD 1983) N.M. State Plane Coordinates (Central Zone) X= 1,542,222.560 Y= 1,526,199.141 Ground-to-Grid Factor = 0.9996693 Δ CC= -00°11'22" (Trig) Elevation = 5209.617

City of Albuquerque Control Monument "ZAB_B_1994" Geographic Position (NAD 1983) N.M. State Plane Coordinates (Central Zone) X= 1,540,960.370 Y= 1,519,518.103 Ground-to-Grid Factor = 0.9996693 Δ CC= -00°11'30" (Trig) Elevation = 5155.09

FOUND ALUMINUM CAP "CENTERLINE MONUMENT PLS 6544 1995"

N71°41'13"W 226.26'

LANG AVE. (60' ROW)

JOURNAL CENTER TRACT 1A-4 Filed: Dec. 27, 1994 (94C-431)

HEADLINE BLVD. NE (86' ROW)

Existing 10' Easement granted to Public Service Company of New Mexico Filed: Dec. 19, 1994 Book: 94C, Page: 420

FOUND ALUMINUM CAP "CENTERLINE MONUMENT PLS 6544 1995"

Existing Pedestrian Access Easement (Hatch area) Filed: June 30, 1983 Book: C21, Page: 126

Existing 10' Public Utility Easement granted to Public Service Company of New Mexico Filed: Dec. 19, 1994 Book: 94C, Page: 420

Existing 10' PUE Filed: Dec. 19, 1985 Book: C29, Page: 32

JOURNAL CENTER TRACT 2A-2A-2B-1-A Filed: June 30, 2008 (2008C-143)

S64°28'02"W 277.23'
(N64°35'20"E 277.17')

FOUND REBAR WITH PLASTIC CAP "LS 10464"

N78°12'55"W 335.27'
(N78°16'23"E 335.00')

FOUND REBAR WITH PLASTIC CAP "LS 10464"

JOURNAL CENTER TRACT 2A-2A-3 Filed: Dec. 19, 1994 (94C-420)

FOUND NMSHTD BRASS CAP "RW 383+73.2"

FOUND REBAR WITH PLASTIC CAP "LS 10464"

74 (S10°43'37"W 57.12')

"POINT OF BEGINNING"

DRAFT

N

80 40 0 80

SCALE: 1" = 80'

SHEET 2 OF 2

Bohannan Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

P:\20150051\SURVEY\GRAPHICS\20150051_Headline_PLAT.dwg
Wed, 9-Jul-2014 - 3:30 pm, Plotted by: TGONZALES

EXISTING CONDITIONS

# JOURNAL CENTER TRACT 2A-2A-1 / HEADLINE VACATION EXHIBIT

MAY, 2014

PASEO DEL NORTE

PASEO DEL NORTE ROW TAKE 0.21 ACRES

EXIST 5' UTILITY ESMT

PASEO DEL NORTE ROW TAKE 0.032 ACRES

EXIST 10' GAS CO. ESMT FILED DECEMBER 13, 1961 DOCUMENT NO. 49762 BOOK 622, PAGE 299

EXISTING 10' PUBLIC UTILITY ESMT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO BOOK 94C, PAGE 420 DEC. 19, 1994

N.M.P. 01-065-4152228 ACCESS CONTROL LINE

N

SCALE: 1"=50'

EXISTING WATER AND SEWER TO REMAIN IN VACATED AREA

JOURNAL CENTER TRACT 1A-2-1 2005C-179 MAY 31, 2005

HEADLINE BLVD. NE

EXISTING TO BE VACATED

EXISTING PEDESTRIAN ACCESS EASEMENT (HATCH AREA) FILED: BOOK 94C, PAGE 420 DEC. 19, 1994

JOURNAL CENTER TRACT 2A-2A-1 94C-420 DEC 19, 1994

10.60 ACRES

TRACT-H BLOCK-1. TRACT-A, UNIT-A NORTH ALBUQUERQUE ACRES C25-190 DEC 20, 1984

3.2 ACRES

EXISTING 10' PUBLIC UTILITY ESMT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO BOOK 94C, PAGE 420 DEC. 19, 1994

EXISTING 10' PUBLIC UTILITY ESMT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO BOOK 94C, PAGE 420 DEC. 19, 1994

EXISTING 10' PUBLIC UTILITY ESMT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO BOOK 94C, PAGE 420 DEC. 19, 1994

JOURNAL CENTER TRACT 1A-1

LANG AVE.

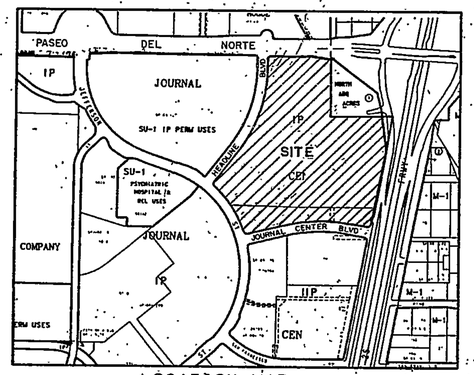
JOURNAL CENTER TRACT 2A-2A-2B-1-A 2008C-143 JUN 30, 2008

Bohannan Huston

7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

P:\20150051\CDP\Plans\General\20150051_HEADLINE_VACATION_EXHIBIT_05292014.dwg
Tue, 3-Jun-2014 - 9:55:am, Plotted by: AROMERO

SP-94092815170517




LOCATION MAP

ZONE ATLAS INDEX MAP D-17 & D-18

NOT TO SCALE

## SUBDIVISION DATA

1. DRB Number 94-324
2. Site is located within Projected Sections 23 & 24, T11N, R3E, N.M.P.M.
3. Gross Subdivision Acreage: 31.5465 Acres.
4. Total number of tracts created: three tracts
5. This plat shows existing easements.
6. Date of Survey: SEPTEMBER, 1994.
7. Miles of road created: 0.2183 mile.

## DISCLOSURE STATEMENT

The purpose for the filing of this plat is to subdivide Tracts 2A-2A and 2A-2BC into three(3) tracts, dedicate additional rights-of-way, grant easements, and to show vacated easements V-94-97.

## NOTES

1. Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) also being the same as Bearings shown on the Replat Map for Tract 2A-2, JOURNAL CENTER, Filed: September 4, 1987 in Volume C34, Folio 125.
2. Distances are Ground Distances.
3. Tracts 2A-2A and 2A-2BC are subject to the Declaration of Protective Covenants for Journal Center Industrial Park recorded July 28, 1984, in Book Misc. 138A, Page 330, records of Bernalillo County, New Mexico.
4. Cross-lot drainage between Tracts 2A-2A-1 and 2A-2A-2 will be permitted in accordance with the approved Master Drainage Plan.
5. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Tracts 2A-2A-1, 2A-2A-2, and 2A-2A-3 must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.

## PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are for the common joint use of:

A. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

B. The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. 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.

D. Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 of pools, decking, or any structures adjacent to or near easements shown on this plat.

## DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, within projected Sections 23 and 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract 2A-2BC of JOURNAL CENTER, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 13, 1989 in Volume C39, Folio 4, together with all of Tract 2A-2A of JOURNAL CENTER, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 4, 1987 in Volume C34, Folio 125, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the southeast corner of said Tract 2A-2BC, a point of curvature on the westerly right-of-way line of Interstate 25 (I-25), whence the NMSHD Control Station "I-25-14 1969", a brass tablet having New Mexico State Plane Grid Coordinates: (NAD 1927) Central Zone: X=399,828.26 and Y=1,514, 860.92 bears S03°04'08"W, a distance of 2504.44 feet and from said point of beginning leaving said Interstate right-of-way line and running thence along the southerly boundary line of said Tract 2A-2BC and also along the northerly right-of-way line of Journal Center Boulevard, N.E.,
47.12 feet along the arc of a curve to the right having a radius of 30.00 feet and a chord which bears S55°43'37"W, a distance of 42.43 feet to a point of tangency; thence,
N79°16'23"W, a distance of 169.60 feet to a point of curvature; thence,
517.39 feet along the arc of a curve to the left having a radius of 1143.00 feet and a chord which bears S87°45'34"W, a distance of 512.98 feet to a point of tangency; thence,
S74°47'30"W, a distance of 299.27 feet to a point of curvature; thence,
44.69 feet along the arc of a curve to the right having a radius of 30.00 feet and a chord which bears N62°32'12"W, a distance of 40.67 feet to a point of reverse curvature on the easterly right-of-way line of Jefferson Street, N.E.; thence running along the westerly boundary line of said Tracts 2A-2BC and 2A-2A and also along said right-of-way line,
459.81 feet along the arc of a curve to the left having a radius of 943.00 feet and a chord which bears N33°50'02"W, a distance of 455.27 feet to a point of reverse curvature; thence,
37.51 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord which bears N04°49'00"W, a distance of 34.09 feet to a point of tangency on the westerly boundary line of said Tract 2A-2A, and also being a point on the easterly right-of-way line of Headline Boulevard, N.E., thence running along the westerly boundary line of said Tract 2A-2A and also along said right-of-way line,
N38°10'09"E, a distance of 300.43 feet to a point of curvature; thence,
799.16 feet along the arc of a curve to the left having a radius of 1212.05 feet and a chord which bears N19°16'49"E, a distance of 784.76 feet to a point of tangency; thence,
N00°23'30"E, a distance of 80.00 feet to a point of curvature; thence,
39.27 feet along the arc of a curve to the right having a radius of 25.00 and a chord which bears N45°23'30"E, a distance of 35.36 feet to a point of tangency on the southerly right-of-way line of Paseo Del Norte, N.E., thence running along the northerly boundary line of said Tract 2A-2A and also along said right-of-way line,
S89°36'30"E, a distance of 476.85 feet to a point; thence,
N88°28'12"E, a distance of 1.80 feet to the northeast corner of said Tract 2A-2A, thence leaving said right-of-way line and running thence along the easterly boundary line of said Tract 2A-2A,
S00°01'32"W, a distance of 492.24 feet to a point; thence,
S89°58'28"E, a distance of 427.15 feet to a point on the westerly right-of-way line of Interstate 25 (I-25), thence running along the easterly boundary line of said Tracts 2A-2A and 2A-2BC and also along said right-of-way line,
S09°53'25"E, a distance of 264.78 feet to a point; thence,
S10°43'37"W, a distance of 677.12 feet to the point and place of beginning.

Tract contains 31.5465 acres, more or less.

## FREE CONSENT AND DEDICATION

The foregoing replat of that certain tract of land situate within the Elena Gallegos Grant, within projected Sections 23 and 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract 2A-2BC of JOURNAL CENTER, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 13, 1989 in Volume C39, Folio 4, together with all of Tract 2A-2A of JOURNAL CENTER, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 4, 1987 in Volume C34, Folio 125, and now hereon shown and comprising Tracts 2A-2A-1, 2A-2A-2 and 2A-2A-3, JOURNAL CENTER 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 streets and public right-of-ways shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant all easements shown on this plat. Electrical Power and Communication easements are reserved for overhead distribution lines for pole type utilities and other related equipment 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.

JOURNAL CENTER CORPORATION

T.H. Lang, President

STATE OF NEW MEXICO )
)ss
COUNTY OF BERNALILLO )

OFFICIAL SEAL
KATHY M. BERRY
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 4-12-95

This instrument was acknowledged before me on 30 day of Sept., 1994 by T.H. Lang, President of Journal Center Corporation, a corporation on behalf of said corporation.

My Commission Expires: 4-12-95 Kathy M. Berry
Notary Public

94146690

# PLAT OF
# TRACTS 2A-2A-1, 2A-2A-2 & 2A-2A-3
# JOURNAL CENTER
## ALBUQUERQUE, NEW MEXICO
## SEPTEMBER, 1994

State of New Mexico } SS.
County of Bernalillo }
This instrument was filed for record on
DEC 19 1994
at 3:29 o'clock p.m. Recorded in Vol 94-C
of records of said County Folio 438
Clerk & Recorder
Deputy Clerk

## APPROVALS

PLAT NUMBER S-94-51

| | |
|---|---|
| PLANNING DIRECTOR | DATE 12-16-94 |
| CITY ENGINEER | DATE 12-8-94 |
| A.M.A.F.C.A. | DATE 11-10-94 |
| TRANSPORTATION DEPARTMENT | DATE 101794 |
| CITY SURVEYOR | DATE 11/21/94 |
| PROPERTY MANAGEMENT | DATE 11-15-94 |
| UTILITY DEVELOPMENT | DATE 11-15-94 |
| PARKS AND GENERAL SERVICES | DATE 11-11-94 |
| PUBLIC SERVICE COMPANY OF NEW MEXICO | DATE 11-11-94 |
| U.S. WEST COMMUNICATIONS | DATE 11-11-94 |
| GAS COMPANY OF NEW MEXICO | DATE |

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID
ON UPC# 1-017-063-495-450-10210 / 1-017-063-510377-10223
PROPERTY OWNER OF RECORD: Journal Center Corp.
12-19-94
BERNALILLO COUNTY TREASURER'S OFFICE DATE

In approving this plat, PNM/GAS CO OF NM do not waive or release any easement or easement rights which have been granted by prior plat, replat or other document which are not shown on this plat.

## SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in February 1994 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.

A. Dwain Weaver
New Mexico Professional Surveyor 6544
Date: Sept. 29, 1994

Bohannan-Huston, Inc.
Courtyard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109

REGISTERED PROFESSIONAL LAND SURVEYOR
A. DWAIN WEAVER
NEW MEXICO
6544

JOB NO. 94169.82

BOHANNAN HUSTON INC.

SHEET 1 OF 2 SHEETS

SURV:CS9417380JSHEET1.GRF

2069(1)

94146690

# PLAT OF
# TRACTS 2A-2A-1, 2A-2A-2 & 2A-2A-3
# JOURNAL CENTER
## ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 1994

94146689

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
DEC 19 1994
at 2:39 o'clock p.m. Recorded in Volume C28 Folio 94
of records of said County
Recorder
Deputy Clerk

PASEO DEL NORTE (156' R-O-W)

S89°36'30"E 476.85' (228.76' (CENTERLINE))

EXIST 10' GAS CO. ESMT FILED: DECEMBER 13, 1961 DOCUMENT NO. 49762 BOOK: 622, PAGE 299

EXIST 5' UTILITY ESMT

10' PUBLIC UTILITY ESMT. GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO WITH THE FILING OF THIS PLAT.

N. E. (86' R-O-W) BLVD. HEADLINE

TRACT 1A
JOURNAL CENTER
Filed: June 30, 1983
(Vol. C21, Folio 126)

TRACT 2A-2A-1
10.8178 ACRES

10' EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO WITH THE FILING OF THIS PLAT.

EXIST 40' UNDERGROUND ESMT FILED: DECEMBER 19, 1985 (C29-32)

1.6041 ACRES OF PUBLIC ROAD RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

30' PUBLIC DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.

N38°10'09"E 300.43'

EXIST PEDESTRIAN ACCESS ESMT FILED: JUNE 30,1983 (C21-126)

TRACT 2A-2A-2
12.9746 ACRES

EXIST 10' UNDERGROUND ESMT FILED: NOVEMBER 19,1980 (C17-135)

10' EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO WITH THE FILING OF THIS PLAT.

JEFFERSON STREET N. E. (86' R-O-W)

TRACT 5C-1A
JOURNAL CENTER
Filed: July 6, 1984
(Vol. C24, Folio 100)

NGS Station "REEVES"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 393,890.55 Y= 1,516,528.81
Grd-to-Grid Factor = 0.99967155
Elevation = 5073.27

S81°00'52"W 5099.24' (TIE)

S74°47'30"W 299.27'

JOURNAL CENTER BLVD. (86' R-O-W)

TRACT 2A-2BB
JOURNAL CENTER
Filed: April 13, 1989
(Vol. C39, Folio 4)

TRACT 2A-2BA

TRACT 2A-2A
TRACT 2A-2BC

10' EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO WITH THE FILING OF THIS PLAT.

EXIST 10' PUBLIC PEDESTRIAN ACCESS ESMT (FOR SIDEWALK PURPOSES) FILED: APRIL 13,1989 (C39-4)

LANG AVENUE (60' R-O-W)

S02°31'02"W 108.45'

10' PUBLIC UTILITY ESMT. GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO WITH THE FILING OF THIS PLAT.

S89°58'28"E 427.15'

S09°53'25"E 264.78'

S79°16'23"E 335.00'

N54°33'20"E 277.17'

GRANT & RELEASE OF ACCESS RIGHTS AS DESCRIBED AND PROVIDED FOR IN DOC. NO. 83-56447 DATED SEPT. 21, 1983 AND RECORDED IN BOOK MISC. 51A, PAGES 459-460, RECORDS OF BERNALILLO COUNTY, NEW MEXICO

EXISTING FULL WIDTH VACATED RIGHT-OF-WAY RESERVED AS AN EASEMENT FOR PUBLIC UTILITIES BY ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD RESOLUTION V-80-26, FILED NOV. 19, 1980 IN MISC. BK. 813, FOLIO 752-753. EASEMENT VACATED BY "WAIVER AND RELEASE OF EASEMENT", MISC. BK. 218A, PG. 298 DOC. NO. 85 3058A. VACATED BY VACATION ACTION V-94-97

TRACT 2A-2A-3
6.1500 ACRES

EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY EASEMENT GRANTED BY DOCUMENT RECORDED IN BOOK D556, PAGE 417 ON AUGUST 12, 1960, RECORDS OF BERNALILLO COUNTY, NEW MEXICO VACATED BY VACATION ACTION V-94-97

30' RCP STORM DRAIN AND OUTFALL CHANNEL DRAINAGE COVENANT, DOC. NO. 8095346, RECORDED DEC. 14, 1990, IN BOOK 90R 90-19, PAGES 9905-9908, RECORDS OF BERNALILLO COUNTY, NEW MEXICO

EXIST 10' PUBLIC PEDESTRIAN ACCESS ESMT (FOR SIDEWALK PURPOSES) FILED: APRIL 13,1989 (C39-4)

S10°43'37"W 677.12' INTERSTATE 25 (I-25) 364+00 TO 339.70' AT STA. 340.38' AT STA. 380+00

R-O-W VARIES FROM

EXISTING 10' UTILITY EASEMENT GRANTED BY PLAT FILED DEC. 19, 1985 (C29-32)

N79°16'23"W 169.60'

S03°10'09"E 2504.44' (TIE)

NMSHD Brass Tablet stamped "I-25-14, 1969"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 399,828.26 Y= 1,514,860.92
Ground-to-Grid Factor = 0.99966298
ΔDC = -00°11'35"
Elevation = 5196.73

N S
100 50 0 100
SCALE: 1" = 100'

NOTE

Pursuant to Section 7 of the City of Albuquerque, New Mexico subdivision ordinance, a variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.

Future subdivision of lands within this plat, zoning site development plan approvals and development permits may be conditioned upon dedication of rights-of-way and easements and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.

By its approval, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items:

1. Water and sanitary sewer availability
2. Future street dedications and/or improvements
3. Park and open space requirements
4. Drainage requirements and/or improvements
5. Excavation, filling or grading requirements.

Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

LEGEND

- FOUND REBAR AND SURVEY CAP STAMPED "PE & LS 2458"
- NMSHD BRASS CAP SET IN CONCRETE
- SET 5/8" REBAR WITH SURVEY CAP STAMPED "WEAVER LS 6544"
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- CENTERLINE MONUMENT
- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- NEW UTILITY EASEMENT

TANGENT DATA

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| T1 | N00°23'30"E | 80.00 |
| T2 | N88°28'12"E | 1.80 |
| T3 | N47°53'40"W | 72.08 |
| T4 | N46°19'40"W | 72.03 |
| T5 | N03°38'12"W | 90.31 |
| T6 | N03°18'35"W | 61.56 |
| T7 | N11°34'20"E | 21.43 |
| T8 | N32°29'23"W | 56.54 |

CURVE DATA

| NUMBER | ARC | RADIUS | DELTA | CHORD | CHORD BEARING | TANGENT |
|---|---|---|---|---|---|---|
| C1 | 47.13 | 30.00 | 90°00'00" | 42.43 | S55°43'37"W | 30.00 |
| C2 | 517.39 | 1143.00 | 25°56'07" | 512.98 | S87°45'34"W | 263.20 |
| C3 | 44.69 | 30.00 | 85°20'36" | 40.67 | N62°32'12"W | 27.66 |
| C4 | 459.81 | 943.00 | 27°56'15" | 455.27 | N33°50'02"W | 234.57 |
| C5 | 37.51 | 25.00 | 85°58'18" | 34.09 | N04°49'00"W | 23.30 |
| C6 | 799.16 | 1212.05 | 37°46'39" | 784.76 | N19°16'49"E | 414.71 |
| C7 | 39.27 | 25.00 | 90°00'00" | 35.36 | N45°23'30"E | 25.00 |
| C8 | 105.29 | 1143.00 | 05°16'41" | 105.25 | N81°54'43"W | 52.68 |
| C9 | 58.49 | 1143.00 | 02°55'55" | 58.48 | N86°01'01"W | 29.25 |
| C10 | 58.49 | 1143.00 | 02°55'55" | 58.48 | N88°56'56"W | 29.25 |
| C11 | 295.12 | 1143.00 | 14°47'36" | 294.30 | S82°11'18"W | 148.38 |
| C12 | 361.47 | 1212.05 | 17°05'14" | 360.13 | N29°37'32"E | 182.08 |
| C13 | 58.57 | 1212.05 | 02°46'08" | 58.57 | N19°41'51"E | 29.29 |
| C14 | 58.57 | 1212.05 | 02°46'08" | 58.57 | N16°55'43"E | 29.29 |
| C15 | 320.54 | 1212.05 | 15°09'10" | 319.61 | N07°58'05"E | 161.21 |
| C16 | 150.00 | 400.00 | 21°29'09" | 149.12 | S08°13'33"E | 75.89 |
| C17 | 500.65 | 2411.90 | 11°53'35" | 499.75 | S24°54'55"E | 251.23 |
| C18 | 285.01 | 400.00 | 40°49'29" | 279.02 | S51°16'28"E | 148.86 |
| C19 | 45.67 | 30.00 | 87°13'52" | 41.39 | N64°41'51"E | 28.58 |
| C20 | 263.64 | 370.00 | 40°49'29" | 258.09 | S51°16'28"E | 137.69 |
| C21 | 494.42 | 2381.90 | 11°53'35" | 493.54 | S24°54'55"E | 248.10 |
| C22 | 138.75 | 370.00 | 21°29'09" | 137.94 | S08°13'33"E | 70.20 |
| C23 | 45.59 | 30.00 | 87°04'05" | 41.33 | S46°03'04"W | 28.50 |
| C24 | 45.59 | 30.00 | 87°04'05" | 41.33 | N41°01'01"W | 28.50 |
| C25 | 161.25 | 430.00 | 21°29'09" | 160.31 | N08°13'33"W | 81.58 |
| C26 | 506.88 | 2441.90 | 11°53'35" | 505.97 | N24°54'55"W | 254.35 |
| C27 | 306.39 | 430.00 | 40°49'29" | 299.95 | N51°16'28"W | 160.02 |
| C28 | 45.67 | 30.00 | 87°13'52" | 41.39 | N28°04'17"W | 28.58 |
| C29 | 271.53 | 2441.90 | 06°22'16" | 271.39 | N27°40'35"W | 135.90 |
| C30 | 235.35 | 2441.90 | 05°31'20" | 235.26 | N21°43'48"W | 117.77 |
| C31 | 279.35 | 757.00 | 21°08'37" | 277.77 | N79°51'04"E | 141.28 |
| C32 | 11.82 | 30.00 | 22°33'55" | 11.74 | N31°08'52"W | 5.99 |
| C33 | 80.21 | 958.66 | 04°47'38" | 80.19 | N21°34'14"W | 40.13 |
| C34 | 71.75 | 506.21 | 08°07'17" | 71.69 | N21°33'27"W | 35.94 |
| C35 | 180.72 | 384.67 | 26°55'05" | 179.07 | N32°43'43"W | 92.06 |
| C36 | 41.08 | 23.94 | 98°19'54" | 36.22 | N02°48'01"E | 27.70 |
| C37 | 72.14 | 406.48 | 10°10'04" | 72.04 | N43°13'25"E | 36.16 |
| C38 | 72.35 | 412.94 | 10°02'19" | 72.26 | N44°14'37"E | 36.27 |
| C39 | 72.25 | 366.37 | 11°17'55" | 72.13 | N32°09'12"E | 36.24 |
| C40 | 35.58 | 248.02 | 08°13'14" | 35.55 | N29°44'42"E | 17.82 |
| C41 | 107.61 | 2685.68 | 02°17'45" | 107.60 | N37°14'54"E | 53.81 |
| C42 | 216.19 | 1133.60 | 10°55'37" | 215.86 | N33°04'03"E | 108.42 |
| C43 | 108.48 | 280.01 | 22°11'46" | 107.80 | N17°22'40"E | 54.93 |
| C44 | 107.43 | 726.30 | 08°28'31" | 107.34 | N17°18'33"E | 53.82 |
| C45 | 144.13 | 1171.91 | 07°02'48" | 144.04 | N15°47'11"E | 72.16 |
| C46 | 108.38 | 536.45 | 11°34'32" | 108.19 | N05°30'18"E | 54.37 |
| C47 | 13.70 | 25.00 | 31°23'48" | 13.53 | N16°05'24"E | 7.03 |
| C48 | 2.18 | 30.00 | 04°09'51" | 2.18 | S81°21'18"E | 1.09 |

NOTE: CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT SELECTED CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF FOUR-INCH (4") ALUMUNUM CAP (WITH MAGNET ATTACHED) STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.L.S. NO. 6544".

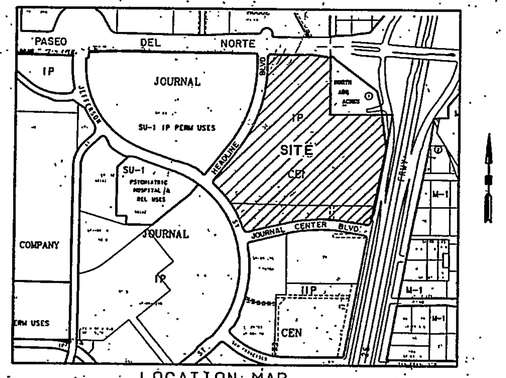
JOB NO. 94169.82

SHEET 2 OF 2 SHEETS

2069(2)

ES9417380JSHEET2.GRF

SP-94092815170517




LOCATION MAP

ZONE ATLAS INDEX MAP D-17 & D-18

NOT TO SCALE

## SUBDIVISION DATA

1. DRB Number 94-324
2. Site is located within Projected Sections 23 & 24, T11N, R3E, N.M.P.M.
3. Gross Subdivision Acreage: 31.5465 Acres.
4. Total number of tracts created: three tracts
5. This plat shows existing easements.
6. Date of Survey: SEPTEMBER, 1994.
7. Miles of road created: 0.2183 mile.

## DISCLOSURE STATEMENT

The purpose for the filing of this plat is to subdivide Tracts 2A-2A and 2A-2BC into three(3) tracts; dedicate additional rights-of-way, grant easements, and to show vacated easements V-94-97.

## NOTES

1. Basis of Bearings: New Mexico State Plane Grid Bearings (Central Zone) also being the same as Bearings shown on the Replat Map for Tract 2A-2, JOURNAL CENTER, Filed: September 4, 1987 in Volume C34, Folio 125.
2. Distances are Ground Distances.
3. Tracts 2A-2A and 2A-2BC are subject to the Declaration of Protective Covenants for Journal Center Industrial Park recorded July 28, 1984, in Book Misc. 138A, Page 330, records of Bernalillo County, New Mexico.
4. Cross-lot drainage between Tracts 2A-2A-1 and 2A-2A-2 will be permitted in accordance with the approved Master Drainage Plan.
5. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Tracts 2A-2A-1, 2A-2A-2, and 2A-2A-3 must be verified and coordinated with the Public Works Department. City of Albuquerque, via a request for a water and sanitary sewer availability statement.

## PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are ten (10) feet wide and are for the common joint use of:

A. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

B. The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. 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.

D. Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 of pools, decking, or any structures adjacent to or near easements shown on this plat.

## DESCRIPTION

A certain tract of land situate within the Elena Gallegos Grant, within projected Sections 23 and 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract 2A-2BC of JOURNAL CENTER, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 13, 1989 in Volume C39, Folio 4, together with all of Tract 2A-2A of JOURNAL CENTER, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 4, 1987 in Volume C34, Folio 125, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the southeast corner of said Tract 2A-2BC, a point of curvature on the westerly right-of-way line of Interstate 25 (I-25), whence the NMSHD Control Station "I-25-14 1969", a brass tablet having New Mexico State Plane Grid Coordinates: (NAD 1927) Central Zone: X=399,828.26 and Y=1,514,860.92 bears S03°04'08"W, a distance of 2504.44 feet and from said point of beginning leaving said Interstate right-of-way line and running thence along the southerly boundary line of said Tract 2A-2BC and also along the northerly right-of-way line of Journal Center Boulevard, N.E.,
47.12 feet along the arc of a curve to the right having a radius of 30.00 feet and a chord which bears S55°43'37"W, a distance of 42.43 feet to a point of tangency; thence,
N79°16'23"W, a distance of 169.60 feet to a point of curvature; thence,
517.39 feet along the arc of a curve to the left having a radius of 1143.00 feet and a chord which bears S87°45'34"W, a distance of 512.98 feet to a point of tangency; thence,
S74°47'30"W, a distance of 299.27 feet to a point of curvature; thence,
44.69 feet along the arc of a curve to the right having a radius of 30.00 feet and a chord which bears N62°32'12"W, a distance of 40.67 feet to a point of reverse curvature on the easterly right-of-way line of Jefferson Street, N.E., thence running along the westerly boundary line of said Tracts 2A-2BC and 2A-2A and also along said right-of-way line,
459.81 feet along the arc of a curve to the left having a radius of 943.00 feet and a chord which bears N33°50'02"W, a distance of 455.27 feet to a point of reverse curvature; thence,
37.51 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord which bears N04°49'00"W, a distance of 34.09 feet to a point of tangency on the westerly boundary line of said Tract 2A-2A, and also being a point on the easterly right-of-way line of Headline Boulevard, N.E., thence running along the westerly boundary line of said Tract 2A-2A and also along said right-of-way line,
N38°10'09"E, a distance of 300.43 feet to a point of curvature; thence,
799.16 feet along the arc of a curve to the left having a radius of 1212.05 feet and a chord which bears N19°16'49"E, a distance of 784.76 feet to a point of tangency; thence,
N00°23'30"E, a distance of 80.00 feet to a point of curvature; thence,
39.27 feet along the arc of a curve to the right having a radius of 25.00 and a chord which bears N45°23'30"E, a distance of 35.36 feet to a point of tangency on the southerly right-of-way line of Paseo Del Norte, N.E., thence running along the northerly boundary line of said Tract 2A-2A and also along said right-of-way line,
S89°36'30"E, a distance of 476.85 feet to a point; thence,
N88°28'12"E, a distance of 1.80 feet to the northeast corner of said Tract 2A-2A, thence leaving said right-of-way line and running thence along the easterly boundary line of said Tract 2A-2A,
S00°01'32"W, a distance of 492.24 feet to a point; thence,
S89°58'28"E, a distance of 427.15 feet to a point on the westerly right-of-way line of Interstate 25 (I-25), thence running along the easterly boundary line of said Tracts 2A-2A and 2A-2BC and also along said right-of-way line,
S09°53'25"E, a distance of 264.78 feet to a point; thence,
S10°43'37"W, a distance of 677.12 feet to the point and place of beginning.

Tract contains 31.5465 acres, more or less.

## FREE CONSENT AND DEDICATION

The foregoing replat of that certain tract of land situate within the Elena Gallegos Grant, within projected Sections 23 and 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Tract 2A-2BC of JOURNAL CENTER, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 13, 1989 in Volume C39, Folio 4, together with all of Tract 2A-2A, of JOURNAL CENTER, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 4, 1987 in Volume C34, Folio 125, and now hereon shown and comprising Tracts 2A-2A-1, 2A-2A-2 and 2A-2A-3, JOURNAL CENTER 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 streets and public right-of-ways shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant all easements shown on this plat. Electrical Power and Communication easements are reserved for overhead distribution lines for pole type utilities and other related equipment 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.

JOURNAL CENTER CORPORATION

T.H. Lang, President

STATE OF NEW MEXICO )
)ss
COUNTY OF BERNALILLO )

OFFICIAL SEAL
KATHY M. BERRY
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 4-12-95

This instrument was acknowledged before me on 30th day of Sept., 1994 by T.H. Lang, President of Journal Center Corporation, a corporation on behalf of said corporation.

My Commission Expires: 4-12-95 Kathy M. Berry
Notary Public

94146690

# PLAT OF
# TRACTS 2A-2A-1, 2A-2A-2 & 2A-2A-3
# JOURNAL CENTER
## ALBUQUERQUE, NEW MEXICO
## SEPTEMBER, 1994

State of New Mexico } SS.
County of Bernalillo }
This instrument was filed for record on
DEC 19 1994
at 3:29 o'clock p.m. Recorded in Vol. 94-C
of records of said County Folio 438
Clerk & Recorder
Deputy Clerk

## APPROVALS

PLAT NUMBER S-94-51

| | |
|---|---|
| PLANNING DIRECTOR | DATE 12-16-94 |
| CITY ENGINEER | DATE 12-8-94 |
| A.M.A.F.C.A. | DATE 11-15-94 |
| TRANSPORTATION DEPARTMENT | DATE 101794 |
| CITY SURVEYOR | DATE 11/21/94 |
| PROPERTY MANAGEMENT | DATE 11-15-94 |
| UTILITY DEVELOPMENT | DATE 11-15-94 |
| PARKS AND GENERAL SERVICES | DATE 11-11-94 |
| PUBLIC SERVICE COMPANY OF NEW MEXICO | DATE 11-11-94 |
| U.S. WEST COMMUNICATIONS | DATE 11-11-94 |
| GAS COMPANY OF NEW MEXICO | DATE |

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID
ON UPC# 1-017-063-495-450-10210 / 1-017-063-570377-10223
PROPERTY OWNER OF RECORD: Journal Center Corp.
12-19-94
BERNALILLO COUNTY TREASURER'S OFFICE DATE

In approving this plat, PNM/GAS CO OF NM do not waive or release any easement or easement rights they have been granted by prior plat, or other document which are not shown on this plat.

## SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in February 1994 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.

A. Dwain Weaver
A. Dwain Weaver
New Mexico Professional Surveyor 6544
Date: Sept. 29, 1994

Bohannan-Huston, Inc.
Courtyard I
7500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109

A. DWAIN WEAVER NEW MEXICO 6544 REGISTERED PROFESSIONAL LAND SURVEYOR

JOB NO. 94169.82

BOHANNAN HUSTON INC.

SHEET 1 OF 2 SHEETS

SURV\ES9417380\SHEET1.GRF

2069 (1)

94146690

# PLAT OF
# TRACTS 2A-2A-1, 2A-2A-2 & 2A-2A-3
# JOURNAL CENTER
## ALBUQUERQUE, NEW MEXICO
## SEPTEMBER, 1994

94146689

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
DEC 19 1994
at 2:29 o'clock p.m. Recorded in Volume 928C
of records of said County Folio 42
Clerk Recorder
Deputy Clerk

PASEO DEL NORTE (156' R-O-W)

S89°36'30"E 476.85' (CENTERLINE) 228.78'

EXIST 10' GAS CO. ESMT FILED: DECEMBER 13, 1961 DOCUMENT NO. 49762 BOOK: 622, PAGE 299

EXIST 5' UTILITY ESMT

10' PUBLIC UTILITY ESMT. GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO WITH THE FILING OF THIS PLAT.

N. HEADLINE BLVD. (86' R-O-W)

TRACT 1A
JOURNAL CENTER
Filed: June 30, 1983
(Vol. C21, Folio 126)

TRACT 2A-2A-1
10.8178 ACRES

10' EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO WITH THE FILING OF THIS PLAT.

S00°01'32"W 492.24'

TRACT H, BLOCK 1
TRACT A., UNIT A
NORTH ALBUQUERQUE ACRES
Filed: December 20, 1984
(Vol. C26, Folio 190)

S89°58'28"E 427.15'

S09°53'25"E 264.78'

10' PUBLIC UTILITY ESMT. GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO WITH THE FILING OF THIS PLAT.

S79°16'23"E 335.00'

277.17'

N54°33'20"E

GRANT & RELEASE OF ACCESS RIGHTS AS DESCRIBED AND PROVIDED FOR IN DOC. NO. 83-56447 DATED SEPT. 21, 1983 AND RECORDED IN BOOK MISC. 51A, PAGES 459-460, RECORDS OF BERNALILLO COUNTY, NEW MEXICO

EXISTING FULL WIDTH VACATED RIGHT-OF-WAY RESERVED AS AN EASEMENT FOR PUBLIC UTILITIES BY ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD RESOLUTION V-80-26, FILED NOV. 19, 1980 IN MISC. BK. 813, FOLIO 752-753, EASEMENT VACATED BY "WAIVER AND RELEASE OF EASEMENT", MISC. BK. 218A, PG. 298 DOC. NO. 85 3058A. VACATED BY VACATION ACTION V-94-97

30'

.09'

.09'

TRACT 2A-2A-3
6.1500 ACRES

EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY EASEMENT GRANTED BY DOCUMENT RECORDED IN BOOK D556, PAGE 417 ON AUGUST 12, 1960, RECORDS OF BERNALILLO COUNTY, NEW MEXICO VACATED BY VACATION ACTION V-94-97

30" RCP STORM DRAIN AND OUTFALL CHANNEL DRAINAGE COVENANT. DOC. NO. 9095346, RECORDED DEC. 14, 1990, IN BOOK BCR 90-19, PAGES 9905-9908, RECORDS OF BERNALILLO COUNTY, NEW MEXICO

EXISTING 10' UTILITY EASEMENT GRANTED BY PLAT FILED DEC. 19, 1985 (C29-32)

EXIST 10' PUBLIC PEDESTRIAN ACCESS ESMT (FOR SIDEWALK PURPOSES) FILED: APRIL 13, 1989 (C39-4)

S10°43'37"W 620.00'

INTERSTATE 25 (I-25)

677.12'

237.81'

380+00

AT STA. 384+00 TO 339.70' AT STA.

R-O-W VARIES FROM 340.38'

TRACT 2A-2A-2
12.9746 ACRES

EXIST 40' UNDERGROUND ESMT FILED: DECEMBER 19, 1985 (C29-32)

1.6041 ACRES OF PUBLIC ROAD RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT

30' PUBLIC DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.

300.43'

N38°10'09"E

EXIST PEDESTRIAN ACCESS ESMT FILED: JUNE 30, 1983 (C21-126)

JEFFERSON STREET N.E. (86' R-O-W)

EXIST 10' UNDERGROUND ESMT FILED: NOVEMBER 19, 1980 (C17-135)

10' EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO WITH THE FILING OF THIS PLAT.

TRACT 2A-2A
TRACT 2A-2BC

10' EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO WITH THE FILING OF THIS PLAT.

EXIST 10' PUBLIC PEDESTRIAN ACCESS ESMT (FOR SIDEWALK PURPOSES) FILED: APRIL 13, 1989 (C39-4)

S02°31'02"W 108.46'

80.00'

80.00'

JOURNAL CENTER BLVD. (86' R-O-W)

S74°47'30"W 299.27'

N79°16'23"W 169.60'

TRACT 5C-1A
JOURNAL CENTER
Filed: July 5, 1984
(Vol. C24, Folio 100)

TRACT 2A-2BB
JOURNAL CENTER
Filed: April 13, 1989
(Vol. C39, Folio 4)

TRACT 2A-2BA

S81°00'52"W 5099.24' (TIE)

S03°04'08"W 2504.24' (TIE)

NGS Station "REEVES"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 393,890.55 Y= 1,516,528.81
Grd-to-Grid Factor = 0.99967155
Elevation = 5073.27

NMSHD Brass Tablet stamped "I-25-14, 1969"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X= 399,828.26 Y= 1,514,860.92
Ground-to-Grid Factor = 0.99966298
ΔX = -00°11'35"
Elevation = 5196.73

N

100 50 0 100

SCALE: 1" = 100'

## NOTE

Pursuant to Section 7 of the City of Albuquerque, New Mexico subdivision ordinance, a variance or waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.

Future subdivision of lands within this plat, zoning site development plan approvals and development permits may be conditioned upon dedication of rights-of-way and easements and/or open infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats and/or site development plans are approved.

By its approval, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items:

1. Water and sanitary sewer availability
2. Future street dedications and/or improvements
3. Park and open space requirements
4. Drainage requirements and/or improvements
5. Excavation, filling or grading requirements.

Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document removing such conditions from all or from a portion of the area within the subject subdivision.

## LEGEND

- FOUND REBAR AND SURVEY CAP STAMPED "PE & LS 2455"
- NMSHD BRASS CAP SET IN CONCRETE
- SET 5/8" REBAR WITH SURVEY CAP STAMPED "WEAVER LS 6544"
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- CENTERLINE MONUMENT
- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- NEW UTILITY EASEMENT

## TANGENT DATA

| NUMBER | BEARING | DISTANCE |
|---|---|---|
| T1 | N00°23'30"E | 80.00 |
| T2 | N88°28'12"E | 1.80 |
| T3 | N47°53'40"W | 72.08 |
| T4 | N46°19'40"W | 72.03 |
| T5 | N03°38'12"W | 90.31 |
| T6 | N03°18'35"W | 61.56 |
| T7 | N11°34'20"E | 21.43 |
| T8 | N32°29'23"W | 56.54 |

## CURVE DATA

| NUMBER | ARC | RADIUS | DELTA | CHORD | CHORD BEARING | TANGENT |
|---|---|---|---|---|---|---|
| C1 | 47.13 | 30.00 | 90°00'00" | 42.43 | S55°43'37"W | 30.00 |
| C2 | 517.39 | 1143.00 | 25°56'07" | 512.98 | S87°45'34"W | 263.20 |
| C3 | 44.69 | 30.00 | 85°20'36" | 40.67 | N62°32'12"W | 27.66 |
| C4 | 459.81 | 943.00 | 27°56'15" | 455.27 | N33°50'02"W | 234.57 |
| C5 | 37.51 | 25.00 | 85°58'18" | 34.09 | N04°49'00"W | 23.30 |
| C6 | 799.16 | 1212.05 | 37°46'39" | 784.76 | N19°16'49"E | 414.71 |
| C7 | 39.27 | 25.00 | 90°00'00" | 35.36 | N45°23'30"E | 25.00 |
| C8 | 105.29 | 1143.00 | 05°16'41" | 105.25 | N81°54'43"W | 52.68 |
| C9 | 58.49 | 1143.00 | 02°55'55" | 58.48 | N86°01'01"W | 29.25 |
| C10 | 58.49 | 1143.00 | 02°55'55" | 58.48 | N88°56'56"W | 29.25 |
| C11 | 295.12 | 1143.00 | 14°47'36" | 294.30 | S82°11'18"W | 148.38 |
| C12 | 361.47 | 1212.05 | 17°05'14" | 360.13 | N29°37'32"E | 182.08 |
| C13 | 58.57 | 1212.05 | 02°46'08" | 58.57 | N19°41'51"E | 29.29 |
| C14 | 58.57 | 1212.05 | 02°46'08" | 58.57 | N16°55'43"E | 29.29 |
| C15 | 320.54 | 1212.05 | 15°09'10" | 319.61 | N07°58'05"E | 161.21 |
| C16 | 150.00 | 400.00 | 21°29'09" | 149.12 | S08°13'33"E | 75.89 |
| C17 | 500.65 | 2411.90 | 11°53'35" | 499.75 | S24°54'55"E | 251.23 |
| C18 | 285.01 | 400.00 | 40°49'29" | 279.02 | S51°16'28"E | 148.86 |
| C19 | 45.67 | 30.00 | 87°13'52" | 41.39 | N64°41'51"E | 28.58 |
| C20 | 263.64 | 370.00 | 40°49'29" | 258.09 | S51°16'28"E | 137.69 |
| C21 | 494.42 | 2381.90 | 11°53'35" | 493.54 | S24°54'55"E | 248.10 |
| C22 | 138.75 | 370.00 | 21°29'09" | 137.94 | S08°13'33"E | 70.20 |
| C23 | 45.59 | 30.00 | 87°04'05" | 41.33 | S46°03'04"W | 28.50 |
| C24 | 45.59 | 30.00 | 87°04'05" | 41.33 | N41°01'01"W | 28.50 |
| C25 | 161.25 | 430.00 | 21°29'09" | 160.31 | N08°13'33"W | 81.58 |
| C26 | 506.88 | 2441.90 | 11°53'35" | 505.97 | N24°54'55"W | 254.35 |
| C27 | 306.39 | 430.00 | 40°49'29" | 299.95 | N51°16'28"W | 160.02 |
| C28 | 45.67 | 30.00 | 87°13'52" | 41.39 | N28°04'17"W | 28.58 |
| C29 | 271.53 | 2441.90 | 06°22'16" | 271.39 | N27°40'35"W | 135.90 |
| C30 | 235.35 | 2441.90 | 05°31'20" | 235.26 | N21°43'48"W | 117.77 |
| C31 | 279.35 | 757.00 | 21°08'37" | 277.77 | N79°51'04"E | 141.28 |
| C32 | 11.82 | 30.00 | 22°33'55" | 11.74 | N31°08'52"W | 5.99 |
| C33 | 80.21 | 958.66 | 04°47'38" | 80.19 | N21°34'14"W | 40.13 |
| C34 | 71.75 | 506.21 | 08°07'17" | 71.69 | N21°33'27"W | 35.94 |
| C35 | 180.72 | 384.67 | 26°55'05" | 179.07 | N32°43'43"W | 92.06 |
| C36 | 41.08 | 23.94 | 98°19'54" | 36.22 | N02°48'01"E | 27.70 |
| C37 | 72.14 | 406.48 | 10°10'04" | 72.04 | N43°13'25"E | 36.16 |
| C38 | 72.35 | 412.94 | 10°02'19" | 72.26 | N44°14'37"E | 36.27 |
| C39 | 72.25 | 366.37 | 11°17'55" | 72.13 | N32°09'12"E | 36.24 |
| C40 | 35.58 | 248.02 | 08°13'14" | 35.55 | N29°44'42"E | 17.82 |
| C41 | 107.61 | 2685.68 | 02°17'45" | 107.60 | N37°14'54"E | 53.81 |
| C42 | 216.19 | 1133.60 | 10°55'37" | 215.86 | N33°04'03"E | 108.42 |
| C43 | 108.48 | 280.01 | 22°11'46" | 107.80 | N17°22'40"E | 54.93 |
| C44 | 107.43 | 726.30 | 08°28'51" | 107.34 | N17°18'33"E | 53.82 |
| C45 | 144.13 | 1171.91 | 07°02'48" | 144.04 | N15°47'11"E | 72.16 |
| C46 | 108.38 | 536.45 | 11°34'32" | 108.19 | N05°30'18"E | 54.37 |
| C47 | 13.70 | 25.00 | 31°23'48" | 13.53 | N16°05'24"E | 7.03 |
| C48 | 2.18 | 30.00 | 04°09'51" | 2.18 | S81°21'18"E | 1.09 |

NOTE: CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT SELECTED CENTERLINE PC'S, PT'S, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF FOUR-INCH (4") ALUMINUM CAP (WITH MAGNET ATTACHED) STAMPED "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "DO NOT DISTURB", "P.L.S. NO. 6544".

JOB NO. 94169.82

SHEET 2 OF 2 SHEETS

BOHANNAN HUSTON INC.

[S941738O]SHEET2.GRF

2069(2)

C17-135-1

# REPLAT OF 80 67205

LOTS 1, 2, 31 & 32, A PORTION OF LOTS 3, 4 & 30, BLOCK 2 & LOTS 1 & 2, A PORTION OF LOTS 3, 30-32, BLOCK 3 & LOT 1, PORTION OF LOT 2, BLOCK 4 OF TRACT A, UNIT A NORTH ALBUQUERQUE ACRES
(FILED: MARCH 17, 1937)
AND
JOURNAL CENTER
(FILED: FEBRUARY 29, 1980)

## JOURNAL CENTER
ALBUQUERQUE, NEW MEXICO
SCALE: 1" = 200' MARCH 1980

State of New Mexico } ss
County of Bernalillo }
This instrument was filed for record on
NOV 19 1980
At ... o'clock ... m. Recorded in Vol. C17 of records of said County, Folio 135-1
Clerk & Recorder
Deputy Clerk

## DESCRIPTION

A certain tract of land situate in the Elena Grant in projected Sections 22, 23 and 24, T11N, R3E, N.M.P.M., Bernalillo County, New Mexico, comprising the JOURNAL CENTER, filed in the office of the County Clerk, Bernalillo County, New Mexico on February 29, 1980, Lot 1, 32 and a westerly portion of Lots 2 and 31, Block 4, Lot 1 and a portion of Lots 2, 31 and 32, Block 5, Tract A – Unit A, NORTH ALBUQUERQUE ACRES, filed in the office of the County Clerk, Bernalillo County, New Mexico on March 17, 1937, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the westerly point of the tract, said point being a westerly corner of said Journal Center on the easterly right-of-way line of the A.M.A.F.C.A. North Diversion Channel, whence the N.G.S. Triangulation Station Monument 'REEVES' (New Mexico State Plane Grid Coordinates: X=393890.55, Y=1516578.81) bears N66°01'23"W, 282.91 feet and from said beginning point leaving said easterly right-of-way line of the A.M.A.F.C.A. North Diversion Channel and running thence along the northerly right-of-way line of the A.M.A.F.C.A. silting basin and the northerly boundary of said Journal Center.

S89°30'41"E, 29.15 feet to a point; thence, S19°59'21"E, 52.84 feet to a point; thence, S70°00'39"W, 20.00 feet to a point on a curve; thence, 246.02 feet along the arc of a curve to the left having a radius of 325.00 feet and a chord bearing S41°40'30"E, 240.19 feet to a point on the curve; thence leaving said northerly right-of-way line of the A.M.A.F.C.A. silting basin; N00°08'49"E, 234.54 feet to a point; thence, S89°30'41"E, 1813.65 feet to a point; thence S89°31'50"E, 1331.53 feet to a point, said point being a point on the westerly right-of-way line of an 86' Southern Union Gas Company including Road Easements, filed in the office of the County Clerk, Bernalillo County, New Mexico on September 25, 1967; thence leaving said northerly boundary of the Journal Center and continuing along said westerly right-of-way line, N00°06'25"E, 1451.24 feet to a point of curvature; thence, 134.20 feet along the arc of a curve to the right having a radius of 295.01 feet and a chord bearing N13°08'19"E, 133.04 feet to a point, said point being a point on the westerly boundary of said Journal Center; thence continuing along the westerly boundary of said Journal Center, N00°06'25"E, 514.25 feet to a point on a curve; thence leaving said westerly boundary of Journal Center, 225.57 feet along the arc of a curve to the right having a radius of 843.00 feet and a chord bearing N07°33'31"W, 224.90 feet to a point of tangency, said point being a point on the westerly right-of-way line of said 86' Southern Union Gas Company Easement; thence continuing along said westerly right-of-way line, N00°06'25"E, 101.73 feet to a point of curvature; thence leaving said westerly right-of-way line, 39.15 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing N44°45'02"W, 35.27 feet to a point of tangency, said point being a point on the southerly right-of-way line of Los Angeles Drive; thence continuing along said southerly right-of-way line, S89°36'30"E, 2155.72 feet to a point, said point being also a point on the northerly boundary of said Journal Center; thence continuing along said southerly right-of-way line of Los Angeles Drive and said northerly boundary of Journal Center, N88°28'12"E, 1.80 feet to a point, said point being a point on the westerly right-of-way line of San Mateo Boulevard; thence leaving said southerly right-of-way line of Los Angeles Drive and said northerly boundary of Journal Center and continuing along said westerly right-of-way line of San Mateo Boulevard and easterly boundary of said Journal Center, S00°01'32"W, 492.24 feet to a point, said point being a point on the centerline of Palomas Avenue; thence leaving said westerly right-of-way line of San Mateo Boulevard and continuing along said centerline of Palomas Avenue, S89°58'28"E, 522.04 feet to a point, said point being a point on the westerly right-of-way line of Interstate 25; thence leaving said centerline of Palomas Avenue and continuing along said westerly right-of-way line of Interstate 25, S10°43'37"W, 931.89 feet to a point; thence leaving said westerly right-of-way line of Interstate 25, N89°58'28"W, 348.99 feet to a point, said point being a point on the westerly right-of-way line of San Mateo Boulevard; thence continuing along said westerly right-of-way line, S00°01'32"W, 132.12 feet to a point, said point being a point on the centerline of Ranchitos Avenue, also a point on the easterly boundary of said Journal Center, thence leaving said westerly right-of-way line of San Mateo Boulevard and continuing along said centerline of Ranchitos Avenue and said easterly boundary of Journal Center, S89°58'28"E, 324.03 feet to a point, said point being a point on the westerly right-of-way line of Interstate 25; thence leaving said centerline of Ranchitos Avenue and continuing along said westerly right-of-way of Interstate 25, S10°43'37"W, 2437.95 feet to a point being the southeast corner of said Journal Center, also the northeast corner of Academy for Boys, filed in the office of the County Clerk, Bernalillo County, New Mexico on February 21, 1975; thence leaving said westerly right-of-way line of Interstate 25 and continuing along the southerly boundary of said Journal Center and northerly boundary of said Academy for Boys, N79°16'19"W, 251.11 feet to a point of curvature; thence, 363.51 feet along the arc of a curve to the left having a radius of 2000.00 feet and a chord bearing N84°28'44"W, 363.01 feet to a point of tangency; thence, N89°41'09"W, 4732.79 feet to a point, said point being the southwest corner of said Journal Center and the northwest corner of Interstate Tract, Unit IV, filed in the office of the County Clerk, Bernalillo County, New Mexico, on May 7, 1979, being also the northwest corner of Lot 17 of said Interstate Industrial Tract, Unit IV, and also a point on the easterly right-of-way line of the A.M.A.F.C.A. North Diversion Channel; thence leaving the northerly boundary of said Interstate Industrial Tract, Unit IV and of said Lot 17, and continuing along the westerly boundary of said Journal Center and easterly right-of-way line of said A.M.A.F.C.A. North Diversion Channel, N00°00'39"E, 1425.83 feet to the point and place of beginning.

Tract contains 312.0129 acres, more or less.

## APPROVALS

| | |
|---|---|
| Vern Hagan by Globuston<br>Planning Director, City of Albuquerque, NM | 18 NOV 80 SP 80-398<br>Date |
| Richard E Leonard<br>AMAFCA | 11/18/80<br>Date |
| Richard S Miller<br>City Engineer, City of Albuquerque, NM | 11/18/80<br>Date |
| Robert A. Tosnaval<br>Traffic Engineer, City of Albuquerque, NM | 8/26/80<br>Date |
| Martin Caballero<br>Director of Parks & Recreation, City of Albuquerque, NM | 9/4/80<br>Date |
| Monte Carlson<br>Chief Surveyor, City of Albuquerque, NM | 9/2/80<br>Date |
| Martin P. Snyder Jr.<br>Mountain States Telephone & Telegraph Co. | 8-28-80<br>Date |
| Rafael P. Mayo<br>Public Service Company of New Mexico | 9-8-80<br>Date |
| Leo Courtney<br>Gas Company of New Mexico | 8.26.80<br>Date |
| O. Val Valdez<br>Property Management | 8-26-80<br>Date |
| Walter D. Michener Jr.<br>Water Resources, City of Albuquerque | 10-12-80<br>Date |

## NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Record bearings or distances are shown in parenthesis.
4. Number 5 rebar with plastic survey cap stamped PE & LS 2455 were set on corners designated by a small solid circle.
5. Zone Atlas D–17.
6. Mileage of streets created = 2.61 miles.

I, under the laws of New Mexico, certify that I am a Land Surveyor and that this plat was prepared by me or under my supervision and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and shows all easements of record and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver
A. Dwain Weaver
N.M.P.L.S. No. 6544

A. DWAIN WEAVER NEW MEXICO 6544 REGISTERED LAND SURVEYOR

## DEDICATION

The subdivision of the land hereon described is with free consent and in accordance with the desires of the undersigned owner and proprietor thereof, and said owner and proprietor does hereby dedicate the public rights-of-way shown hereon, together with all easements shown on this plat. Power and communication easements are reserved where shown by dashed lines, as noted, including the right of ingress and egress and the right to trim interfering trees. Any drainage right-of-ways shown hereon are also right-of-ways for underground sewer and water lines.

JOURNAL PUBLISHING COMPANY

BY: T.H. Lang
T.H. Lang, President

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO ) ss

On this 29th day of APRIL, 1980, the foregoing instrument was acknowledged before me by T.H. Lang, President, Journal Publishing Company, a corporation, on behalf of said corporation.

My commission expires: Nov. 6, 1980 Notary Public: Theresa G. Broode

ALBUQUERQUE ACADEMY, INC.

By: Leland D. Sedberry Jr.
Leland Sedberry, President
Board of Trustees

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO ) ss

On this 30th day of April, 1980, the foregoing instrument was acknowledged before me by Leland Sedberry, President, Board of Trustees, Albuquerque Academy, Inc., a New Mexico non-profit corporation, on behalf of said corporation.

My commission expires: 4-25-81 Notary Public: Sharon L. Grabow

AMERICAN GYPSUM COMPANY
(formerly A.G.C., Inc.)

BY: T.G. Gayor Exec. Vice Pres.

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO ) ss

On this 16 day of June, 1980, the foregoing instrument was acknowledged before me by ... of American Gypsum Company, a corporation, on behalf of said corporation.

My commission expires: December 12, 1983 Notary Public: Billie Day

LUMBER INC.

BY: R.L. Wickens
R.L. Wickens, President

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO ) ss

On this 20th day of JUNE, 1980, the foregoing instrument was acknowledged before me by R.L. WICKENS, PRES. of Lumber Inc., a corporation, on behalf of said corporation.

My commission expires: 6-19-83 Notary Public: Lorie Chacon

79-157

SHEET 1 of 3

5-8 C17-135-1 43

C17-135-2

43

80 67205

| NR. | DISTANCE | BEARING |
|---|---|---|
| T1 | 29.15' | S89°30'41"E |
| T2 | 1.80' | N86°28'12"E |
| T3 | 132.12' | S00°01'32"W |
| T4 | | |
| T5 | | |
| T6 | | |
| T7 | 65.35' | S89°41'09"E |
| T8 | 35.41' | S45°45'00"E |
| T9 | 60.00' | EAST |
| T10 | 24.21' | NORTH |
| T11 | 9.84' | N00°05'40"E |
| T12 | 10.00' | N00°05'41"E |
| T13 | 10.16' | N00°05'42"E |
| T14 | 20.00' | N50°30'00"E |
| T15 | 40.00' | N50°30'00"E |
| T16 | 105.60' | S39°30'00"E |
| T17 | 66.90' | N10°43'37"E |
| T18 | 15.56' | N50°06'07"W |
| T19 | 76.31' | N50°06'07"W |
| T20 | 1.69' | N50°06'07"W |
| T21 | 110.60' | S39°30'00"E |
| T22 | 149.92' | S84°40'54"E |
| T23 | .21' | N00°29'19"E |
| T24 | 177.58' | S89°31'50"E |
| T25 | .19' | N00°05'25"E |
| T26 | 30.00' | S89°31'50"E |
| T27 | 30.00' | S89°53'35"E |
| T28 | 62.32' | S52°13'57"E |
| T29 | | |
| T30 | | |
| T31 | 30.48' | N10°43'37"E |
| T32 | 127.93' | S52°13'57"E |
| T33 | 80.00' | N00°23'30"E |
| T34 | 68.00' | S89°36'30"E |
| T35 | 103.00' | N00°23'30"E |
| T36 | 101.05' | N00°05'25"E |
| T37 | 126.39' | N00°05'25"E |
| T38 | 124.36' | N47°23'11"E |
| T39 | 190.62' | N47°23'11"E |
| T40 | 129.62' | N00°05'25"E |
| T41 | 75.97' | N47°23'11"E |
| T42 | 13.00' | S89°36'30"E |
| T43 | 68.12' | S89°36'30"E |
| T44 | 52.84' | S13°59'21"E |
| T45 | 20.00' | S70°00'39"W |
| T46 | 5.00' | S01°59'21"E |
| T47 | 43.69' | N00°09'58"E |
| T48 | 58.58' | N58°00'39"E |
| T49 | 144.79' | N58°00'39"E |
| T50 | 30.59' | N58°00'39"E |
| T51 | 47.25' | S00°09'58"W |
| T52 | 25.15' | NORTH |
| T53 | 37.00' | NORTH |
| T54 | 58.79' | NORTH |
| T55 | 121.36' | S69°59'21"E |
| T56 | 74.17' | S63°59'21"E |
| T57 | 5.08' | S76°30'00"E |
| T58 | 33.08' | S76°30'00"E |
| T59 | 49.94' | S45°45'00"E |
| T60 | .05' | S45°45'00"E |
| T61 | 20.00' | N44°15'00"E |
| T62 | 75.15' | N00°09'58"E |
| T63 | 30.00' | S89°41'09"E |
| T64 | 43.00' | S89°41'09"E |
| T65 | 95.60' | N10°43'37"E |
| T66 | 50.00' | N10°43'37"E |
| T67 | 81.70' | S79°16'23"E |
| T68 | 30.00' | S89°58'28"E |
| T69 | 30.53' | N10°43'37"E |
| T70 | 30.00' | S89°59'25"E |
| T71 | 30.00' | N00°01'32"E |
| T72 | 101.73' | N00°06'25"E |
| T73 | 54.88' | S89°56'30"E |
| T74 | | |
| T75 | 85.59' | S89°24'45"E |
| T76 | 110.75' | S89°24'45"E |
| T77 | 34.13' | N10°43'37"E |
| T78 | 73.55' | N10°43'37"E |
| T79 | 70.00' | S00°05'25"W |
| T80 | 70.73' | S42°45'46"W |
| T81 | | |
| T82 | | |
| T83 | | |
| T84 | | |
| T85 | | |

| NR. | RADIUS | ARC | CHORD | DELTA | TANGENT |
|---|---|---|---|---|---|
| C1 | 2000.00' | 363.51' | 363.01' | 10°24'50" | 182.26' |
| C2 | 25.00' | 39.33' | 35.40' | 90°08'53" | 25.05' |
| C3 | 25.00' | 15.08' | 14.85' | 34°33'37" | 7.78' |
| C4 | 60.00' | 120.39' | 101.19' | 114°57'59" | 94.12' |
| C5 | 60.00' | 46.39' | 45.23' | 44°18'09" | 24.43' |
| C6 | 926.83' | 327.26' | 325.56' | 20°13'51" | 165.35' |
| C7 | 896.83' | 316.67' | 315.03' | 20°13'51" | 160.00' |
| C8 | 866.83' | 306.08' | 304.49' | 20°13'51" | 154.65' |
| C9 | 665.04' | 102.33' | 102.22' | 08°48'58" | 51.27' |
| C10 | 635.04' | 407.13' | 400.20' | 36°43'59" | 210.84' |
| C11 | 25.00' | 37.98' | 34.43' | 87°02'53" | 23.74' |
| C12 | 1043.00' | 502.60' | 497.75' | 27°36'35" | 256.28' |
| C13 | 957.00' | 641.91' | 815.02' | 50°24'19" | 450.38' |
| C14 | 1000.00' | 533.40' | 527.10' | 30°33'42" | 273.21' |
| C15 | 1000.00' | 346.34' | 344.61' | 19°50'37" | 174.92' |
| C16 | 1043.00' | 307.49' | 306.36' | 16°53'30" | 154.87' |
| C17 | 568.12' | 794.24' | 731.12' | 80°06'00" | 477.55' |
| C18 | 378.68' | 109.40' | 109.02' | 16°33'08" | 55.08' |
| C19 | 1000.00' | 372.30' | 370.15' | 21°19'52" | 188.33' |
| C20 | 528.12' | 736.32' | 679.64' | 80°06'00" | 443.93' |
| C21 | 785.74' | 520.18' | 510.76' | 37°53'00" | 270.00' |
| C22 | 322.42' | 254.25' | 247.71' | 45°10'54" | 134.15' |
| C23 | 1043.90' | 180.38' | 180.17' | 09°42'52" | 90.41' |
| C24 | 160.24' | 70.49' | 69.92' | 25°12'14" | 35.82' |
| C25 | 826.74' | 546.63' | 536.73' | 37°53'00" | 283.73' |
| C26 | 612.27' | 473.39' | 461.69' | 44°18'00" | 249.24' |
| C27 | 577.27' | 446.33' | 435.30' | 44°18'00" | 234.98' |
| C28 | 542.27' | 419.27' | 408.90' | 44°18'00" | 220.74' |
| C29 | 1067.76' | 354.98' | 353.35' | 19°02'54" | 179.14' |
| C30 | 1032.76' | 307.64' | 306.50' | 17°04'06" | 154.97' |
| C31 | 1067.76' | 330.25' | 328.93' | 17°43'10" | 166.45' |
| C32 | 997.76' | 284.97' | 284.01' | 16°21'52" | 143.46' |
| C33 | 1032.76' | 355.13' | 353.39' | 19°42'08" | 179.34' |
| C34 | 997.76' | 355.34' | 353.46' | 20°24'18" | 179.57' |
| C35 | 399.30' | 172.87' | 171.53' | 24°48'20" | 87.81' |
| C36 | 534.68' | 210.68' | 209.32' | 22°34'36" | 106.73' |
| C37 | 1698.66' | 329.44' | 328.92' | 11°06'43" | 165.24' |
| C38 | 665.04' | 377.96' | 372.90' | 32°33'46" | 194.24' |
| C39 | | | | | |
| C40 | 605.04' | 534.05' | 516.88' | 50°34'23" | 285.83' |
| C41 | | | | | |
| C42 | 594.68' | 214.72' | 213.56' | 20°41'17" | 108.54' |
| C43 | 1838.66' | 306.40' | 305.95' | 10°42'48" | 153.65' |
| C44 | 399.30' | 112.92' | 112.54' | 16°12'10" | 56.84' |
| C45 | 448.29' | 391.44' | 379.12' | 50°01'50" | 209.18' |
| C46 | 497.27' | 180.76' | 179.77' | 20°49'39" | 91.39' |
| C47 | | | | | |
| C48 | 497.27' | 189.45' | 188.31' | 21°49'43" | 95.89' |
| C49 | 594.68' | 59.30' | 59.28' | 05°42'49" | 29.68' |
| C50 | 534.68' | 32.32' | 32.31' | 03°27'48" | 16.16' |
| C51 | 943.00' | 143.26' | 143.12' | 08°42'15" | 71.77' |
| C52 | 25.00' | 37.51' | 34.09' | 85°58'18" | 23.30' |
| C53 | 766.28' | 510.43' | 501.33' | 37°10'49" | 264.46' |
| C54 | 900.00' | 200.00' | 199.59' | 12°43'57" | 100.41' |
| C55 | 743.28' | 482.33' | 473.91' | 37°10'49" | 250.00' |
| C56 | 700.28' | 454.43' | 446.50' | 37°10'49" | 235.54' |
| C57 | 857.00' | 1819.53' | 1496.43' | 121°38'00" | 1534.47' |
| C58 | 900.00' | 1407.41' | 1268.32' | 89°35'54" | 893.71' |
| C59 | 900.00' | 303.20' | 301.77' | 19°18'09" | 153.05' |
| C60 | 343.00' | 1342.06' | 1231.63' | 61°32'31" | 813.14' |
| C61 | 943.00' | 251.39' | 250.65' | 15°16'27" | 126.44' |
| C62 | 1125.05' | 742.45' | 729.08' | 37°46'39" | 385.29' |
| C63 | 25.00' | 39.27' | 35.36' | 90°00'00" | 25.00' |
| C64 | 1159.05' | 770.81' | 756.92' | 37°46'39" | 400.00' |
| C65 | 1212.05' | 799.16' | 784.76' | 37°46'39" | 414.71' |
| C66 | 757.00' | 941.24' | 881.77' | 71°14'25" | 542.35' |
| C67 | 800.00' | 398.21' | 394.11' | 28°31'11" | 203.32' |
| C68 | 800.00' | 598.49' | 582.77' | 42°43'14" | 312.88' |
| C69 | 843.00' | 365.16' | 363.29' | 24°53'13" | 186.02' |
| C70 | 235.01' | 193.93' | 186.47' | 47°16'46" | 102.87' |
| C71 | 25.00' | 37.68' | 34.22' | 86°22'01" | 23.46' |
| C72 | 265.01' | 218.68' | 212.53' | 47°16'46" | 116.00' |
| C73 | 295.01' | 109.24' | 108.62' | 21°12'58" | 55.25' |
| C74 | 76.00' | 113.35' | 103.64' | 83°15'57" | 69.33' |
| C75 | 843.00' | 303.90' | 302.26' | 20°39'18" | 153.62' |
| C76 | 325.00' | 246.02' | 240.19' | 43°22'18" | 129.24' |
| C77 | 325.00' | 162.39' | 160.70' | 28°37'45" | 82.93' |
| C78 | 532.96' | 13.15' | 13.15' | 01°24'48" | 6.57' |
| C79 | 532.96' | 183.73' | 182.82' | 19°45'08" | 92.79' |
| C80 | 305.00' | 164.47' | 163.74' | 18°39'37" | 82.97' |
| C81 | 606.20' | 325.34' | 321.45' | 30°45'00" | 166.69' |
| C82 | 635.04' | 153.40' | 153.02' | 13°50'24" | 77.07' |
| C83 | 25.00' | 34.72' | 32.00' | 79°34'33" | 20.82' |
| C84 | 25.00' | 39.98' | 35.85' | 91°37'43" | 25.72' |
| C85 | 25.00' | 39.15' | 35.27' | 89°42'55" | 24.88' |
| C86 | 25.00' | 39.39' | 35.44' | 90°17'05" | 25.12' |
| C87 | 843.00' | 225.57' | 224.90' | 15°19'53" | 113.46' |
| C88 | 1668.66' | 371.02' | 370.25' | 12°44'22" | 186.28' |
| C89 | 564.68' | 335.83' | 330.90' | 34°04'31" | 173.04' |
| C90 | 534.68' | 74.98' | 74.92' | 08°02'07" | 37.55' |
| C91 | 594.68' | 79.64' | 79.58' | 07°40'24" | 39.88' |
| C92 | 295.01' | 134.20' | 133.04' | 26°03'48" | 68.28' |
| C93 | 25.00' | 43.69' | 38.34' | 100°08'23" | 29.87' |
| C94 | 25.00' | 34.85' | 32.05' | 79°51'37" | 20.93' |
| C95 | 497.27' | 110.00' | 109.78' | 12°40'21" | 55.23' |
| C96 | 497.27' | 79.45' | 79.37' | 09°09'16" | 39.81' |
| C97 | | | | | |
| C98 | | | | | |
| C99 | | | | | |
| C100 | | | | | |
| C101 | | | | | |
| C102 | | | | | |
| C103 | | | | | |
| C104 | 857.00' | 245.70' | 244.86' | 16°25'35" | 123.70' |
| C105 | 857.00' | 1573.63' | 1361.69' | 105°12'25" | 1121.05' |
| C106 | 442.34' | 129.87' | 129.40' | 16°49'19" | 65.40' |
| C107 | 567.80' | 114.37' | 114.18' | 11°32'28" | 57.38' |

REPLAT OF
LOTS 1,2,31 & 32, A PORTION OF LOTS 3,4 & 30, BLOCK 2 & LOTS 1 & 2,
A PORTION OF LOTS 3, 30-32, BLOCK 3 & LOT 1, PORTION OF LOT 2, BLOCK 4 OF
TRACT A, UNIT A NORTH ALBUQUERQUE ACRES
(FILED: MARCH 17, 1937)
AND
JOURNAL CENTER
(FILED: FEBRUARY 29, 1980)

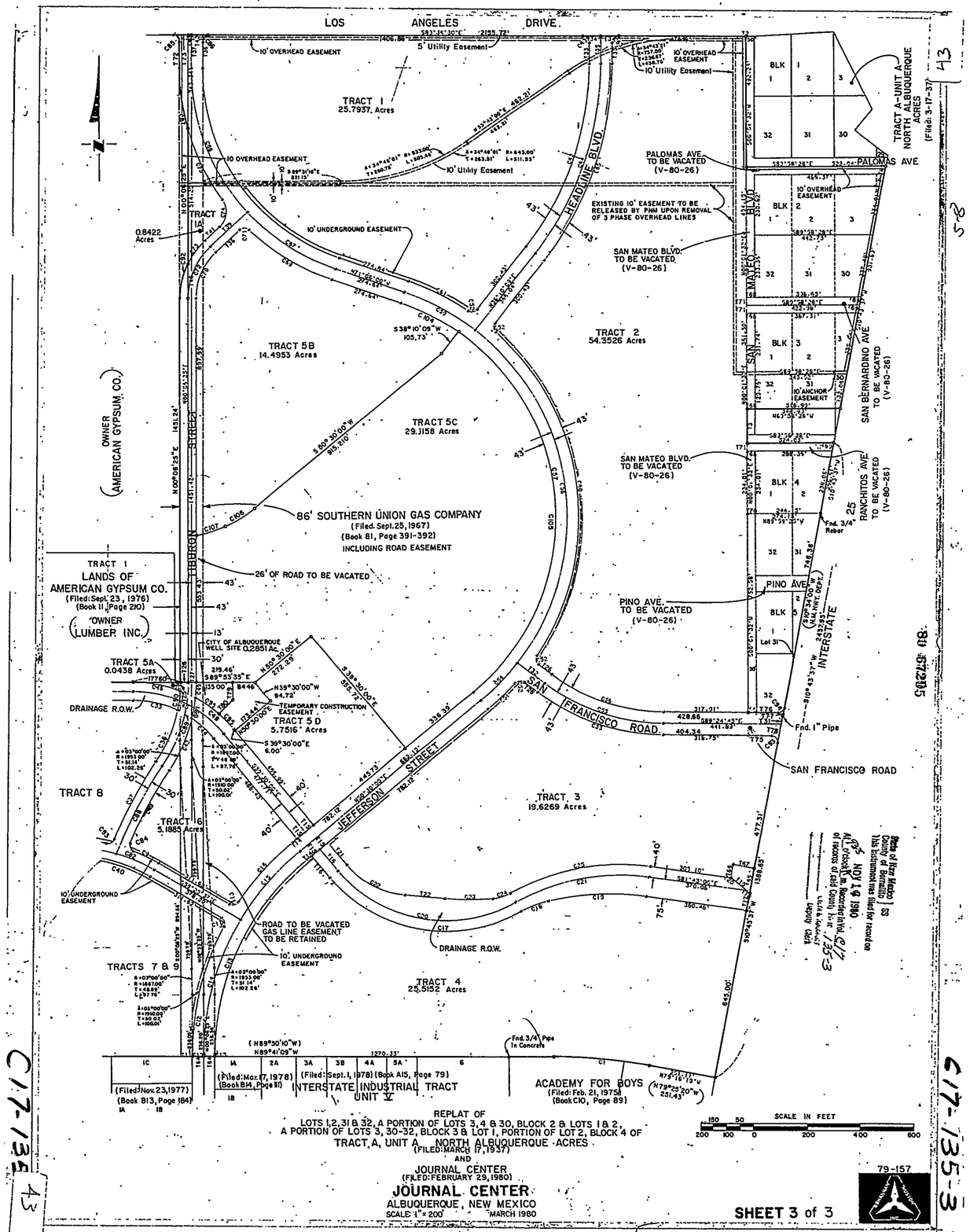
# JOURNAL CENTER

ALBUQUERQUE, NEW MEXICO
SCALE: 1" = 200' MARCH 1980

State of New Mexico } ss
County of Bernalillo }
This instrument was filed for record on
NOV 14 1985
At 9 o'clock a.m., Recorded in Vol. C17 135-2
of records of said County Folio
Clerk & Recorder
Deputy Clerk

TRACT 5A
LANDS OF AMERICAN GYPSUM CO.
(Filed: Sept. 23, 1976)
(Book II, Page 210)
TRACT 1
OWNER
LUMBER INC.
(S 89°43'00"E, 1072.45')
(S 89°43'00"E 1351.53')
(N00°03'00"W 487.42')
(N00°03'00"W)
Found 1" Pipe
70' DRAINAGE R.O.W.
TRACT 8
34.2765 Acres
10' UNDERGROUND EASEMENT
TRACT 6
LANDS OF PUBLIC SERVICE COMPANY (REEVES STATION)
TRACT 7 & 9
36.6675 Acres
INTERSTATE INDUSTRIAL TRACT
UNIT IV
(Filed: May 7, 1979) (Book D9, Page 119)
(Filed: Mar. 25, 1980) (Book D11, Page 6)
(Filed: Aug. 25, 1978) (Book B15, Page 72)
(Filed: Mar. 14, 1978) (Book B14 Page 100)
MASTHEAD STREET
SNAPROLL STREET
350' PUBLIC SERVICE COMPANY EASEMENT
TRACT 8D
0.1566 Acres
TRACT 8B
0.2430 Acres
TRACT 8E
1.5556 Acres
TRACT 8C
1.0136 Acres
FUTURE 70' DRAINAGE R.O.W.
AMAFCA SILTING BASIN
1.060767 Acres
(FILED:
TRACT 8A
TRACT 8F
2.6440 Ac.
TRACT 8G
3.8020 Acres
0.6570 Acres
TRACT 10
7.7330 Acres
AMAFCA NORTH DIVERSION CHANNEL
BIG THREE
1965 TRIANGULATION STA. "REEVES"
ELEV. = 5067.27
N.M. STATE PLANE GRID COORDINATES
Y = 393,890.85
X = 1,518,528.81
GROUND TO GRID FACTOR = 0.99967155
LAT. = 35° 05' 12.16"
SCALE IN : FEET
79-157
SHEET 2 of 3

C17-135-2


LOS ANGELES DRIVE
406.88'
S83°45'30"E 2155.72'
10' OVERHEAD EASEMENT
5' Utility Easement
TRACT 1
25.7937 Acres
10' OVERHEAD EASEMENT
10' Utility Easement
10' OVERHEAD EASEMENT
10' Utility Easement
HEADLINE BLVD.
PALOMAS AVE TO BE VACATED (V-80-26)
PALOMAS AVE
TRACT A-UNIT A NORTH ALBUQUERQUE ACRES (Filed: 3-17-37)
BLK 1
BLK 2
BLK 3
BLK 4
EXISTING 10' EASEMENT TO BE RELEASED BY PNM UPON REMOVAL OF 3 PHASE OVERHEAD LINES
10' OVERHEAD EASEMENT
SAN MATEO BLVD. TO BE VACATED (V-80-26)
SAN MATEO BLVD.
10' UNDERGROUND EASEMENT
TRACT 1A
0.8422 Acres
TRACT 5B
14.4953 Acres
TRACT 2
54.3526 Acres
10' ANCHOR EASEMENT
SAN BERNARDINO AVE TO BE VACATED (V-80-26)
OWNER AMERICAN GYPSUM, CO.
TRACT 5C
29.1158 Acres
SAN MATEO BLVD. TO BE VACATED (V-80-26)
RANCHITOS AVE TO BE VACATED (V-80-26)
86' SOUTHERN UNION GAS COMPANY
(Filed: Sept. 25, 1967)
(Book 81, Page 391-392)
INCLUDING ROAD EASEMENT
TIBURON STREET
TRACT 1
LANDS OF AMERICAN GYPSUM CO.
(Filed: Sept. 23, 1976)
(Book 11, Page 210)
OWNER LUMBER INC.
26' OF ROAD TO BE VACATED
PINO AVE. TO BE VACATED (V-80-26)
PINO AVE
CITY OF ALBUQUERQUE WELL SITE 0.2851 Ac.
TRACT 5A
0.0438 Acres
DRAINAGE R.O.W.
TEMPORARY CONSTRUCTION EASEMENT
TRACT 5D
5.7516 Acres
INTERSTATE 25 (I-H-VI, DEPT.)
SAN FRANCISCO ROAD
Fnd. 1" Pipe
SAN FRANCISCO ROAD
TRACT 8
TRACT 6
5.1885 Acres
JEFFERSON STREET
TRACT 3
19.6269 Acres
10' UNDERGROUND EASEMENT
ROAD TO BE VACATED GAS LINE EASEMENT TO BE RETAINED
10' UNDERGROUND EASEMENT
DRAINAGE R.O.W.
TRACTS 7 & 8
TRACT 4
25.5152 Acres
Fnd. 3/4" Pipe In Concrete
(N89°50'10"W)
N89°41'09"W
1270.33'
IC
IA
IB
2A
3A
3B
4A
5A
6
C1
(Filed: Nov. 23, 1977)
(Book B13, Page 184)
(Filed: Mar. 17, 1978)
(Book B14, Page 11)
(Filed: Sept. 1, 1978) (Book A15, Page 79)
INTERSTATE INDUSTRIAL TRACT UNIT V
ACADEMY FOR BOYS
(Filed: Feb. 21, 1975)
(Book C10, Page 89)
N79°25'20"W 251.43'
REPLAT OF
LOTS 1, 2, 31 & 32, A PORTION OF LOTS 3, 4 & 30, BLOCK 2 & LOTS 1 & 2, A PORTION OF LOTS 3, 30-32, BLOCK 3 & LOT 1, PORTION OF LOT 2, BLOCK 4 OF TRACT A, UNIT A NORTH ALBUQUERQUE ACRES
(FILED: MARCH 17, 1937)
AND
JOURNAL CENTER
(FILED: FEBRUARY 29, 1980)
JOURNAL CENTER
ALBUQUERQUE, NEW MEXICO
SCALE 1" = 200'
MARCH 1980
SCALE IN FEET
150 50 0 200 400 600
79-157
SHEET 3 of 3
State of New Mexico } ss
County of Bernalillo }
This instrument was filed for record on
NOV 19 1980
At o'clock M. Recorded in Vol. of records of said County, Folio
County Clerk
Deputy
C17-135-3
43
28
80 472805

C25-190

84 ft. HB1

This plat is filed for the purposes of vacating interior property lines, incorporating adjacent derived rights-of-way into parcel and eliminating portion of land acquired by the New Mexico State Highway Department for additional highway right-of-way.

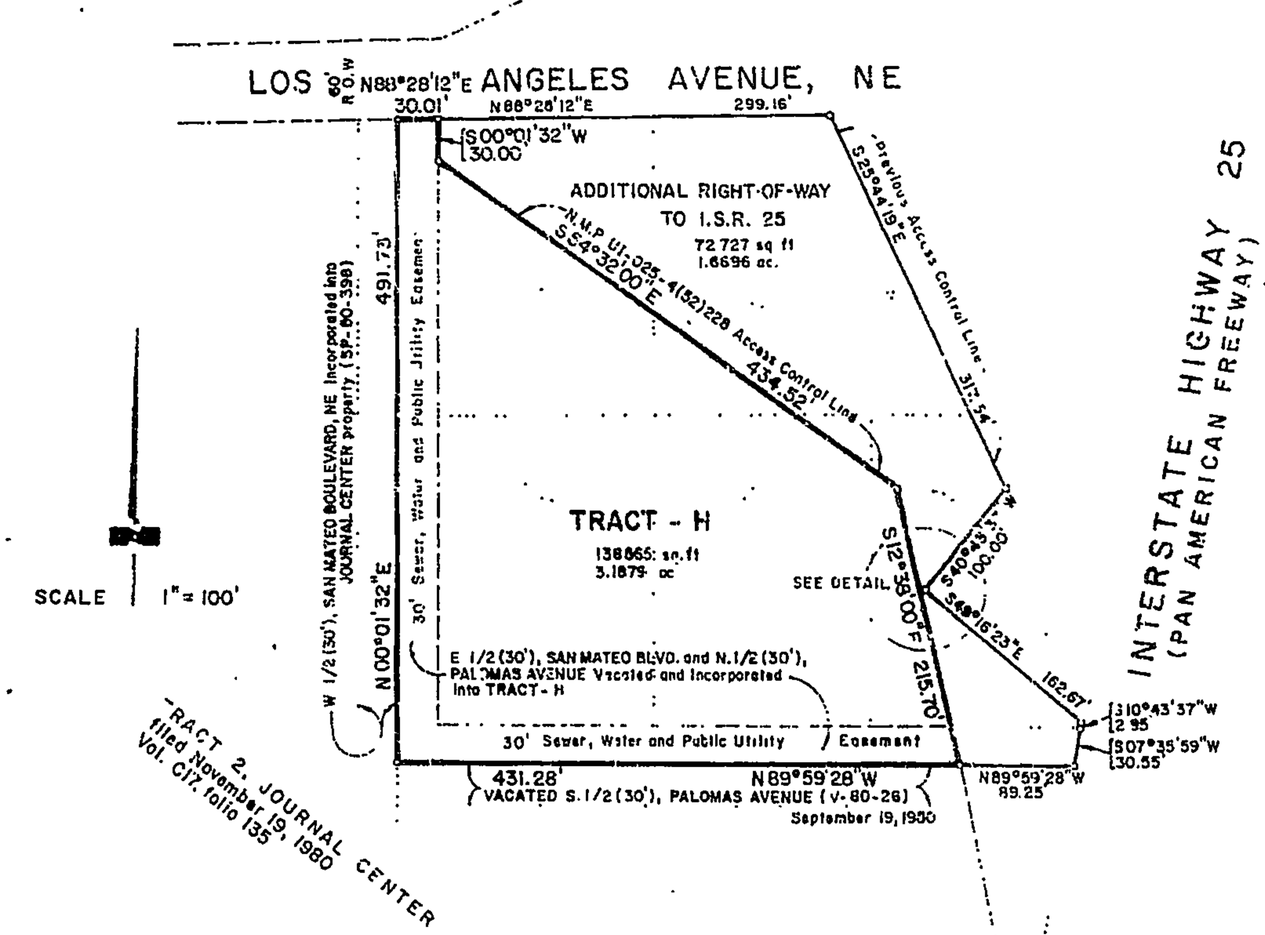
Bearings shown hereon are Grid Bearings and were derived from State Highway Department documents for project UI-... -4(12)28.

Incorporation of the rights-of-way as they appear on the plat ... the reservation of easements for sewer, water and public utilities is done in accordance with the terms of the Zoning Hearing Examiner regarding case V-84-..., dated March 13, 1984.

This plat was prepared from land descriptions ... and ... Survey.

DEC 20 1984

C25
190



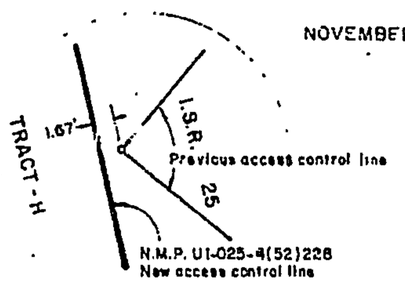

# TRACT - H
## BLOCK - 1, TRACT - A, UNIT - A
# NORTH ALBUQUERQUE ACRES
## AND
## ADDITIONAL RIGHT-OF-WAY TO I.S.R. 25

COMPRISING ALL OF LOTS 1, 31 AND 32, PORTIONS OF LOTS 2, 3 AND 30, BLOCK - 1, TRACT - A, UNIT - A NORTH ALBUQUERQUE ACRES
(Plat filed March 17, 1937 in Vol. D, folio 129)

TOGETHER WITH
EAST 30 FEET OF ADJACENT SAN MATEO BOULEVARD, NE AND NORTH 30 FEET OF ADJACENT PALOMAS AVENUE, NE

ALBUQUERQUE, NEW MEXICO

NOVEMBER 12, 1984




DETAIL - 1" = 10'

The above inscribed plat comprising all of lots 1, 31 and 32; portions of lots ..., ... and 0 in Block 1, Tract - A, Unit - A, North Albuquerque Acres, together with the adjacent East 30 feet of San Mateo Boulevard, NE and the adjacent North 30 feet of Palomas Avenue, NE, vacated and incorporated by this plat, now being known as Tract ", Block 1, Tract - A, Unit - A, NORTH ALBUQUERQUE ACRES and Additional Right-of-way to I.S.R. 25; together with retained easements within vacated rights-of-way for sewer, water and public utilities is with the free consent and in accordance with the desires of the undersigned owners.

Arthur L. Harreson

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO )ss

On ..., 19____, the foregoing instrument was acknowledged before me.

My commission expires: ...

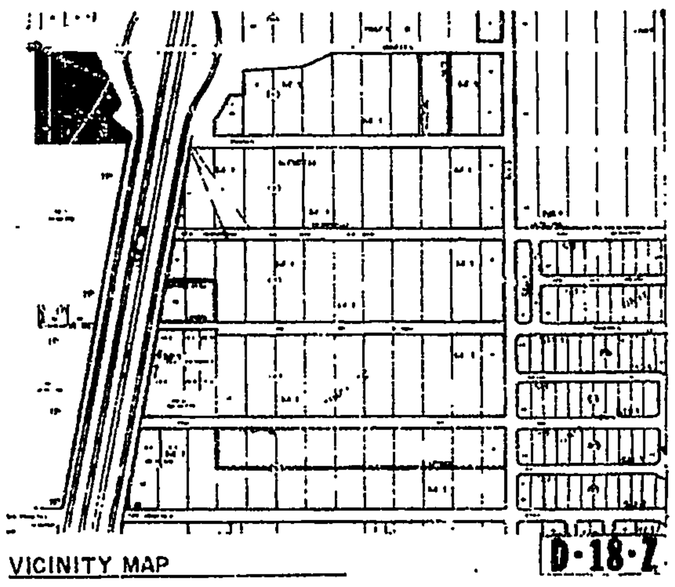
Notary Public

APPROVALS:

| | |
|---|---|
| Traffic Engineer, Transportation Department | Date 12-18-84 |
| Parks and Recreation Department | Date 12-18-84 |
| Chief City Surveyor, Engineering Division | Date 11/26/84 |
| Right-of-Way Department | Date 12-18-84 |
| Property Management | Date 12/19/84 |
| A. M. A. F. C. A. | Date 12-19-84 |
| City Engineer, Engineering Division | Date 12/20/84 |

APPROVAL AND CONDITIONAL ACCEPTANCE, as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

SP-84-53 12-20-84
City Planner Date



VICINITY MAP

D-18-Z

ENTERED
MAR 14 1985
ROW-RMS

SURVEYOR

I, J. W. Bettis do hereby certify that I am a Registered Professional Engineer and Land Surveyor under the laws of the State of New Mexico, and that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

OFFICIAL SEAL
KELLI L. PRINE
NOTARY PUBLIC - NEW MEXICO
My commission expires: 1-27-87

J. W. Bettis
Reg. P.E. & L.S. #3441

PUBLIC SERVICE COMPANY
MAP # 117C

C25-190

84-801

C25-190

PROJECT #

1010228

OCTOBER 8. 2014

VPC
VPR