

LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

- DRB No. _____
- Zone Atlas Index Number: D-17 & D-18.
- Zoning: IP
- Gross Subdivision Acreage: 14.6215 Acres.
- Total number of Lots/Tracts Created: 1
- 0.86 acre of Headline Blvd. public street right-of-way vacated by Vacation Action 14DRB-70315.
- Easements vacated by Vacation Action 14DRB-70314.
- Date of Survey: May, 2014.
- Plat is located within the Elena Gallegos Grant, projected Sections 23 & 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, City of Albuquerque, New Mexico.

PURPOSE OF PLAT

The purpose of this Plat is to vacate a portion of Headline Blvd. Right-of-way, Replat Tract 2A-2A-1 and Tract H as shown on the Plats recorded December 19, 1994 in Book 94C, Page 420 and December 20, 1984 in Book C25, Page 190; to eliminate lot lines, vacate easements and grant new easements.

PUBLIC UTILITY EASEMENTS

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

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

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

Disclaimer

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

FREE CONSENT

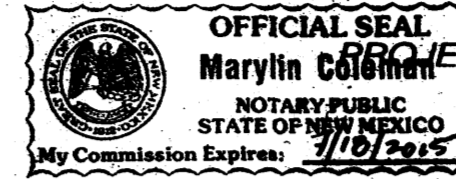
The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on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

Lowell A. Hare
Lowell A. Hare
President and CEO Journal Center Corporation, a Delaware Corporation

State of New Mexico)
) SS
County of Bernalillo)

This instrument was acknowledged before me on 26 day of March, 2015, by
Lowell A. Hare, as President and CEO of Journal Center Corporation, a Delaware corporation.

By: *Marilyn Coleman* My Commission Expires: July 18, 2015
Notary Public



**PLAT OF
TRACT A
LEGACY AT JOURNAL CENTER**

(A REPLAT OF TRACTS 2A-2A-1 & TRACT H JOURNAL CENTER & VACATED RIGHT OF WAY OF HEADLINE BLVD.)
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 23 and 24, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
BERNALILLO COUNTY, CITY OF ALBUQUERQUE, NEW MEXICO
APRIL, 2015

PROJECT: 1010228
 DATE: 4-15-15
 APP: 15-10413 (P/F)

PROJECT NUMBER _____

APPLICATION NUMBER _____

UTILITY APPROVALS:

QWEST CORPORATION d/b/a CENTURYLINK QC _____ DATE _____

COMCAST CABLE _____ DATE _____

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

CITY APPROVALS:
Soren N. Reinhardt P.S. 3/26/15
CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

REAL PROPERTY DIVISION _____ DATE _____

TAX CERTIFICATION

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

PROPERTY OWNER OF RECORD: _____

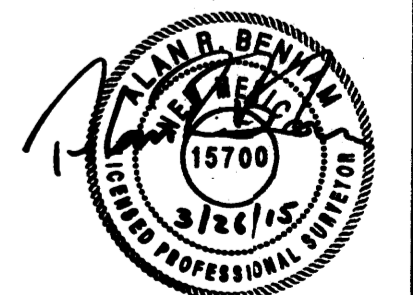
BERNALILLO COUNTY TREASURER'S OFFICE _____ DATE _____

SURVEYOR'S CERTIFICATION

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

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

Date: MAR 26, 2015



NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
- Basis of Bearings established from NGS Monument "ZAB_B" to NMSHC Monument "1-25-11" being North 10°36'38" East.
- Distances are ground distances.
- Project combined factor = 0.9998693 scaled about X=0, Y=0..
- Record Bearings and distances are shown in parentheses ().
- Pursuant to section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at anytime be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirements shall be a condition to approval of this plat."
- City of Albuquerque zoning and development regulations and procedures shall apply to lands within this plat if the land is sold to any private parties.
- Easements of record are based on Title Reports prepared for NMDOT CN A301180 Parcels 2-5 and 2-10, both labeled as Fifth Continuance dated February 24, 2014 Project MGS-025-4(127)233.
- As of the filing of this plat, NMDOT R/W Parcels 2-5 and 2-10 have been acquired by Special Warranty Deed from owner. Monumentation maps were not provided and monuments had not been set at the time of fieldwork. Record data from the Special Warranty Deeds was used to develop the tract boundary.

DESCRIPTION

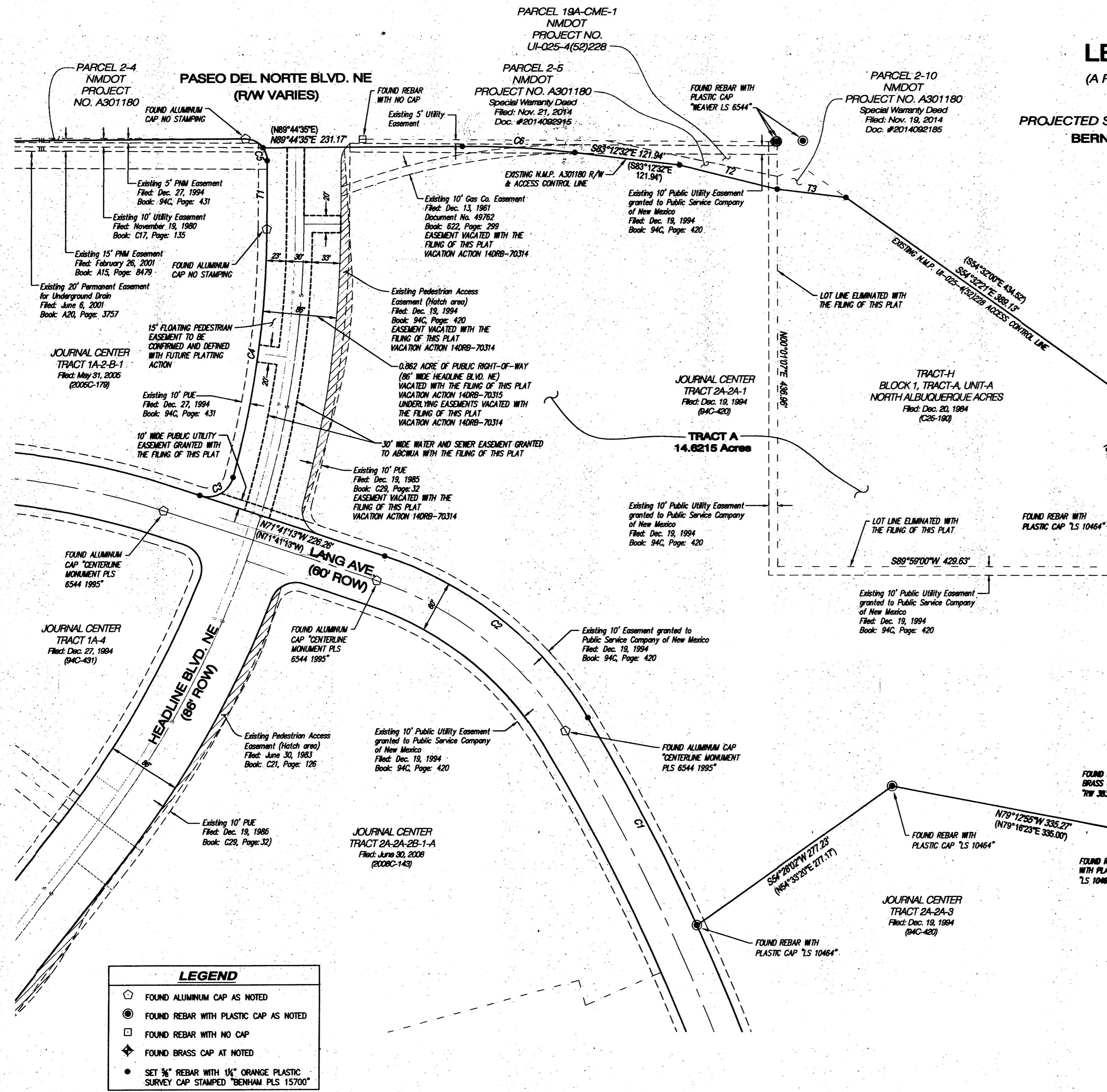
A certain tract of land situate within the Elena Gallegos Grant, in projected Sections 23 & 24, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, City of Albuquerque, New Mexico, being and comprising Tract 2A-2A-1 of JOURNAL CENTER, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 19, 1994 in Book 94C, Page 420, Tract H of NORTH ALBUQUERQUE ACRES, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 20, 1984 in Book C25, Page 190, and a portion of Headline Blvd., as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo, New Mexico on June 30, 1983 in Book C21, Page 126, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1983) and ground distances as follows:

Beginning at the southeast corner of said Tract A, being a point on the westerly right-of-way line of Interstate 25 (I-25), also being a found rebar with plastic cap stamped, "LS 10464", WHENCE City of Albuquerque Central Monument "ZAB_B", being a stainless steel rod set beneath a 5.5" NGS access cover, having New Mexico State Plane Grid Coordinates, (Central Zone NAD 1983), of X=1,540,960.370 and Y=1,519,518.103 bears North 23°38'51" East a distance of 1583.03 feet;
 THENCE leaving said westerly -25 right-of-way, along the southerly boundary of the tract herein described, North 79°12'55" West a distance of 335.27 feet to a found rebar with plastic cap stamped, "LS 10464";
 THENCE South 54°28'02" West a distance of 277.23 feet to a found rebar with plastic cap stamped, "LS 10464", also being a point on the northerly right-of-way of Lang Avenue;
 THENCE continuing along the northerly right-of-way of Lang Avenue, 271.53 feet along the arc of a curve to the left, having a radius of 2441.93 feet, a central angle of 06°22'16" and a chord bearing North 27°40'34" West a distance of 271.40 feet to a point of compound curvature;
 THENCE 306.39 feet along the arc of a curve to the left, having a radius of 430.00 feet, a central angle of 40°46'31" and a chord bearing North 51°16'28" West for a distance of 299.95 feet to a point of tangency;
 THENCE North 71°41'13" West a distance of 226.26 feet to a point of curvature (non-tangent), said point being the southwest corner of the tract herein described;
 THENCE leaving the northerly right-of-way of Lang Avenue and continuing along the westerly boundary of said tract, 48.76 feet along the arc of a curve to the left, having a radius of 30.00 feet, a central angle of 93°07'41" and a chord bearing North 61°44'56" East for a distance of 43.57 feet to a point of tangency;
 THENCE 280.70 feet along the arc of a curve to the left, having a radius of 1126.05 feet, a central angle of 14°47'30" and a chord bearing North 7°47'21" East for a distance of 269.90 feet to a point of tangency;
 THENCE North 0°23'30" East a distance of 79.74 feet to a point of curvature;
 THENCE 15.93 feet along the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 36°30'10" and a chord bearing North 17°51'35" West for a distance of 15.66 feet to a point on the northerly boundary of said tract, also being a point on the southerly right-of-way of Paseo Del Norte;
 THENCE along the northerly boundary of said tract, also being the southerly right-of-way of Paseo Del Norte, North 89°44'35" East a distance of 231.17 feet to a point of curvature;
 THENCE 130.00 feet along the arc of a curve to the right, having a radius of 1026.00 feet, a central angle of 07°14'44" and a chord bearing South 86°49'54" East for a distance of 129.91 feet to a point of tangency;
 THENCE South 83°12'32" East a distance of 121.94 feet;
 THENCE South 75°47'15" East a distance of 116.13 feet;
 THENCE South 83°12'32" East a distance of 78.82 feet;
 THENCE along the easterly boundary of said tract, also being the westerly right-of-way of said I-25 South 54°32'21" East a distance of 369.13 feet;
 THENCE South 9°21'41" East a distance of 469.00 feet to a found NMDOT brass cap stamped, "FRW 383+73.2";
 THENCE South 10°43'37" West a distance of 57.17 feet to the POINT OF BEGINNING.

Tract contains 636,911.7633 sq.ft. or 14.6215 acres, more or less.

PLAT OF TRACT A LEGACY AT JOURNAL CENTER

(A REPLAT OF TRACTS 2A-2A-1 & TRACT H JOURNAL CENTER & VACATED RIGHT OF WAY OF HEADLINE BLVD.)
ELENA GALLEGOS GRANT
PROJECTED SECTIONS 23 and 24, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
BERNALILLO COUNTY, CITY OF ALBUQUERQUE, NEW MEXICO
APRIL, 2015

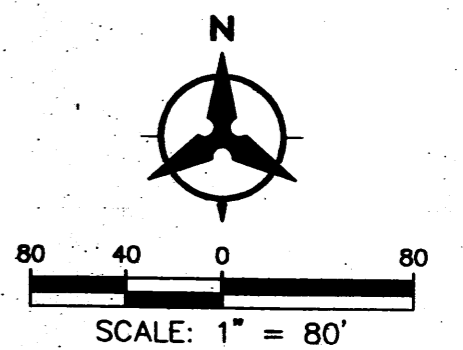


CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING
C1	06°22'16"	135.91'	271.53'	2441.93'	271.40'	N27°40'34"W
(C1)	(06°22'16")	(135.90')	(271.53')	(2441.90')	(271.39')	(N27°40'35"W)
C2	40°49'31"	160.02'	306.39'	430.00'	299.95'	N51°16'28"W
(C2)	(40°49'29")	(160.02')	(306.39')	(430.00')	(299.95')	(N51°16'28"W)
C3	93°07'41"	31.68'	48.76'	30.00'	43.57'	N61°44'56"E
(C3)	(93°08'38")	(31.69')	(48.77')	(30.00')	(43.57')	(N61°44'49"E)
C4	14°47'30"	146.17'	290.70'	1126.05'	289.90'	N07°47'21"E
(C4)	(14°47'00")	(146.08')	(290.54')	(1126.05')	(289.73')	(N07°47'00"E)
C5	36°30'10"	8.24'	15.93'	25.00'	15.66'	N17°51'35"W
(C5)				(25.00')		
C6	07°14'44"	65.09'	130.00'	1028.00'	129.91'	S86°49'54"E
(C6)	(07°14'44")	(65.09')	(130.00')	(1028.00')	(129.91')	(S86°49'54"E)

City of Albuquerque Control Monument "NMSHC I-25-11"
Geographic Position (NAD 1983)
N.M. State Plane Coordinates (Central Zone)
X= 1,542,232.560 Y= 1,526,308.141
Ground-to-Grid Factor = 0.99966571
ΔCX = -00°11'21.89"
Elevation = 5209.617 (NAVD 1988)

TANGENT DATA		
ID	BEARING	DISTANCE
T1	N00°23'30"E	79.74'
(T1)	(N00°23'30"E)	(80.00')
T2	S75°47'15"E	116.13'
(T2)	(S75°47'15"E)	(116.13')
T3	S83°12'32"E	79.82'
(T3)	(S83°12'32"E)	(79.82')
T4	S10°43'37"W	57.17'
(T4)	(S10°43'37"W)	(57.12')

City of Albuquerque Control Monument "ZAB_B_1994"
Geographic Position (NAD 1983)
N.M. State Plane Coordinates (Central Zone)
X= 1,540,980.370 Y= 1,519,518.103
Ground-to-Grid Factor = 0.999666140
ΔCX = -00°11'30.25"
Elevation = 5195.09 (NAVD 1988)



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

P:\20150051\SURVEY\GRAPHICS\20150051_Headline_PLAT.dwg
Thu, 26-Mar-2015 - 8:49:01 am, Plotted by: TGOZALES