

July 16, 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 ft 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).

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Jack Cloud
City of Albuquerque
July 16, 2014
Page 2

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 Paseo del Norte 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 will be forthcoming that concurs with the allocation of the west half of the ROW to Tract 2A-2A-1 (or its succeeding tract).

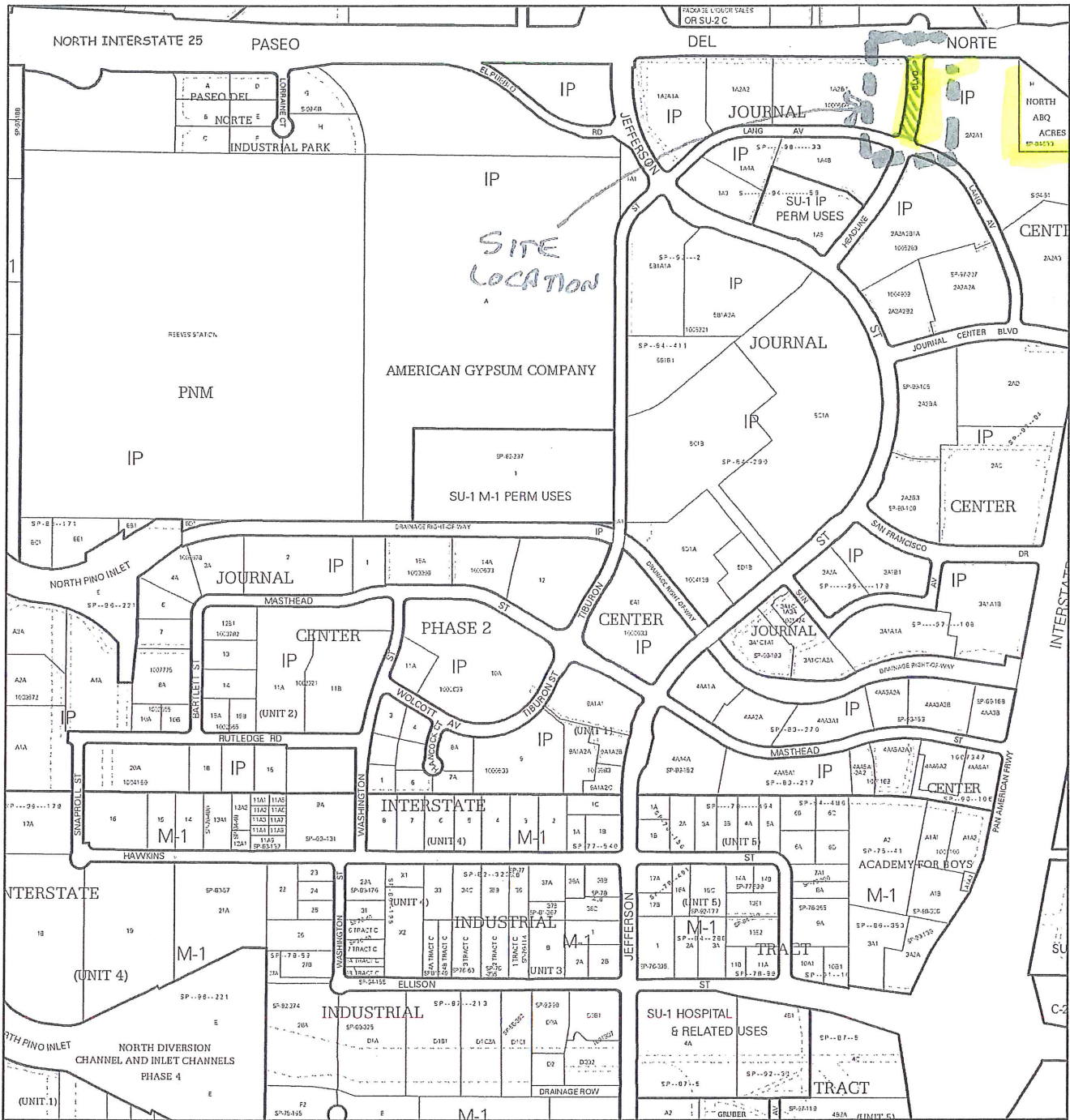
Please review the information included with this submittal and schedule for DRB review at the nearest opportunity. Let me know if you have questions or need additional information.

Sincerely,

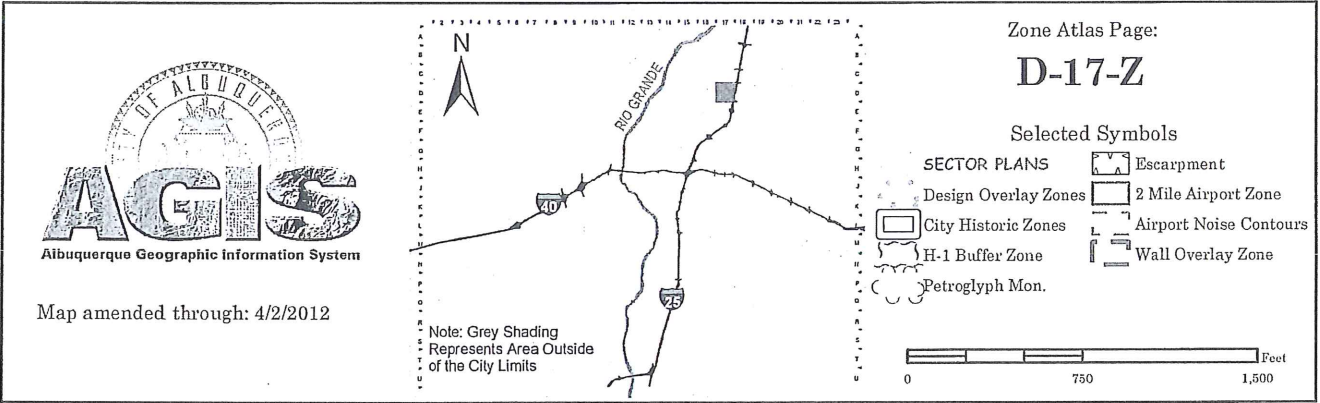

~~Paul M. Wymer, AIA, AICP~~ **James R Topmiller**
Senior Project Manager
Community Development & Planning

PMW/kp
Enclosures

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



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



!!!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.

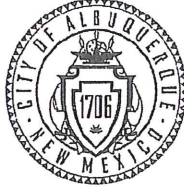
Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

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



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,

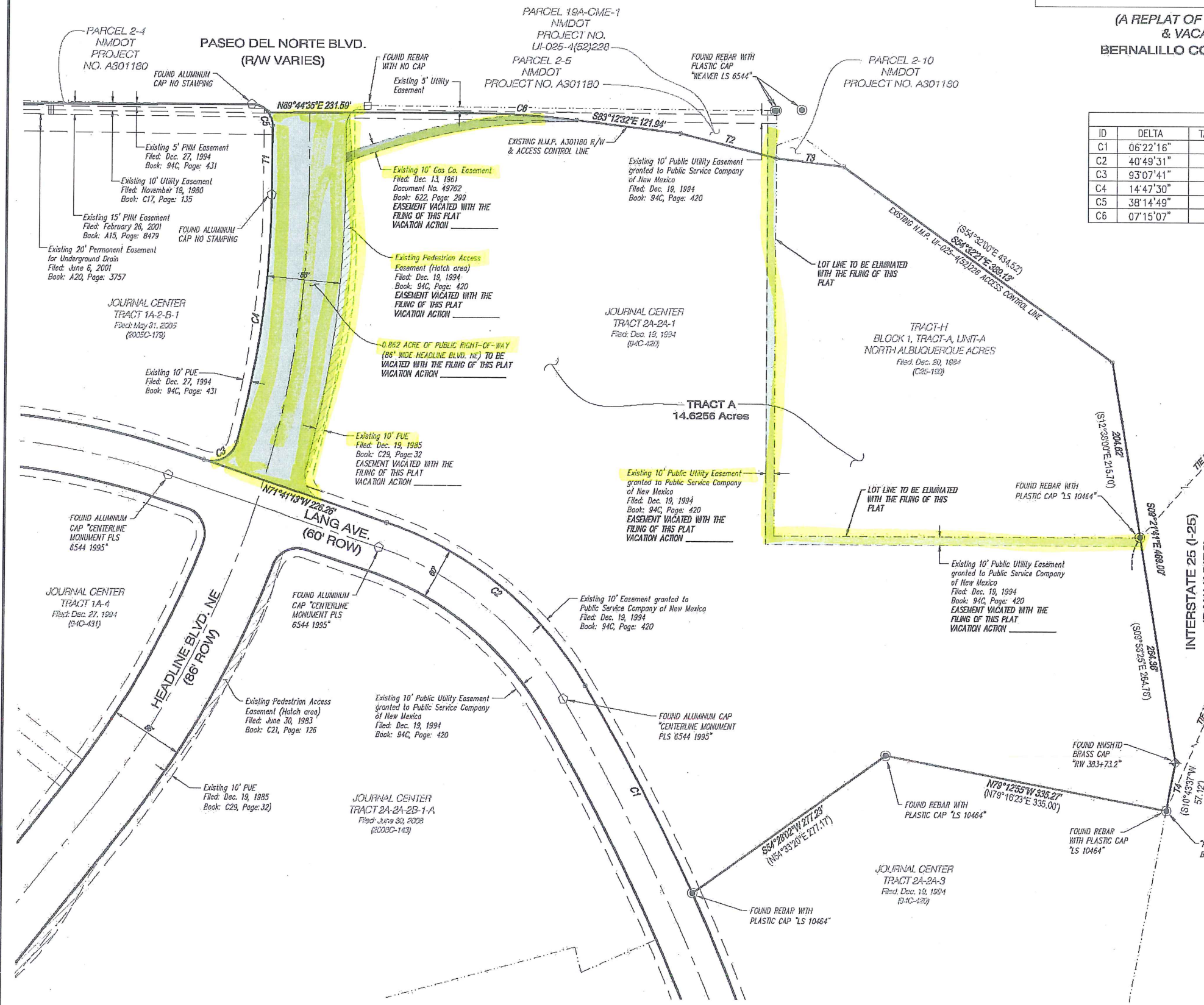
Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(02/20/14)

"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

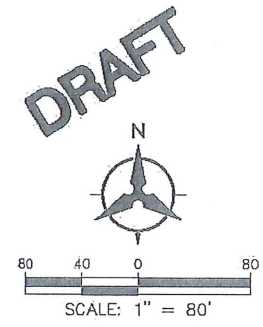
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	06°22'16"	135.91'	271.53'	2441.93'	271.40'	N27°40'34"W
C2	40°49'31"	160.02'	306.39'	430.00'	299.95'	N51°16'28"W
C3	93°07'41"	31.68'	48.76'	30.00'	43.57'	N61°44'56"E
C4	14°47'30"	146.17'	290.70'	1126.05'	289.90'	N07°47'21"E
C5	38°14'49"	8.67'	16.69'	25.00'	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'

City of Albuquerque Control Monument "181SHC 1-25-11"
Geographic Position (NAD 1983)
N.M. State Plane Coordinates (Central Zone)
X=1,542,232.600 Y=1,526,309.141
Ground-to-Grid Factor = 0.9995693
Δ CC = -0°11'22"
(Trio) 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=1,519,518.103
Ground-to-Grid Factor = 0.9995693
Δ CC = -0°11'30"
(Trio) Elevation = 6155.09

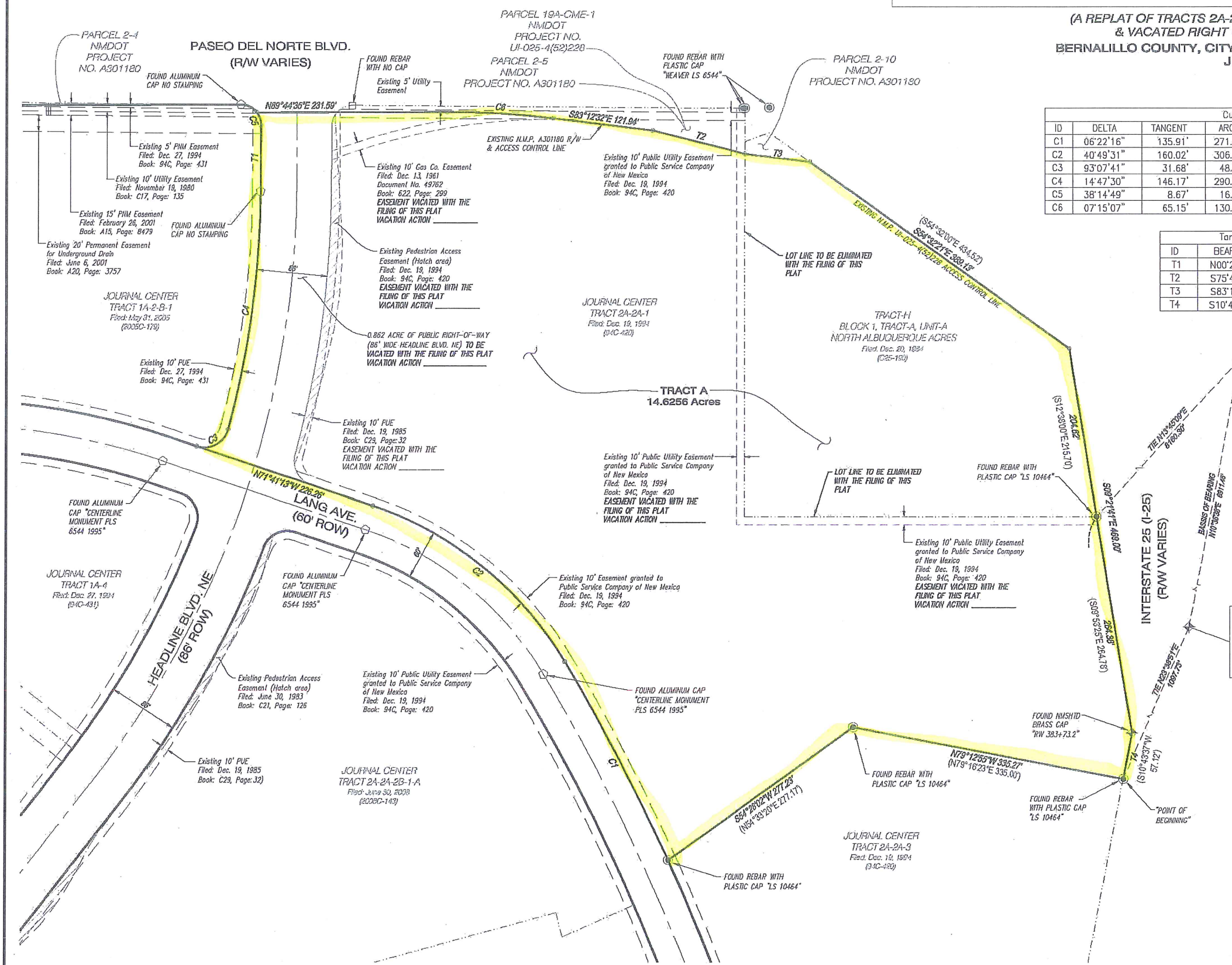


Bohannon & Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

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

"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

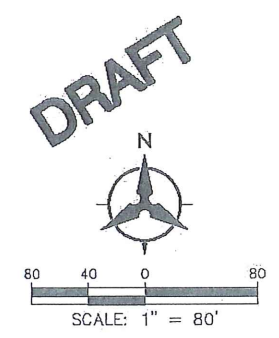


Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	06°22'16"	135.91'	271.53'	2441.93'	271.40'	N27°40'34"W
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Tangent Data		
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T1	N00°23'30"E	79.74'
T2	S75°47'15"E	116.09'
T3	S83°12'32"E	79.82'
T4	S10°43'37"W	57.17'

City of Albuquerque Control Monument "T181SHC 125-11"
Geographic Position (IAD 1913)
N.M. State Plane Coordinates (Central Zone)
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Ground-to-Grid Factor = 0.9995693
Δ CC = -0°11'22"
(Trio) Elevation = 5209.617

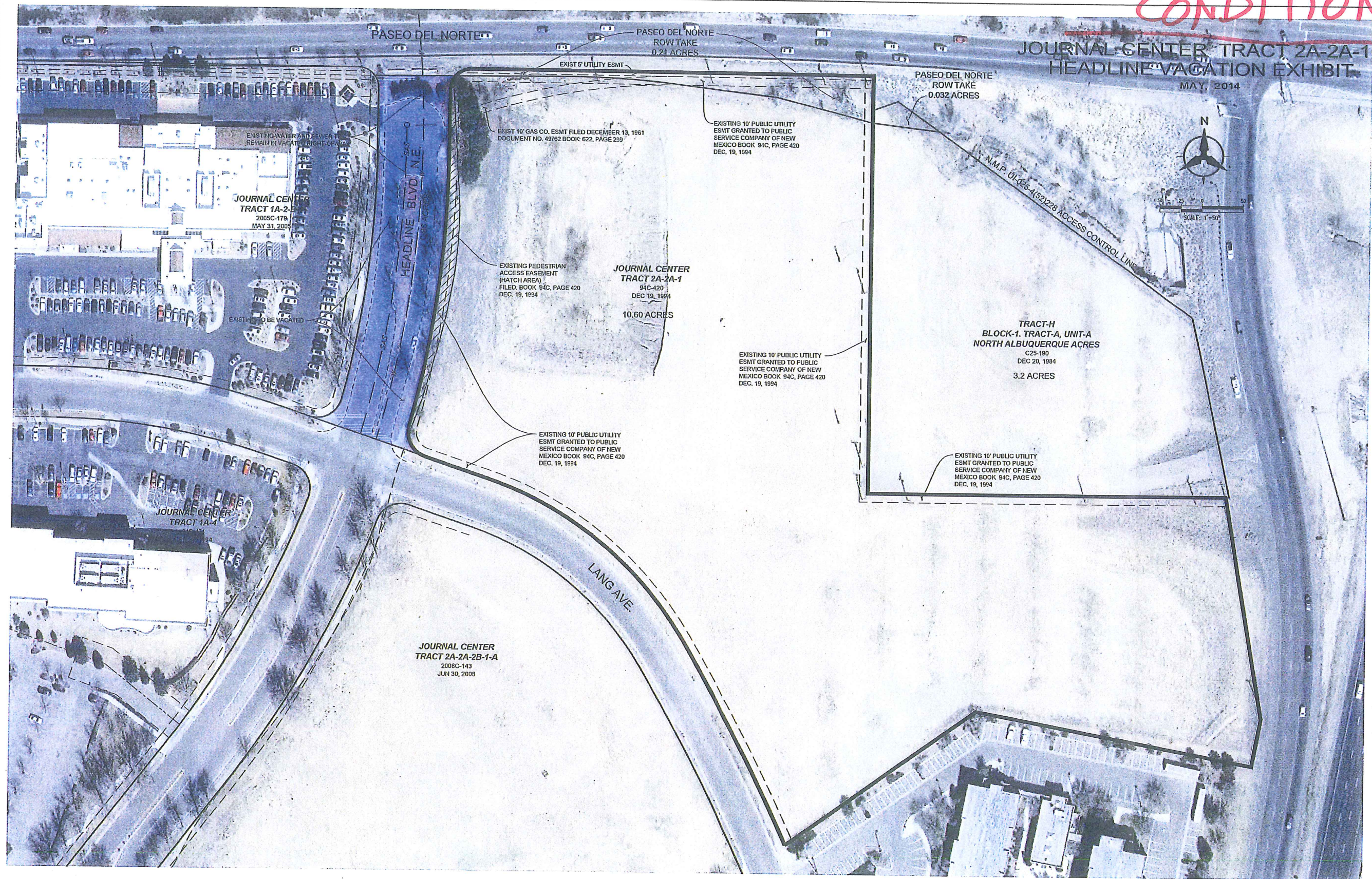
City of Albuquerque Control Monument "ZAB_B, 1994"
Geographic Position (IAD 1913)
N.M. State Plane Coordinates (Central Zone)
X=1,540,960.370 Y=1,519,511.103
Ground-to-Grid Factor = 0.9995693
Δ CC = -0°11'30"
(Trio) Elevation = 5195.09



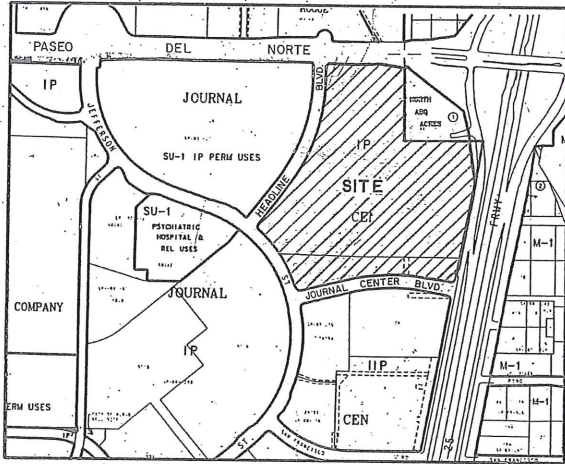
Bohannon & Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

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Wed, 9-Jul-2014 - 3:30 pm, Plotted by: TCONALES

**EXISTING
CONDITIONS**



SP-94092815170517



LOCATION MAP

ZONE ATLAS INDEX MAP D-17 & D-18 NOT TO SCALE

SUBDIVISION DATA

- 1. DRB Number 94-329
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-2B 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-2B 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-2B 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-2B, 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-2B 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-2B 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 feet 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-2B 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-2B 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

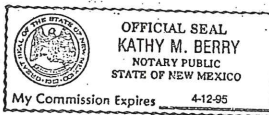
T.H. Lang, resident

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

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

APPROVALS

Table with columns for Title, Name, and Date. Includes Planning Director, City Engineer, City Surveyor, Property Management, Utility Development, Parks and General Services, and Public Service Company of New Mexico.

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. Alvin Kavanagh 12-19-94

In approving this plat, PMNGAS CO OF NM do not waive or release any easement or easement right that have been granted by prior plat, deed, or other document which are not shown on this plat.

SURVEYOR'S CERTIFICATION

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



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

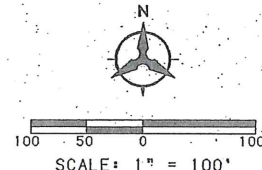
JOB NO. 94169:82



94146690 PLAT OF TRACTS 2A-2A-1, 2A-2A-2 & 2A-2A-3

JOURNAL CENTER
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 1994

33 DEC 19 1994
of records of said County Public



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 plat 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

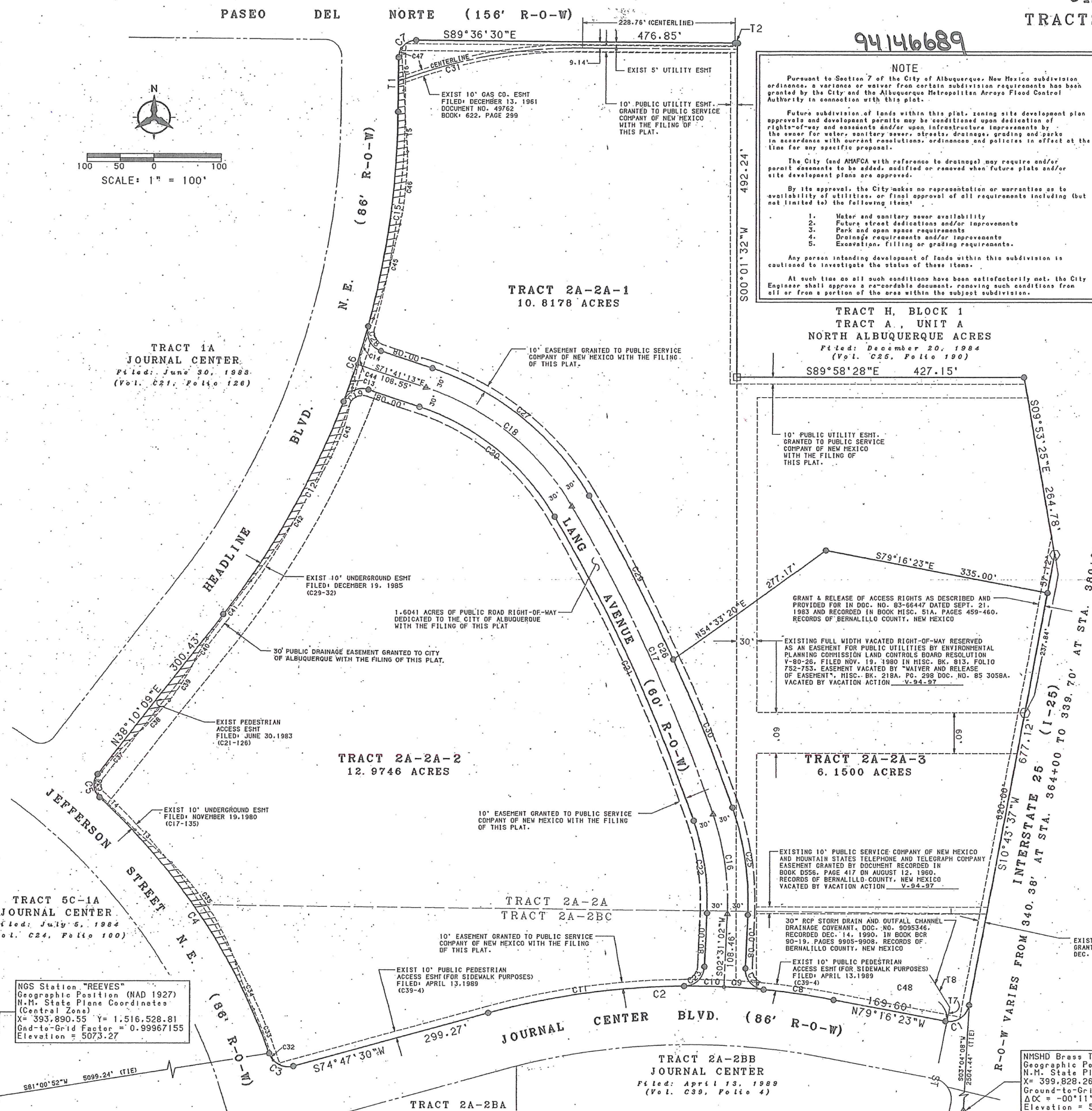
- FOUND REBAR AND SURVEY CAP STAMPED "PE & LS 2455"
- NMSHD BRASS CAP SET IN CONCRETE
- SET 5/8" REBAR WITH SURVEY CAP STAMPED "WEAVER LS 6544"
- ▲ CITY OF ALBUQUERQUE CONTROL MONUMENT
- CENTERLINE MONUMENT
- BOUNDARY LINE
- ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - NEW UTILITY EASEMENT

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	1°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	S48°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"E	81.58
C26	506.88	2441.90	11°53'35"	505.97	N24°54'55"E	254.35
C27	306.39	430.00	40°49'29"	299.95	N51°16'28"E	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	17.75	506.21	08°07'17"	17.69	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



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

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".

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
Grid-to-Grid Factor = 0.9996298
ΔX = -00°11'35"
Elevation = 5196.73

JOB NO. 94169.82



ΣΠ

C17-135-1

REPLAT OF 80 67805
 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
 95 NOV 19 1980
 At 10:00 clock P.M. Recorded in Vol. 217
 of records of said County, File 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. slitting 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. slitting basin; N00°08'49"E, 234.54 feet to a point; thence, S89°30'41"E, 1313.65 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 line 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.

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, President
 STATE OF NEW MEXICO } ss
 COUNTY OF BERNALILLO }

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: [Signature]

ALBUQUERQUE ACADEMY, INC.
 BY: Leland Sedberry, President
 Board of Trustees

STATE OF NEW MEXICO } ss
 COUNTY OF BERNALILLO }
 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: [Signature]

AMERICAN GYPSUM COMPANY
 (formerly A.G.C., Inc.)
 BY: T.G. Gayer, Exec. Vice Pres.
 STATE OF NEW MEXICO } ss
 COUNTY OF BERNALILLO }

On this 16 day of June, 1980, the foregoing instrument was acknowledged before me by [Signature] of American Gypsum Company, a corporation, on behalf of said corporation.
 My commission expires: December 12, 1983
 Notary Public: [Signature]

APPROVALS		
[Signature]	18 NOV 1980	SP-80-398
Planning Director, City of Albuquerque, NM	Date	
[Signature]	11/18/80	
Richard E. Leonard	Date	
AMAFCA		
[Signature]	11/18/80	
Richard S. Allen	Date	
City Engineer, City of Albuquerque, NM		
[Signature]	8/26/80	
Paul G. Farnsworth	Date	
Traffic Engineer, City of Albuquerque, NM		
[Signature]	9/4/80	
Mark Cahaly	Date	
Director of Parks & Recreation, City of Albuquerque, NM		
[Signature]	9/2/80	
Monte Curran	Date	
Chief Surveyor, City of Albuquerque, NM		
[Signature]	8-28-80	
Arthur L. Crisler	Date	
Mountain States Telephone & Telegraph Co.		
[Signature]	9-8-80	
Ralph P. Mayfield	Date	
Public Service Company of New Mexico		
[Signature]	8-26-80	
Leo Cowdry	Date	
Gas Company of New Mexico		
[Signature]	8-26-80	
O. Val Valdez	Date	
Property Management		
[Signature]	10-12-80	
Walter W. McKinley	Date	
Water Resources, City of Albuquerque		

- NOTES:
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
 - Distances are ground distances.
 - Record bearings or distances are shown in parenthesis.
 - Number 5 rebar with plastic survey cap stamped PE & LS 2455 were set on corners designated by a small solid circle.
 - Zone Atlas D-17.
 - 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



LUMBER INC.
 BY: R.L. Wickens, President
 STATE OF NEW MEXICO } ss
 COUNTY OF BERNALILLO }
 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: [Signature]



**EXISTING
CONDITIONS**

