



**Proposed Tract 3A-1A-1A-1**  
 AREA=2.3799 Acres±  
 103,669 Sq. Feet±

**Proposed Tract 3A-1A-1A-2**  
 AREA=1.2989 Acres±  
 56,578 Sq. Feet±

**Building Parking Count Data**

	FLOOR AREA	REQUIRED PARKING	PARKING PROVIDED	HANDICAP REQUIRED	HANDICAP PROVIDED
OFFICE BUILDING	38,238 SF	116	116	6	6
TRAINING CENTER	12,045 SF	31	31	2	2
<b>TOTAL REQUIRED</b>		<b>147</b>	<b>147</b>	<b>8</b>	<b>8</b>

**Curve Data**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	826.74'	242.93'	16°50'08"	T22.34'	S 69°51'56" W	242.03'
C2	826.74'	256.55'	17°46'46"	T29.31'	S 72°33'29" W	255.52'
C3	350.00'	341.67'	55°57'53"	T85.96'	S 70°14'43" W	328.44'

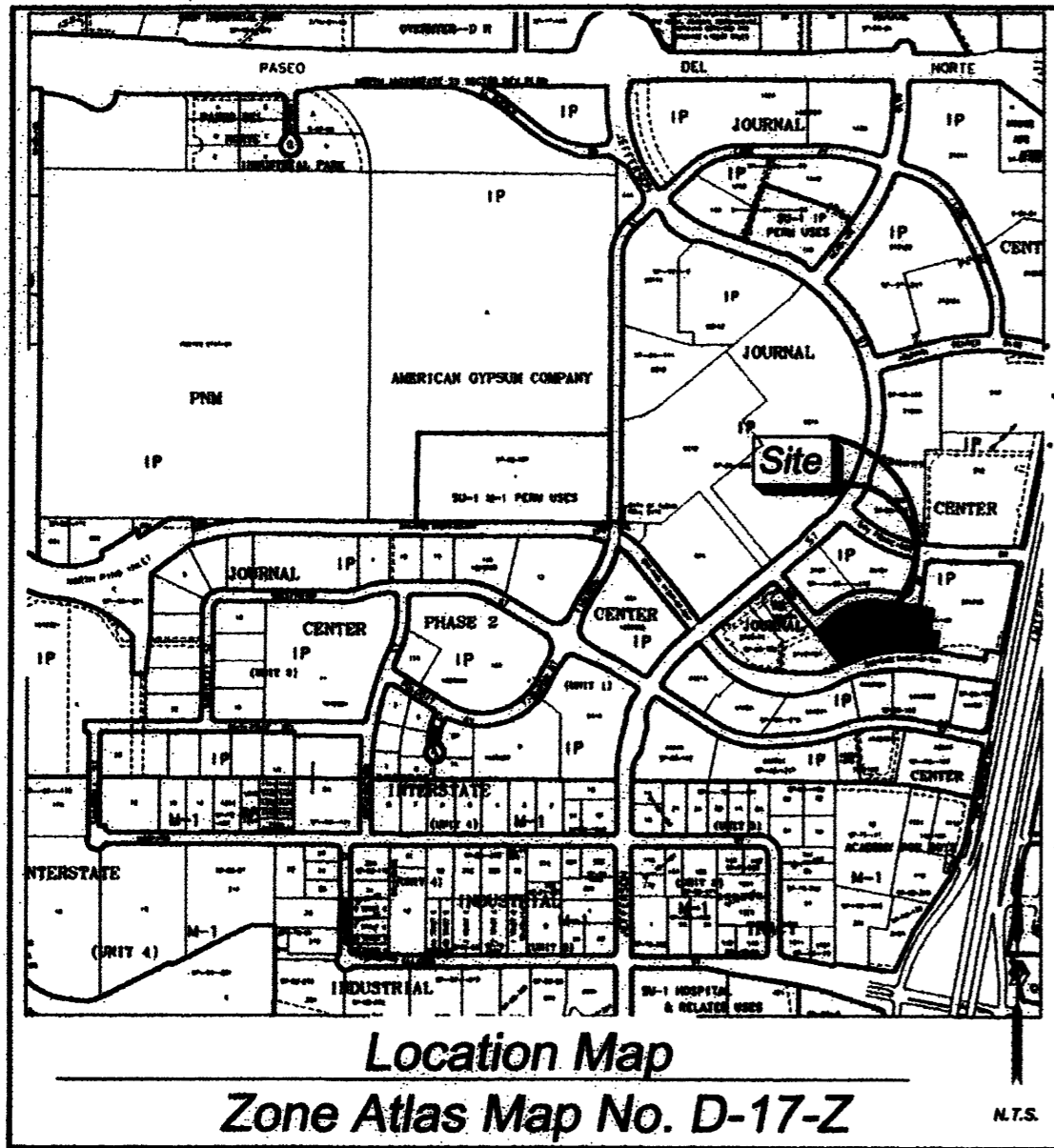


PROJECT: 1010307  
 DATE: 14-703965  
 APP: 12-10-14  
 (SK)

**PRECISION SURVEYS, INC.**

PROJECT: 1010307  
 DATE: 12-10-15  
 APP: 14-70396(SK)

OFFICE ADDRESS:  
 10000 25th Street  
 Albuquerque, NM 87109  
 866.442.8011 TOLL FREE  
 505.856.5700 PHONE  
 505.856.7900 FAX



RECORDING STAMP

Plat of  
**Tracts 3A-1A-1A-1 and 3A-1A-1A-2**  
**Journal Center**  
 Albuquerque, Bernalillo County, New Mexico  
 February 2015

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 23, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT 3A-1A-1A OF THE PLAT 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 MAY 27, 1997, IN MAP BOOK 97C, FOLIO 165, HAVING AN AREA OF 3.6787 ACRES, MORE OR LESS, NOW COMPRISING TRACTS 3A-1A-1A-1 AND 3A-1A-1A-2, JOURNAL CENTER.

**PROJECT: 1010307**  
**DATE: 3-4-15**  
**APP: 15-70078 (P/F)**

**Project No. 1010307**  
**Application No. 14DRB-70396**  
**Utility Approvals**

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
<b>City Approvals</b>	
<i>Erin A. Kishenover P.S.</i>	<b>2/17/15</b>
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	

**Subdivision Data:**

ZONING: IP  
 GROSS SUBDIVISION ACREAGE: 3.2927 ACRES±  
 ZONE ATLAS INDEX NO: D-17-Z  
 NO. OF TRACTS CREATED: 2  
 NO. OF LOTS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0  
 DATE OF SURVEY: DECEMBER 11, 2014.

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO TWO NEW TRACTS AND TO GRANT TWO EASEMENTS.

**Notes:**

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 23, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Easements**

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.  
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:  
 1. PNM (ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.  
 2. 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.  
 3. QWEST CORPORATION D/B/A CENTURYLINK QC 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.  
 4. COMCAST CABLE 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 (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.  
 IN APPROVING THIS PLAT, PNM (ELECTRIC AND GAS) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

**Solar Note:**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Free Consent**

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS.

SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.  
 SAID OWNER WARRANTS THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.  
 SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

*Michael Berg*  
 MICHAEL BERG  
 ASSISTANT SECRETARY  
 MASTHEAD CORPORATION  
 DATE: **2-19-15**

**Acknowledgment**

STATE OF NEW MEXICO ) SS  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS **19th** DAY OF **February**, 2015 BY  
 MICHAEL BERG, ASSISTANT SECRETARY, MASTHEAD CORPORATION.  
 BY *Cynthia Louise Areyta* MY COMMISSION EXPIRES: **November 30, 2016**  
 NOTARY PUBLIC



TREASURER CERTIFICATE

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

*Larry W. Medrano*  
 LARRY W. MEDRANO  
 N.M.L.S. No. 11993  
 DATE: **2/17/15**



OFFICE LOCATION:  
 5571 Midway Park Place, NE  
 Albuquerque, NM 87109  
 MAILING ADDRESS:  
 PO Box 90636  
 Albuquerque, NM 87199  
 866.442.2011 TOLL FREE  
 505.856.5700 PHONE  
 505.856.7900 FAX

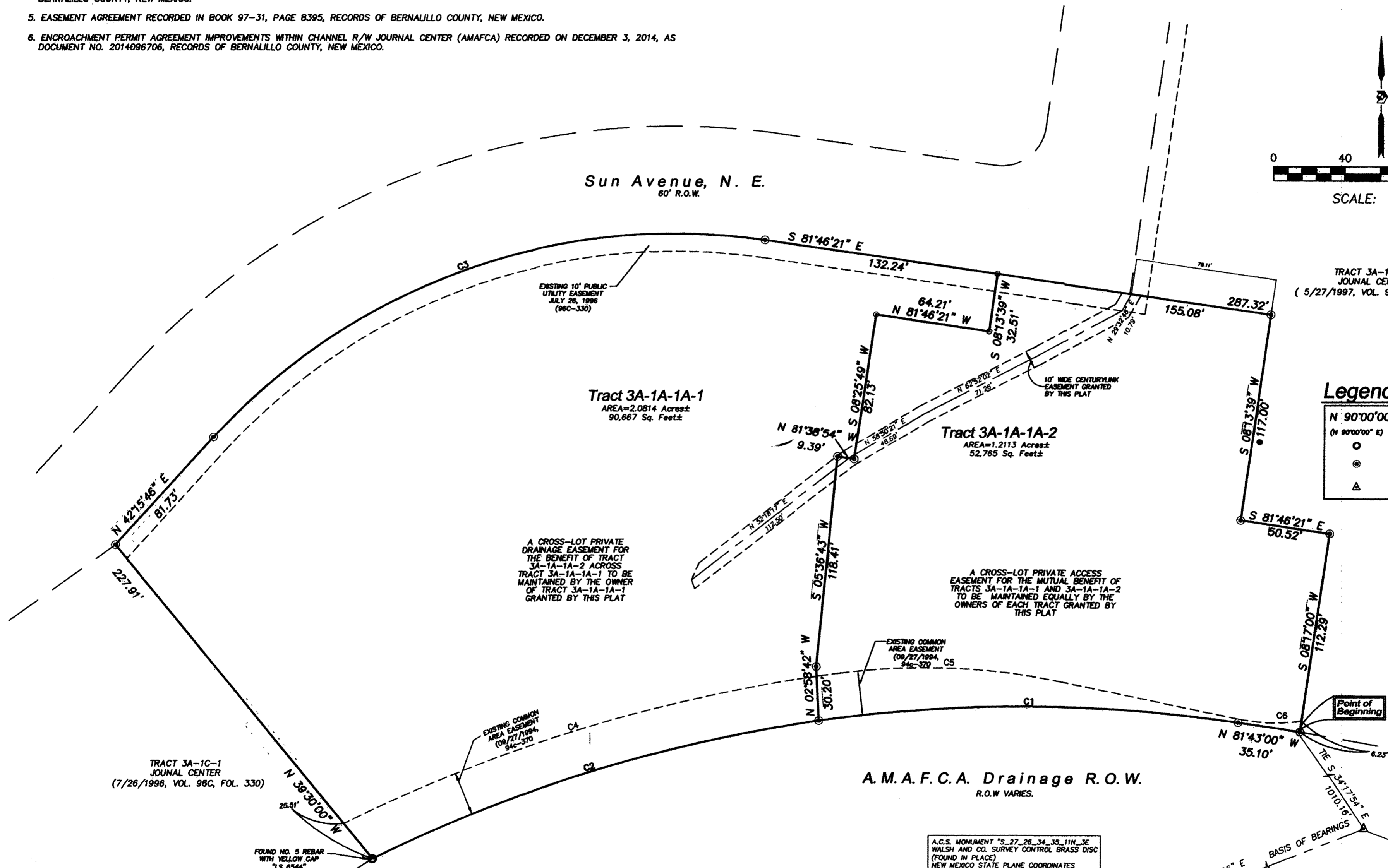
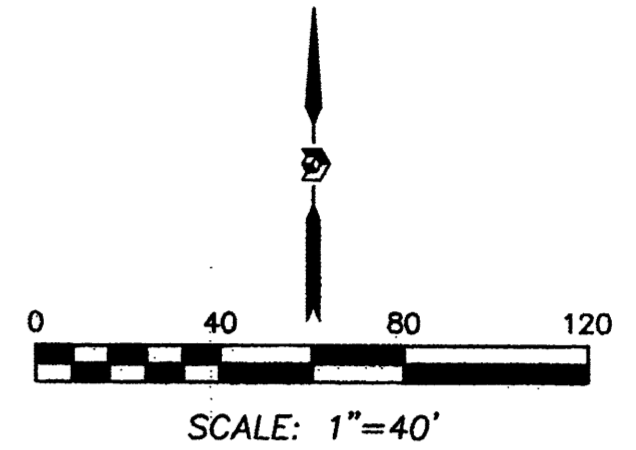
INDEXING INFORMATION FOR COUNTY CLERK  
 OWNER MASTHEAD CORPORATION  
 SECTION 23, TOWNSHIP 11 N, RANGE 3 E,  
 SUBDIVISION JOURNAL CENTER  
 UPC NO. 101706347022840512

**Reference Documents**

1. RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 80, PAGE 353, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
2. RESTRICTIONS RECORDED IN BOOK MISC. 138A., PAGE 330, AND BOOK A16, PAGE 9513, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
3. EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED IN MAP BOOK C21, FOLIO 126, MAP BOOK 93C, FOLIO16, MAP BOOK 94C, FOLIO 320 AND MAP BOOK 97C, FOLIO 165, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
4. DECLARATION OF EASEMENT AND SUPPLEMENTARY DECLARATION GRANTED BY DOCUMENT RECORDED IN BOOK 94-27, PAGE, 8128, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. EASEMENT AGREEMENT RECORDED IN BOOK 97-31, PAGE 8395, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
6. ENCROACHMENT PERMIT AGREEMENT IMPROVEMENTS WITHIN CHANNEL R/W JOURNAL CENTER (AMAFCA) RECORDED ON DECEMBER 3, 2014, AS DOCUMENT NO. 2014096706, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

RECORDING STAMP

Plat of  
**Tracts 3A-1A-1 and 3A-1A-1A-2**  
**Journal Center**  
 Albuquerque, Bernalillo County, New Mexico  
 February 2015



**Legend**

- N 90°00'00" E MEASURED BEARING AND DISTANCES (N 90°00'00" E)
- FOUND AND USED MONUMENT AS DESIGNATED
- ⊙ DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

**Curve Table**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	236.18	826.74	116°22'05"	S 89°54'03" E	235.38
C2	263.29	826.74	116°14'49"	N 72°47'30" E	262.18
C3	341.87	1300.00	155°57'53"	S 70°14'43" W	329.54
C4	279.14	880.00	118°10'28"	N 72°41'16" E	277.97
C5	122.05	371.00	118°50'28"	N 87°49'38" W	121.50
C6	35.54	100.00	120°21'46"	S 88°35'02" E	35.35

A.C.S. MONUMENT "S\_27\_26\_34\_35\_11N\_3E WALSH AND CO. SURVEY CONTROL BRASS DISC (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1508397.940 E=1534361.674 PUBLISHED EL=5113.117 (NAVD 1988) GROUND TO GRID FACTOR=0.999672139 DELTA ALPHA ANGLE=-0712'3.83"

A.C.S. MONUMENT "L\_25\_14" STANDARD MMSC BRASS DISC (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1514923.410 E=1540074.230 PUBLISHED EL=N/A (NAVD 1988) GROUND TO GRID FACTOR=0.999666707 DELTA ALPHA ANGLE=-071'36.07"

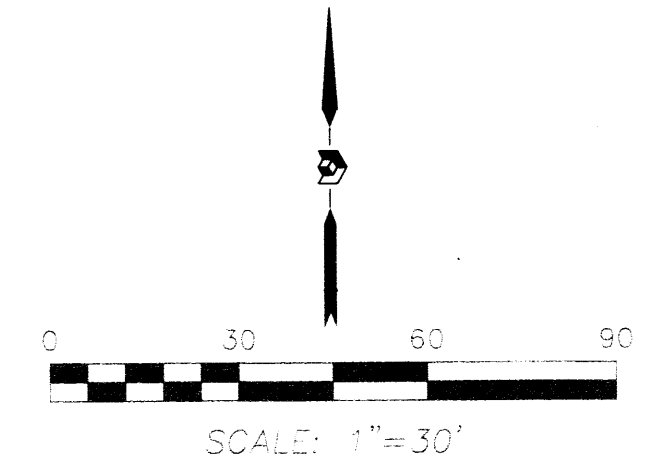


INDEXING INFORMATION FOR COUNTY CLERK  
 OWNER MASTHEAD CORPORATION  
 SECTION 23, TOWNSHIP 11 N., RANGE 3 E.  
 SUBDIVISION JOURNAL CENTER  
 UPC NO. 101706347022840512

OFFICE LOCATION:  
 5571 Midway Park Place, NE  
 Albuquerque, NM 87109  
 MAILING ADDRESS:  
 PO Box 90636  
 Albuquerque, NM 87199

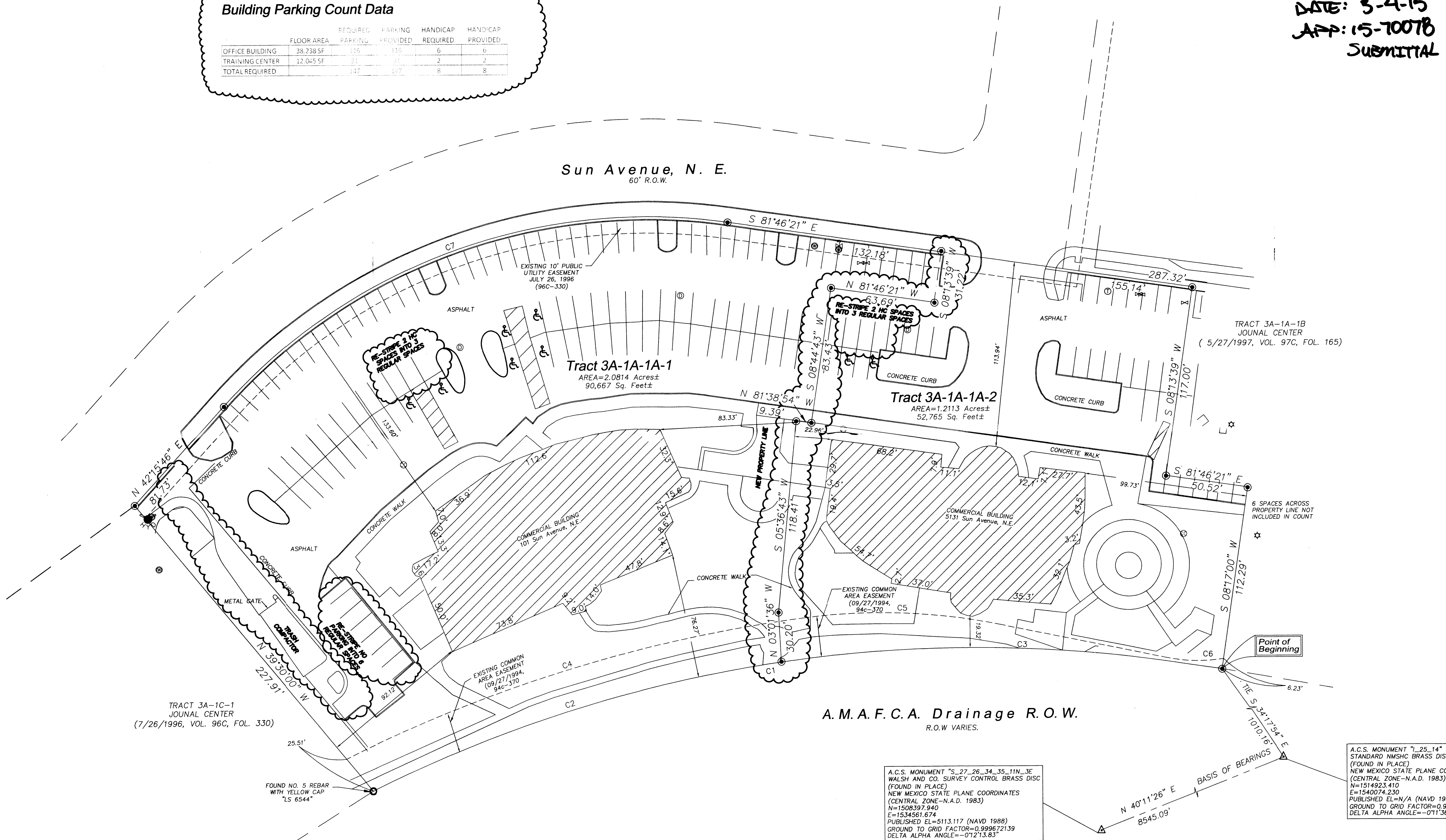
866.442.8011 TOLL FREE  
 505.856.5700 PHONE  
 505.856.7900 FAX

PROJECT: 1010307  
 DATE: 3-4-15  
 APP: 15-7007B  
 SUBMITTAL



**Building Parking Count Data**

	FLOOR AREA	REQUIRED PARKING	PARKING PROVIDED	HANDICAP REQUIRED	HANDICAP PROVIDED
OFFICE BUILDING	38,238 SF	116	116	6	6
TRAINING CENTER	12,045 SF	31	31	2	2
TOTAL REQUIRED		147	147	8	8



- N 90°00'00" E MEASURED BEARING AND DISTANCES  
 (N 90°00'00" E)
- RECORD BEARINGS AND DISTANCES AS DESIGNATED
  - FOUND AND USED MONUMENT AS DESIGNATED
  - DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP '75 11937' SET THIS SURVEY
  - FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
  - ▲ FOUND ALUMINUM CENTERLINE MONUMENT AS DESIGNATED
  - SET TBM AS DESIGNATED
  - ⊠ ELECTRIC BOX
  - ⊠ ELECTRIC METER
  - ⊠ LIGHT POLE
  - ⊠ TRANSFORMER
  - ⊠ TELEPHONE PEDESTAL
  - ⊠ TELEPHONE MANHOLE
  - WATER METER
  - WATER VALVE
  - FIRE HYDRANT
  - WATER MANHOLE
  - SANITARY SEWER MANHOLE
  - STORM SEWER MANHOLE
  - CLEANOUT
  - UNKNOWN MANHOLE
  - GAS VALVE
  - GAS METER
  - POND INLET
  - HANDICAP PARKING SPACE
  - CURB AND GUTTER
  - OVERHEAD UTILITY LINE
  - GAS LINE
  - WATER LINE
  - SANITARY SEWER LINE
  - STORM SEWER LINE
  - FM SANITARY SEWER FORCE MAIN
  - FO FIBER OPTIC LINE
  - TELEPHONE LINE

TRACT 3A-1C-1  
 JOURNAL CENTER  
 (7/26/1996, VOL. 96C, FOL. 330)

A.M.A.F.C.A. Drainage R.O.W.  
 R.O.W. VARIES.

A.C.S. MONUMENT '1\_25\_14"  
 STANDARD NMHC BRASS DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1514923.410  
 E=1540074.230  
 PUBLISHED EL=N/A (NAVD 1988)  
 GROUND TO GRID FACTOR=0.99966707  
 DELTA ALPHA ANGLE=-0°11'36.07"

A.C.S. MONUMENT 'S\_27\_26\_34\_35\_11W\_3E  
 WALSH AND CO. SURVEY CONTROL BRASS DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1508397.940  
 E=1534561.674  
 PUBLISHED EL=5113.117 (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999672139  
 DELTA ALPHA ANGLE=-0°12'13.83"

**Curve Table**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	499.47'	826.74'	34°36'54"	S 80°58'33" W	491.91'
C2	263.46'	758.22'	19°54'32"	N 72°50'16" E	262.14'
C3	271.32'	841.48'	18°28'27"	N 88°53'24" W	270.15'
C4	294.09'	880.00'	19°08'51"	S 73°10'28" W	292.72'
C5	122.05'	371.00'	18°50'56"	S 87°49'38" E	121.50'
C6	35.54'	100.00'	20°21'46"	S 88°35'02" E	35.35'
C7	341.87'	350.00'	55°57'53"	S 70°14'43" W	328.44'

**PRECISION SURVEYS, INC.**

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 5571 Midway Park Place, NE  
 Albuquerque, NM 87109  
 MAILING ADDRESS:  
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