



Supplemental Form (SF)

**SUBDIVISION**

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

**SITE DEVELOPMENT PLAN**

- for Subdivision
- for Building Permit
- Administrative Amendment/Approval (AA)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

**STORM DRAINAGE (Form D)**

- Storm Drainage Cost Allocation Plan

**S 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)
- 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 2<sup>nd</sup> 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): Precision Surveys, Inc. PHONE: 505.856.5700  
 ADDRESS: PO Box 90636 FAX: 505.856.7900  
 CITY: Albuquerque STATE NM ZIP 87199 E-MAIL: larry@presurv.com

APPLICANT: Michael Berg (Masthead Corporation) PHONE: 505.468.4752  
 ADDRESS: 101D Sun Avenue, NE FAX: \_\_\_\_\_  
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: Michael.Berg@GenisisHCC.com  
 Proprietary interest in site: owner List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: Final Plat Approval for lot split of Tract 3A-1A-1A, Journal Center into two new tracts 3A-1A-1A-1 and 3A-1A-1A-2

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

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

Lot or Tract No. Tract 3A-1A-1A Block: \_\_\_\_\_ Unit: \_\_\_\_\_  
 Subdiv/Addn/TBKA: Journal Center  
 Existing Zoning: 1P Proposed zoning: same MRGCD Map No N/A  
 Zone Atlas page(s): D-17 UPC Code: 101706347022840512

**CASE HISTORY:**

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX\_, Z\_, V\_, S\_, etc.): \_\_\_\_\_  
1010307 / 96DRB-389 / 94DRB-610

**CASE INFORMATION:**

Within city limits?  Yes Within 1000FT of a landfill?  No  
 No. of existing lots: 1 No. of proposed lots: 2 Total site area (acres): 3.689 +/-  
 LOCATION OF PROPERTY BY STREETS: On or Near: Sun Avenue, NE  
 Between: Jefferson St, NE and San Francisco, NE

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

SIGNATURE  DATE February 24, 2015  
 (Print Name) Cynthia L. Abeyta Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

Revised: 4/2012

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____
	Hearing date _____			

Project # \_\_\_\_\_

Staff signature & Date \_\_\_\_\_

**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.**

- N/A 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
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 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
- 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.**

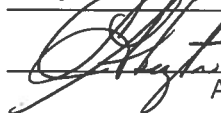
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- 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.

Cynthia L. Abeyta

 Applicant name (print)  
02.24.2015  
Applicant signature / date



Form revised **October 2007**

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

Application case numbers  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_  
\_\_\_\_\_-\_\_\_\_\_-\_\_\_\_\_

Project # \_\_\_\_\_  
Planner signature / date \_\_\_\_\_

February 24, 2015

Mr. Jack Cloud, Chair  
Development Review Board  
Planning Development Services Division  
600 2<sup>nd</sup> Street, NW  
Albuquerque, NM 87102

**RE: REQUEST APPROVAL TO REPLAT EXISTING TRACT 3A-1A-1A, JOURNAL CENTER INTO  
TWO NEW TRACTS 3A-1A-1A-1 AND 3A-1A-1A-2  
ZONE ATLAS MAP: D-17-Z**

Dear Mr. Cloud,

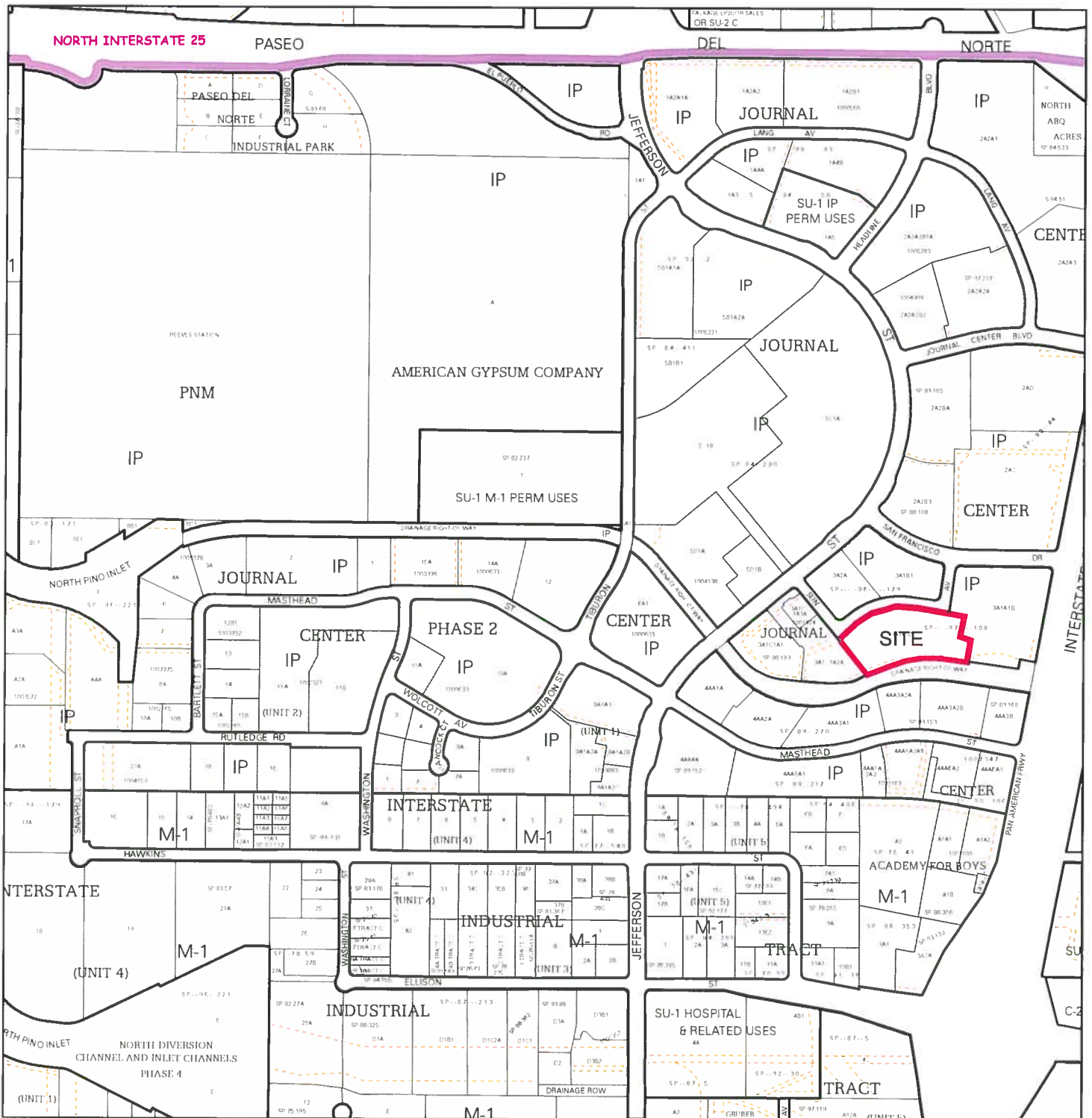
On behalf of our client, Genesis Healthcare, we request DRB approval of a replat for a proposed subdivision of the referenced property. The tracts are located on Sun Avenue, NE, between Jefferson St., NE and San Francisco, NE as shown on the attached zone atlas page.

We submitted an Administrative Amendment for the Site Plan on February 10, 2015 and are waiting for approval.

Sincerely,



Larry W. Medrano, PS, CFedS  
President  
Precision Surveys, Inc.



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

Map amended through: 9/2/2014

Note: Gray Shading Represents Area Outside of the City Limits

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 1500 Feet



**Genesis HealthCare<sup>SM</sup>**

101D Sun Ave NE  
Albuquerque, NM 87109

February 10, 2015

Ms. Kym Dicome  
City of Albuquerque Planning Department  
Plaza Del Sol  
PO Box 1239  
Albuquerque, NM 87102

**RE: Request for an Administrative Amendment for Tract 3A-1A-1A, Journal Center  
DRB#1007442  
Zone Atlas Page D-17-Z**

Dear Planning Department Committee:

I am authorizing Precision Surveys, Inc. to act as my agent regarding the property located at 101 Sun Avenue (Tract 3A-1A-1A) Albuquerque, NM.

If you have any question please feel free to contact me by phone at (505)-468-4752.

Sincerely,

Michael Berg  
Assistant Secretary  
Masthead Corporation

# WATER AUTHORITY WATER TAPPING PERMIT

Revised on July 25, 2014

\$50.00 Fee

Permit No: 141122  
Date: 1/7/2015  
Map No. D-17  
Maximo WO# 11782952

Name of Contractor: Rodgers-Norm 243-9703

Address of Service Request: 101D Sun Ave. NE

Legal Description: Lot 3A1A1A Journal Center

Service Size: 2" (2" maximum) Residential: \_\_\_\_\_ Commercial: X  
Multi Family: \_\_\_\_\_ Industrial: \_\_\_\_\_ Institutional: \_\_\_\_\_

UEC Amount: \$27,721.00 Amount Paid: \_\_\_\_\_ Date Paid: 1/5/15

Pro Rata Charge: \_\_\_\_\_ Date Paid: \_\_\_\_\_

## TAPPING INSTRUCTIONS

Tap existing late main: 10" dia PVC, 26-5128.90-95 pipe material (City Std. Dwg. 2362 or 2363)

Is property within Pressure Zones

0W, 1W or 1E? (See below for

Cross Connection Specifications).

YES

NO

**X**

If NO, verify if there is an existing well.

**Special Tapping Instructions:** 1. Tap 10" WL in Sun Ave.

2. No meters in driveway or drive path. 3. Place EMD's in accordance with COA Std. Specs.

4. Install in standard location outside all traffic areas with a concrete collar.

### 802.3.9 CROSS CONNECTION CONTROL:

802.3.9.1 Approved dual check valves shall be installed on all services within pressure zones 0-W, 1-W, and 1-E. Water customers having private wells located within water pressure zones other than zones 0-W, 1-W, and 1-E, that connect to the municipal water system shall: a) agree to permanently abandon the use of private wells by plugging the wells in accordance with the State Engineer's procedures prior to connecting to the municipal water system; or b) agree to completely sever the private well from the premise's existing plumbing system and install a USC approved reduced pressure principal backflow prevention assembly at the water meter.

802.3.9.2 All customers connected to a nonpotable water system and the public water system shall install a USC approved reduced pressure principal backflow prevention assembly approved by the Water Authority at the potable service connection.

## TAPPING PERMIT RELEASE

*I hereby acknowledge that the above information is true and correct, and understand the Tapping Instructions. A one(1) year warranty/correction period is acknowledged.*

Contractor/Owner: \_\_\_\_\_

Date: 1-8-15

Utility Development Approval: \_\_\_\_\_

Date: 1/7/15

## EXCAVATION / BARRICADING PERMIT (requires \$10,000 Water Tap Bond)

Contractor must obtain Excavation and Barricading Permit prior to proceeding.

Permit Approval: \_\_\_\_\_ Date: \_\_\_\_\_ No: \_\_\_\_\_

## INSPECTIONS

Inspector MUST be present during water line tapping procedure. Inspections must be scheduled with the Water Utility at 857-8250 or via email at waterworkrequest@cabq.gov no less than 24 hours ahead of the time the tap is to be performed. Contractor must obtain density tests on the backfill prior to replacing pavement. Contractor must obtain

## Cynthia Abeyta

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**From:** Clark, Land <lclark@cabq.gov>  
**Sent:** Wednesday, February 18, 2015 12:51 PM  
**To:** Cynthia Abeyta  
**Subject:** FW: Sun Healthcare

Hi Cynthia,

Here is the correspondence that fail to reach you. I don't know if Director Lubar sent a copy to Ms. Ferguson so please forward if necessary.

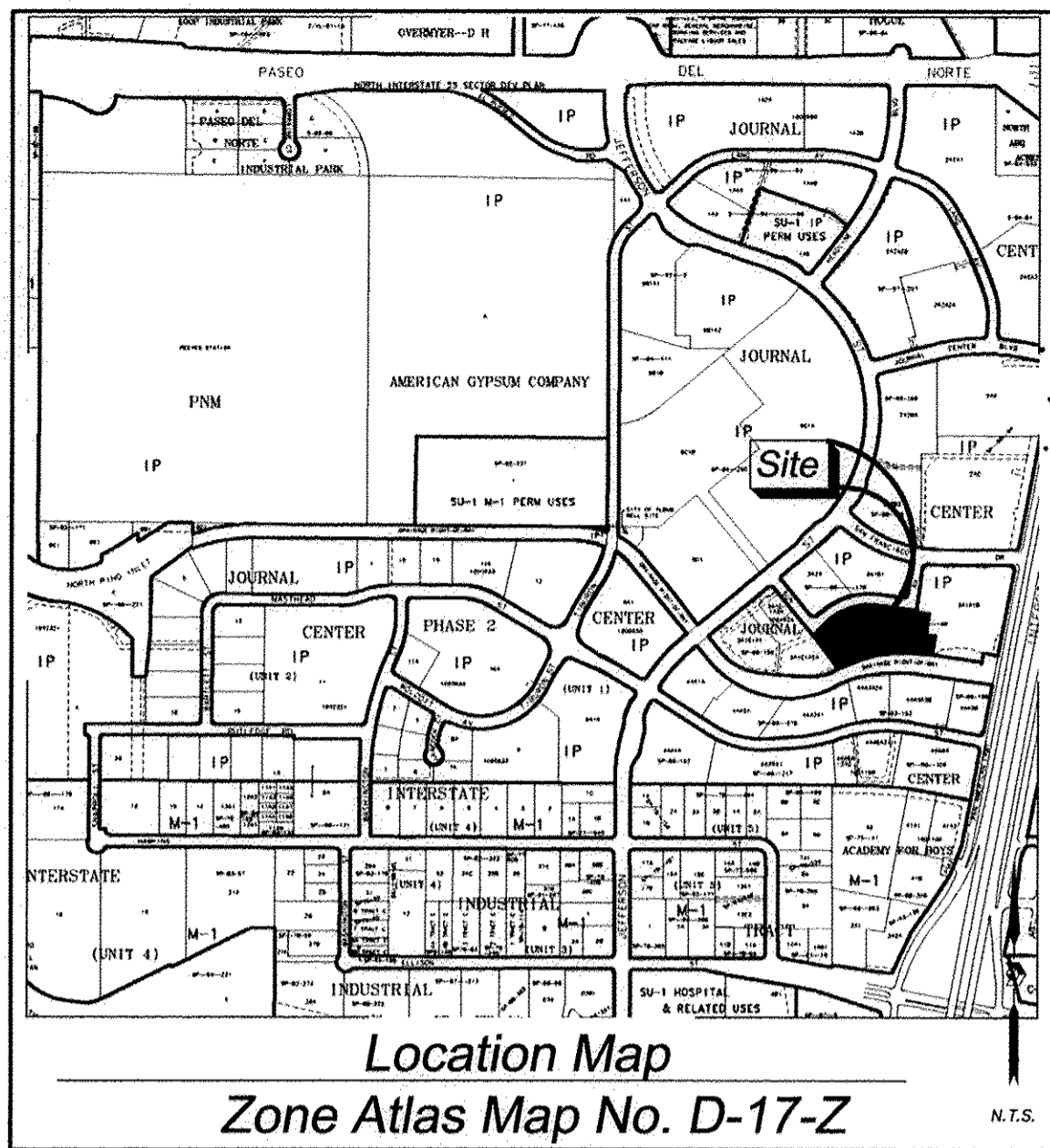
Best regards,

Land Clark  
Chief Building Official  
City of Albuquerque  
600 2nd Street NW  
Albuquerque, New Mexico 87102  
(505) 924-3313 Direct

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**From:** Connor, Francis  
**Sent:** Thursday, February 12, 2015 9:31 AM  
**To:** Lubar, Suzanne G.  
**Cc:** Clark, Land; Conrad, Matthew A.; Horton, Steven P.  
**Subject:** Sun Healthcare

Suzie, A site visit and inspection of the electrical power distribution for the Sun Healthcare facility at 101 Sun Ave. was performed by Chief Electrical Inspector Steve Horton on Tuesday, February 10, 2015. This facility has a primary metered service that feeds several separate structures from one transformer located at the south end of the property. The National Electrical Code requires that all served occupancies have access to the overcurrent protection devices that protect the service to their occupancy. If access from all served occupancies to the overcurrent protection devices is provided and maintained, the NEC requirement would be satisfied. The Building Safety Division has no interest in ownership issues as relates to the served occupancies. Francis



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 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
<u>City Approvals</u>	
<u>Soren M. Bischoff</u> P.S.	<u>2/17/15</u>
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:**

- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- 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.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- 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:
- 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.
  - 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 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.
  - 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 ERRECTED 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 2-19-15  
 MICHAEL BERG ASSISTANT SECRETARY MASTHEAD CORPORATION DATE

**Acknowledgment**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF February, 2015 BY MICHAEL BERG, ASSISTANT SECRETARY, MASTHEAD CORPORATION.

BY Cynthia Louise Abeyta 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 2/17/15  
 LARRY W. MEDRANO N.M.P.S. No. 11993 DATE



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

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

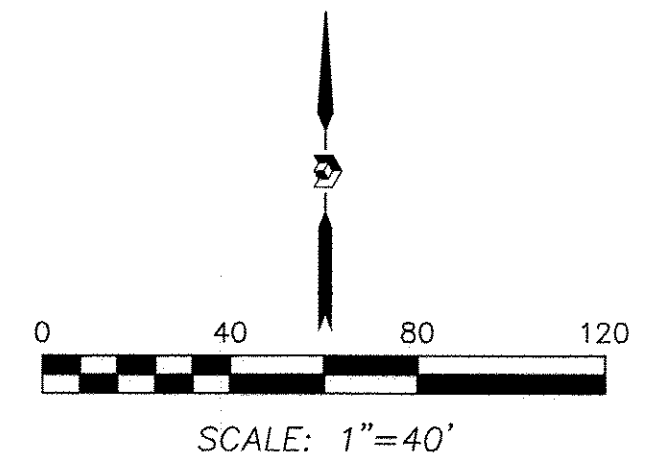


**Reference Documents**

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, FOLIO 116, 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

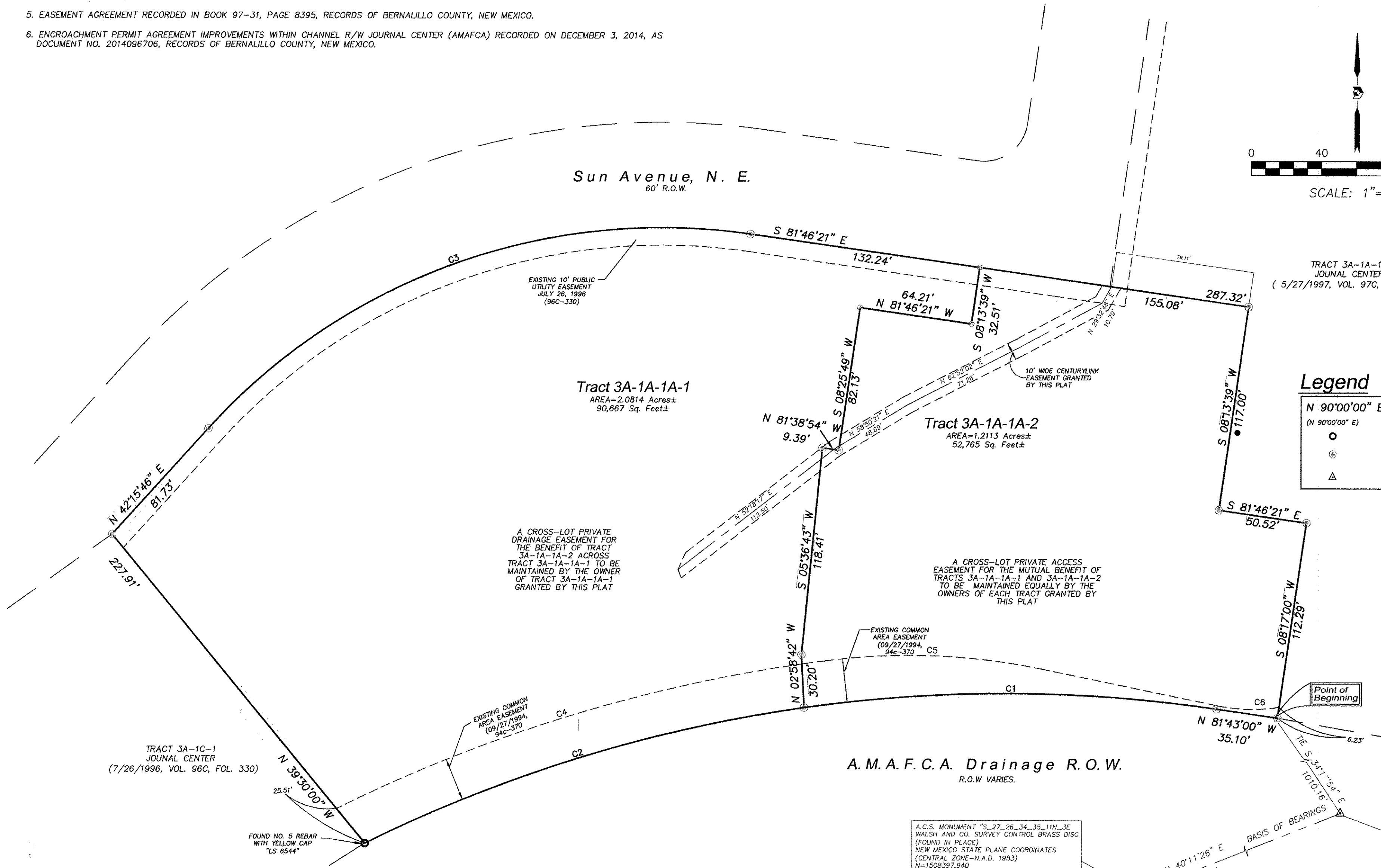
Plat of  
**Tracts 3A-1A-1A-1 and 3A-1A-1A-2**  
**Journal Center**  
 Albuquerque, Bernalillo County, New Mexico  
 February 2015



TRACT 3A-1A-1B  
 JOURNAL CENTER  
 (5/27/1997, VOL. 97C, FOL. 165)

**Legend**

- N 90°00'00" E MEASURED BEARING AND DISTANCES (N 90°00'00" E)
- RECORD BEARINGS AND DISTANCES 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



A CROSS-LOT PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT 3A-1A-1A-2 ACROSS TRACT 3A-1A-1A-1 TO BE MAINTAINED BY THE OWNER OF TRACT 3A-1A-1A-1 GRANTED BY THIS PLAT

A CROSS-LOT PRIVATE ACCESS EASEMENT FOR THE MUTUAL BENEFIT OF TRACTS 3A-1A-1A-1 AND 3A-1A-1A-2 TO BE MAINTAINED EQUALLY BY THE OWNERS OF EACH TRACT GRANTED BY THIS PLAT

**Curve Table**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	236.18'	826.74'	16°22'05"	S 89°54'03" E	235.38'
C2	263.29'	826.74'	18°14'49"	N 72°47'30" E	262.18'
C3	341.87'	350.00'	55°57'53"	S 70°14'43" W	328.44'
C4	279.14'	880.00'	18°10'28"	N 72°41'16" E	277.97'
C5	122.05'	371.00'	18°50'56"	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=-0°12'13.83"

A.C.S. MONUMENT "L\_25\_14" STANDARD NMSHC 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=-0°11'36.07"

**PRECISION SURVEYS, INC.**

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

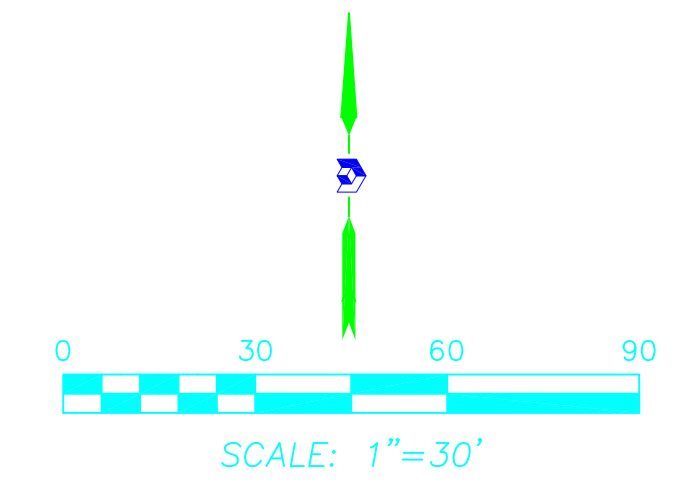
OFFICE LOCATION:  
 5571 Midway Park Place, NE  
 Albuquerque, NM 87109  
 MAILING ADDRESS:  
 PO Box 90636  
 Albuquerque, NM 87199

866.442.8011 TOLL FREE  
 505.856.5700 PHONE  
 505.856.7900 FAX

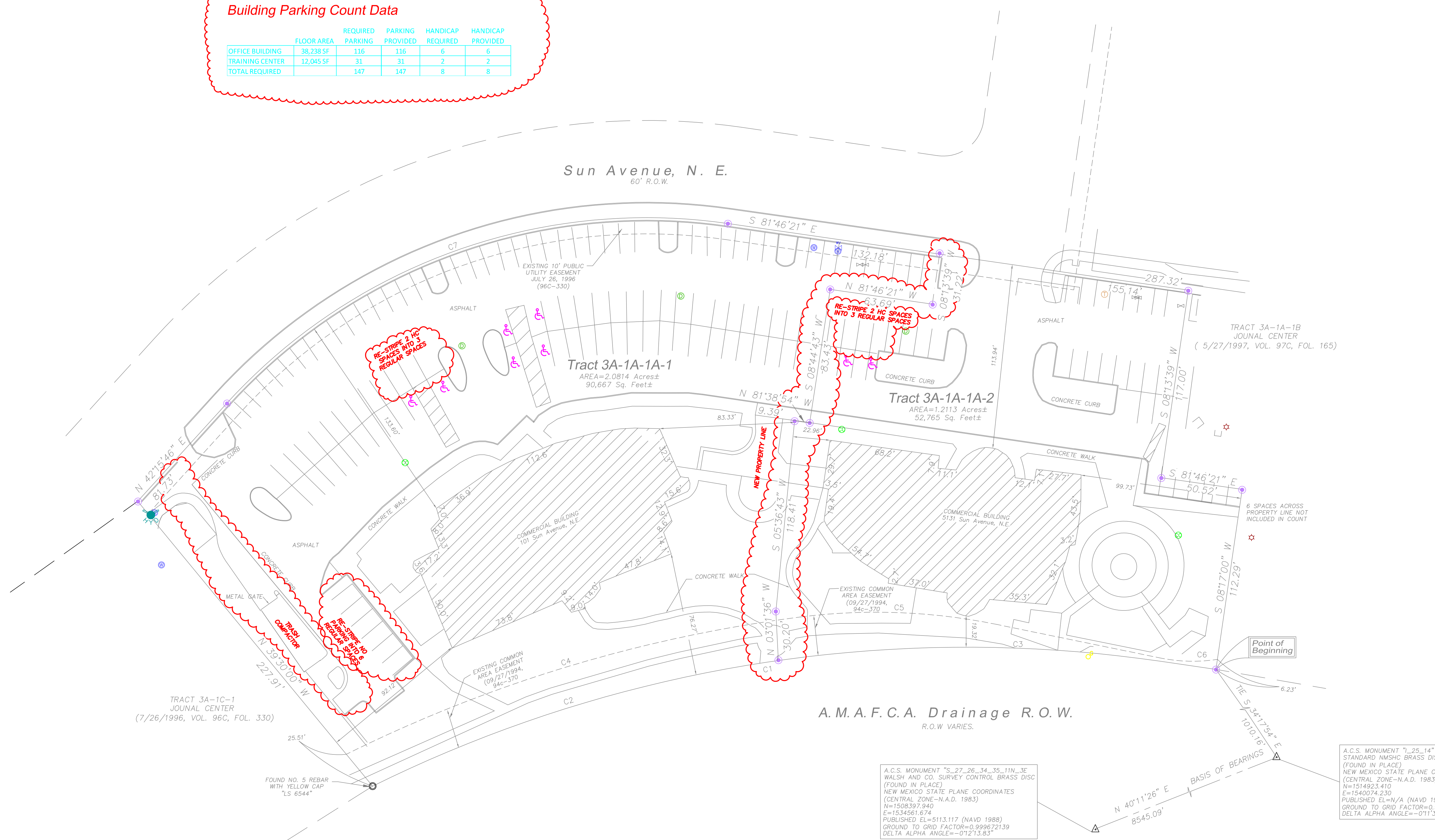
Site Plan of  
 Tracts 3A-1A-1A-1 and 3A-1A-1A-2  
**Journal Center**  
 Albuquerque, Bernalillo County, New Mexico  
 February 2015

**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>



- 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 "75 11993" SET THIS SURVEY AS DESIGNATED
  - ▲ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
  - ▲ FOUND ALUMINUM CENTERLINE MONUMENT SET B.M. AS DESIGNATED
  - ELECTRIC BOY
  - 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 MANOLE
  - GAS VALVE
  - GAS METER
  - POND INLET
  - HANDICAP PARKING SPACE
  - CURB AND CUTTER
  - OVERHEAD UTILITY LINE
  - GAS LINE
  - WATER LINE
  - SANITARY SEWER LINE
  - STORM SEWER LINE
  - SANITARY SEWER FORCE MAIN
  - FIBER OPTICS LINE
  - TELEPHONE LINE



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

FOUND NO. 5 REBAR  
 WITH YELLOW CAP  
 "LS 6544"

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=1534961.674  
 PUBLISHED EL=5113.117 (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999672139  
 DELTA ALPHA ANGLE=-0°12'13.83"

A.C.S. MONUMENT "L\_25\_14"  
 STANDARD NMSHC 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=-0°11'36.07"

**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'



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