



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- 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 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West, LLC PHONE: 505-858-3100
ADDRESS: 5571 Midway Park Place NE FAX: _____
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com
APPLICANT: AOC New Mexico, LLC PHONE: _____
ADDRESS: 99 S Raymond 310 FAX: _____
CITY: Pasadena STATE CA ZIP 91105 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Minor Subdivision Preliminary/Final Plat Approval

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. Tr 2-B-1 and TR 2-A Plat of TRS 2-A & 2B Block: _____ Unit: _____
 Subdiv/Addn/TBKA: New Port Industrial Park West Unit 1
 Existing Zoning: IP Proposed zoning: IP MRGCD Map No _____
 Zone Atlas page(s): M-15-Z UPC Code: 101505540037410407, 101505539140410408

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): ZA-85-31, Z-75-131, Z-75-131-2, Z-72-71, S-72-50, Z-75-131-3, Z-75-131-5, ZA-86-442, ZA-75-131-4, V-87-29, DRB-93-360

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 2 No. of proposed lots: 2 Total site area (acres): 22.65
 LOCATION OF PROPERTY BY STREETS: On or Near: Randolph Rd SE
 Between: University Blvd SE and Buena Vista Dr. SE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE _____ DATE 09/13/16
 (Print Name) Joel Hernandez Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<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.**

- 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
- 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
- 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
- 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.**

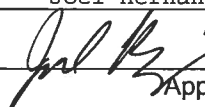
PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

- 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.

Joel Hernandez

 Applicant name (print)
 9/19/16
 Applicant signature / date



Form revised **October 2007**

- Checklists complete Application case numbers
- Fees collected _____ - _____ - _____
- Case #s assigned _____ - _____ - _____
- Related #s listed _____ - _____ - _____

 Project # Planner signature / date

gwl

TIERRA WEST, LLC

September 19, 2016

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL
TRACTS 2-A AND 2-B-1, NEWPORT INDUSTRIAL PARK, UNIT 1
1801 RANDOLPH ROAD SE AND 2501 BUENA VISTA DRIVE SE**

Dear Mr. Cloud:

Tierra West LLC, on behalf of AOC New Mexico, LLC, requests approval of a Minor Subdivision Preliminary/ Final Plat for Tract 2-A-1 and 2-B-1-A which proposes to replat the existing two tracts into two new tracts.

The property is located on the northwest corner of Randolph Road and Buena Vista Drive S.W and is zoned IP. Both tracts are currently vacant and developed with office buildings and associated parking facilities. Each building on separate tracts is served with separate water, sewer, and dry utility services. The purpose of the replat request is to reconfigure the property line between the two tracts, currently under a single ownership, to allow for a future user with a need for a different tract configuration. The new tract configuration will maintain the existing water and sewer services and all existing public and private easements will remain including reciprocal private access, parking and utility easement; and existing reciprocal drainage easements shared between the two tracts.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

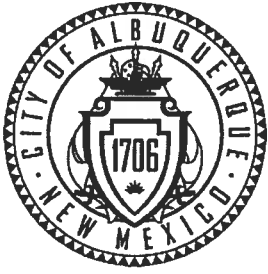


Joel Hernandez, P.E.

Enclosure/s

cc:
JN: 2016058
JDH/jg

5571 Midway Park Place NE
(505) 858-3100
Albuquerque, NM 87109
1-800-245-3102
tierrawestllc.com



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

Richard J. Berry, Mayor
Administrative Officer
September 12, 2016

Robert J. Perry, Chief

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

Project Number(s): EPC#Z-75-131-5 (previously approved)

Case Number(s):

Agent: Tierra West, LLC

Applicant: AOC New Mexico, LLC

Legal Description: Tract 2-A and 2-B-1, NEWPORT INDUSTRIAL PARK-
WEST, UNIT 1

Zoning: IP

Acreage: 22.65 Acres

Zone Atlas Page: M-15

CERTIFICATE OF NO EFFECT: Yes No

CERTIFICATE OF APPROVAL: Yes No

**TREATMENT PLAN REVIEW:
DISCOVERY:**

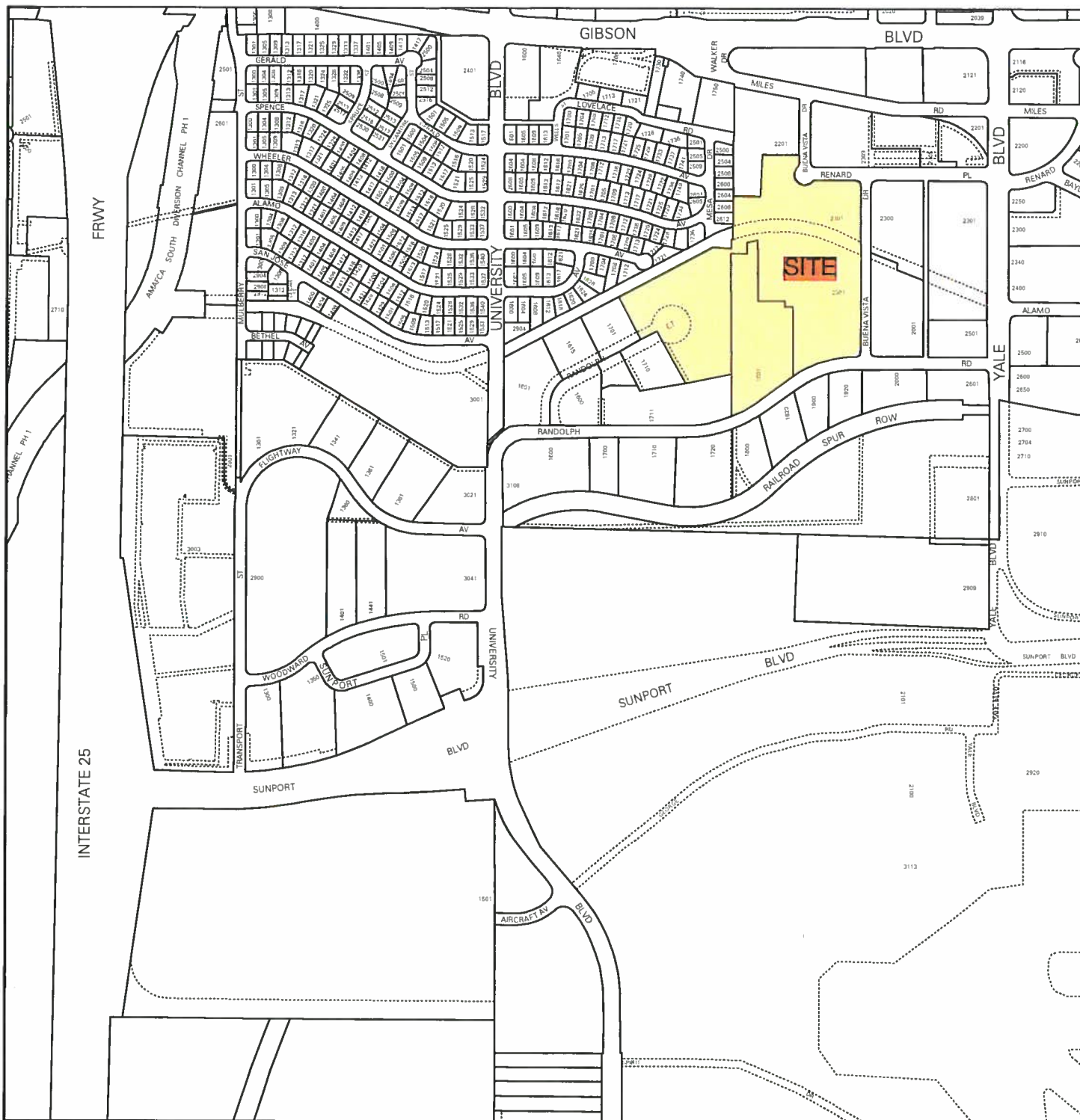
**SUPPORTING DOCUMENTATION:
SITE VISIT:** n/a

RECOMMENDATION(S):

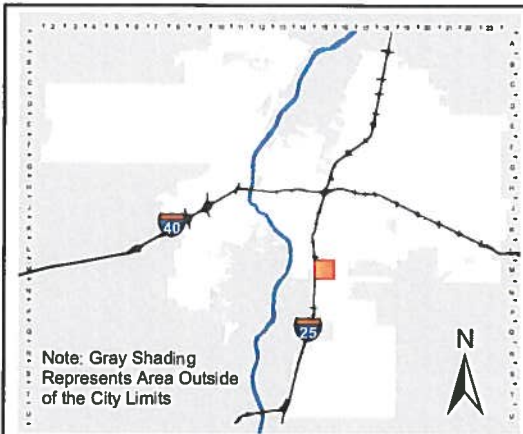
- ***CERTIFICATE OF NO EFFECT IS ISSUED (ref O-07-72 Section 4B(2)—
extensive previous land disturbance) .***

MFSchmader

Matthew Schmader, PhD
Superintendent, Open Space Division
City Archaeologist



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



Address Map Page:

M-15-Z

Map Amended through:
1/29/2016



These addresses are for informational
purposes only and are not intended
for address verification.



September 13, 2016

Mr. Jack Cloud
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: TRACT 2-A OF THE PLAT OF TRACTS 2-A AND 2-B,
NEWPORT INDUSTRIAL PARK-WEST, UNIT 1
1801 RANDOLPH ROAD SE, ALBUQUERQUE, NM 87106

Dear Chairman Cloud:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of AOC New Mexico, LLC pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Gregg Herbert

Print Name

Signature

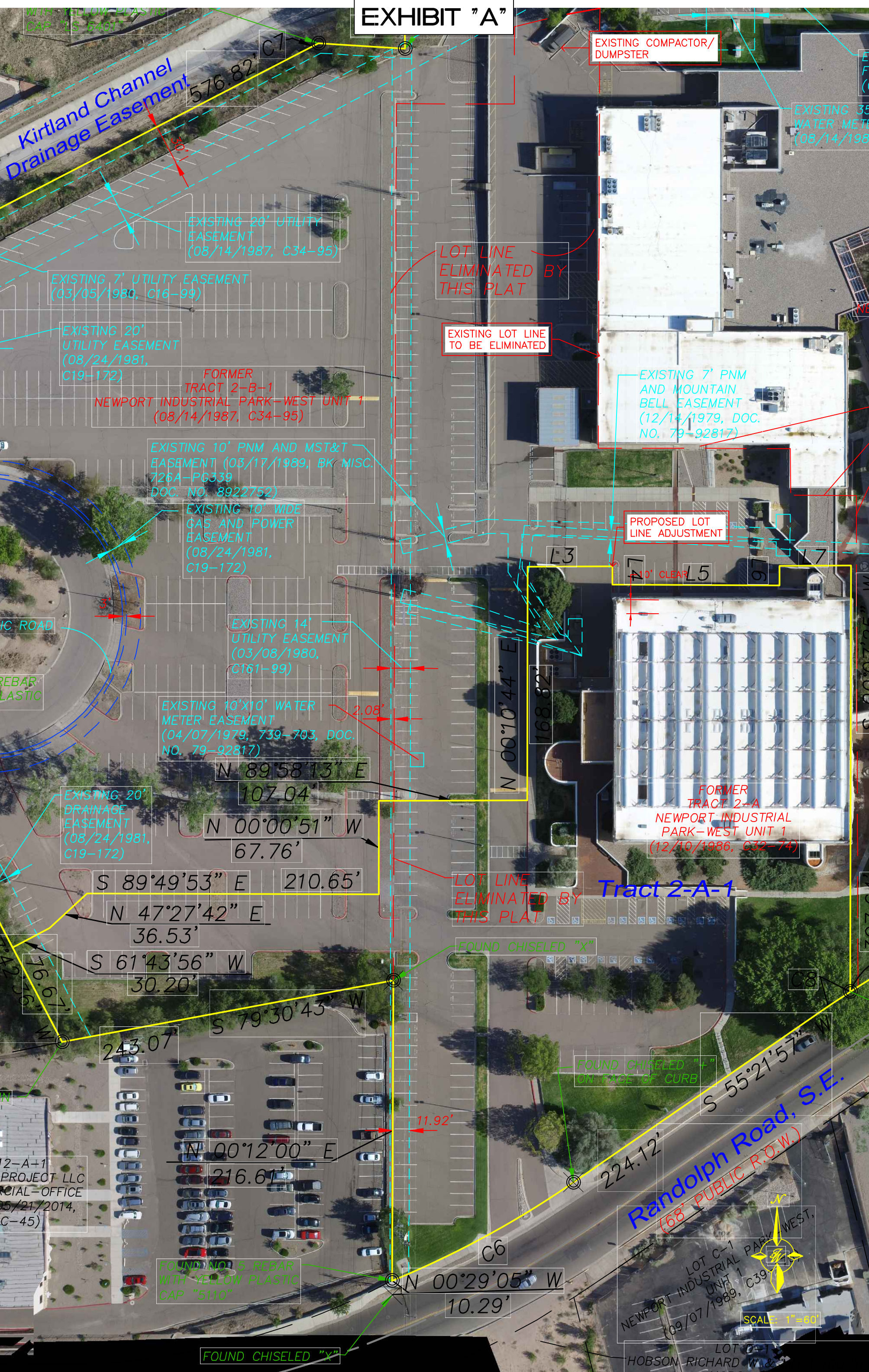
Member

Title

Date

SEE ATTACHED CERTIFICATE
DATE 9.13.2016 NOTARY INITIALS JF

EXHIBIT "A"



Kirtland Channel
Drainage Easement

EXISTING COMPACTOR/
DUMPSTER

EXISTING 35"
WATER METER
(08/14/1987)

EXISTING 26' UTILITY
EASEMENT
(08/14/1987, C34-95)

LOT LINE
ELIMINATED BY
THIS PLAT

EXISTING 7' UTILITY EASEMENT
(03/05/1980, C16-99)

EXISTING LOT LINE
TO BE ELIMINATED

EXISTING 20'
UTILITY EASEMENT
(08/24/1981,
C19-172)

FORMER
TRACT 2-B-1
NEWPORT INDUSTRIAL PARK-WEST UNIT 1
(08/14/1987, C34-95)

EXISTING 7' PNM
AND MOUNTAIN
BELL EASEMENT
(12/14/1979, DOC.
NO. 79-92817)

EXISTING 10' PNM AND MST&T
EASEMENT (03/17/1989, BK MISC.
726A-PG339
DOC. NO. 8922752)

PROPOSED LOT
LINE ADJUSTMENT

EXISTING 10' WIDE
GAS AND POWER
EASEMENT
(08/24/1981,
C19-172)

EXISTING 14'
UTILITY EASEMENT
(03/08/1980,
C161-99)

EXISTING 10'X10' WATER
METER EASEMENT
(04/07/1979, 739-703, DOC.
NO. 79-92817)

FORMER
TRACT 2-A
NEWPORT INDUSTRIAL
PARK-WEST UNIT 1
(12/10/1986, C32-74)

N 89°58'13" E

107.04'

N 00°00'51" W

67.76'

S 89°49'53" E 210.65'

N 47°27'42" E

36.53'

S 61°43'56" W

30.20'

S 79°30'43" W

243.07'

N 00°12'00" E

216.61'

12-A-1
PROJECT LLC
OFFICE
05/21/2014,
C-45)

FOUND NO. 5 REBAR
WITH YELLOW PLASTIC
CAP "5110"

FOUND CHISELED "X"
ON FACE OF CURB

Randolph Road, S.E.
(68' PUBLIC R.O.W.)

N 00°29'05" W

10.29'

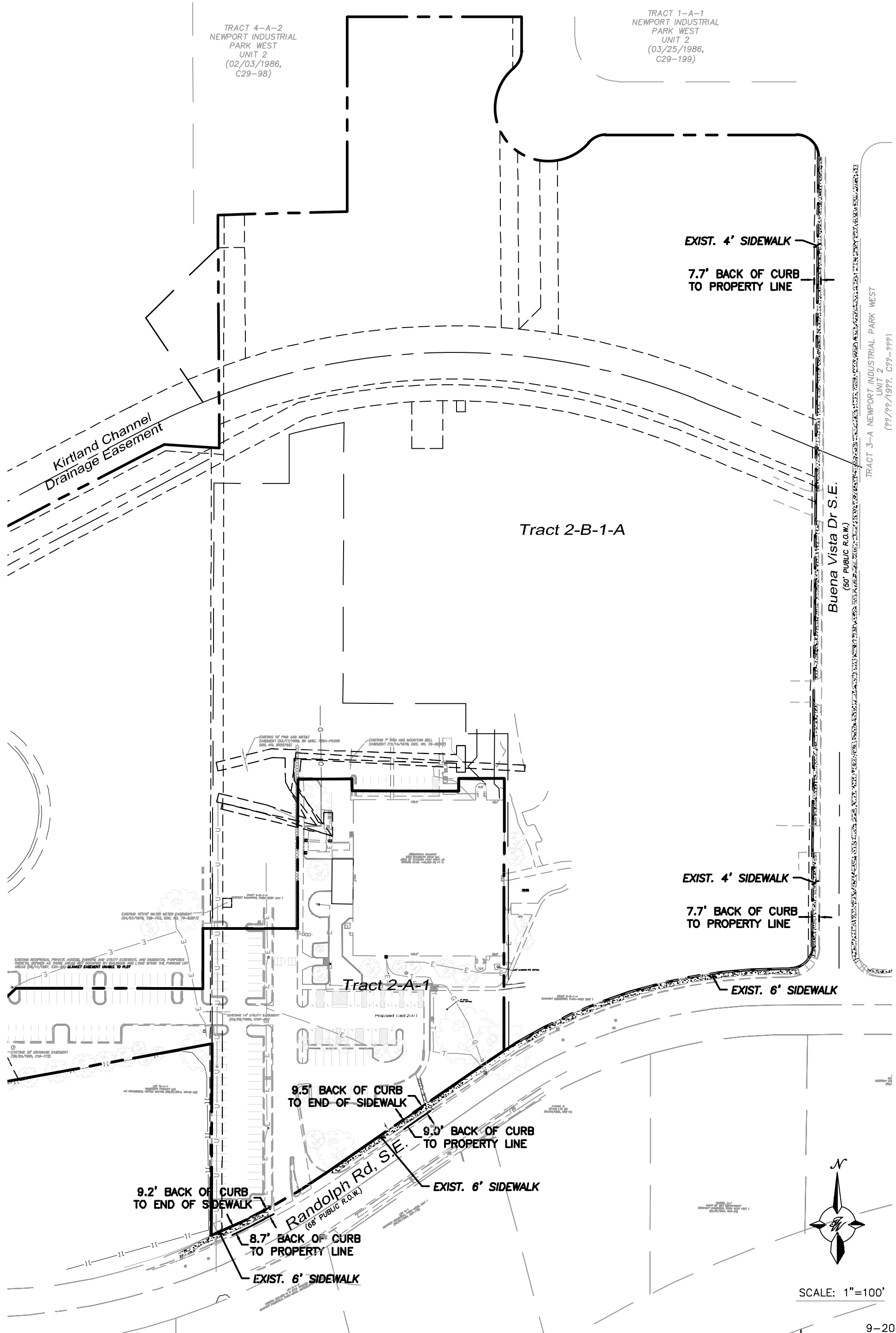
LOT C-1
NEWPORT INDUSTRIAL
PARK-WEST
UNIT 1
(09/07/1989, C39-172)

SCALE: 1"=60'

FOUND CHISELED "X"

LOT D-1
HOBSON RICHARD W. &
HOBSON

SIDEWALK EXHIBIT



TRACT 4-A-2
NEWPORT INDUSTRIAL
PARK WEST
UNIT 2
(02/03/1986,
C29-98)

TRACT 1-A-1
NEWPORT INDUSTRIAL
PARK WEST
UNIT 2
(03/25/1986,
C29-199)

EXIST. 4' SIDEWALK

7.7' BACK OF CURB
TO PROPERTY LINE

Kirtland Channel
Drainage Easement

Tract 2-B-1-A

Buena Vista Dr S.E.
(50' PUBLIC R.O.W.)

TRACT 3-A
NEWPORT INDUSTRIAL PARK WEST
UNIT 2
(??/??/19??, C??-???)

EXIST. 4' SIDEWALK

7.7' BACK OF CURB
TO PROPERTY LINE

EXIST. 6' SIDEWALK

Tract 2-A-1

9.5' BACK OF CURB
TO END OF SIDEWALK

9.0' BACK OF CURB
TO PROPERTY LINE

9.2' BACK OF CURB
TO END OF SIDEWALK

8.7' BACK OF CURB
TO PROPERTY LINE

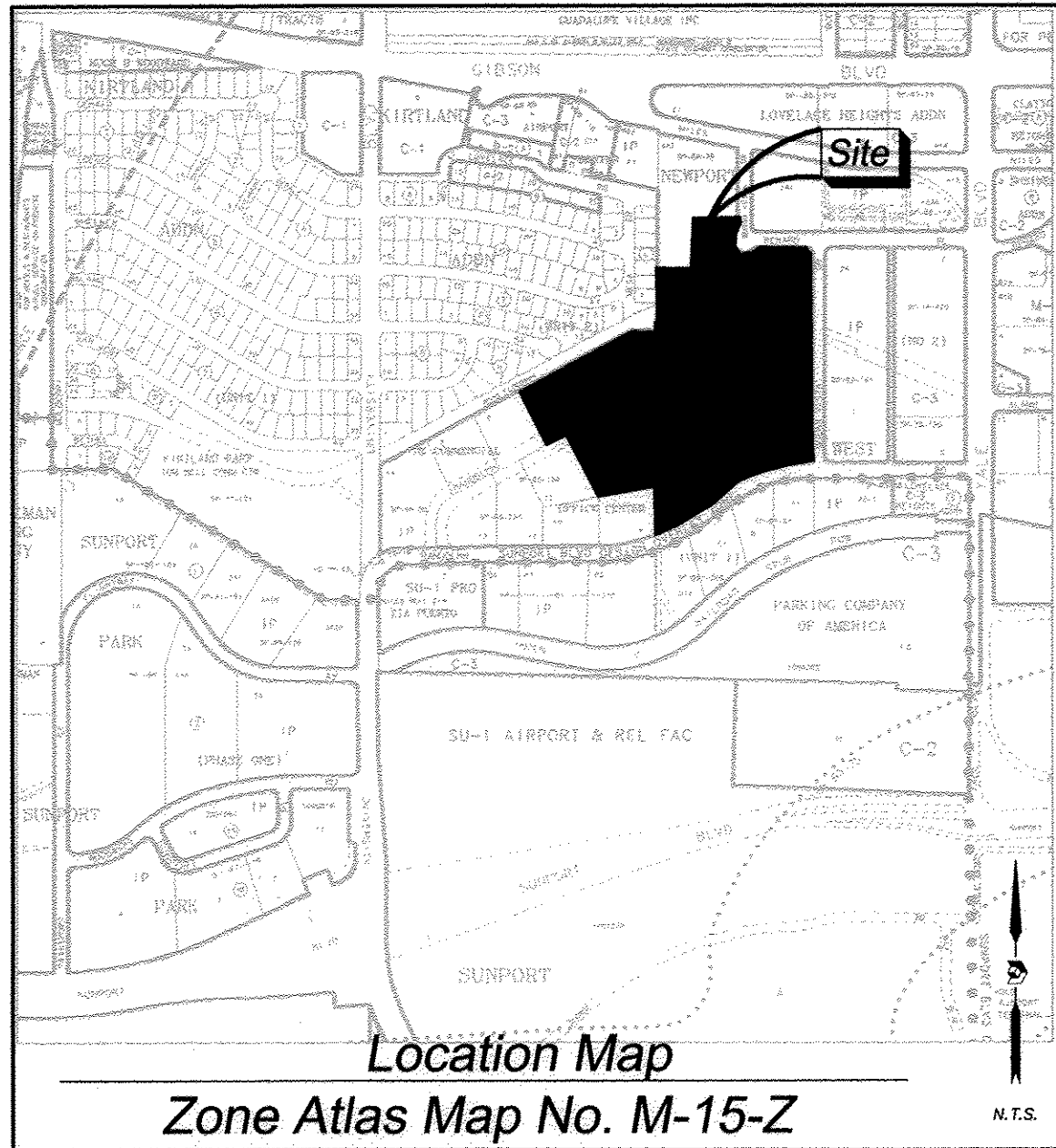
EXIST. 6' SIDEWALK

Randolph Rd, S.E.
(68' PUBLIC R.O.W.)

EXIST. 6' SIDEWALK



SCALE: 1"=100'



Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 03 EAST, N.M.P.M. COMPRISING OF TRACTS 2-A AND 2-B-1 AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLATS THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 1, 1986 IN BOOK C32, PAGE 74 AND ON AUGUST 14, 1987 IN BOOK C34, PAGE 95, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE NAD-1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHERN MOST POINT OF DESCRIBED TRACT, LYING ON THE WEST RIGHT OF WAY LINE OF BUENA VISTA DRIVE, S.E., MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO A.G.R.S. MONUMENT "7-L15" BEARS N 16°47'38" E, A DISTANCE OF 3545.44 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE, S 00°11'40" W, A DISTANCE OF 38.83 FEET TO A POINT OF CURVATURE;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 24.21 FEET, AN ARC LENGTH OF 21.50 FEET, A DELTA ANGLE OF 50°53'10", A CHORD BEARING OF S 24°37'40" W, AND A CHORD LENGTH OF 20.80 FEET, TO A POINT OF NON-TANGENT CURVATURE, MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 6401";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A NON-TANGENT REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 60.02 FEET, AN ARC LENGTH OF 198.32 FEET, A DELTA ANGLE OF 189°19'33", A CHORD BEARING OF S 45°00'51" E, AND A CHORD LENGTH OF 119.64 FEET, TO A POINT OF REVERSE CURVATURE, MARKED BY A FOUND NO. 5 REBAR WITH PLASTIC CAP "3243";

THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF RERNARD PLACE S.E., ALONG A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 25.15 FEET, AN ARC LENGTH OF 21.60 FEET, A DELTA ANGLE OF 49°13'15", A CHORD BEARING OF N 64°54'27" E, AND A CHORD LENGTH OF 20.94 FEET, TO AN ANGLE POINT, MARKED BY A FOUND NO. 5 REBAR WITH PLASTIC CAP "4078";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°59'39" E, A DISTANCE OF 215.50 FEET, TO A POINT OF CURVATURE MARKED BY A FOUND NO. 5 REBAR WITH PLASTIC CAP "10464";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.18 FEET, AN ARC LENGTH OF 39.38 FEET, A DELTA ANGLE OF 89°36'05", A CHORD BEARING OF S 44°50'49" E, AND A CHORD LENGTH OF 35.49 FEET, TO A POINT LYING ON THE WEST RIGHT OF WAY LINE OF BUENA VISTA DRIVE S.E., MARKED BY A FOUND NO. 5 REBAR WITH PLASTIC CAP "LS 6401";

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 00°28'17" W, A DISTANCE OF 891.72 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.72 FEET, A DELTA ANGLE OF 88°43'58", A CHORD BEARING OF S 45°16'07" W, AND A CHORD LENGTH OF 34.96 FEET, TO A POINT LYING ON THE NORTH RIGHT OF WAY LINE OF RANDOLPH ROAD, S.E., MARKED BY A FOUND NO. 5 REBAR WITH PLASTIC CAP (ILLEGIBLE);

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 89°52'55" W, A DISTANCE OF 8.25 FEET TO A POINT OF CURVATURE MARKED BY A FOUND NO 5 REBAR WITH PLASTIC CAP "LS 6401";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 582.39 FEET, AN ARC LENGTH OF 351.32 FEET, A DELTA ANGLE OF 34°33'49", A CHORD BEARING OF S 72°41'37" W, AND A CHORD LENGTH OF 346.02 FEET, TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 55°21'57" W, A DISTANCE OF 224.12 FEET, TO A POINT OF CURVATURE, MARKED BY A FOUND CHISELED "X" ON FACE OF CURB;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 698.76 FEET, AN ARC LENGTH OF 148.96 FEET, A DELTA ANGLE OF 12°12'50", A CHORD BEARING OF S 61°31'02" W, AND A CHORD LENGTH OF 148.68 FEET, TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "5110";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 00°12'00" E, A DISTANCE OF 216.61 FEET TO AN ANGLE POINT, MARKED BY A FOUND CHISELED "X";

THENCE S 79°30'43" W, A DISTANCE OF 243.07 FEET, TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND 60 D NAIL SET IN A RAILROAD TIE;

THENCE N 27°42'36" W, A DISTANCE OF 304.51 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO 5 REBAR WITH YELLOW PLASTIC CAP "LS 6401";

THENCE S 62°36'05" W, A DISTANCE OF 93.75 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR (BENT);

THENCE N 27°22'32" W, A DISTANCE OF 250.28 FEET TO THE WESTERNMOST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 6401";

THENCE N 62°36'08" E, A DISTANCE OF 576.82 FEET, TO A POINT OF CURVATURE MARKED BY SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 707.93 FEET, AN ARC LENGTH OF 14.49 FEET, A DELTA ANGLE OF 01°10'22", A CHORD BEARING OF N 63°17'38" E, AND A CHORD LENGTH OF 14.49 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 6401";

THENCE S 86°26'38" E, A DISTANCE OF 62.30 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR;

THENCE N 00°21'10" W, A DISTANCE OF 263.16 FEET TO AN ANGLE POINT, MARKED BY SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 88°30'16" E, A DISTANCE OF 146.13 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "LS 6401";

THENCE N 00°00'17" E, A DISTANCE OF 220.00 FEET TO AN ANGLE POINT MARKED BY SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 89°59'25" E, A DISTANCE OF 197.00 FEET TO THE POINT OF BEGINNING, CONTAINING 22.6409 ACRES (986,217 SQUARE FEET) MORE OR LESS, NOW COMPRISING OF TRACT 2-A-1 AND 2-B-1-A, NEWPORT INDUSTRIAL PARK WEST UNIT 1.

Plat of

Tracts 2-A-1 and 2-B-1-A

Newport Industrial Park West, Unit 1

Section 33, Township 10 North, Range 3 East

New Mexico Principal Meridian

City of Albuquerque, Bernalillo County, New Mexico

September 2016

Project No. _____

Application No. 16DRB-

Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE

City Approvals

<i>Soren N. Risenhoover</i> P.S. CITY SURVEYOR	9/12/16 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	



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.P.S. No. 11993
9/15/16
DATE



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199
505.856.5700 PHONE
505.856.7900 FAX

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 22.6446 ACRES±
ZONE ATLAS INDEX NO: M-15-Z
NO. OF TRACTS CREATED: 2
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: JUNE 28, 2016

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO TWO NEW TRACTS

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 SECTION 33, TOWNSHIP 10 NORTH, RANGE 03 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.



Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 SERVICES.
- 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 WITHIN THE EASEMENT 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 (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

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 REPLAT 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 OWNERS WARRANT THAT THEY HOLD AMONG THEM 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.

J.R. ORTON III,
MANAGER,
AOC NEW MEXICO, LLC

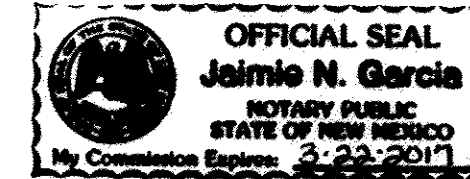
Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF September, 2016 BY
J.R. ORTON III, MANAGER, AOC NEW MEXICO, LLC

Jaimie N. Garcia
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3-22-2017

Mitar M
DATE
9/15/16



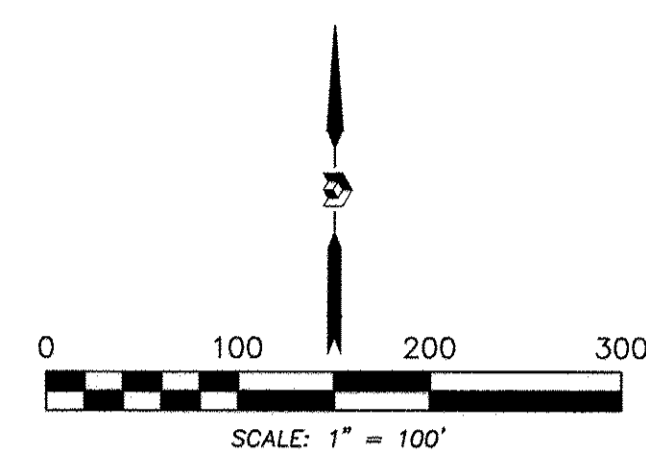
INDEXING INFORMATION FOR COUNTY CLERK
OWNER AOC NEW MEXICO LLC
SECTION 33, TOWNSHIP 10 N., RANGE 03 E.
UPC NO. 101-505-539-140-410-408 (TR. 2-B-1)
UPC NO. 101-505-539-140-410-407 (TR. 2-A)
SUBDIVISION NEWPORT INDUSTRIAL PARK-WEST UNIT 1

Legend

- 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 "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT
AS DESIGNATED

RECORDING STAMP

Plat of
Tracts 2-A-1 and 2-B-1-A
Newport Industrial Park West, Unit 1
Section 33, Township 10 North, Range 3 East
New Mexico Principal Meridian
City of Albuquerque, Bernalillo County, New Mexico
September 2016



Line Table

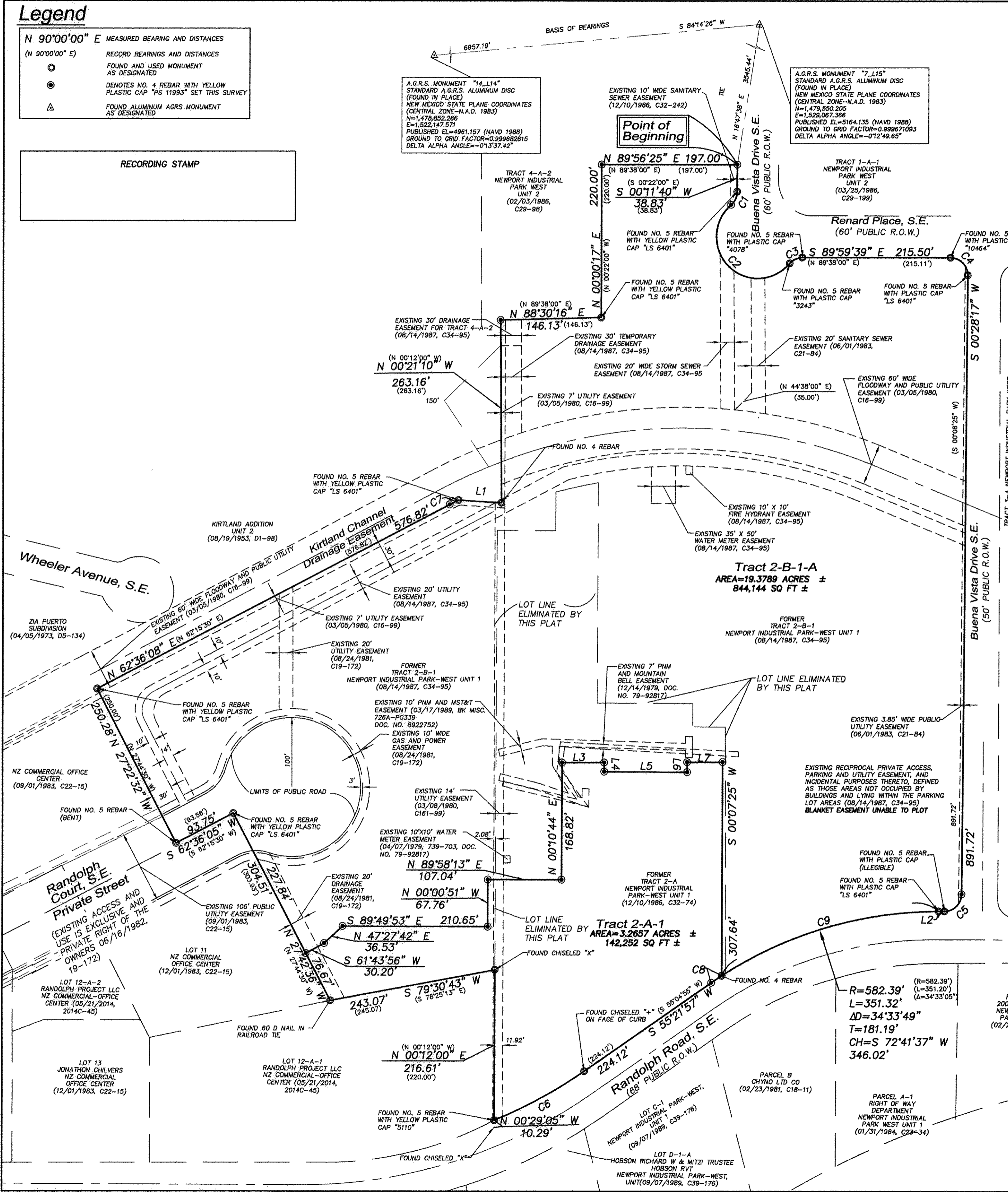
LINE	BEARING	DISTANCE
L1	S 86°26'38" E	62.30'
	(S 89°48'00" W)	(59.93')
L2	S 89°52'55" W	8.25'
	(S 89°38'00" W)	(8.22')
L3	S 89°48'08" W	61.13'
	(49°40'47")	(21.00')
L4	N 00°12'19" W	13.25'
L5	N 89°42'12" W	120.47'
L6	S 00°12'19" E	14.31'
L7	N 89°47'41" E	51.59'

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	24.21'	21.50'	50°53'10"	11.52'	20.80'	S 24°37'40" W
	(25.00')	(21.68')	(49°40'47")	(11.57')	(21.00')	(S 24°28'24" W)
C2	60.02'	198.32'	189°19'33"	735.82'	119.64'	S 45°00'51" E
	(60.00')	(198.30')	(189°21'33")	(735.82')	(119.60')	(S 45°22'00" E)
C3	25.15'	21.60'	49°13'15"	11.52'	20.94'	N 64°54'27" E
	(25.00')	(21.88')	(49°40'47")	(11.57')	(21.00')	(N 64°47'36" E)
C4	25.18'	39.38'	89°36'05"	25.01'	35.49'	S 44°50'49" E
	(25.00')	(39.49')	(90°30'25")	(25.22')	(35.51')	(S 45°06'47" E)
C5	25.00'	38.72'	88°43'58"	24.45'	34.96'	S 45°16'07" W
	(25.00')	(39.05')	(89°29'35")	(24.78')	(35.20')	(S 44°53'12" W)
C6	698.76'	148.96'	127°12'50"	74.76'	148.68'	S 61°12'08" W
	(697.35')	(149.02')	(127°14'39")	(74.80')	(148.74')	(S 61°12'08" W)
C7	707.93'	14.49'	1°10'22"	7.25'	14.49'	N 83°17'38" E
	(707.93')	(14.48')	(1°10'13")	(7.25')	(14.48')	(N 82°50'36" E)
C8	582.39'	18.33'	1°48'13"	9.17'	18.33'	S 56°18'49" W
	(582.39')	(18.33')	(1°48'13")	(9.17')	(18.33')	(S 56°18'49" W)
C9	582.39'	332.99'	32°45'36"	171.19'	328.47'	S 73°35'44" W

Notes

1. TRACTS 2-A AND 2-B SHARE AN EXISTING RECIPROCAL PRIVATE ACCESS, PARKING AND UTILITY EASEMENT. THIS EASEMENT SHALL BE DEFINED AS THOSE AREAS NOT OCCUPIED BY BUILDINGS AND SHALL LIE WITHIN THE PARKING LOT AREAS. EASEMENT SHALL BE MAINTAINED EQUALLY BY THE OWNERS OF EACH TRACT.
2. TRACTS 2-A AND 2-B SHARE EXISTING RECIPROCAL DRAINAGE EASEMENTS FOR THE PURPOSE OF CONVEYING THAT DRAINAGE TO THE EXISTING CONCRETE DRAINAGE CHANNEL. CONVEYANCE WILL TAKE PLACE VIA PAVE SURFACES AND DRAINAGE SWALES AND CHANNELS, AND WILL CONSTITUTE PRIVATE DRAINAGE EASEMENTS. MAINTENANCE OF SAID EASEMENTS SHALL BE MAINTAINED BY THE OWNERS OF EACH TRACT.
3. ACCESS FROM TRACT 2B TO LOTS 5, 6, AND 7 AND SPENCE AVENUE/MESA DRIVE OF THE KIRTLAND ADDITION IS PROHIBITED.
4. TRACT 2-B SHALL ACCEPT DRAINAGE FROM TRACT 4-A-2 AS NOTED ON PLAT FIELD FEBRUARY 3, 1986, BOOK C-29, PAGE 96.



TRACT 2-B-1-A NEWPORT INDUSTRIAL PARK WEST UNIT 1 (08/14/1987, C34-95)

TRACT 2-A NEWPORT INDUSTRIAL PARK WEST UNIT 1 (12/10/1986, C32-74)

TRACT 1-A-1 NEWPORT INDUSTRIAL PARK WEST UNIT 2 (03/25/1986, C29-199)

TRACT 3-A NEWPORT INDUSTRIAL PARK WEST UNIT 2 (07/17/1977, C17-999)



OFFICE LOCATION:
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MAILING ADDRESS:
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Albuquerque, NM 87199

505.856.5700 PHONE
505.856.7900 FAX

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