

# ADMINISTRATIVE AMENDMENT

FILE #: \_\_\_\_\_ PROJECT #: \_\_\_\_\_

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\_\_\_\_\_  
APPROVED BY

\_\_\_\_\_  
DATE

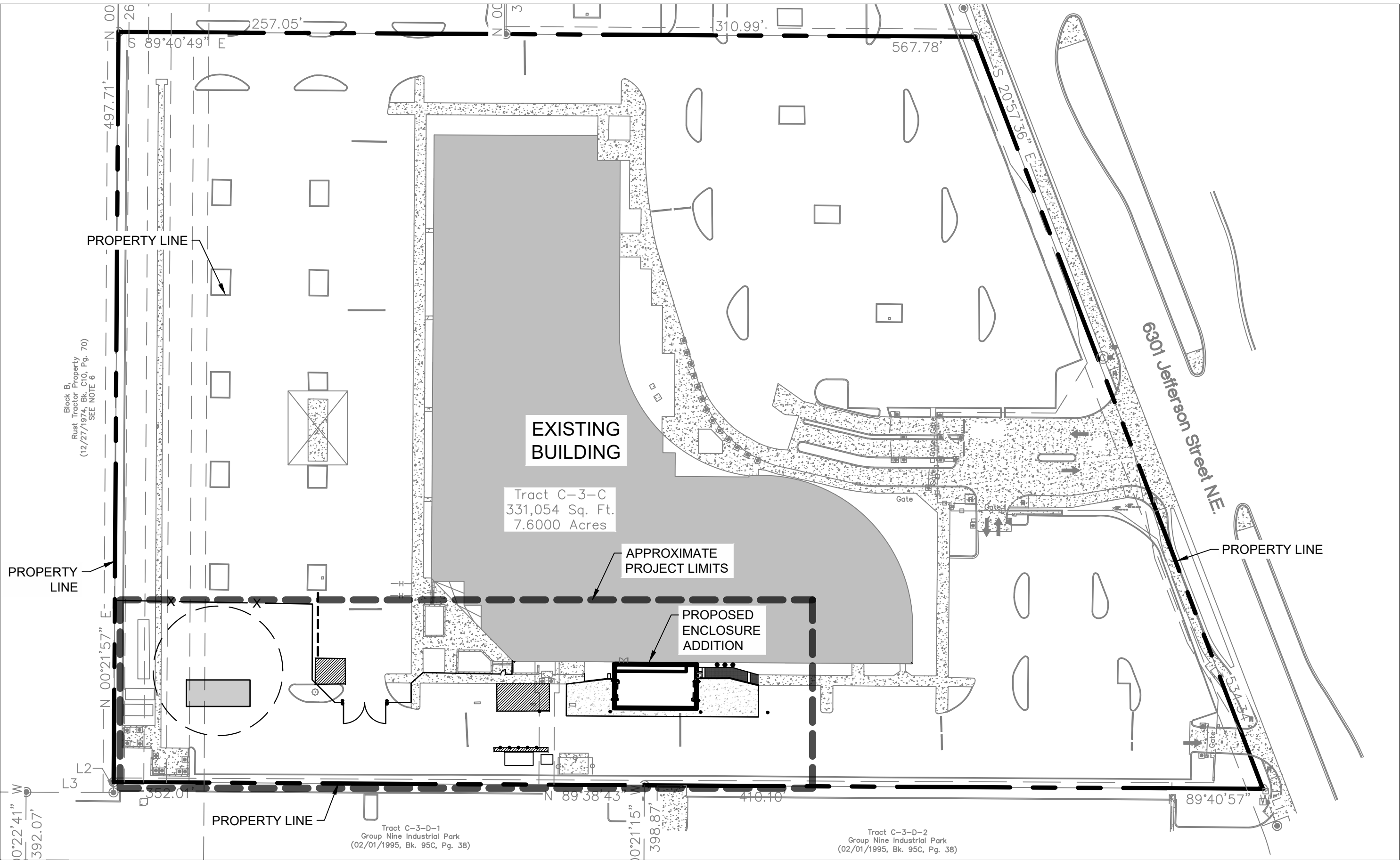
BOKF JEFFERSON OPERATIONS CENTER  
BANK OF OKLAHOMA FINANCIAL  
6301 JEFFERSON ALBUQUERQUE, NM 87109

**LEGAL DESCRIPTION**  
TRACT "C-3-C", OF THE REPLAT FOR TRACTS B-1, C-3-A, C-3-B, C-3-C, C-3-D, C-3-E, C-3-F, C-3-G, OF GROUP NINE INDUSTRIAL PARK, ALBUQUERQUE, NEW MEXICO, 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 APRIL 11, 1991, IN PLAT BOOK 91C, PAGE 71.



PROJECT VICINITY MAP

SCALE: 1" = 300'



SITE OVERVIEW

SCALE: 1" = 60'

**ARCHITECT**  
CYNTERGY  
810 S CINCINNATI AVE, STE 200  
TULSA, OK 74119  
918.877.6000

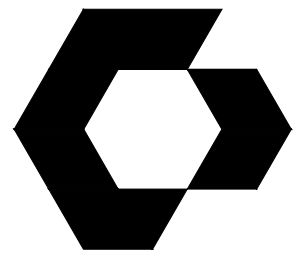
**CIVIL ENGINEER**  
WALLACE DESIGN COLLECTIVE  
9800 PYRAMID CT, SUITE 350  
ENGLEWOOD, CO 80112  
AARON BARNHART, PE  
AARON.BARNHART@WALLACE.DESIGN  
720.704.5288

**SURVEYOR**  
CSI-CARTESIAN SURVEYS INC.  
BRIAN J. MARTINEZ  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
CARTESIANBRIAN@GMAIL.COM  
505.896.3050

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C200	SURVEY
C300	EXISTING CONDITIONS & DEMOLITION PLAN
C400	SITE PLAN
C401	ENLARGED SITE PLAN
C500	GRADING PLAN

PARKING SUMMARY

REQUIRED PARKING:	
1 SPACE PER 200 SF:	64,755 / 200 = 324
PROVIDED PARKING:	
STANDARD:	505
ACCESSIBLE:	15
TOTAL PROVIDED PARKING:	520



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08/25/2023



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P.N. 2240493

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ISSUES / REVISIONS


ISSUE DATE: 08/25/2023  
CHECKED BY: JMD  
DRAWN BY: CJC

SHEET NAME  
COVER SHEET

SHEET NUMBER

C100



Vicinity Map

### Legal Description

TRACT "C-3-C", OF THE REPLAT FOR TRACTS B-1, C-3-A, C-3-B, C-3-C, C-3-D, C-3-E, C-3-F, C-3-G, OF GROUP NINE INDUSTRIAL PARK, ALBUQUERQUE, NEW MEXICO, 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 APRIL 11, 1991, IN PLAT BOOK 91C, PAGE 71.

### Notes

1. FIELD SURVEY PERFORMED IN SEPTEMBER 2022 AND SUPPLEMENTAL DATA IN MARCH 2023.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS. (NM811 TICKET NO. 23FE070688)
5. THE COORDINATES SHOWN HEREON REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.999660416, WITH AN ORIGIN OF (0,0).
6. ACCESS TO THIS PROPERTY WAS GATED. CLEARANCE WAS NEEDED AT TIME OF FIELD SURVEY; THEREFORE, NO DATA COULD BE COLLECTED IN THIS AREA.
7. ALTHOUGH THIS IS NOT A BOUNDARY SURVEY, THIS TOPOGRAPHIC SURVEY MAY REFLECT SOME CHARACTERISTICS OF A BOUNDARY SURVEY BECAUSE A BOUNDARY SURVEY WAS PREVIOUSLY PERFORMED ON THIS PROPERTY.

### Easement Notes

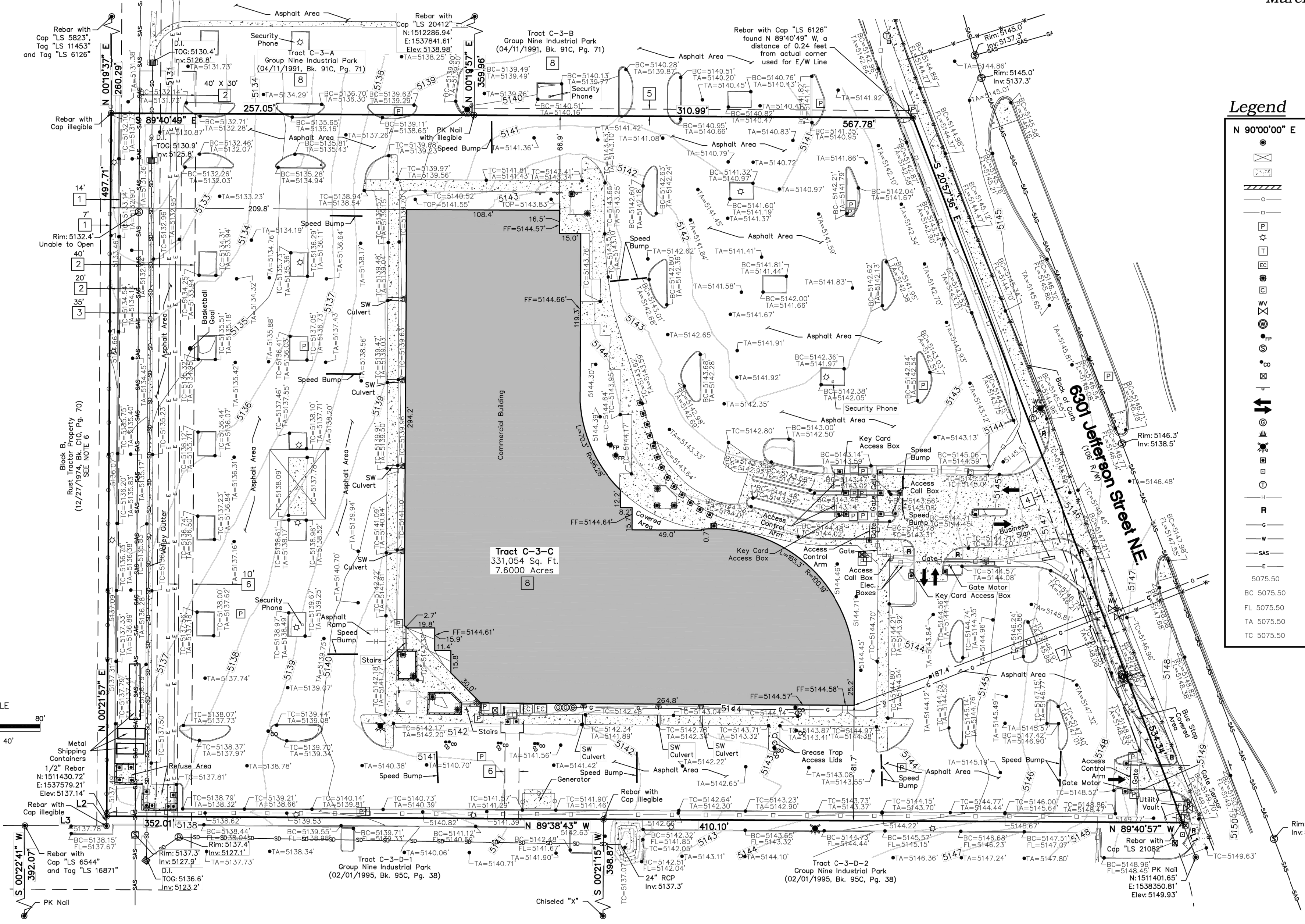
- 1 EXISTING 14' UTILITY EASEMENT (7' LOCATED ON SUBJECT PROPERTY) (12/21/1978, BK. B15, PG. 171) AND AS SHOWN ON PLAT (04/11/1991, BK. 91C, PG. 71).
- 2 EXISTING 40' PRIVATE STORM DRAIN EASEMENT GRANTED FOR THE USE AND BENEFIT OF TRACT B-1, C-3-E, C-3-D, C-3-C AND C-3-A. MAINTENANCE OF EASEMENTS IS SHARED RESPONSIBILITY OF SAID TRACTS (04/11/1991, BK. 91C, PG. 71).
- 3 EXISTING 35' SEWER AND WATER EASEMENT (07/02/1985, BK. 245A, PG. 497-499, AS DOC. NO. 8553520) AND AS SHOWN ON PLAT (04/11/1991, BK. 91C, PG. 71).
- 4 EXISTING 10' UTILITY EASEMENT (12/21/1978, BK. B15, PG. 171) AND AS SHOWN ON PLAT (04/11/1991, BK. 91C, PG. 71).
- 5 EXISTING 5' P.N.M. AND U.S. WEST EASEMENT (04/11/1991, BK. 91C, PG. 71)
- 6 EXISTING 10' UNDERGROUND ELECTRIC LINE PNM AND MST&T EASEMENT (04/14/1998, BK. 9808, PG. 3038, AS DOC. NO. 199804564).
- 7 EXISTING EXCLUSIVE, PERMANENT EASEMENT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT OF OPERATION FOR BUS BAY (02/01/1995, BK. 95-3, PG. 3942-3944, DOC. NO. 95011069). SHOWN HEREON AS [Symbol]
- 8 EXISTING RECIPROCAL EASEMENT AGREEMENT FOR THE BENEFIT OF TRACTS C-3-B, C-3-A-2, AND C-3-C, BLANKET IN NATURE (02/16/2001 BK. A15, PG. 4933, DOC. NO. 2001016408).

THIS IS NOT A BOUNDARY SURVEY, APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCED HEREON.

### Benchmark -NAVD 88

ACS MONUMENT "SMW-12" HAVING AN ELEVATION OF 5242.356 FEET.

Line Table			
Line #	Direction	Length (ft)	
L1	S 20°57'36" E [S 21°02'51" E]	26.30'	[26.35']
L2	S 00°42'06" W [S 00°15'14" W]	6.90'	[6.98']
L3	N 89°45'26" W [N 89°45'12" W]	57.87'	[57.97']



### Legend

N 90°00'00" E	
[Symbol]	MEASURED BEARINGS AND DISTANCES
[Symbol]	FOUND MONUMENT AS INDICATED
[Symbol]	COVERED AREA
[Symbol]	CONCRETE
[Symbol]	BLOCK WALL
[Symbol]	CHAINLINK FENCE
[Symbol]	METAL FENCE
[Symbol]	PULL BOX
[Symbol]	LIGHT POLE
[Symbol]	TRANSFORMER
[Symbol]	ELECTRIC CABINET
[Symbol]	BOLLARD WITH LIGHT
[Symbol]	CAMERA POLE
[Symbol]	WATER VALVE
[Symbol]	WATER METER
[Symbol]	FLAGPOLE
[Symbol]	MANHOLE
[Symbol]	SAS CLEANOUT
[Symbol]	IRRIGATION BOX
[Symbol]	SIGN
[Symbol]	CURB CUT/INDICATION OF ACCESS TO ROADWAY
[Symbol]	GAS METER
[Symbol]	ROOF DRAIN
[Symbol]	FIRE HYDRANT
[Symbol]	BOLLARD
[Symbol]	UTILITY PEDESTAL
[Symbol]	TELEPHONE MANHOLE
[Symbol]	HANDRAIL
[Symbol]	RAMP
[Symbol]	UNDERGROUND GAS UTILITY LINE
[Symbol]	UNDERGROUND WATER UTILITY LINE
[Symbol]	UNDERGROUND SANITARY SEWER LINE
[Symbol]	UNDERGROUND ELECTRIC UTILITY LINE
[Symbol]	SPOT ELEVATION
[Symbol]	BACK OF CURB ELEVATION
[Symbol]	FLOW LINE ELEVATION
[Symbol]	TOP OF ASPHALT ELEVATION
[Symbol]	TOP OF CONCRETE ELEVATION

### Surveyor's Certificate

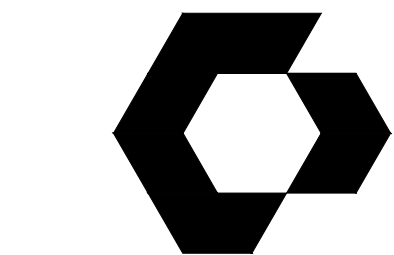
I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Martinez 3/14/23  
BRIAN J. MARTINEZ  
N.M.R.P.S. NO. 16374

CSI-CARTESIAN SURVEYS INC.  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
cartesianbrian@gmail.com



Sheet 1 of 1  
221506



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ISSUES / REVISIONS	

ISSUE DATE: 08/25/2023  
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SHEET NAME  
SURVEY

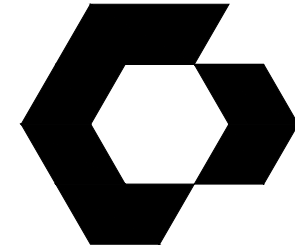
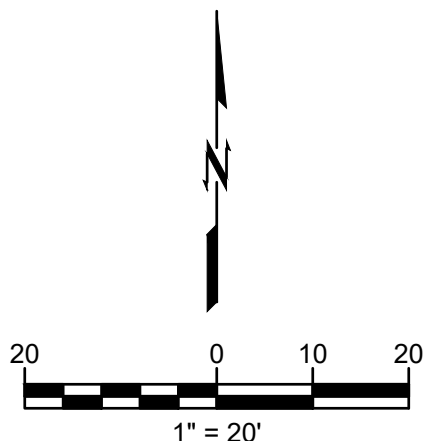
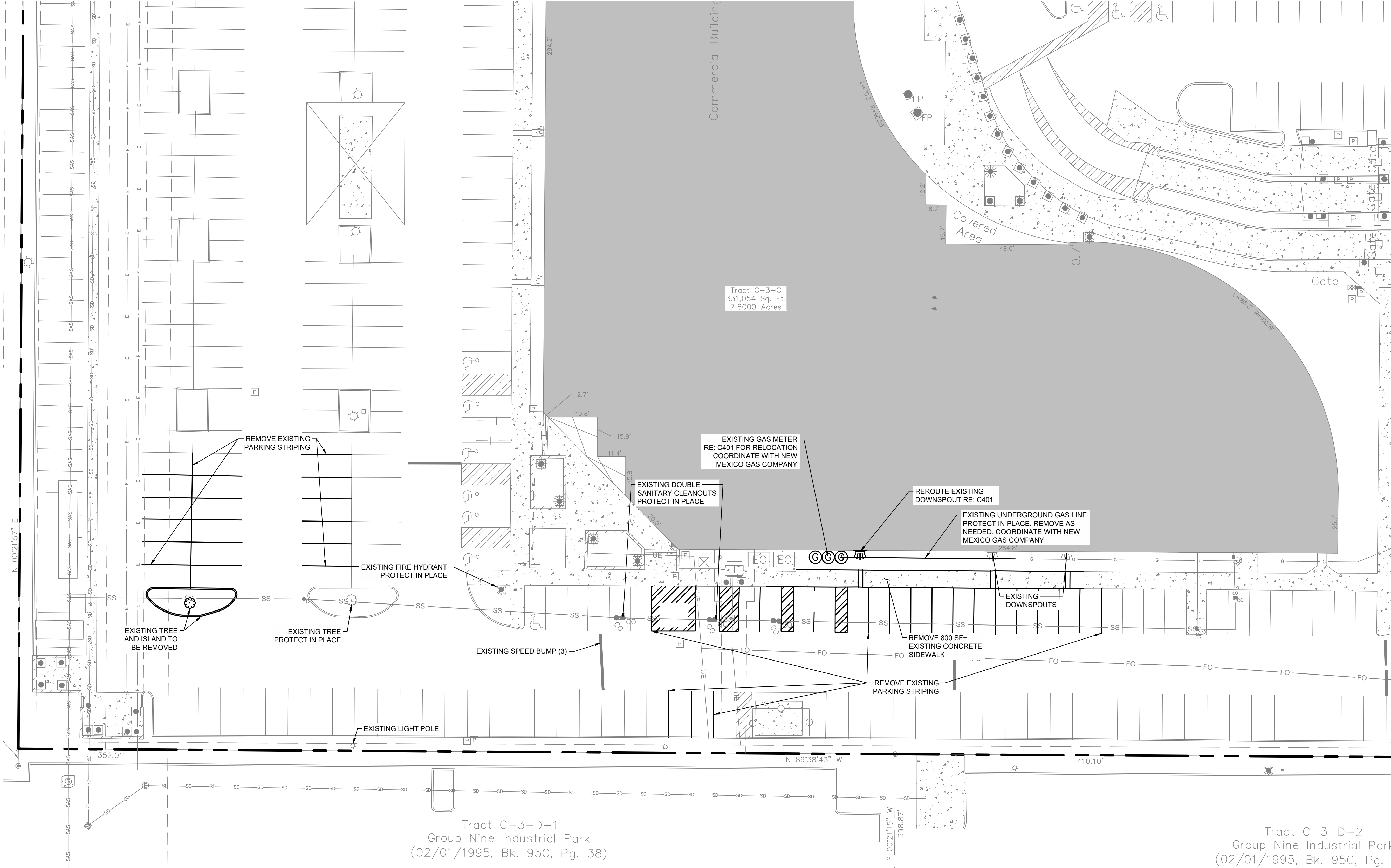
SHEET NUMBER

C200



**CAUTION**  
NOTICE TO CONTRACTOR

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ISSUES / REVISIONS


ISSUE DATE: 08/25/2023  
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DRAWN BY: CJD

SHEET NAME

EXISTING CONDITIONS  
& DEMOLITION PLAN

SHEET NUMBER

**C300**

\\DENVERSERVER\CIVIL\PROJECTS\2240493 BOKF - ALBUQUERQUE\DWG\PRODUCTION\2240493 SITE PLAN.DWG

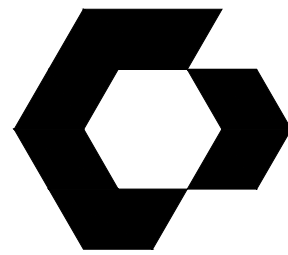
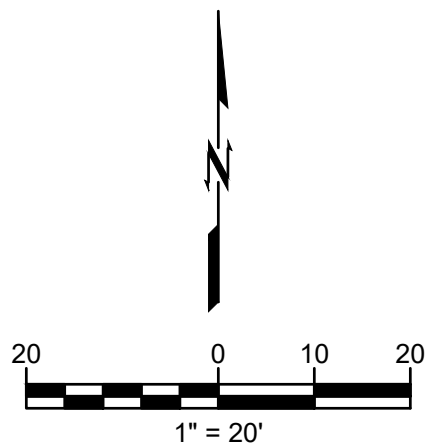
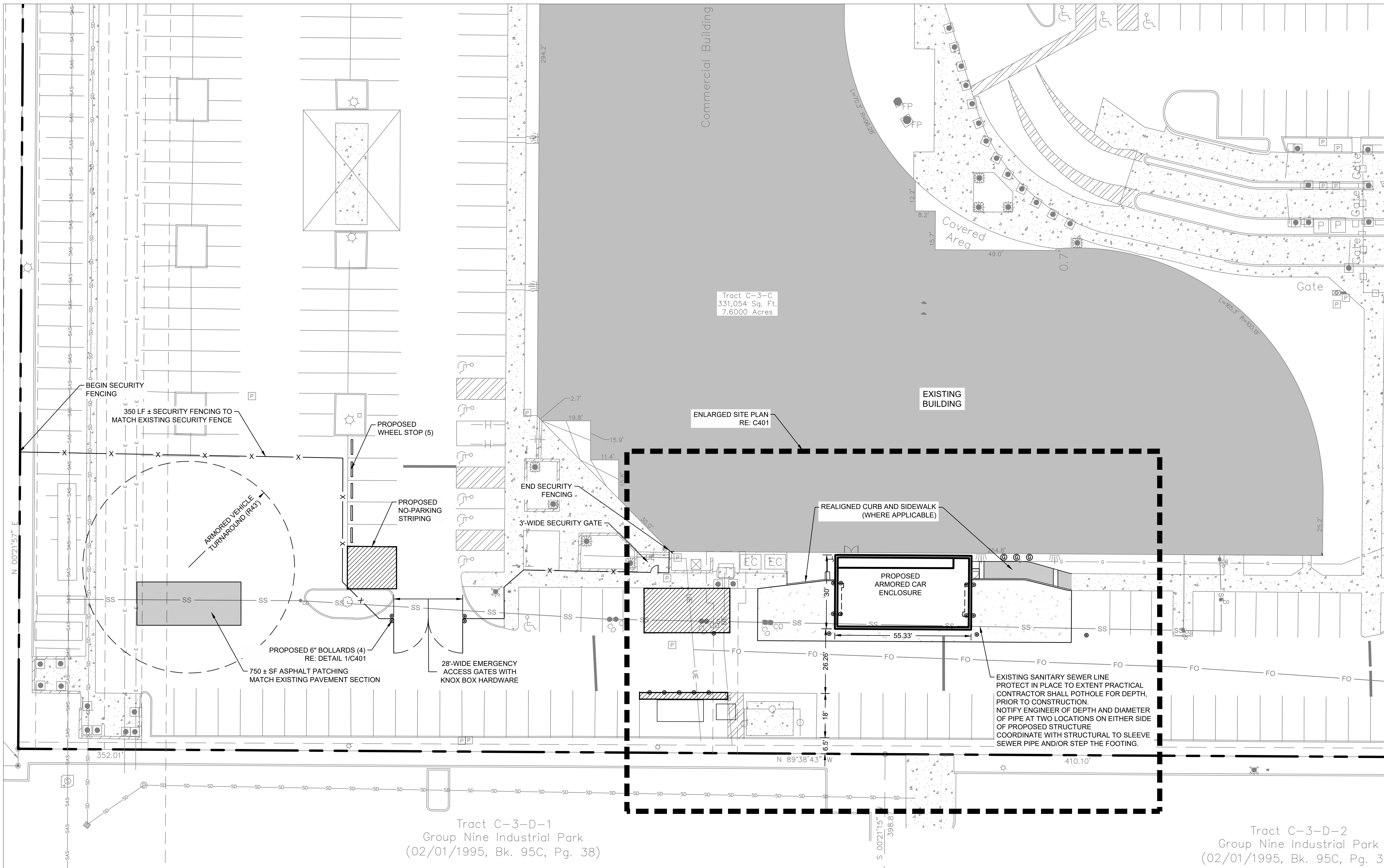
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Project Number: 224093



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NO.	DESCRIPTION	DATE

ISSUE DATE: 08/25/2023  
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SHEET NAME

SITE PLAN

SHEET NUMBER

**C400**

\\DENVER-SERVER\CIVIL\PROJECTS\2240493 BOKF - ALBUQUERQUE\DWG\PRODUCTION\2240493 SITE PLAN.DWG

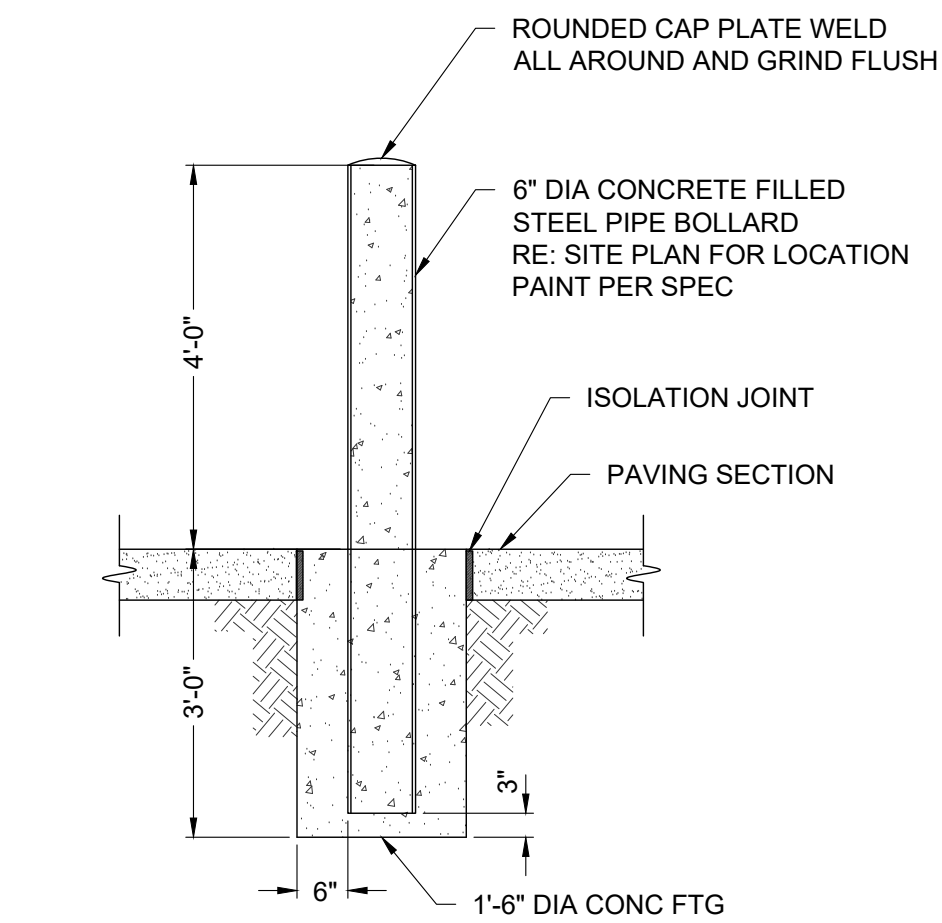
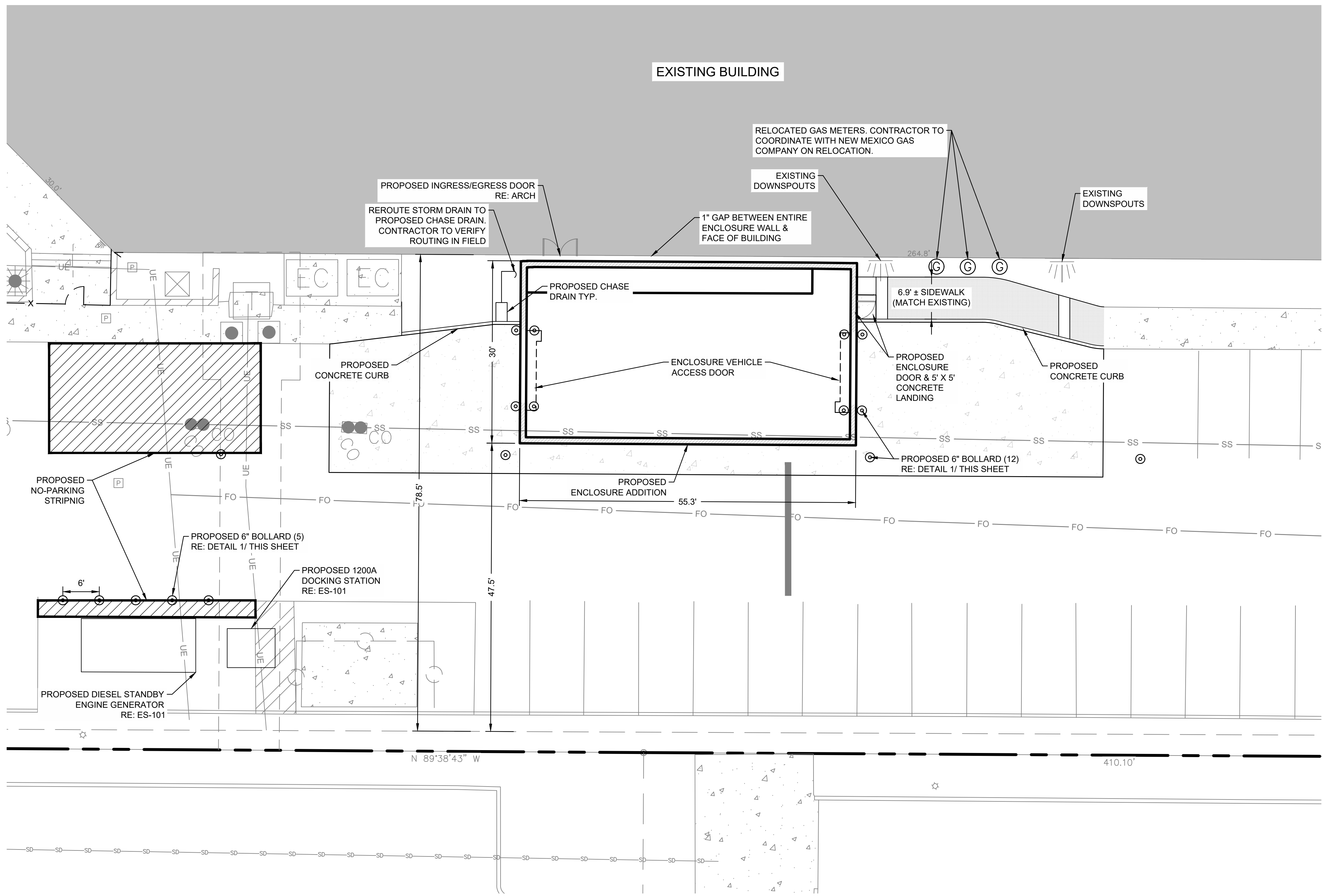
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Project Number: 224093

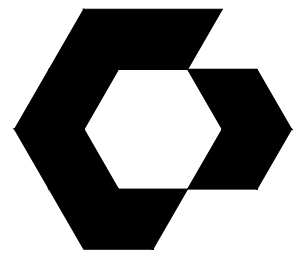
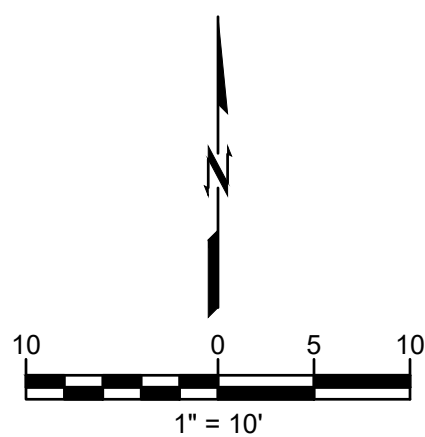


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NOTICE TO CONTRACTOR

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**1 FIXED BOLLARD**  
SCALE: NTS



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08/25/2023



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ISSUES / REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE: 08/25/2023  
CHECKED BY: JMD  
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SHEET NAME

ENLARGED SITE PLAN

SHEET NUMBER

**C401**

\\DENVER-SERVER\CIVIL\PROJECTS\2240493 BOKF - ALBUQUERQUE\DWG\PRODUCTION\2240493 GRADING PLAN.DWG

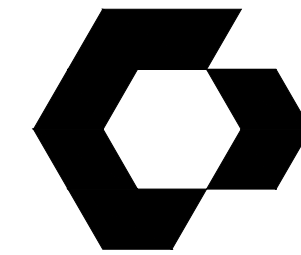
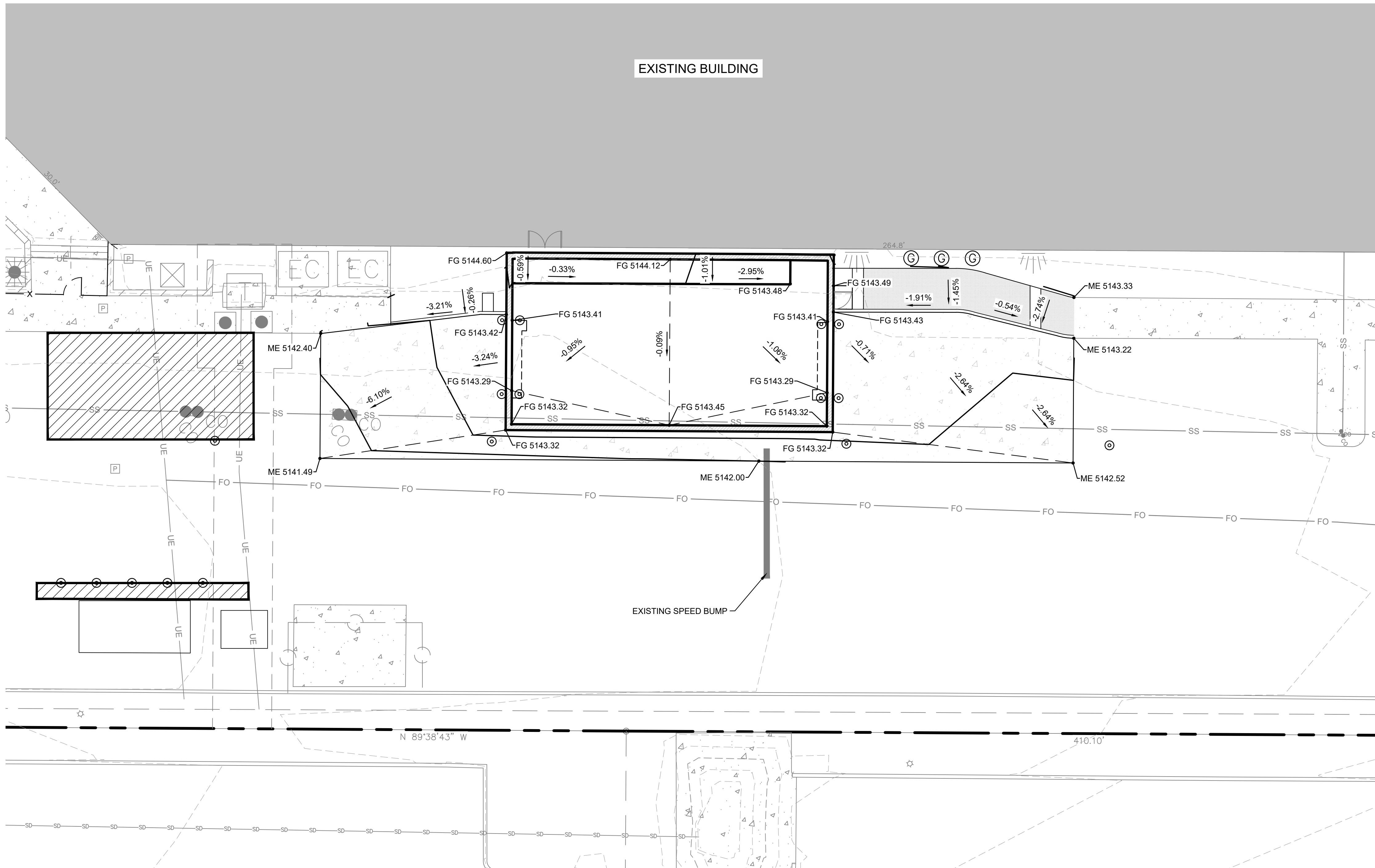
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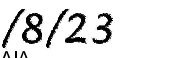
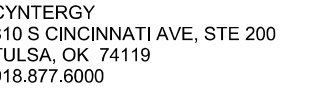
ISSUES / REVISIONS


ISSUE DATE: 08/25/2023  
CHECKED BY: JMD  
DRAWN BY: CJG

SHEET NAME  
GRADING PLAN

SHEET NUMBER

**C500**



6301 JEFFERSON  
ALBUQUERQUE, NM 87109

SHEET NUMBER

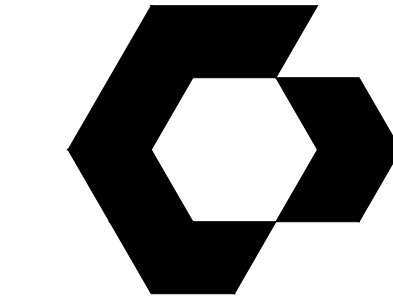
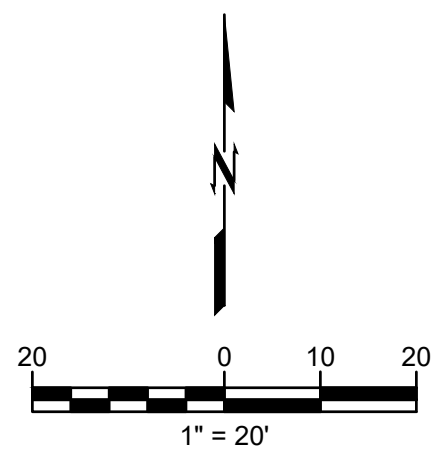
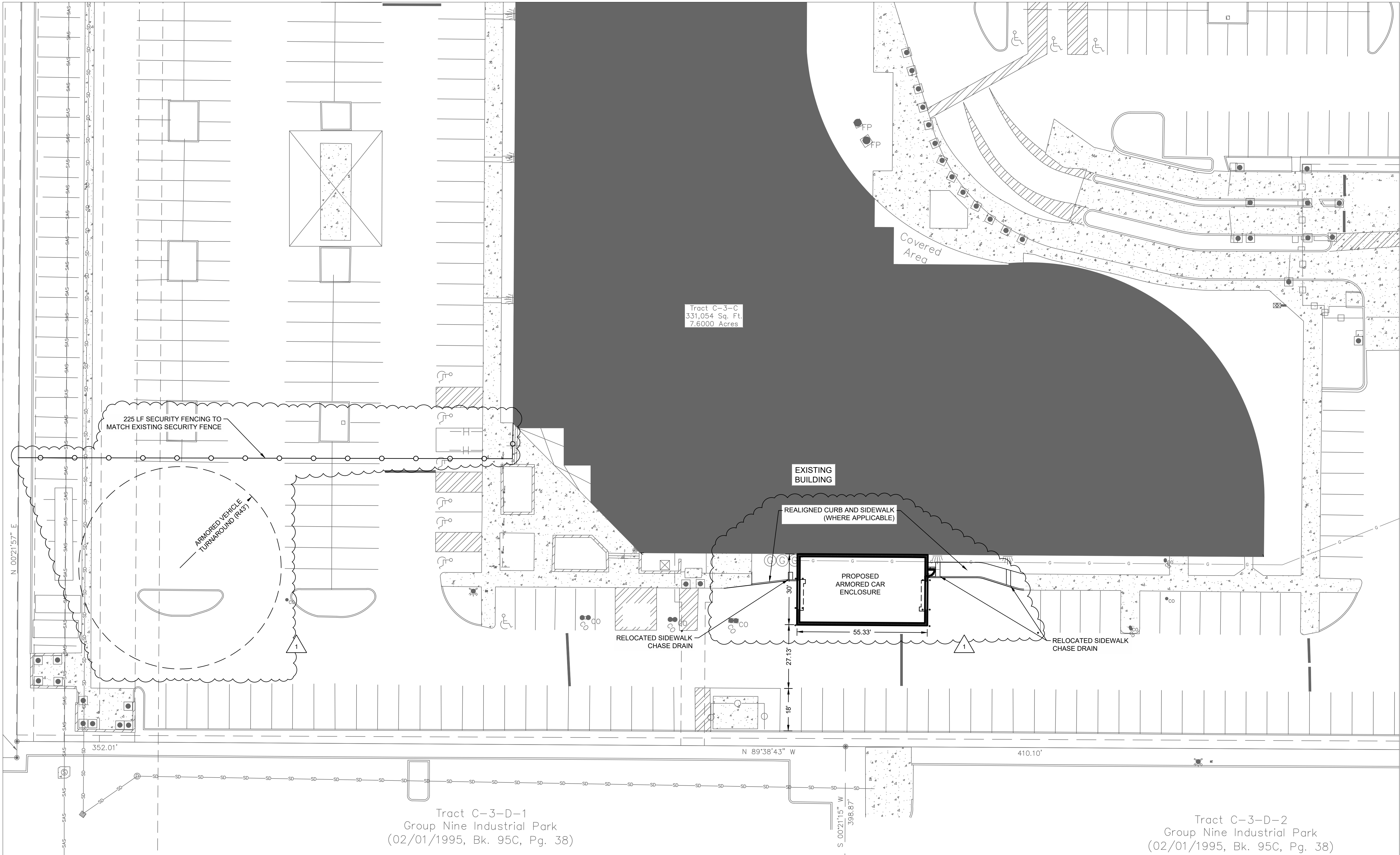
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DAVID F. PHELPS, AIA  
ARCHITECT OF RECORD

**BOKF JEFFERSON OPERATIONS  
CENTER**  
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ISSUES / REVISIONS		
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1	05/04/2023	ADDED ENCL., REVISED CIRCULATION

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