

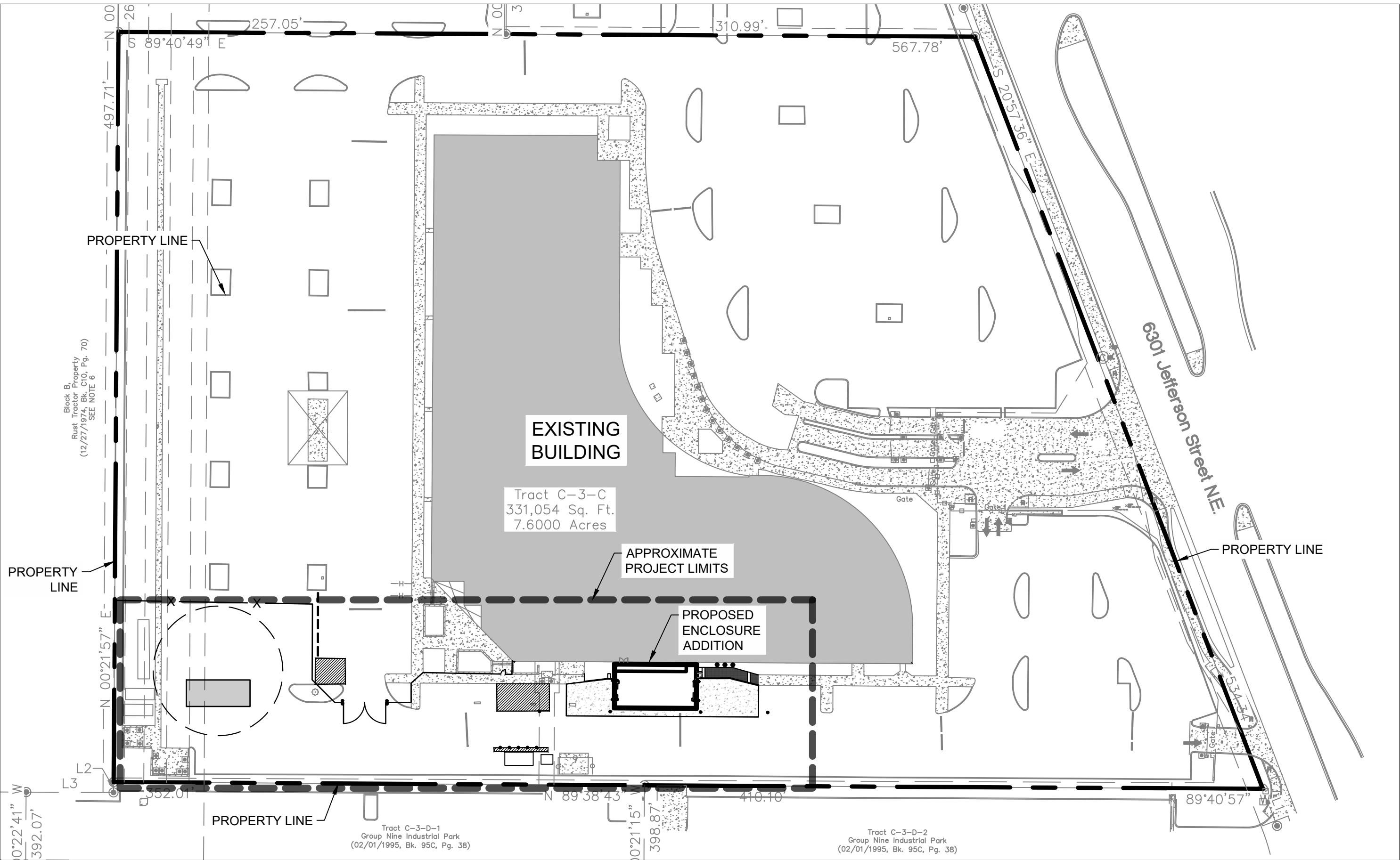
BOKF JEFFERSON OPERATIONS CENTER
BANK OF OKLAHOMA FINANCIAL
6301 JEFFERSON ALBUQUERQUE, NM 87109

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

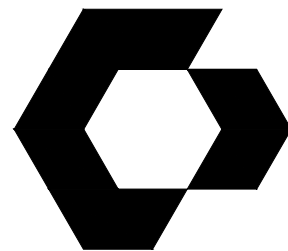
CIVIL ENGINEER
WALLACE DESIGN COLLECTIVE
9800 PYRAMID CT, SUITE 350
ENGLEWOOD, CO 80112
AARON BARNHART, PE
AARON.BARNHART@WALLACE.DESIGN
720.704.5288

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



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



08/25/2023



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structural-civil-landscape-survey
9800 pyramid court, suite 350
englewood, co 80112
303.350.1690-800.344.5858
P.N. 2240493

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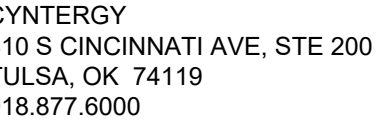
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SHEET NAME
COVER SHEET

SHEET NUMBER

C100



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structural · civil · landscape · survey
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englewood, co 80112
303.350.1690 · 800.364.5858
P.N. 2240493

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SHEET NAME
SURVEY

HEET NUMBER

C200

SURVEY NOTE:

THIS SHEET IS FOR THE CONVENIENCE OF THE CONTRACTOR. IT IS INTENDED FOR GENERAL SURVEY INFORMATION ONLY. WALLACE DESIGN COLLECTIVE HAS NOT CONFIRMED ITS ACCURACY. SURVEY INFORMATION WAS REPRODUCED BY ELECTRONIC TRANSFER FROM THE SURVEYOR. ORIGINAL SURVEY DRAWINGS AVAILABLE FROM THE SURVEYOR.

*Topographic Map
for
Tract C-3-C
Group Nine Industrial Park
City of Albuquerque
Bernalillo County, New Mexico
March 2023*

Legend

N 90°00'00" E MEASURED BEARINGS AND DISTANCES
 FOUND MONUMENT AS INDICATED

- | | |
|------------|------------------------------------------|
| | COVERED AREA |
| | CONCRETE |
| | BLOCK WALL |
| | CHAINLINK FENCE |
| | METAL FENCE |
| | PULL BOX |
| | LIGHT POLE |
| | TRANSFORMER |
| | ELECTRIC CABINET |
| | BOLLARD WITH LIGHT |
| | CAMERA POLE |
| | WATER VALVE |
| | WATER METER |
| | FLAGPOLE |
| | MANHOLE |
| | SAS CLEANOUT |
| | IRRIGATION BOX |
| | SIGN |
| | CURB CUT/INDICATION OF ACCESS TO ROADWAY |
| | GAS METER |
| | ROOF DRAIN |
| | FIRE HYDRANT |
| | BOLLARD |
| | UTILITY PEDESTAL |
| | TELEPHONE MANHOLE |
| | HANDRAIL |
| R | RAMP |
| | UNDERGROUND GAS UTILITY LINE |
| | UNDERGROUND WATER UTILITY LINE |
| | UNDERGROUND SANITARY SEWER LINE |
| | UNDERGROUND ELECTRIC UTILITY LINE |
| 5075.50 | SPOT ELEVATION |
| BC 5075.50 | BACK OF CURB ELEVATION |
| FL 5075.50 | FLOW LINE ELEVATION |
| TA 5075.50 | TOP OF ASPHALT ELEVATION |
| TC 5075.50 | 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 DATE
N.M.R.P.S. NO. 18374

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

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'}

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 5.6.1. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, EXCAVATION LOCATIONS, THE EXACT LOCATION OF THE 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 SURVEY. AS SUCH, ADDITIONAL EXCAVATION OR UTILITY LOCATING INFORMATION, 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. 23FEO70686)
5. THE DATA SHOWN HEREON REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD_83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.999860416, 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 PROPERTY WAS SURVEYED BY REFLECTED 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 M&T&T EASEMENT
(04/14/1998, BK. 9808, PG. 3038, AS DOC. NO. 1998044564).
- 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 .
- 8 EXISTING RECIPROCAL EASEMENT AGREEMENT FOR THE BENEFIT OF TRACTS
C-3-B, C-3-A-2, AND C-3-C-3, 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.

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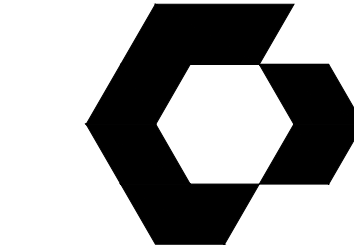
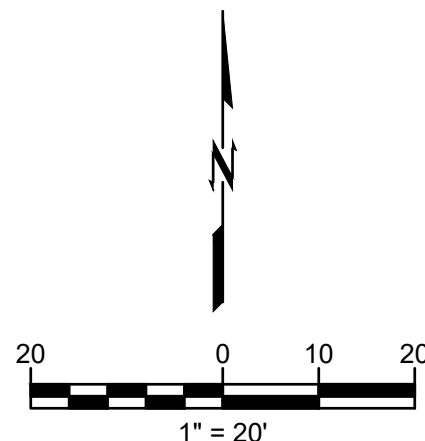
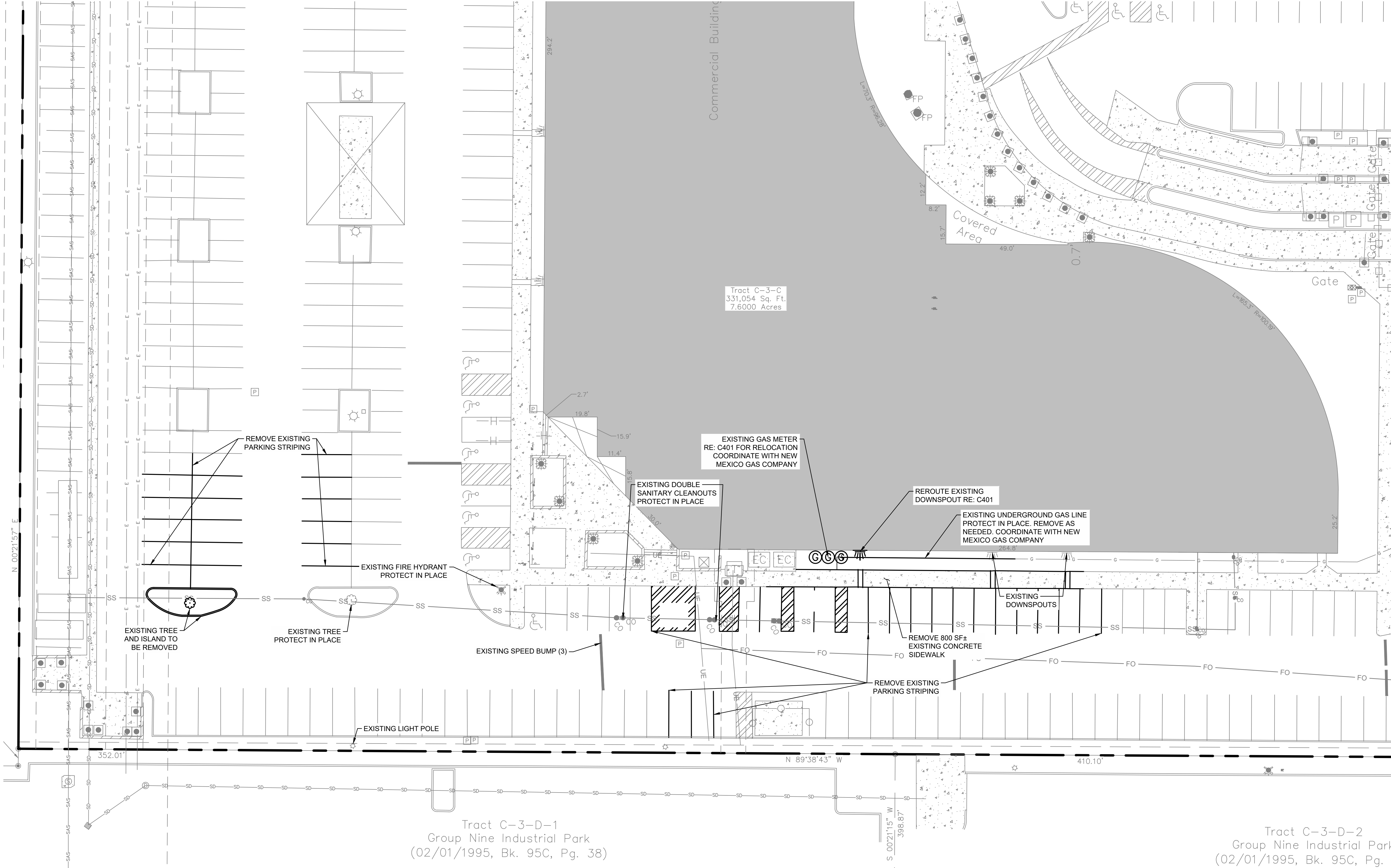
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CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



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TULSA, OK 74119
918.877.6000



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collective
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structural-civil-landscape-survey
9800 pyramid court, suite 350
englewood, co 80112
303.350.1690-800.344.5858
P.N. 2240493

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OPERATIONS CENTER
BANK OF OKLAHOMA FINANCIAL**

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ALBUQUERQUE, NM 87109

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ISSUES / REVISIONS	

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SHEET NAME
EXISTING CONDITIONS
& DEMOLITION PLAN

SHEET NUMBER

C300

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

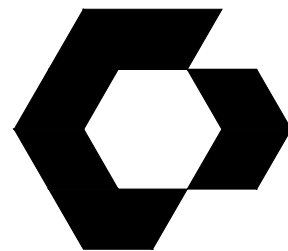
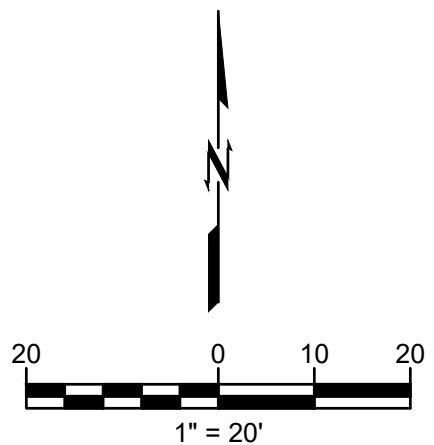
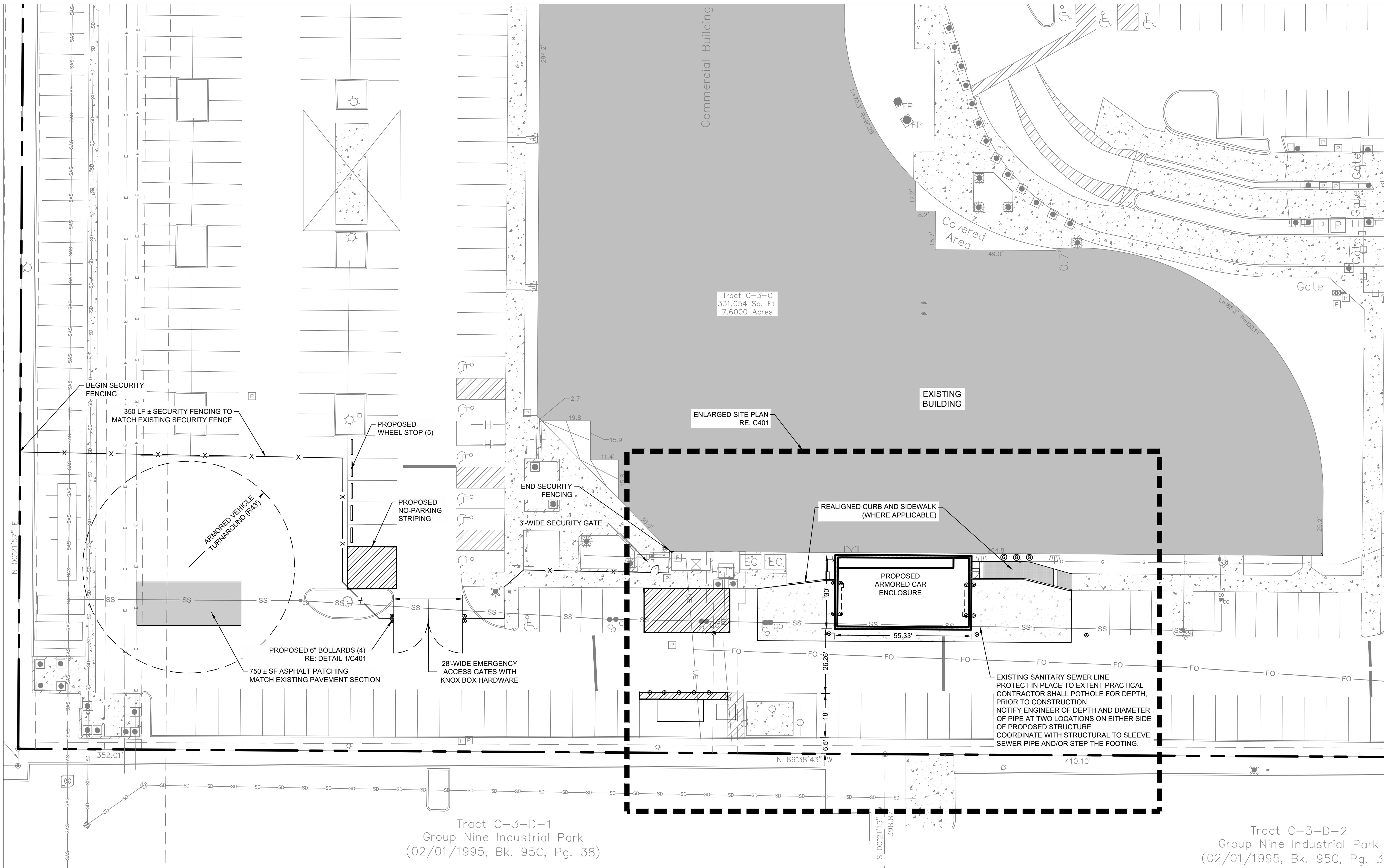
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918.877.6000



08/25/2023



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structural-civil-landscape-survey
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englewood, co 80112
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ISSUES / REVISIONS

NO.	DESCRIPTION	DATE

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

SHEET NAME

SITE PLAN

SHEET NUMBER

C400

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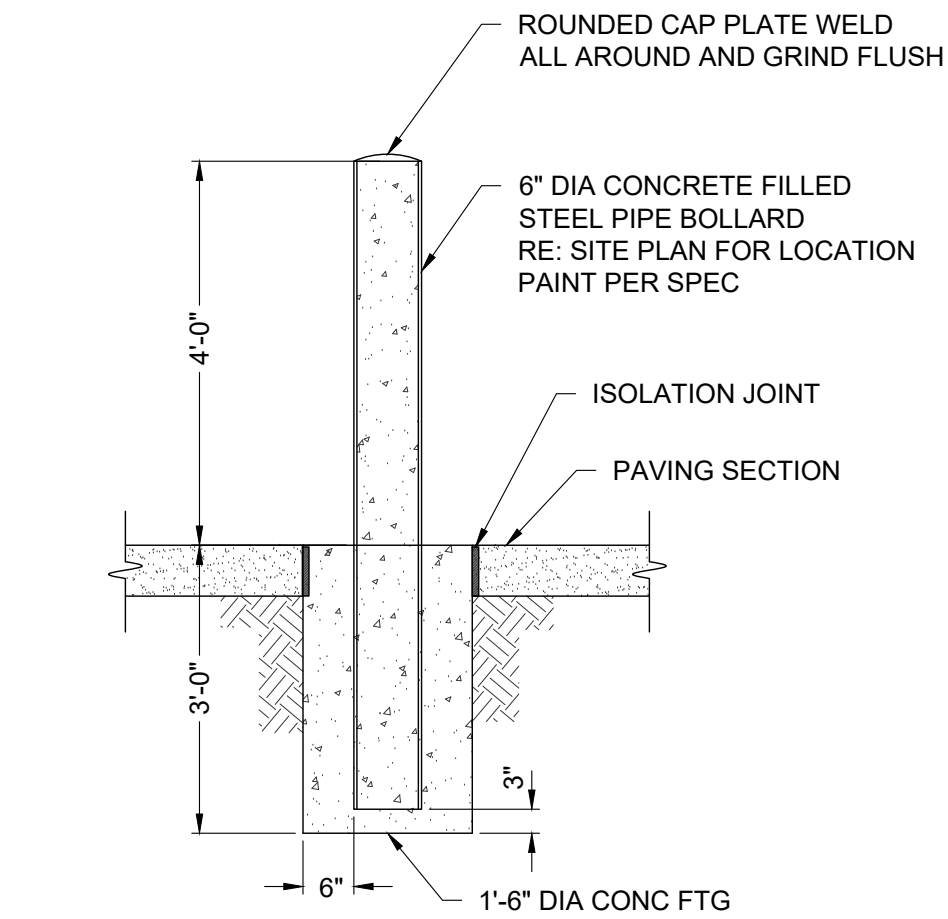
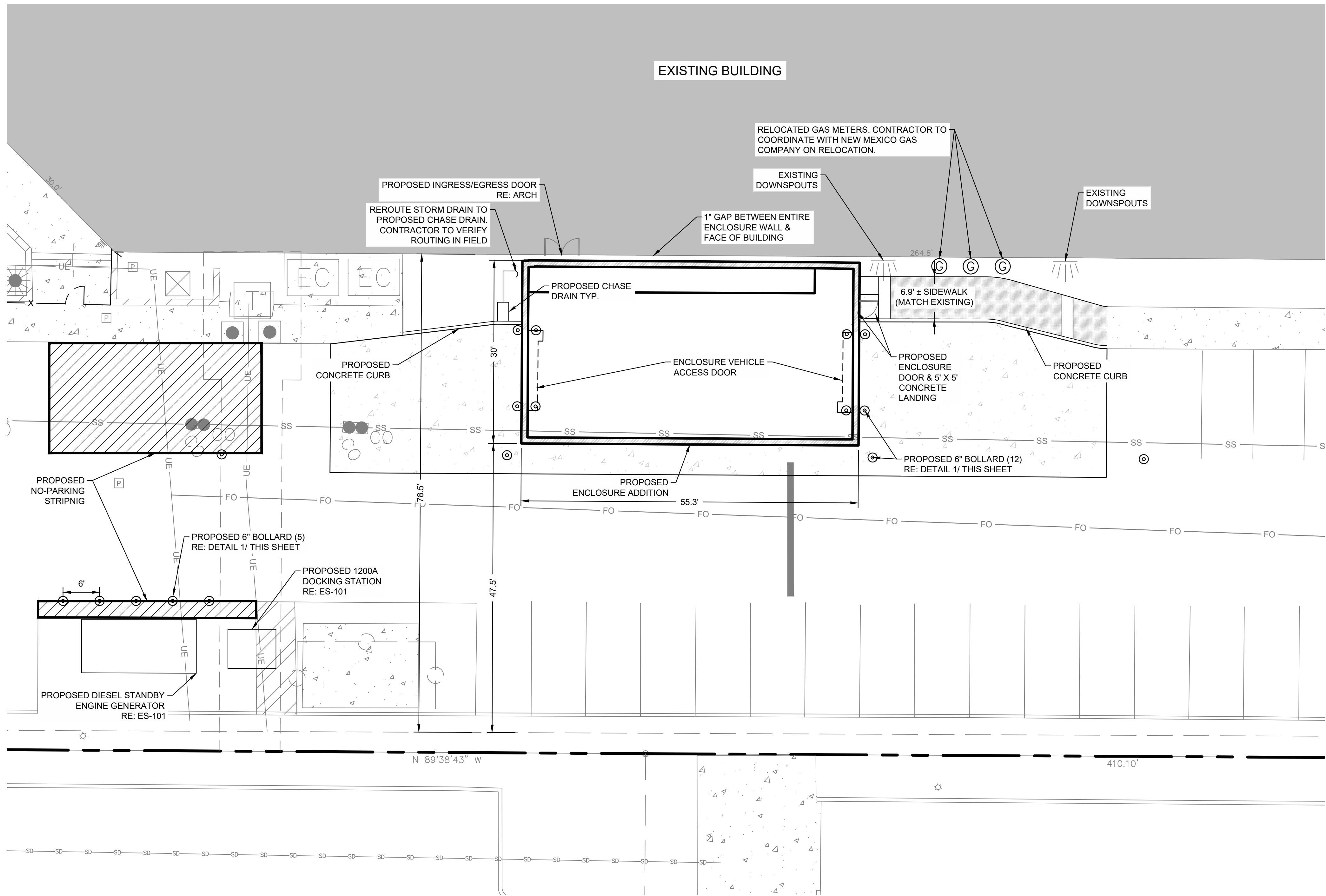
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Project Number: 224093

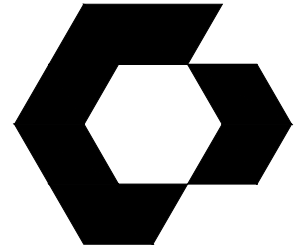
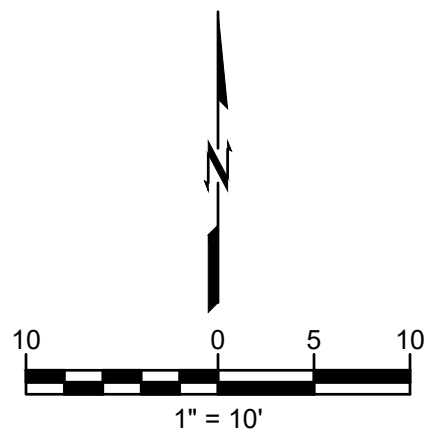


CAUTION
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1 FIXED BOLLARD
SCALE: NTS



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918.877.6000



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structural-civil-landscape-survey
9800 pyramid court, suite 350
englewood, co 80112
303.350.1690-800.344.5858
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ISSUES / REVISIONS

NO.	DESCRIPTION	DATE

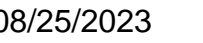
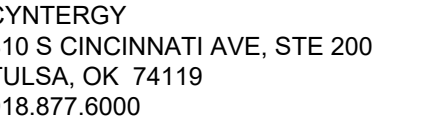
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SHEET NAME

ENLARGED SITE PLAN

SHEET NUMBER

C401



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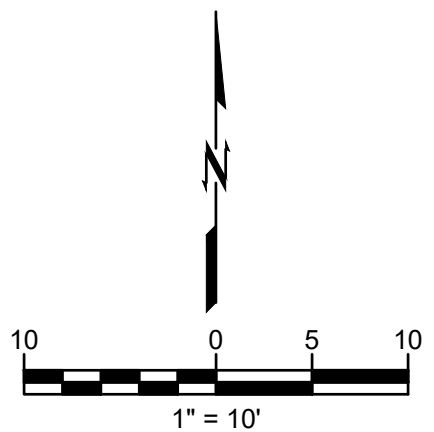
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GRADING PLAN

HEET NUMBER

C500



CAUTION
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