

SUBDIVISION DATA

- Zone Atlas Index Number: D-17
- Zoning: MX-M
- Gross Subdivision Acreage: 6,4875 Acres.
- Total number of Lots/Tracts Created: 2
- 0 miles public street and private right-of-way created.
- Date of Survey: September 2019
- Plat is located within the Elena Gallegos Grant, projected Section 23, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, City of Albuquerque, New Mexico.

PURPOSE OF PLAT

The purpose of this Plat is to subdivide Tract 2A-2A-2B-1-A 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 June 30, 2008 in Book 2008C, Page 143 into two (2) Tracts.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. 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.
- B. 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.
- C. 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.
- D. 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, 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 (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected 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 by construction of pools, decking, or any structures adjacent to or near easements shown on

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.

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as shown on this plat.

Titan Journal Center Land, LLC a New Mexico limited liability company

Titan Journal Center Management, LLC

DOC# 2020074211

08/06/2020 09:37 AM Page: 1 of 2 PLAT R:\$25.00 B: 2020C P: 0069 Linda Stover, Bernalillo County

OFFICIAL SEAL KIRSTEN M GALVAN Notary Public State of New 216 2 My Comm. Expires

State of New Mexico County of Bernalillo)

This instrument was acknowledged before me on 4th

Ben F. Spencer, Manager of Titan Journal Center Land, LLC.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
- Basis of Bearings established from City of Albuquerque Reference Station "13-D16" to NMSHC Monument "I-25-14" being North 55°21'07" West.
- Distances are ground distances
- Project combined factor = 0.999669308 scaled about N=0, E=0. Record Bearings and distances are shown in parentheses () and are the same as shown on the PLAT OF TRACT 2A-2A-2B-1-A, JOURNAL CENTER, Bernalillo County, City of Albuquerque, filed for record on June 30, 2008, as Document No. 2008073714, Book 2008C, Page 143.
- 5. Pursuant to section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at anytime be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirements shall be a condition to approval of this plat."
- City of Albuquerque zoning and development regulations and procedures shall apply to lands within this plat if the land is sold to any private parties.
- 7. Easements of record are based on Title Commitment #1906812 issued by Old Republic National Title Insurance Company on September 25, 2019.

Comcast

PROJECT NUMBER

Application Number:

CITY APPROVALS

PLAT OF

LEGACY II AT JOURNAL CENTER

(A REPLAT OF TRACT 2A-2A-2B-1-A,

JOURNAL CENTER)

PROJECTED SECTION 23, TOWNSHIP 11 NORTH,

RANGE 3 EAST.

N.M.P.M., ELENA GALLEGOS GRANT,

CITY OF ALBUQUERQUE. BERNALILLO COUNTY, NEW MEXICO **MAY 2020**

PR - 2020 -003552

50-2020 -00080

TRACTS A & B

Jul 16, 2020 Jeanne Wolfenbarger Date Traffic Engineering, Transportation Division

Jul 17, 2020 Date

Jul 17, 2020 6/5/2020

Jul 16, 2020

City Engineer/Hydrology Date Jul 16, 2020 Carl Garcia

Code Enforcement Date Jul 31, 2020

DRB Chairperson, Planning Department Date

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

101706348044110201

Titan Journal Center Land LLC

Michelle Rodlugues BERNALILLO COUNTY TREASURER'S OFFICE

8-5-2020

Bohannan A Huston www.bhinc.com

SURVEYOR'S CERTIFICATE

I, Alan R. Benham, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

/ **(18**04) Alan R. Benham

New Mexico Professional Surveyor 15700

Date: APRIL 30, 2020

SHEET 1 OF 2

