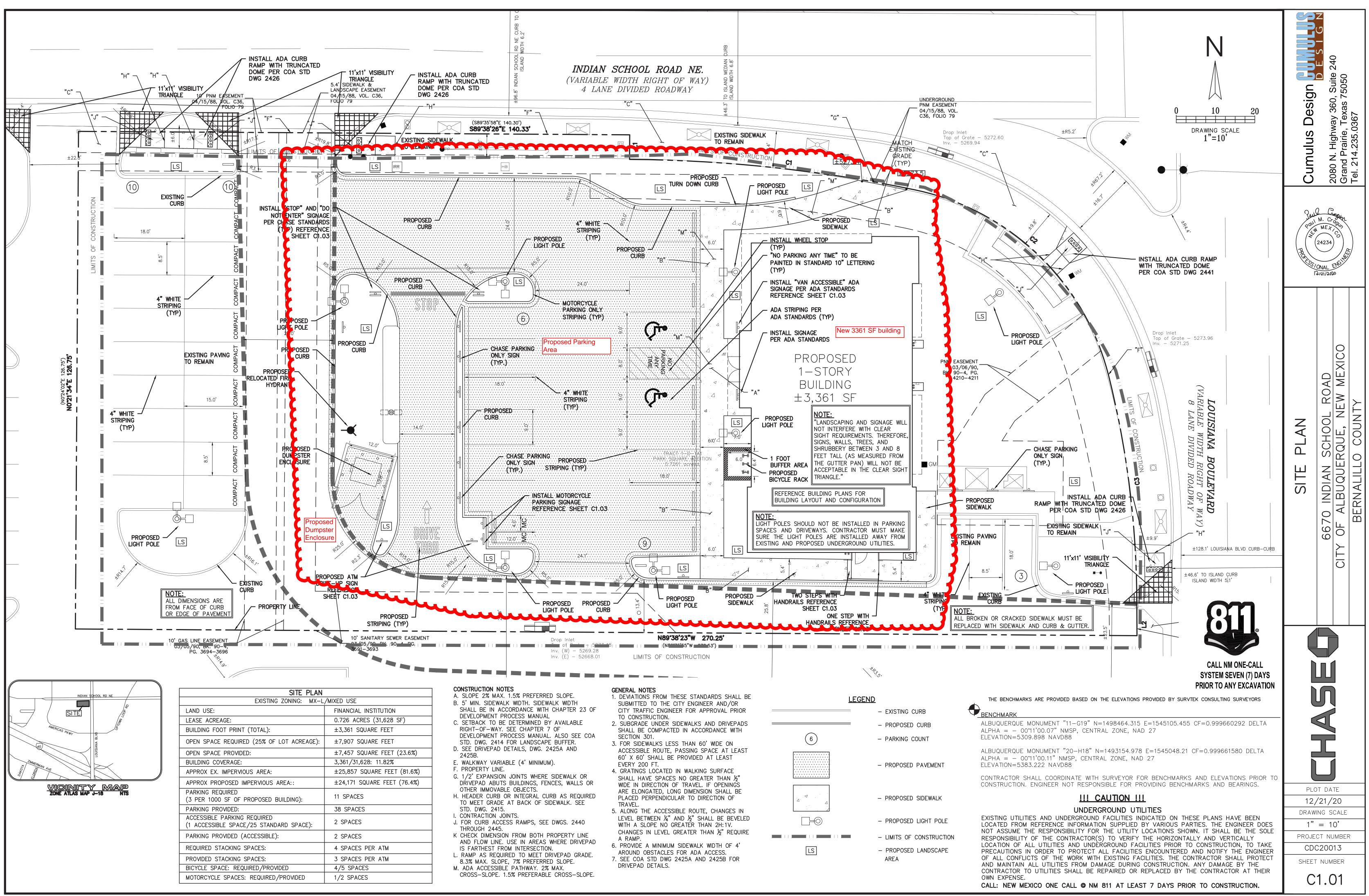
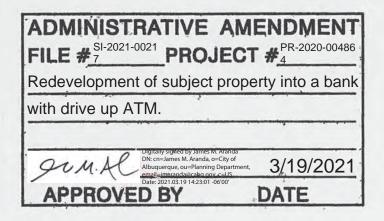
ADMINISTRATIVE AMENDMENT FILE #<sup>SI-2021-0047</sup> PROJECT #<sup>PR-2020-00486</sup> Addition of a new 3,361 sq ft building (approved as part of SI-2021-00217); Facade of proposed building conforms to IDO 5-11(E)(2)(b); Proposed signage modifications approved on site plan, however a sign permit must be submitted for final approval. APPROVED BY Digitally signed by James M. Aranda DN: cn-James M. Aranda, o-City of Abuquerque, ou-Planning Department, Date: 2021041910:2435-0600' Date: 2021041910:2435-0600' DATE 9



\\SERVER-PC\SERVER\2020 CDC PROJECTS\CDC20013 - INDIAN SCHOOL ROAD, ALBUQUERQUE\PLANS\SITE PLAN CDC20013.DWG



# CITY OF ALBUQUERQUE

Planning Department Brennon Williams, Director



Mayor Timothy M. Keller

November 19, 2020

Paul Cragun, P.E. Cumulus Design 2080 N. Highway 360, Suite 240 Grand Prairie, TX 75050

RE: Chase Bank – Indian School Rd. 6670 Indian School Rd. NE Grading and Drainage Plans Engineer's Stamp Date: 11/09/20 Hydrology File: J18D001C

Dear Mr. Cragun:

PO Box 1293 Based upon the information provided in your submittal received 11/09/2020, the Grading and Drainage Plans are approved for Building Permit and action by the DRB on Site Plan for Building Permit.

Albuquerque Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Prior to approval in support of Permanent Release of Occupancy by Hydrology, Engineer Certification per the DPM checklist will be required.

NM 87103 As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, jhughes@cabq.gov, 924-3420) 14 days prior to any earth disturbance.

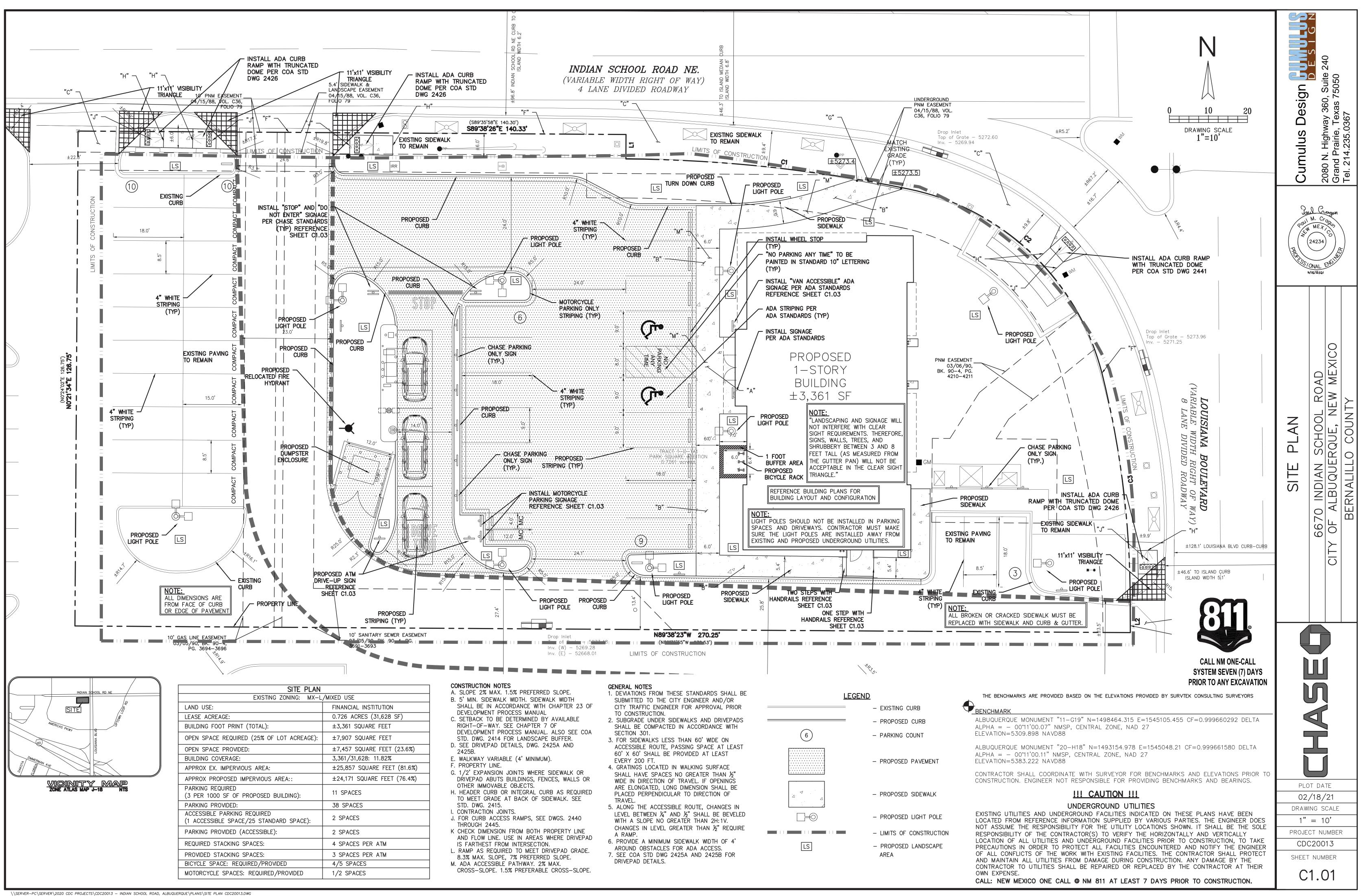
The Payment in Lieu payment of **\$2,028.80** must be paid prior to Permanent Release of Occupancy approval. Please use the attached City of Albuquerque Treasury Deposit form. Once the Owner paid the fee, please provide Hydrology with a copy of the receipt.

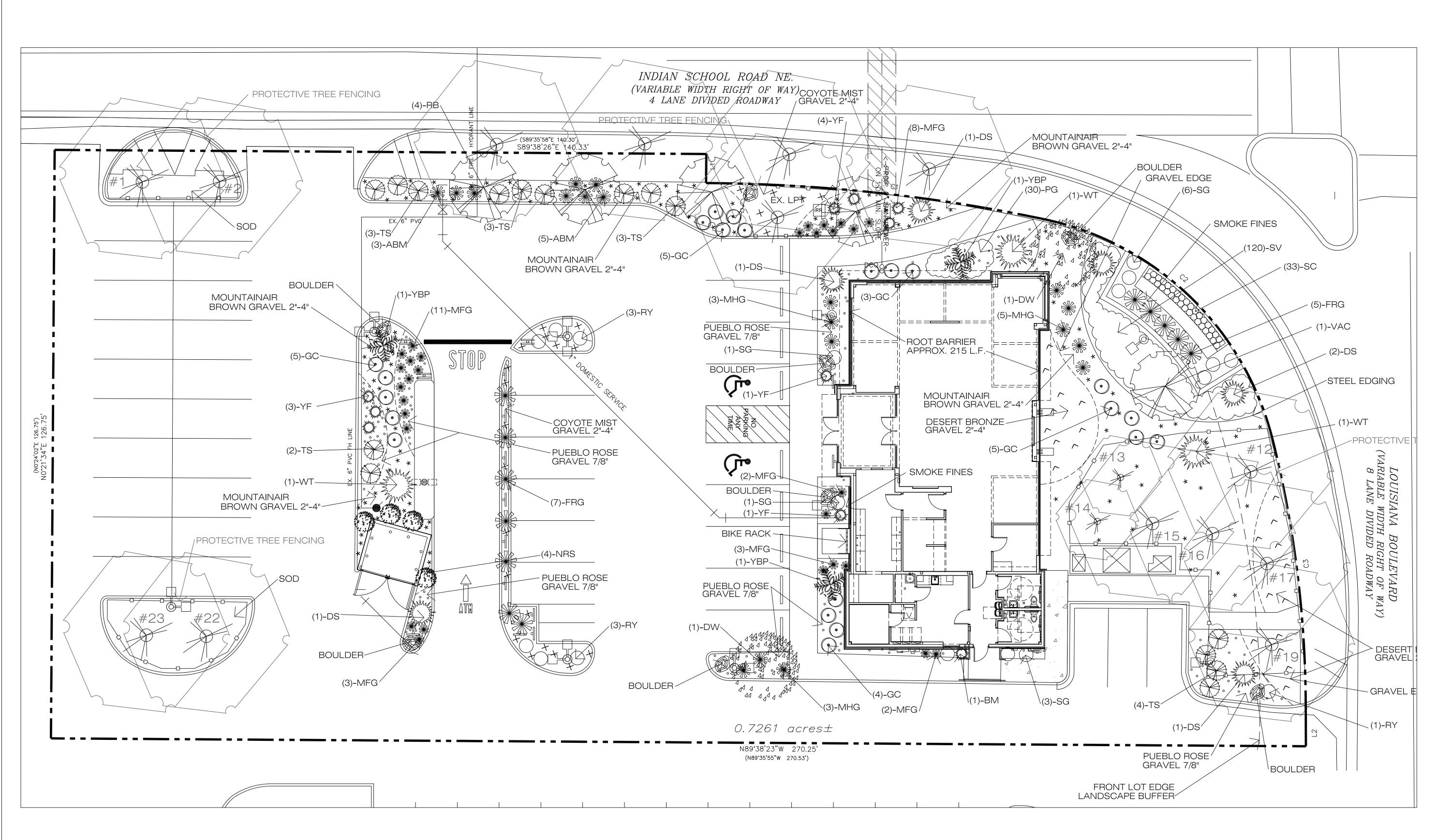
If you have any questions, please contact me at 924-3995 or <u>rbrissette@cabq.gov</u>.

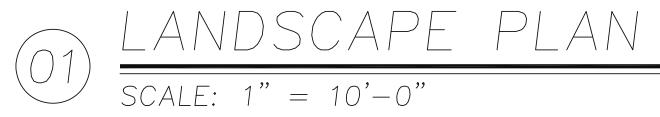
Sincerely,

Renée C. Brissette

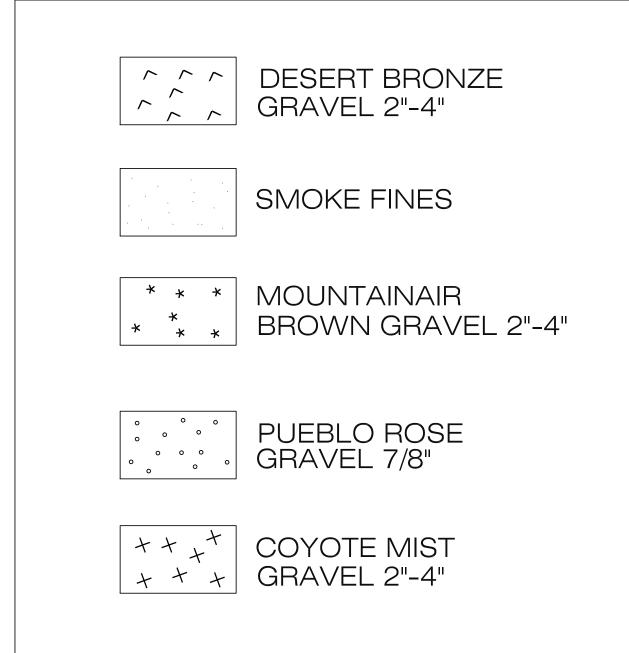
Renée C. Brissette, P.E. CFM Senior Engineer, Hydrology Planning Department

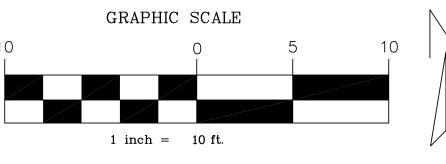


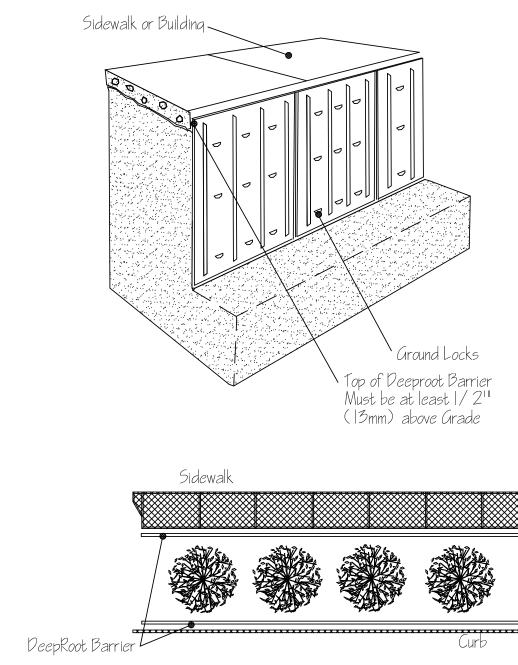




# GRAVEL KEY









# PLANT MATERIAL LIST

		ORNAMENTAL TREES DESCRIPTION	6175
<u>KEY</u>	QUANTITY	CHILOPSIS LINEARIS 'BUBBA'	<u>SIZE</u> 30 GAL., 8' HT.,
DW	2	DESERT WILLOW	3' SPREAD
		CERCIS CANADENSIS 'OKLAHOMA'	30 GAL., 8' HT.,
RB	4	REDBUD	3' SPREAD
		VITEX AGNUS-CASTUS 'SHOAL CREEK'	30 GAL., 8' HT.,
VAC	1	SHOAL CREEK VITEX	3' SPREAD
		SHRUBS	
<u>KEY</u>	QUANTITY	DESCRIPTION	SIZE
DS	6	DASYLIRION TEXANUM	
05	D D	GREEN DESERT SPOON	5 GAL., MIN. 15" HT.
BM	1	CARYOPTERIS X CLANDONENSIS 'DARK	
DIVI		KNIGHT' BLUE MIST	5 GAL., MIN. 15" HT.
GC	22	COTONEASTER BUXIFOLIUS	
GC		GRAY COTONEASTER	5 GAL., MIN. 15" HT.
NRS	4	ILEX X 'NELLIE R. STEVENS'	30 GAL., 5' HT.,
INLO	4	NELLIE R. STEVENS HOLLY	3' SPREAD
TS	15	LEUCOPHYLLUM LANGMANIAE	
13		TEXAS SAGE 'LYNN'S LEGACY'	5 GAL., MIN. 15" HT.
RY	6	HESPERALOE PARVIFOLIA	
Γĭ	0	RED YUCCA	3 GAL., MIN. 10" HT.
SC	33	SCUTELLARIA SUFFRUTESCENS	
30	55	PINK SKULLCAP	5 GAL., MIN. 15" HT.
SG	11	SALVIA X 'ULTRA VIOLET'	
50		ULTRA VIOLET SAGE	5 GAL., MIN. 15" HT.
YBP	3	CAESALPINIA GILLIESII	
		YELLOW BIRD OF PARADISE	10 GAL., MIN. 36" HT.
WT	2	AGAVE OVATIFOLIA	
		WHALE'S TONGUE	10 GAL., MIN. 36" HT.
YF	8	YUCCA FILAMENTOSA 'COLOR GUARD'	
	Ŭ	COLOR GUARD YUCCA	5 GAL., MIN. 8" HT.
		GROUND COVER	
<u>KEY</u>	QUANTITY	DESCRIPTION	SIZE
SV	120	VERBENA RIGIDA	1 GAL., FULL PLANT
			30" O.C.
PG	30	TEUCRIUM CHAMAEDRYS 'PROSTRATUM'	I GAL., FULL PLANT 36"
		PROSTRATE GERMANDER	0.C.
KEY	QUANTITY	ORNAMENTAL GRASSES DESCRIPTION	SIZE
	QUANTIT	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	<u>512E</u>
ABM	8	AUTUMN BLUSH MUHLY	3 GAL., FULL PLANT
		CALAMAGROSTIS ARUNDINACEA 'KARL	J GAL., I OLLI LANI
FRG	12	FOESTER' FEATHER REED GRASS	3 GAL., FULL PLANT
		MISCANTHUS SINENSIS 'ADAGIO'	
MHG	11	ADAGIO GRASS	3 GAL., FULL PLANT
		NASSELLA TENUISSIMA	1 GAL., FULL PLANT
MFG	29	MEXICAN FEATHER GRASS	16" O.C.
	1		



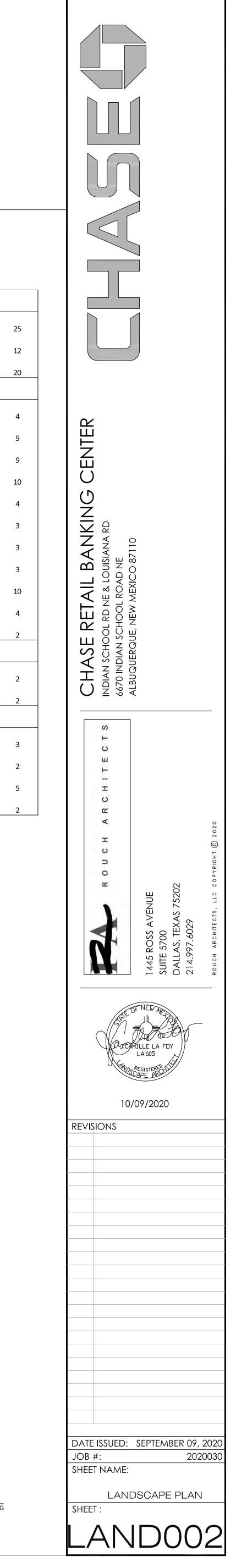
LANDSCAPE CONTRACTOR TO PROVIDE A COST FOR TREE PRUNING FOR EXISTING TREES TO REMAIN AS AN ALTERNATE TO THE BID.

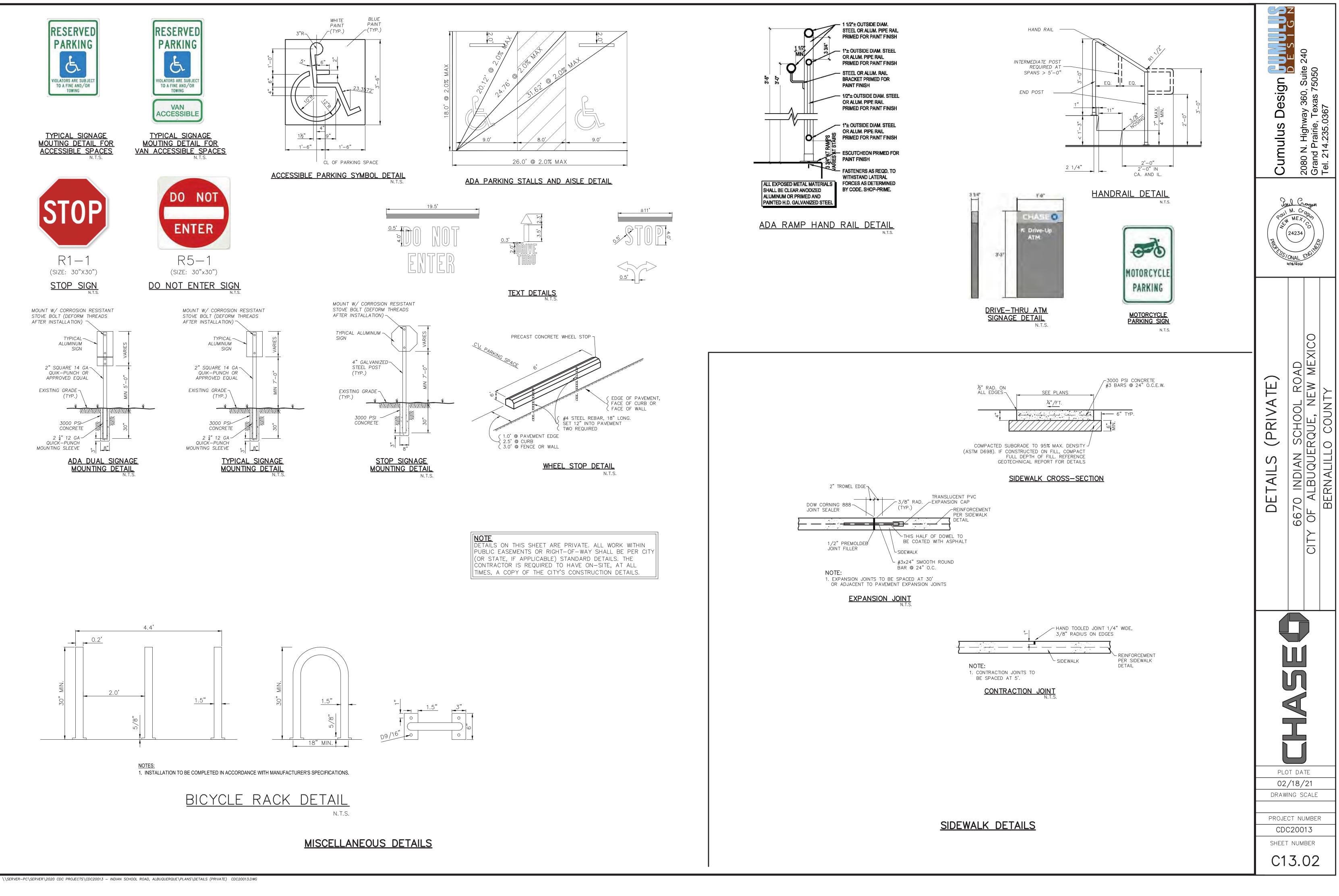
REMOVE ALL EXISTING PLANTS AROUND MONUMENT SIGN.

THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY.

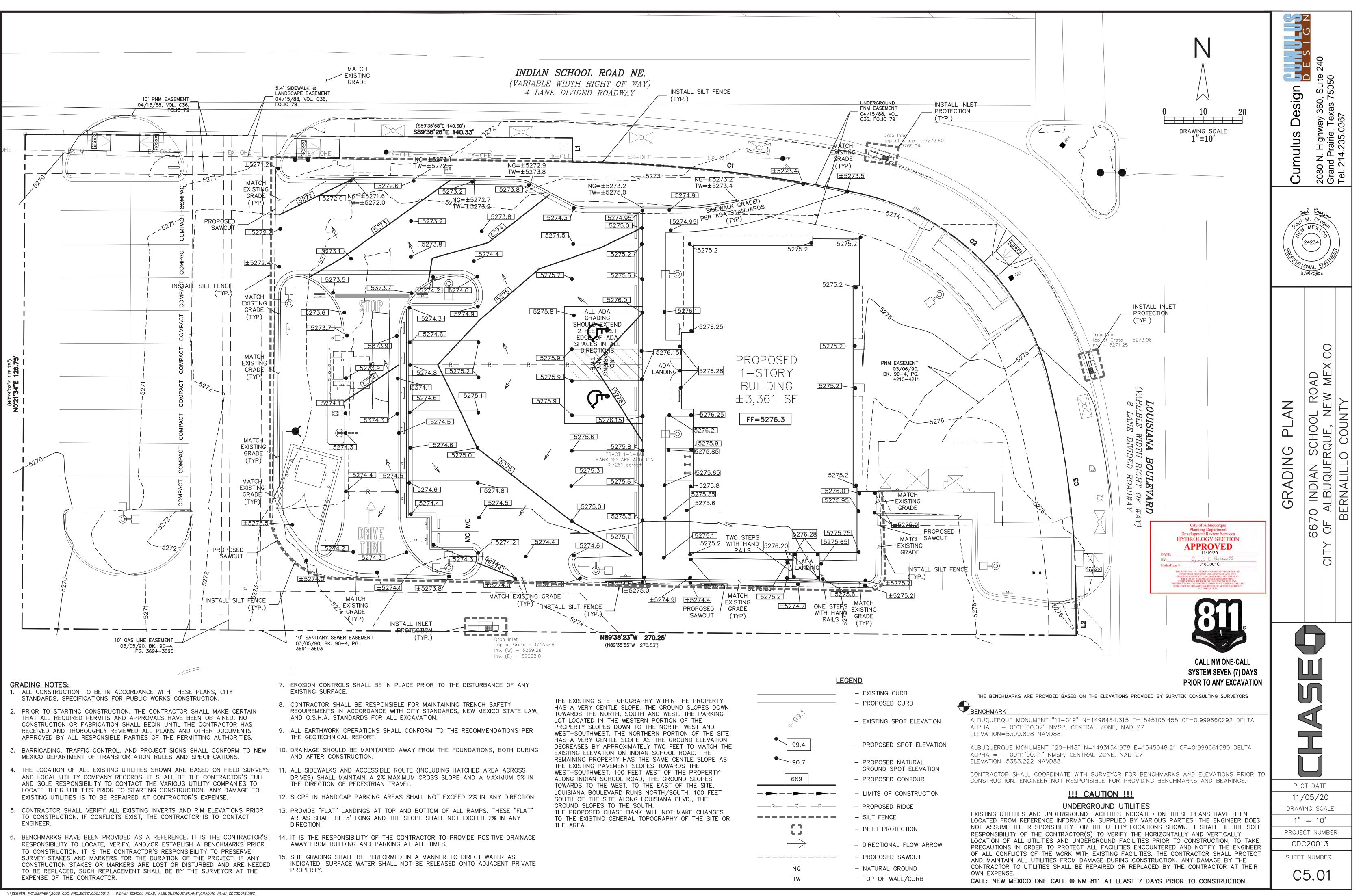




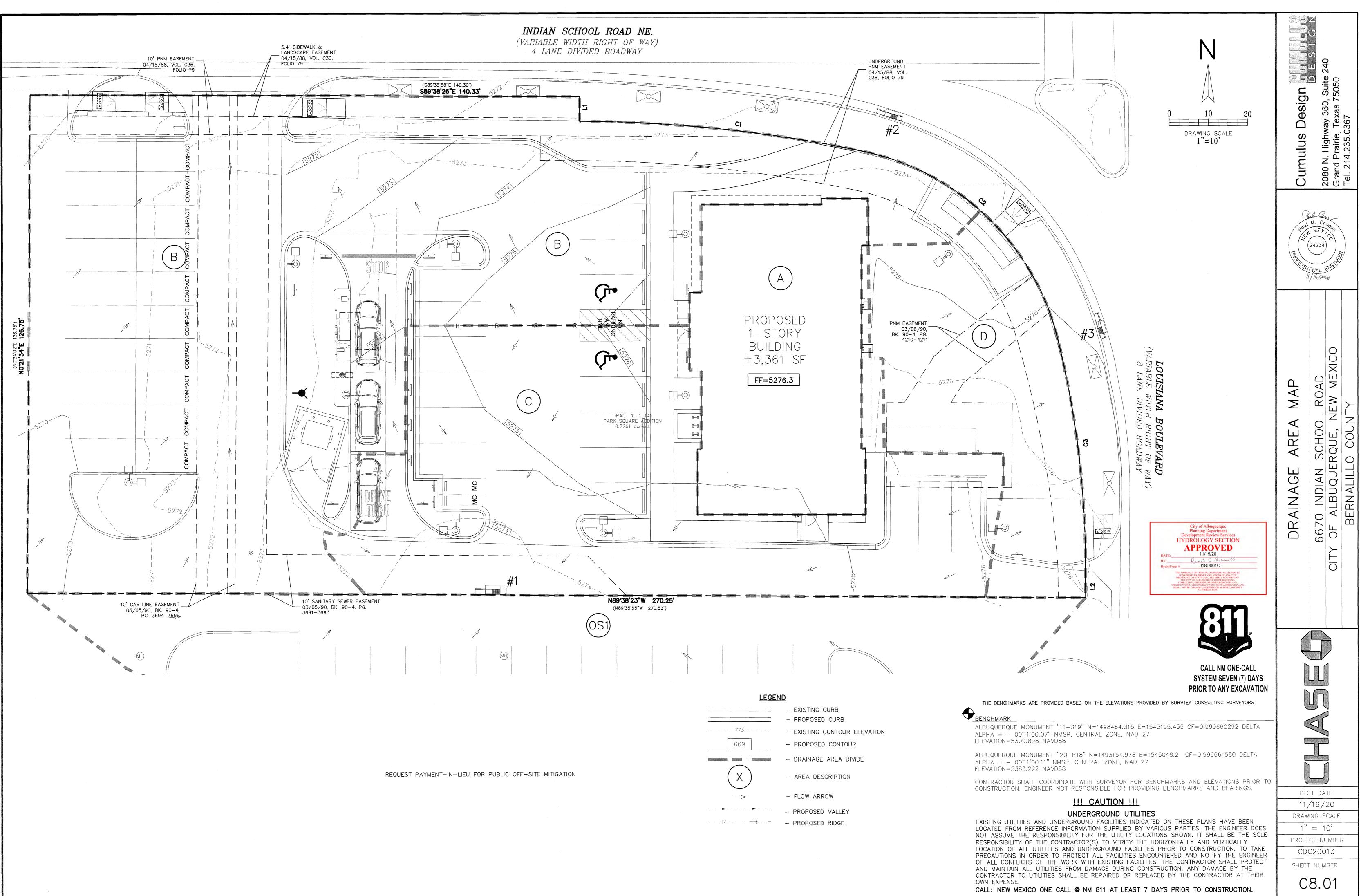




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ed. sign the

DRAINAGE CRITERIA ZONE 3 Q=C\*I\*A I2=1.94 in/hr l10=3.12 in/hr l100=4.96 in/hr tc=12 min.

			1						1			1	
DRAINAGE ID	AREA (SQ. FT.)	AREA (AC.)	C2	C10	C100	Tc (min)	2 (in/hr)	10 (in/hr)	100 (in/hr)	Q2 (cfs)	Q10 (cfs)	Q100 (cfs)	COMMENT
А	3361.09	0.08	0.89	0.54	0.91	5.0	1.94	3.12	4.96	0.13	0.13	0.35	ROOF DRAINS TO AREA "C" THEN TO INLET #1
В	17024.66	0.39	0.74	0.50	0.83	5.0	1.94	3.12	4.96	0.56	0.61	1.61	DRAINS TO INDIAN SCHOOL RD THEN TO INLET #2
С	7906.67	0.18	0.81	0.52	0.87	5.0	1.94	3.12	4.96	0.29	0.29	0.78	DRAINS TO INLET #1
D	3335.81	0.08	0.16	0.36	0.54	5.0	1.94	3.12	4.96	0.02	0.09	0.21	DRAINS TO LOUISIANA BLVD THEN TO INLET #3
0S1	7709.17	0.18	0.16	0.36	0.54	5.0	1.94	3.12	4.96	0.05	0.20	0.47	DRAINS TO AREA "C"
TOTAL	31628.23	0.73								1.06	1.32	3.42	

	1	1 · · · · · · · · · · · · · · · · · · ·			1						
DRAINAGE ID	PERCENT IMPERVIOUS	PERCENT PERVIOUS	C IMPERVIOUS (2 year)	C PERVIOUS (2 yeor)	C IMPERVIOUS (10 year)	C PERVIOUS (10 year)	C IMPERVIOUS (100 year)		COMPOSITE C (2 year)	COMPOSITE C (10 year)	COMPOSIT C (100 year)
А	100.0	0.0	0.89	0.08	0.54	0.34	0.91	.50	0.89	0.54	0.91
В	81.2	18.8	0.89	0.08	0.54	0.34	0.91	.50	0.74	0.50	0.83
С	90.6	9.4	0.89	0.08	0.54	0.34	0.91	.50	0.81	0.52	0.87
D	9.5	90.5	0.89	0.08	0.54	0.34	0.91	.50	0.16	0.36	0.54
OS1	9.9	90.1	0.89	0.08	0.54	0.34	0.91	.50	0.16	0.36	0.54

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\UL, I AND EROSION CONTROL. DATED 06/08/2020

80TH PEI	RCENTILE STORMWA	TER QUALITY VOLUM	E TABLE
DRAINAGE ID	NEW IMPERVIOUS AREA (SQ. FT.)	REDEVELOPMENT SITE FACTOR	80TH PERCENTILE STORM VOLUME (CFS)
A	3362.0	0.26	72.8
В	4980.0	0.26	107.9
С	3362.0	0.26	72.8
D	0.0	0.26	0.0
		•	253.6

REQUEST PAYMENT-IN-LIEU FOR PUBLIC OFF-SITE MITIGATION

WEIG	SHTED ANAL	YSIS FOR 6	HOUR EX	CESS PRECI	PITATION, '	E,
DRAINAGE	LAND TREATMENT B	LAND TREATMENT D	AREA LAND TREATMENT B	AREA LAND TREATMENT D	WEIGHTED E (100 year) (IN)	VOLUME (100 year) (ACRE-FT)
A	0.86	2.58	0.000	0.080	2.580	0.045
В	0.86	2.58	0.073	0.317	2.257	0.008
С	0.86	2.58	0.017	0.163	2.418	0.056
D	0.86	2.58	0.008	0.0724	2.417	0.016
				TOTAL	VOLUME	0.125

	Cumulus Design		Grand Prairie, Texas 75050	Tel. 214.235.0367
	PROPERTY I	M. Cr MEX 24234 ONAL 71672	ENGIN	X
	DRAINAGE AREA MAP	6670 INDIAN SCHOOL ROAD	CITY OF ALBUQUERQUE, NEW MEXICO	BERNALILLO COUNTY
'S ION				
to ES	<u> </u>	) ) ) ) ) ) ) ) ) ) ) ) ) )	20	
XE KE ER CT	SHEET	200	13 BER	2





CALL NM ONE-CALL SYSTEM SEVEN (7) DAYS PRIOR TO ANY EXCAVATION

THE BENCHMARKS ARE PROVIDED BASED ON THE ELEVATIONS PROVIDED BY SURVTEK CONSULTING SURVEYORS

# BENCHMARK

ALBUQUERQUE MONUMENT "11-G19" N=1498464.315 E=1545105.455 CF=0.999660292 DELTA ALPHA = - 00°11'00.07" NMSP, CENTRAL ZONE, NAD 27 ELEVATION=5309.898 NAVD88

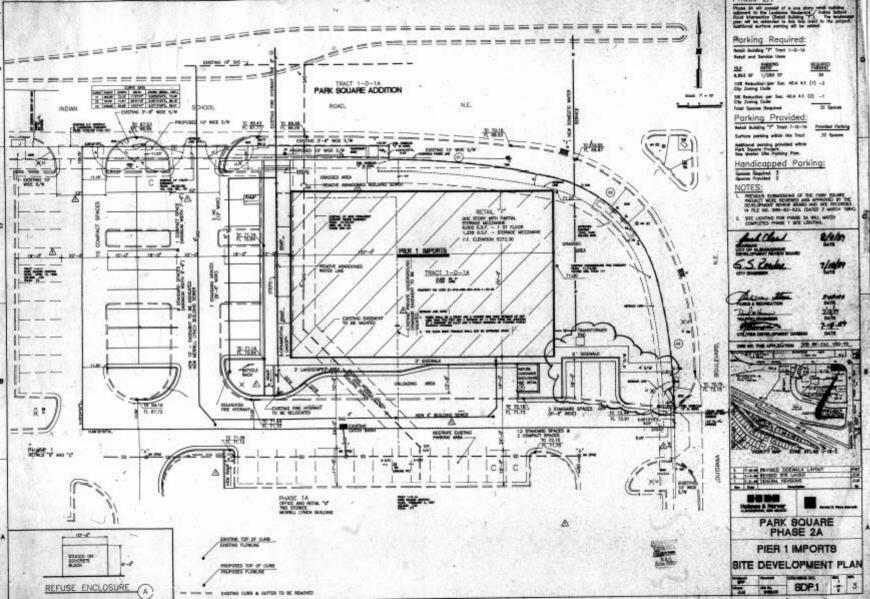
ALBUQUERQUE MONUMENT "20-H18" N=1493154.978 E=1545048.21 CF=0.999661580 DELTA ALPHA = – 00°11'00.11" NMSP, CENTRAL ZONE, NAD 27 ELEVATION=5383.222 NAVD88

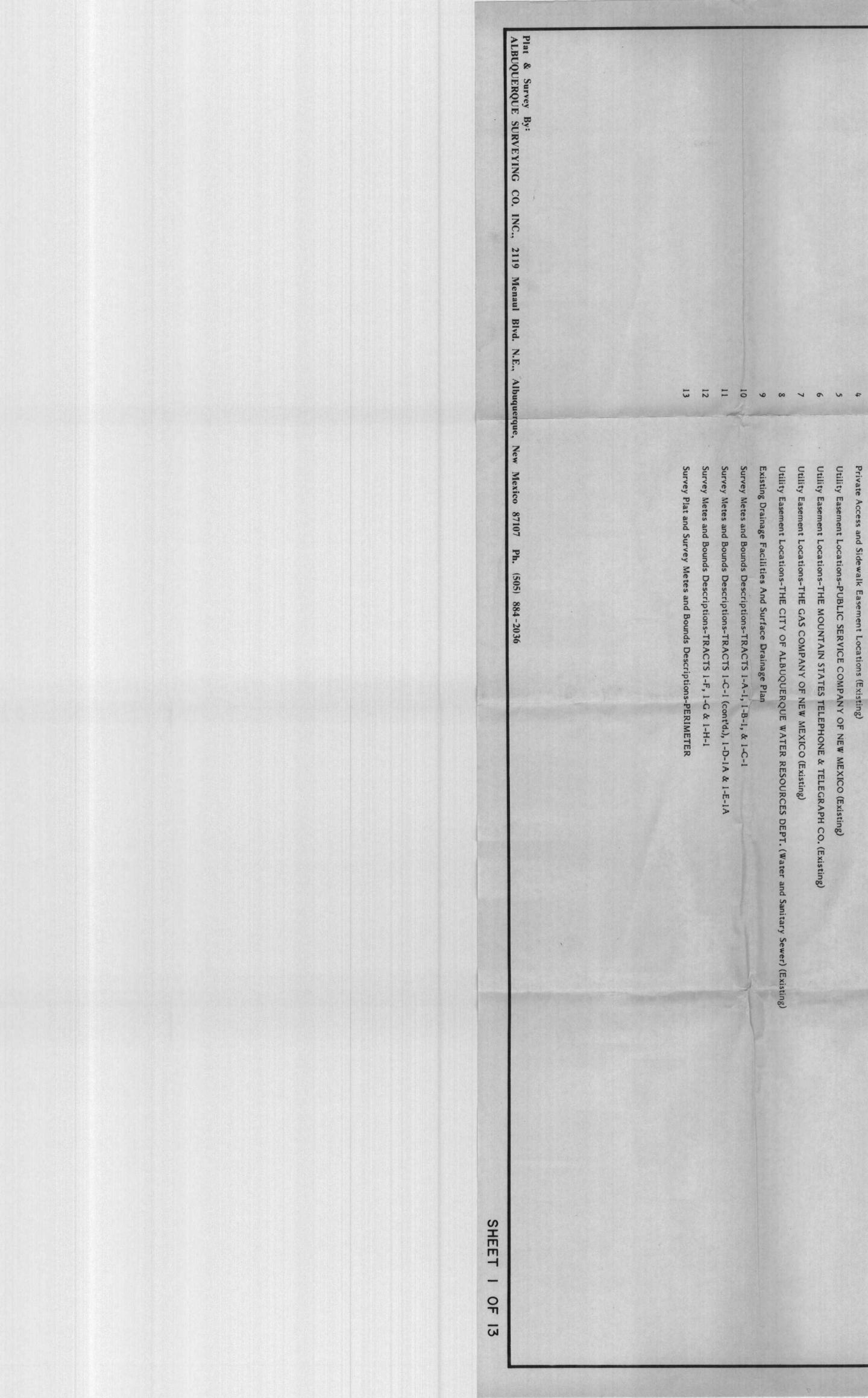
CONTRACTOR SHALL COORDINATE WITH SURVEYOR FOR BENCHMARKS AND ELEVATIONS PRIOR CONSTRUCTION. ENGINEER NOT RESPONSIBLE FOR PROVIDING BENCHMARKS AND BEARINGS.

### <u>!!! CAUTION !!!</u> UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOL RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAK PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEE OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTEC AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: NEW MEXICO ONE CALL @ NM 811 AT LEAST 7 DAYS PRIOR TO CONSTRUCTION.





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OF

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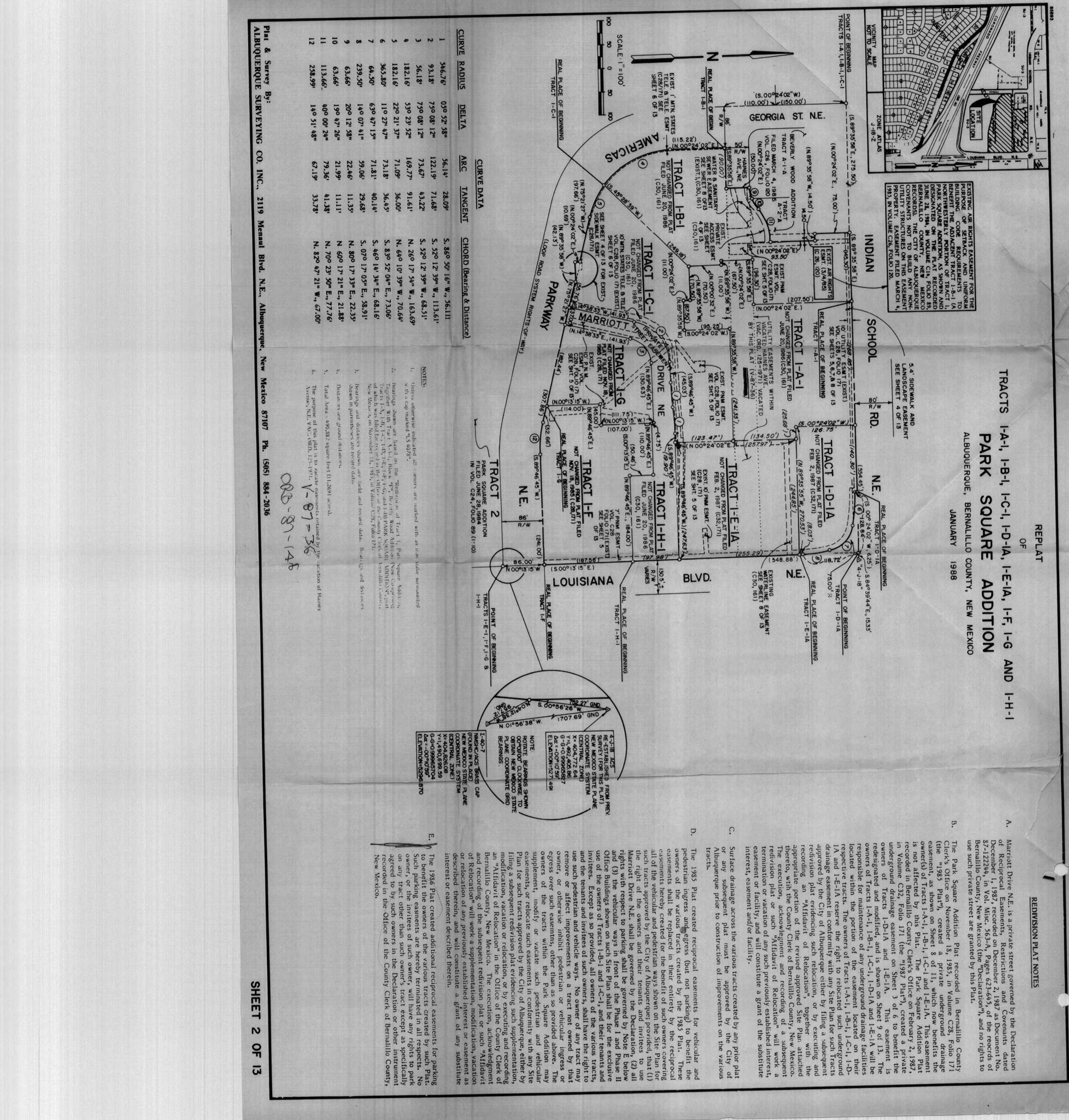
# TRA CTS D 1, 1-B-RK SQU -0---D TO 1A 1-E-1A, F -1-F, 1-G AND 2 1-H-1

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JANUAR 1988

ET NO.	DESCRIPTION
	Title, Index
	Survey Plat, Vicinity Map
	Dedication and Consent Statement And Owners and Officials Signatures
	Private Access and Sidewalk Easement Locations (Existing)
	Utility Easement Locations-PUBLIC SERVICE COMPANY OF NEW MEXICO (Existing)
	Utility Easement Locations-THE MOUNTAIN STATES TELEPHONE & TELEGRAPH CO. (Existing)
	Utility Easement Locations-THE GAS COMPANY OF NEW MEXICO (Existing)
	Utility Easement Locations-THE CITY OF ALBUQUERQUE WATER RESOURCES DEPT. (Water and
	Existing Drainage Facilities And Surface Drainage Plan
A. S.	Survey Metes and Bounds Descriptions-TRACTS 1-A-1, 1-B-1, & 1-C-1
	Survey Metes and Bounds Descriptions-TRACTS 1-C-1 (cont'd.), 1-D-1A & 1-E-1A



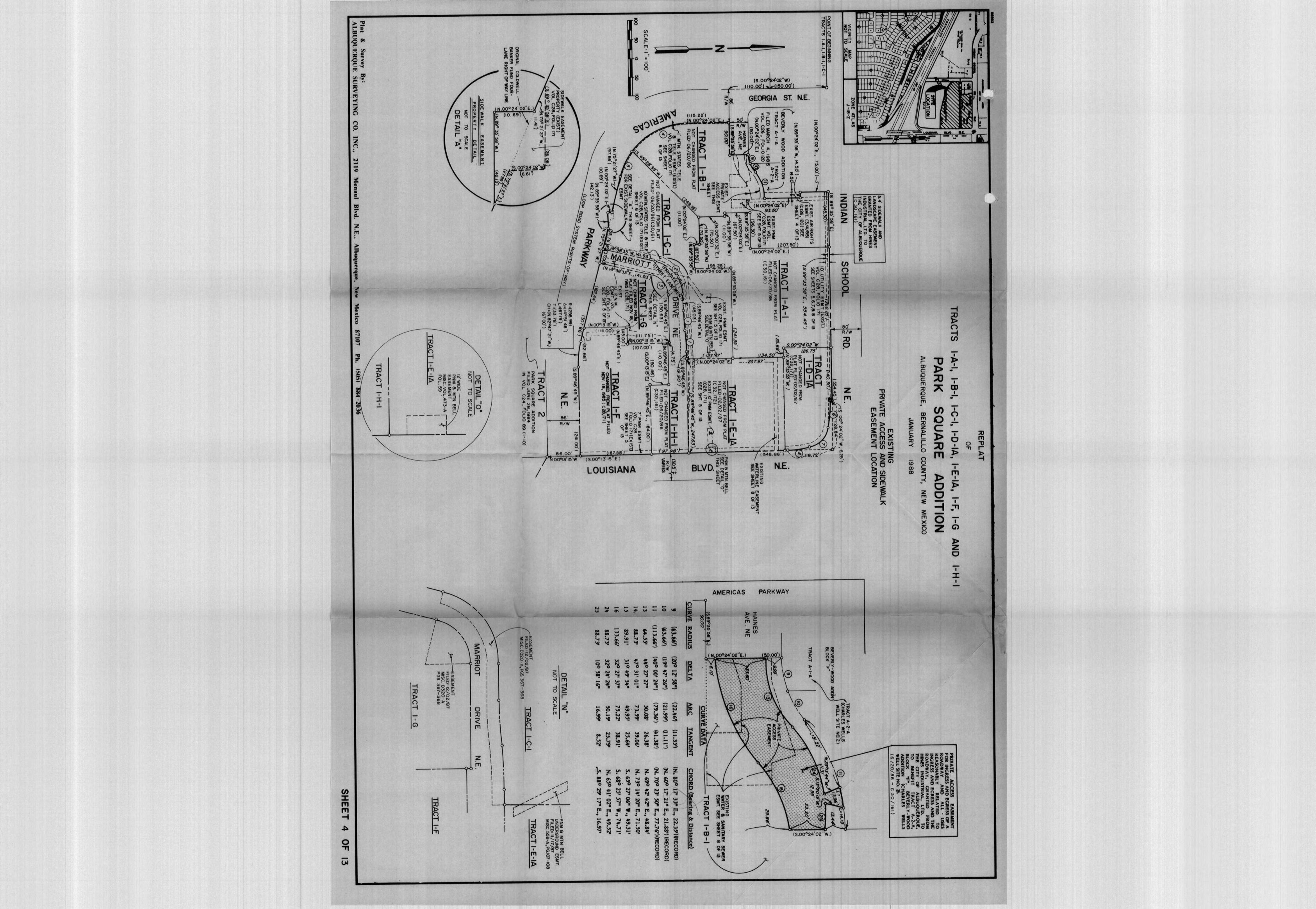


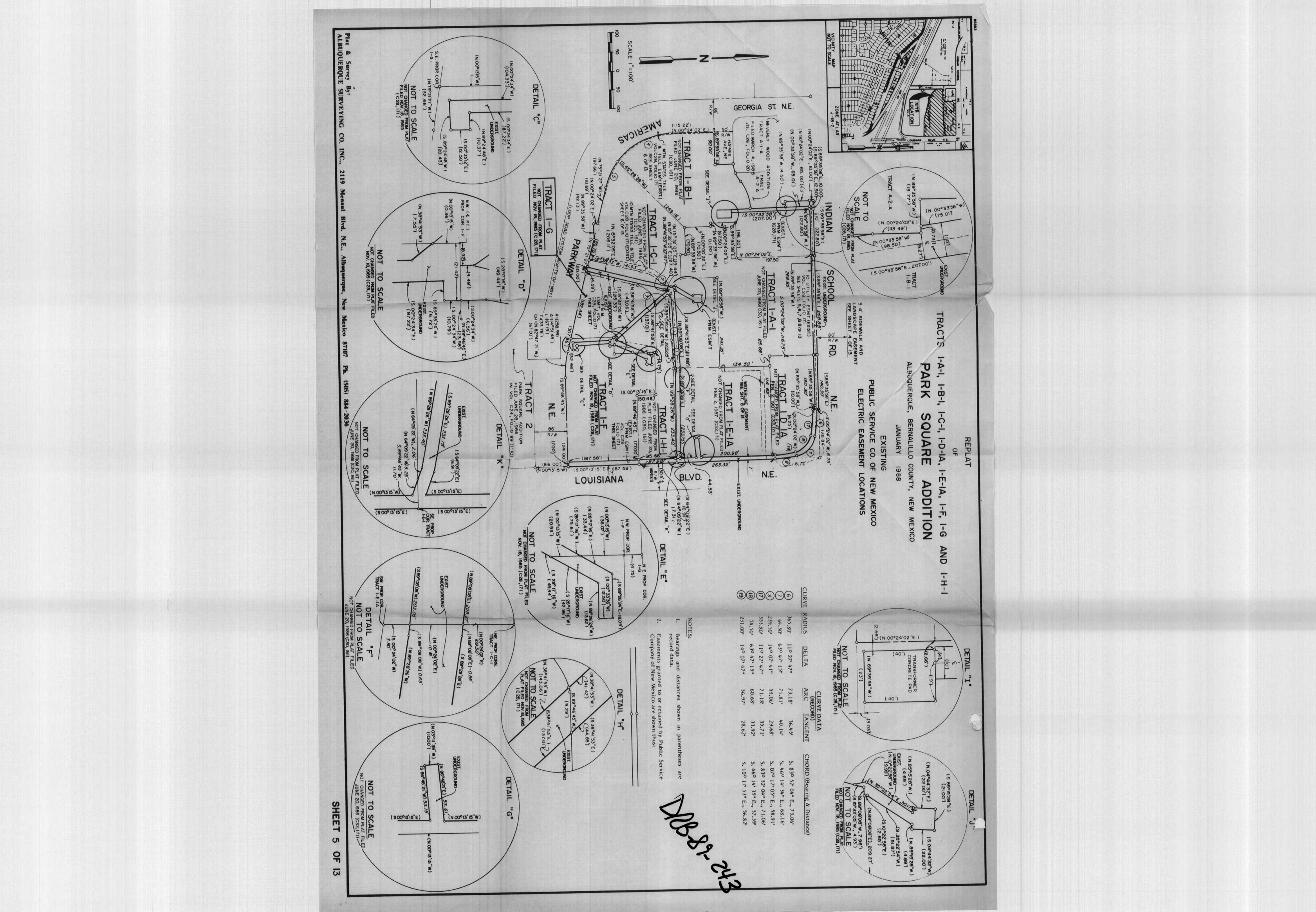
Plat & Survey By: ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque	signed owner( ","I-D-IA","I-D-IA"," ","I-D-IA","I-C, ","I-F","I-C, Block, II-D, I- -D-I, I-E-I, Block, II-D, I- -D-I, I-E-I, Calle of the Count of Tracts "I-D, I- -D-I, I-E-I, and State by t and State by t and State by t sion Expires:	STATEMENT
ie, New Mexico 87107 Ph. (505) 884-2036	BY	TRACTS 1-A-1, 1-B-1, 1-C-1, 1-D-1A, 1-E-1A, 1-F, 1-G AND 1-H- PARK SQUARE ADDITION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JANUARY 1988
SHEET 3 OF 13	No. No. Public in and for hereon on the	

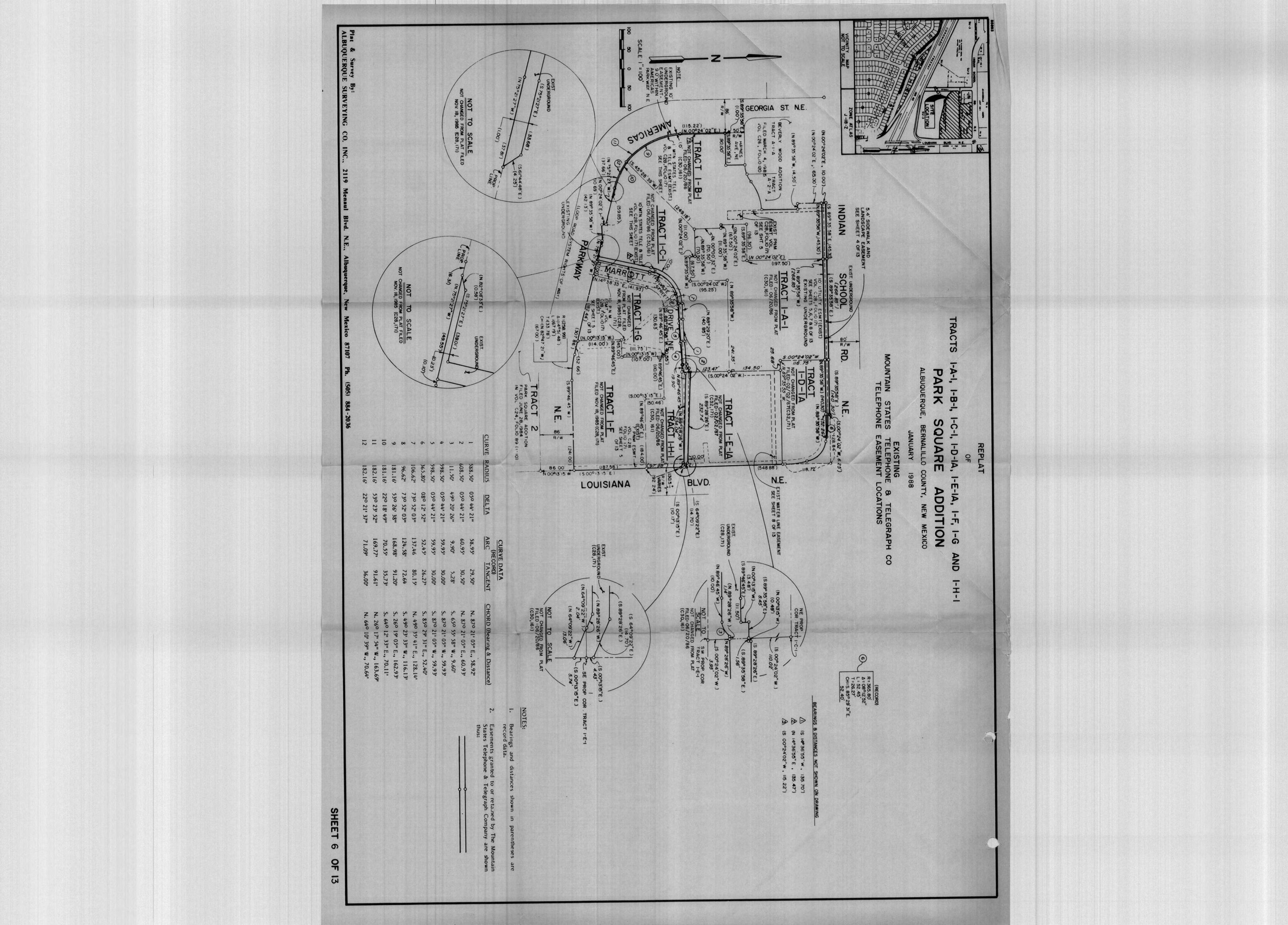
REPLAT

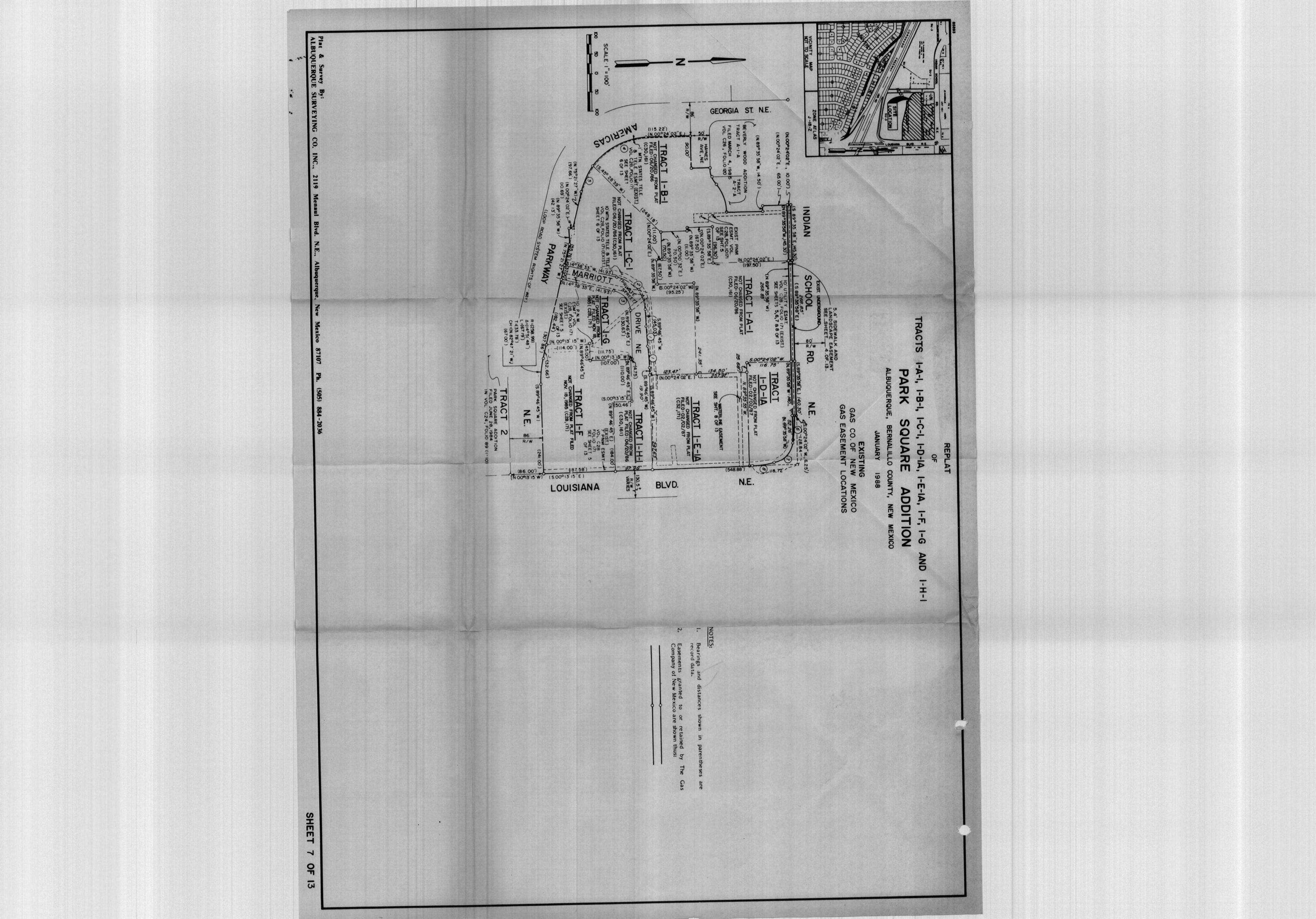
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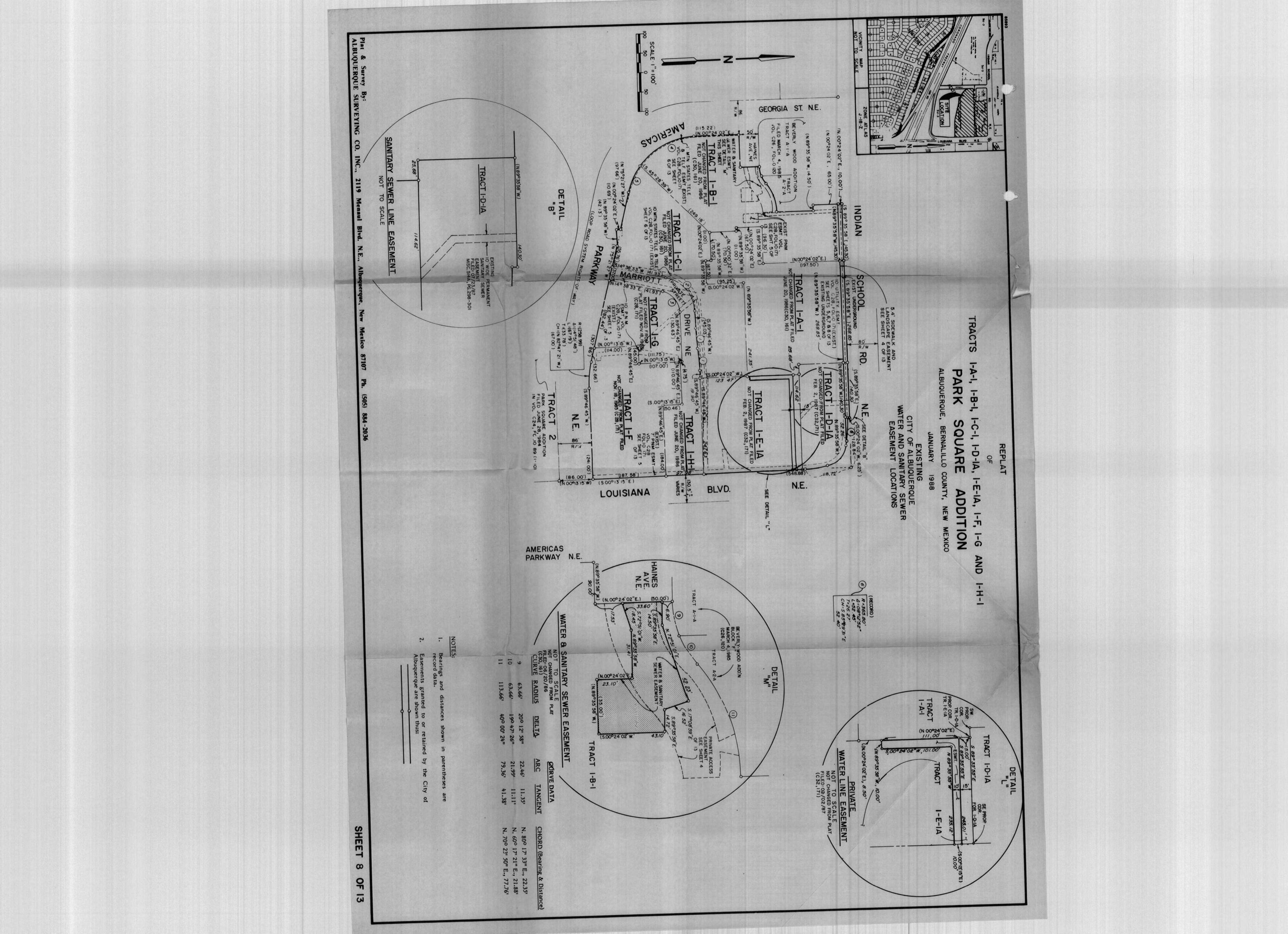












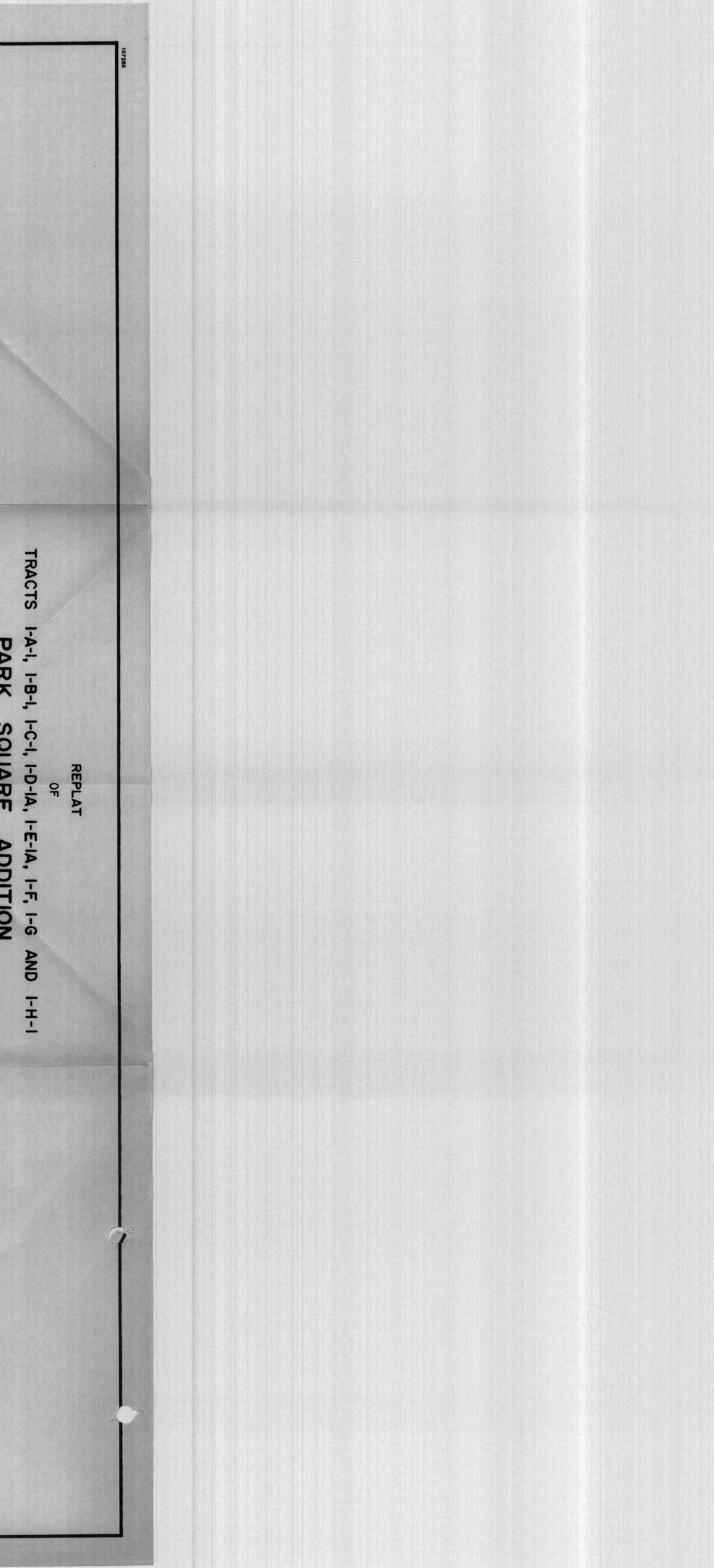
rvey By: RQUE SURVEYING 28, 1984 SHEET 9 OF 13



LEAR DESCRIPTION         Example Transmission         Provide Transmission
<section-header>     EVALUATION     EVALUATION</section-header>
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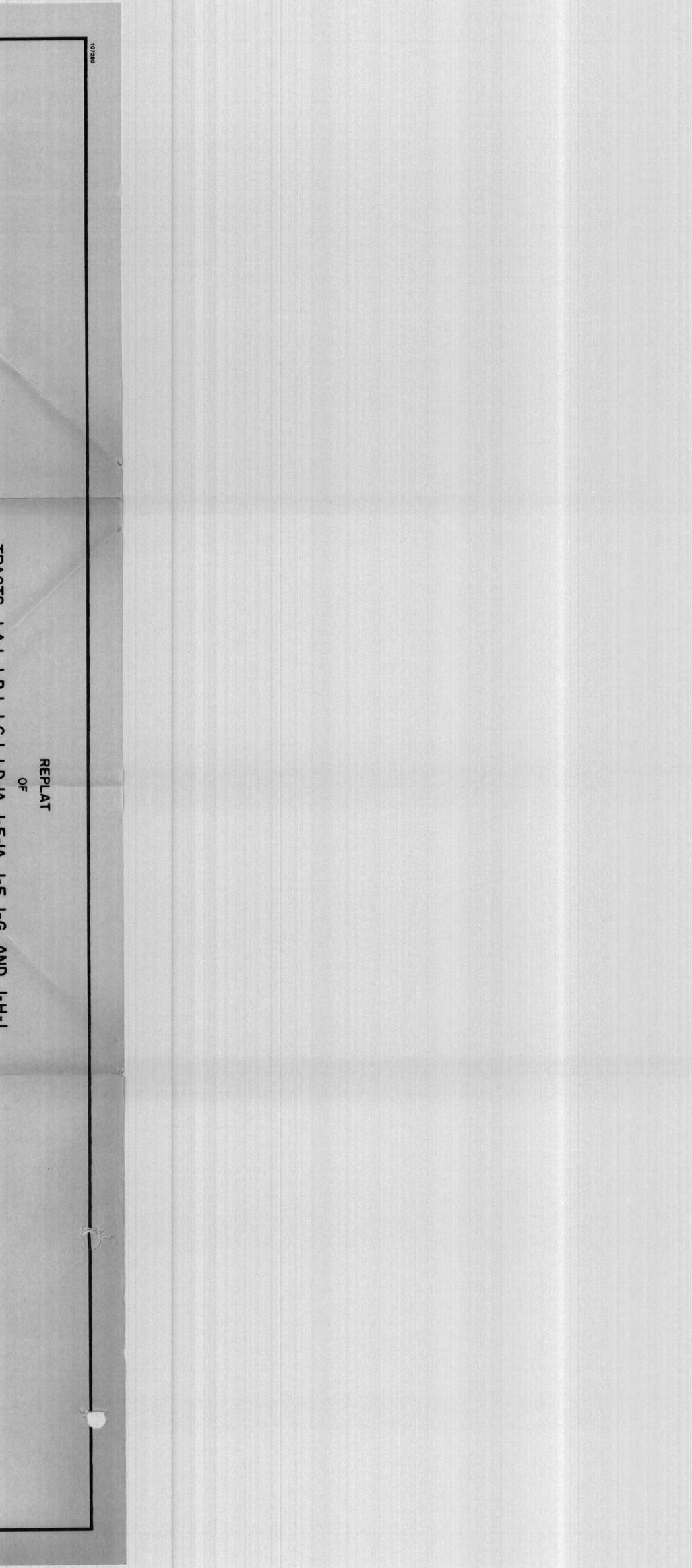
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I-E-IA, I-F,

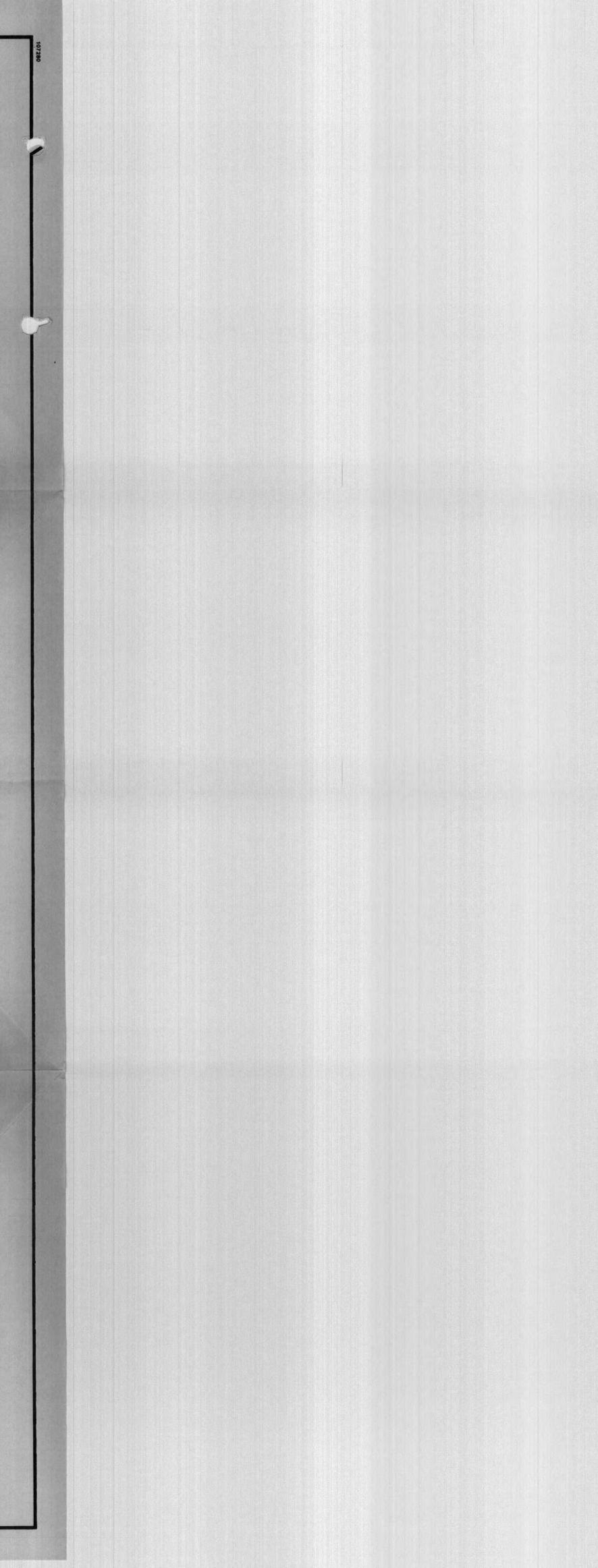




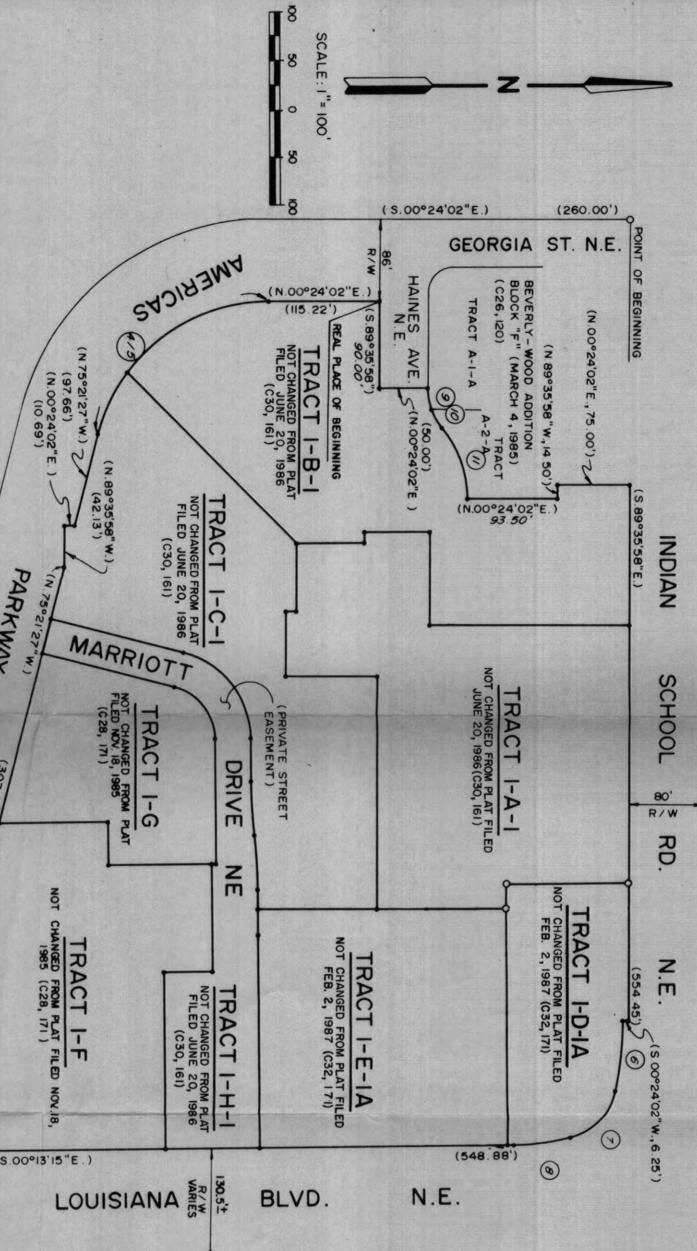
	ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JANUARY 1988	
LEGAL DESCRIPTION FOR TRACT 1-C-1 (continued)	LEGAL DESCRIPTION FOR TRACT "I-D-IA"	LEGAL DESCRIPTION FOR TRACT "I-E-1A"
S. 890 35' 58" E., 67.50 feet distance to a Point; thence, N. 000 24' 02" E., 95.25 feet distance to a Northerly corner of the tract of land herein described; thence,	Being that certain tract of land situate in Section 13, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being also Tract "I-D-IA" as shown and designated on "Redivision of Tracts "I-D-I" & "I-E-I", (Now Comprising Tracts I-D-IA & I-E-IA), PARK SQUARE ADDITION, Albuquerque, Bernalillo County, New Mexico, January 1987", plat of which was filed for record in the Office of the County Clerk of Bernalillo County. New Mexico, on February 2, 1987, in	Being that certain tract of land situate in Section 13, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being also Tract "I-E-IA" as shown and designated on "Redivision of Tracts "I-D-I" & "I-E-I", (Now Comprising Tracts I-D-IA & I-E-IA), PARK SQUARE ADDITION, Albuquerque, Bernalillo County, New Mexico, January 1987", plat of which was filed for record in the Office of the County Clerk of Bernalillo County. New Mexico. on February 2, 1987. in
S. 000 24' 02" W., 123.47 feet distance to a Southeasterly corner of the tract of land herein described, being also a point on the Northerly line of Marriott Drive, N.E. (a private street); thence,	and bounds survey as follows: BEGINNING, FOR A TIE, at the Point of Intersection of the Southerly right-of-way line of Indian School Road, N.E. with the Westerly right-of-way line of Louisiana	and bounds survey as follows: BEGINNING, FOR A TIE, at the Point of Intersection of the Southerly right-of-way line of Indian School Road, N.E. with the Westerly right-of-way line of Louisiana
ve, N.E.	Boulevard, N.E., whence the brass Cap Monument "4-J-16" (re-established) having New Mexico State Plane Coordinates (Central Zone) of Y=1,492,405.86 and X=404,772.64 as established by the City of Albuquerque and the New Mexico State Highway Commission bears S. 84° 39' 44" E., 15.33 feet distance; thence,	Boulevard, N.E., whence the Brass Cap Monument "4-J-18" (re-established) having New Mexico State Plane Coordinates (Central Zone) of Y=1,492,405.86 and X=404,772.64 as established by the City of Albuquerque and the New Mexico State Highway Commission bears S. 840 39' 44" E., 15.33 feet distance; thence,
Southwesterly, 56.14 feet distance continuing along said Marriott Drive, N.E. (a private street) along the arc of a curve bearing to the left (said arc having a radius of 546.76 feet, a central angle of 05° 52' 58", and a long chord which bears S. 86° 50' 16" W., 56.11 feet distance) to a Point of Reverse Curvature; thence,	N. 890 35' 58" W., 128.84 feet distance to a point on the Southerly right-of-way line of Indian School Road, N.E. and the REAL PLACE OF BEGINNING of the tract of land herein described; thence,	S. 00 <sup>0</sup> 13' 15" E., 126.75 feet distance along the Westerly right-of-way line of Louisiana Boulevard, N.E. to the Northeast corner and REAL PLACE OF BEGINNING of the tract of land herein described; continuing thence,
Southwesterly, 56.14 feet distance continuing along said Marriott Drive, N.E. (a private street) along the arc of a curve bearing to the right (said arc having a radius of 546.76 feet, a central angle of 05° 52' 58", and a long chord which bears S. 86° 50' 16" W.,	S. 00° 24' 02" W., 6.25 feet distance to a Point; thence, Southeasterly, 73.18 feet distance along the Southerly right-of-way line of said Indian School Road. N.E. along the arc of a curve bearing to the right (said arc having a	S. 00 <sup>0</sup> 13' 15" E., 255.29 feet distance continuing along the Westerly right-of-way line of Lousiana Boulevard, N.E. to the Southeast corner of the tract of land herein described; thence,
S. 890 46' 45" W., 45.03 feet distance continuing along said Marriott Drive, N.E. (a private street) to a Point of Curvature; thence,	radius of 365.80 feet, a central angle of 11º 2/. 4/", and a iong chord which bears S. 83º 52' 04" E., 73.06 feet distance) to a Point of Compound Curvature; thence, Southeasterly, 71.81 feet distance continuing along the Southerly right-of-way line	S. 89 <sup>o</sup> 46 <sup>i</sup> 45 <sup>ii</sup> W., 247.63 feet distance along the Northerly right-of-way line of Marriott Drive, N.E. (a private street) to the Southwest corner of the tract of land herein described said corner being the Southeast corner of Tract I-C-I, PARK SQUARE ADDITION (C30-I61); thence,
Southwesterly, 122.19 feet distance continuing along said Marriott Drive, N.E. (a private street) along the arc of a curve bearing to the left (said arc having a radius of 93.18 feet, a central angle of 75° 08' 12", and a long chord which bears S. 52° 12' 39" W., 113.61 feet distance to a Point of Tangency; thence,	of said Indian School Road, N.E. along the arc of a curve bearing to the right (said arc having a radius of 64.50 feet, a central angle of 63° 47' 15", and a long chord which bears S. 46° 14' 34" E., 68.16 feet distance) to a Point of Compound Curvature on the Westerly right-of-way line of Louisiana Boulevard, N.E.; thence,	N. 00 <sup>o</sup> 24' 02" E., 123.47 feet distance along the line common to aforementioned Tract 1-C-1 to a point, said point being 1) the Northeast corner of said Tract 1-C-1, and 2) the Southeast corner of Tract 1-A-1, PARK SQUARE ADDITION (C30-161); continuing thence.
S. 14° 38' 33" W., 141.93 feet distance continuing along the Westerly right-of-way line of said Marriott Drive, N.E. (a private street) to a Southeasterly corner of the tract of land herein described being also a point on the Northerly right-of-way line of above-mentioned Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop	Southeasterly, 59.06 feet distance continuing along the Westerly right-of-way line of said Lousiana Boulevard, N.E. along the arc of a curve bearing to the right, (said arc having a radius of 239.50 feet, a central angle of 14° 07' 41", and a long chord which bears S. 07° 17' 05" E., 58.91 feet distance) to a Point of Tangency; thence,	N. 00 <sup>o</sup> 24' 02" E., 134.50 feet distance along the line common to aforementioned Tract I-A-1 to the Northwest corner of the tract of land herein described, said corner being common to said Tract I-A-1 and above-mentioned Tract I-D-IA; thence,
N. 75° 21' 27" W., 55.76 feet distance continuing along said Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road System") to a Point; thence,	S. 00 <sup>0</sup> 13' 15" E., 8.03 feet distance along the said Westerly right-of-way line of Louisiana Boulevard, N.E. to the Southeast corner of the tract of land herein described; thence,	S. 890 35' 55" E., 244.85 feet distance along the line common to aforementioned Tract 1-D-1 to the Northeast corner and REAL PLACE OF BEGINNING of the tract of land herein described, and containing 63,191 square feet (1.4507 acres), more or less.
N. 890 35' 58" W., 42.13 feet distance continuing along said Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road System") to a Point; thence,	N. 890 35' 55" W., 244.85 feet distance to a point being common to 1) the tract of land herein described, and 2) above-mentioned Tract 1-E-A and Tract 1-A-1, PARK SQUARE ADDITION (C30-161); continuing thence,	
N. 00º 24' 02" E., 10.69 feet distance continuing along said Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road Systein") to a Point; thence,	N. 890 35' 55" W., 25.68 feet distance to the Southwest corner of the tract of land herein described, said corner being common to aforementioned Tract 1-A-1; thence,	
N. 750 21' 27" W., 97.66 feet distance continuing along said Americas Farkway, N.L. (a Southwesterly Portion of the "Proposed Loop Road System") to a Point of Curvature; thence,	N. 00 <sup>o</sup> 24 <sup>o</sup> 02 <sup>o</sup> E., 126.75 feet distance to a point on the Southerly right-of-way line of Indian School Road, N.E., and the Northwest corner of the tract of land herein described, said corner being the Northeast corner of aforementioned Tract 1-A-1; thence,	
Northwesterly, 71.09 feet distance continuing along said Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road System") along the arc of a curve bearing to the right (said arc having a radius of 182.16 feet, a central angle of 22° 21' 37", and a chord which bears N. 64° 10' 39" W., 70.64 feet distance to the Southwest corner and a chord which bears N. 64° 10' 39" W., 70.64 feet distance to the Southwest corner	S. 890 35' 58" E., 140.30 feet distance along said Southerly right-of-way line of Indian School Road, N.E. to a Northeasterly corner and the REAL PLACE OF BEGINNING of the tract of land herein described, and containing 31,632 square feet (0.7261 acre), more or less.	



	distance along the Westerl theast corner and TRUE POI nd containing 37,133 square f	vico 87107 Ph. (505) 884-2036	Plat & Survey By: ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico
E SURVEYING C	Northeasterly, 56.14 feet distance continuing along the Northerly line of Marriott Drive, N.E. (a private street) along the arc of a curve bearing to the right (said arc having a radius of 546.76 feet, a central angle of 05° 52' 58", and a long chord which bears N. 86° 50' 16" E., 56.11 feet distance) to a Point of Tangency; thence, N. 89° 46' 45" E., 267.53 feet distance continuing along the Northerly line of Marriott Drive, N.E. (a private street) to its Point of Intersection with the Westerly right- of-way line of Louisiana Boulevard, N.E. and Northeast corner of the tract of land herein	<ul> <li>S. 00° 13' 15" E., 111.75 feet distance to a Point; thence,</li> <li>S. 89° 46' 45" W., 45.00 feet distance to a Point; thence,</li> <li>S. 00° 13' 15" E., 114.00 feet distance to the Southeast corner and TRUE POINT OF BEGINNING of the tract of land herein described, and containing 36,104 square feet (0.8288 acre), more or less.</li> </ul>	
O. INC., 2	ince cont he arc of angle of to a Poi	Marriott Drive N.E. (a Private Street); thence, N. 89 <sup>0</sup> 46' 45" E., 130.63 feet distance continuing along the Southerly line of Marriott Drive N.E. (a Private Street) to the Northeast corner of the tract of land herein described; thence,	S. 00 <sup>o</sup> 13' 15" E., 187.58 feet distance along the Westerly right-of-way line of Louisiana Boulevard N.E. to the Southeast corner and TRUE POINT OF BEGINNING of the tract of land herein described, and containing 66,001 square feet (1.5152 acres), more or less.
119 Menau	<ul> <li>a radius of 93.18 feet, a central angle of 75° 08' 12", and a long chord which bears N. 52° 12' 39" E., 113.61 feet distance) to a Point of Tangency on the Northerly line of Marriott Drive, N.E. (a private street); thence,</li> <li>N. 89° 46' 45" E., 45.03 feet distance along the Northerly line of Marriott Drive, N.E. (a private street) to a Point of Curvature; thence.</li> </ul>	Northeasterly, 73.67 feet distance continuing along the Easterly line of Marriott Drive N.E. (a Private Street) along the arc of a curve bearing to the right (said arc having a radius of 56.18 feet, a central angle of 75° 08' 12" and a long chord which bears N. 52° 12' 39" E., 68.51 feet distance) to a Point of Tangency on the Southerly line of	N. 89 <sup>0</sup> 46' 45" E., 184.00 feet distance continuing along the Southerly line of Marriott Drive N.E. (a Private Street) to its Point of Intersection with the Westerly right- of-way line of Louisiana Boulevard N.E. and the Northeast corner of the tract of land herein described; thence,
I Blvd. I	cvature; thence, ce continuing along the varc of a curve bearing to	System") to its Point of Intersection with the Easterly line of Marriott Drive N.E. (a Private Street) and Southwest corner of the tract of land herein described; thence, N. 14 <sup>0</sup> 38' 33" E., 141.93 feet distance along the Easterly line of Marriott Drive N.E.	<ul> <li>N. 89<sup>o</sup> 46' 45" E., 110.00 feet distance along the Southerly line of Marriott Drive</li> <li>N.E. (a Private Street) to a Point; thence,</li> <li>S. 00<sup>o</sup> 13' 15" E., 50.46 feet distance continuing along the Southerly line of Marriott</li> </ul>
N.E., Albu	distance along the Northerly right-of-way iterly Portion of the "Proposed Loop Road Syste off Drive, N.E. (a private street); thence,	N. 750 21' 27" W., 182.44 feet distance continuing along the Northerly right-of-way line of Americas Parkway N.E. (a Southwesterly Portion of the "Proposed Loop Road	<ul> <li>N. 89° 46' 45" E., 45.00 feet distance to a Point; thence,</li> <li>N. 00° 13' 15" W., 107.00 feet distance to a point on the Southerly line of Marriott Drive N.E. (a Private Street); thence,</li> </ul>
querque, N	S. 14 <sup>0</sup> 38' 33" W., 141.93 feet distance along the Easterly line of Marriott Drive, N.E. (a private street) to a point on the Northerly right-of-way line of aforementioned Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road System"); thence,	n bears N. 82° 47' 21" W., 67.00 feet uing along the Northerly right-of-way Portion of the "Proposed Loop Road	Inc. 75° 21° 27° W., 52.66 feet distance continuing along the Northerly right-ot-way line of Americas Parkway N.E. (a Southwesterly Portion of the "Proposed Loop Road System") to the Southwest corner of the tract of land herein described; thence, N. 00° 13' 15" W., 114.00 feet distance to a Point; thence,
ew Mexico	Southwesterly, 73.67 feet distance continuing along the Southerly line of Marriott Drive, N.E. (a private street) along the arc of a curve bearing to the left (said arc having a radius of 56.18 feet, a central angle of 750 08' 12", and a long chord which bears S. 520 12' 39" W., 68.51 feet distance) to a Point of Tangency on the Easterly line of said Marriott Drive, N.E. (a private street); thence,	Americas Parkway N.E. (a Southwesterly Portion of the "Proposed Loop Road System") to a Point of Curvature; thence, Northwesterly, 67.19 feet distance continuing along the Northerly right-of-way line of Americas Parkway N.E. (a Southwesterly Portion of the "Proposed Loop Road System") along the arc of a curve bearing to the right (said arc having a radius of 258.99 feet. a	Northwesterly, 67.19 feet distance continuing along the Northerly right-of-way line of Americas Parkway N.E. (a Southwesterly Portion of the "Proposed Loop Road System") along the arc of a curve bearing to the right (said arc having a radius of 258.99 feet, a central angle of 14° 51' 48" and a long chord which bears N. 82° 47' 21" W., 67.00 feet distance) to a Point of Tangency; thence,
87107 Ph	thence, distance continuing along the Southerly line of o a Point of Curvature; thence,	n of the Westerly right-of-way line of of-way line of Americas Parkway N.E. d System"); thence,	S. 89° 46' 45" W., 241.00 feet distance along the Northerly right-of-way line of Americas Parkway N.E. (a Southwesterly Portion of the "Proposed Loop Road System") to a Point of Curvature; thence,
a. (505) 88	S. 89 <sup>o</sup> 46 <sup>i</sup> 45 <sup>m</sup> W., 110.00 feet distance continuing along the Southerly line of riott Drive, N.E. (a private street) to a Point; thence, N. 00 <sup>o</sup> 13 <sup>i</sup> 15 <sup>m</sup> W., 4.75 feet distance continuing along the Southerly line of Marriott	State Plane Coordinates (Central Zone) of Y=1,490,699.59 and X=404,826.08 as established by the City of Albuquerque and the New Mexico State Highway Commission bears S. 04° 12' 38" E., 957.12 feet distance; thence, N. 00° 13' 15" W., 86.00 feet distance along the Westerly right-of-way line of	Louisiana Boulevard N.E. to the Southeast corner and IRUE POINT OF BEGINNING of the tract of land herein described, being also the Point of Intersection of the Westerly right-of-way line of Louisiana Boulevard N.E. with the Northerly right-of-way line of Americas Parkway N.E. (a Southwesterly Portion of the "Proposed Loop Road System"); thence,
84-2036	<ul> <li>S. 89° 46' 45" W., 184.00 feet distance along the Southerly line of Marriott Drive,</li> <li>N.E. (a private street) to a Point; thence,</li> <li>N. 00° 13' 15" W., 50.46 feet distance continuing along the Southerly line of Marriott</li> <li>Drive, N.E. (a private street) to a Point; thence,</li> </ul>	BEGINNING, FOR A TIE, at the Northeast corner of Tract 2 of above-mentioned "Redivision" being also the Point of Intersection of the Westerly right-of-way line of Louisiana Boulevard N.E. with the Southerly right-of-way line of above-mentioned Americas Parkway N.E., whence the Brass Cap Monument "I-40-7" having New Mexico	Americas Parkway N.E., whence the Brass Cap Monument "I-40-7" having New Mexico State Plane Coordinates (Central Zone) of N. 00° 13' 15" W., 86.00 feet distance along the Westerly right-of-way line of
	t distance along t theast corner and eing common with	BEVERLY-WOOD ADDITION (Now Comprising Tracts 1-A-I, 1-B-I, 1-C-I, 1-D-I, 1-E-I, 1-F, 1-G, and 1-H-1) PARK SQUARE ADDITION", plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on June 20, 1986, in Volume C30, Folio 161; and said tract of land being more particularly described by metes and bounds survey as follows:	and bounds survey as follows: BEGINNING, FOR A TIE, at the Northeast corner of Tract 2 of above-mentioned "Redivision" being also the Point of Intersection of the Westerly right-of-way line of Louisiana Boulevard N.E. with the Southerly right-of-way line of above-mentioned
	brass Cap Monument "I-40-/" having New Mex e) of Y=1,490,699.59 and X=404,826.08 as establish e New Mexico State Highway Commission be thence,		I-F, I-G AND I-H, PARK SQUARE ADDITION, Together with Tract A-3, Block "F", BEVERLY-WOOD ADDITION (Now Comprising Tracts I-A-I, I-B-I, I-C-I, I-D-I, I-E-I, I-F, I-G, and I-H-I) PARK SQUARE ADDITION", plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on June 20, 1986 in Volume C30. Folio I6I: and said tract of land being more particularly described by metes
Constant of	BEGINNING, FOR A TIE, at the Northeast corner of Tract 2 of above-mentioned "Redivision" being also the Point of Intersection of the Westerly right-of-way line of Louisiana Boulevard, N.E. with the Southerly right-of-way line of above-mentioned	Not changed from plat filed November 18, 1985 (C28-171)	Being that certain tract of land situate in Section 13, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being also Tract "I-F" as shown and designated on the "Redivision of Tracts I-A, I-B, I-C, I-D, I-E,
	BEVERLY-WOOD ADDITION (Now Comprising Tracts 1-A-1, 1-B-1, 1-C-1, 1-D-1, 1-E-1, 1-F, 1-G, and 1-H-1) PARK SQUARE ADDITION", plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on June 20, 1986, in Volume C30, Folio 161; and said tract of land being more particularly described by metes and bounds survey as follows:		LEGAL DESCRIPTION FOR TRACT"1-F" Not changed from plat filed November 18, 1985 (C28-171)
	on the "Redivision of Tracts 1-A, 1-B,	JANUARY 1988	
	ged from plat filed ), 1986 (C30-161)	ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO	
	AL DESC	OF RACTS 1-A-1. 1-B-1. 1-C-1. 1-D-1A. 1-E-1A. 1-F. 1-G AND 1-H-1	11
		11	



SHEET 13 OF 13		New Vlevico 87107 Ph. (505) 884-2036	Plat & Survey By: ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, N
. N. 00° 24' 02" E., 115.22 feet distance continuing along the Northerly right-of-way line of Americas Parkway N.E. to the REAL PLACE OF BEGINNING of the tract of land herein described, and containing 490,882 square feet (11.2691 acres), more or less.	N. 00° 24' 02" E., 75.00 feet distance to the Northwest corner of the tract of land herein described, a point on the Southerly right- of-way line of Indian School Road, N.E.; thence,		10       63.66'       19º 47' 26''       21.99'       11.11'       N. 60º 17' 21" E., 21.88'         11       113.66'       40º 00' 24''       79.36'       41.38'       N. 70º 23' 50" E., 77.76'         12       258.99'       14º 51' 48''       67.19'       33.78'       N. 82º 47' 21" W., 67.00'
Northwesterly, 240.86 feet distance continuing along the Northerly right-of-way line of Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road System") along the arc of a curve bearing to the right (said arc having a radius of 182.16 feet, a central angle of 75° 45' 29", and a long chord which bears N. 37° 28' 42" W., 223.69 feet distance) to a Point of Tangency;	bearing to the right (said arc having a radius of 113.66 feet, a central angle of 40° 00' 24", and a long chord which bears N. 70° .3' 50" E., 77.76 feet distance) to a Point of Tangency; thence, N. 00° 24' 02" E., 93.50 feet distance to a Point; thence, N. 89° 35' 58" W., 14.50 feet distance to a Point; thence,		6       365.80'       11° 27' 47"       73.18'       36.45'       S. 83° 52' 04" E., 73.06'         7       64.50'       63° 47' 15"       71.81'       40.14'       S. 46° 14' 34" E., 68.16'         8       239.50'       14° 07' 41"       59.06'       29.68'       S. 07° 17' 05" E., 58.91'         9       63.66'       20° 12' 58"       22.46'       11.35'       N. 80° 17' 33" E., 22.35'
<ul> <li>N. 00<sup>o</sup> 24<sup>o</sup> 02<sup>o</sup> E., 10.69 feet distance continuing along the Northerly right-of-way line of Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road System") to a Point; thence,</li> <li>N. 75<sup>o</sup> 21<sup>o</sup> 27<sup>o</sup> W., 97.66 feet distance continuing along the Northerly right-of-way line of Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road System") to a Point of Curvature: thence</li> </ul>		(E) (S.89°46'45"₩.) (241.00') 86 R N.E.	
Northerly right-of-way line of Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road System") to a Point; thence,	<ul> <li>angle of 20° 12' 58", and a long clipid which bears N. 30° 17' 55° E.,</li> <li>22.35 feet distance) to a Point on Curve, being also the Southeast corner of said Tract A-1-A, Block "F", BEVERLY-WOOD ADDITION; thence,</li> </ul>	(307 85.) (111 '122) Cast	(10.69') PARKWAY



TRACTS

I-A-I,

I-B-I,

I-C-I,

I-D-IA,

AND

-H--

REPL

PARK

SQUARE

A, I-E-IA, I-F, I-G E ADDITION COUNTY, NEW MEXICO 1988

ALBUQUERQUE

NALILLO

Being that certain tract of land situate in Section 13, rmalillo County, New Mexico, being also Tracts "1-A-I", "1-B-I", -C-I", "1-D-IA", "1-E-IA", "1-F", "1-G" and "1-H-I", as said acts "1-A-I", "1-B-I", "1-C-I", "1-F", "1-G", and "1-H-I", as said acts 1-A-I, "1-B-I, "1-C-I", "1-F", "1-G", and "1-H-I", are shown d designated on the "Redivision of Tracts 1-A, 1-B, 1-C, 1-D, 1-E, F, 1-G and 1-H, PARK SQUARE ADDITION Together with Tract 3, Block "F", BEVERLY-WOOD ADDITION (Now Comprising acts 1-A-I, 1-B-I, 1-C-I, 1-D-I, 1-E-I, 1-F, 1-G and 1-H-I) PARK MARE ADDITION", plat of which was filed for record in the Other the County Clerk of Bernalillo County, New Mexico, or. June - J, 86, in Volume C 90, Folio 161; Together with Tracts "1-D-1A" at signated on "Redivision of Tracts 1-D-1 & 1-E-1A" are shown a signated on "Redivision of Tracts 1-D-1 & 1-E-1A" are shown a signated on "Redivision of Tracts 1-D-1 & A-DITION, Albuquer 1-A signated on "Redivision of Tracts 1-D-1 & A-D-1A" are shown a signated on "Redivision of Tracts 1-D-1 & A-D-1A" are shown a signated on "Redivision of Tracts 1-D-1 & A-D-1 (Now Computed record in the Office of the County Clerk of Bernalillo County, w Mexico on February 2, 1987, in Volume C 32, Folio 171; and said act of land being more particularly described by metes and bounds rvey as follows:

BEGINNIC, FOR A TIE, at the Point of Intersection of the Southerly right-of-way line of Georgia Street, N.E., whence the Brass Cap Monument "1-40-7" having New Vexico State Plane Coordinates (Central Zone) of Y-1,490,699.59 and X=404,826.08 as estabilished by the City of Albuquerque and the New Vexico State Plane Coordinates Commission bears 5. 319 02: 19" E., 2001.40 feet distance; thence, 10-4-way line of Georgia Street, N.E. to its Point of Intersection with the Southerly right-of-way line of Haines Avenue, N.E.; thence, S. 89° 35' 58" E., 86.00 feet distance along the Southerly right-of-way line of Americas Parkway, N.E. Gouthwesterly Portion of the Proposed Loop Road System") to the REAL PLACE OF BEGINNING of the tract of land herein described; thence,
S. 89° 35' 58" E., 90.00 feet distance continuing along the Southerly right-of-way line of Haines Avenue, N.E. to a Point; boutherly right-of-way line of Haines Avenue, N.E. to a Point; boutherly right-of-way line of Haines Avenue, N.E. to a Point; boutherly right-of-way line of Haines Avenue, N.E. to a Point; boutherly right-of-way line of Haines Avenue, N.E. to a Point; boutherly right-of-way line of Haines Avenue, N.E. to a Point; boutherly right-of-way line of Haines Avenue, N.E. to a Point; buence;

N. 000 24' 02" E., 50.00 feet distance across Haine: Avenue, N.E. to a Point of Curvature on the Northerly right-of-way line of aid Haines Avenue, N.E., being also a point on the Southerly line of Fract A-1-A, Block "F", BEVERLY-WOOD ADDITION (filed March 4, 1985, in Volume C26, Folio 120); thence,

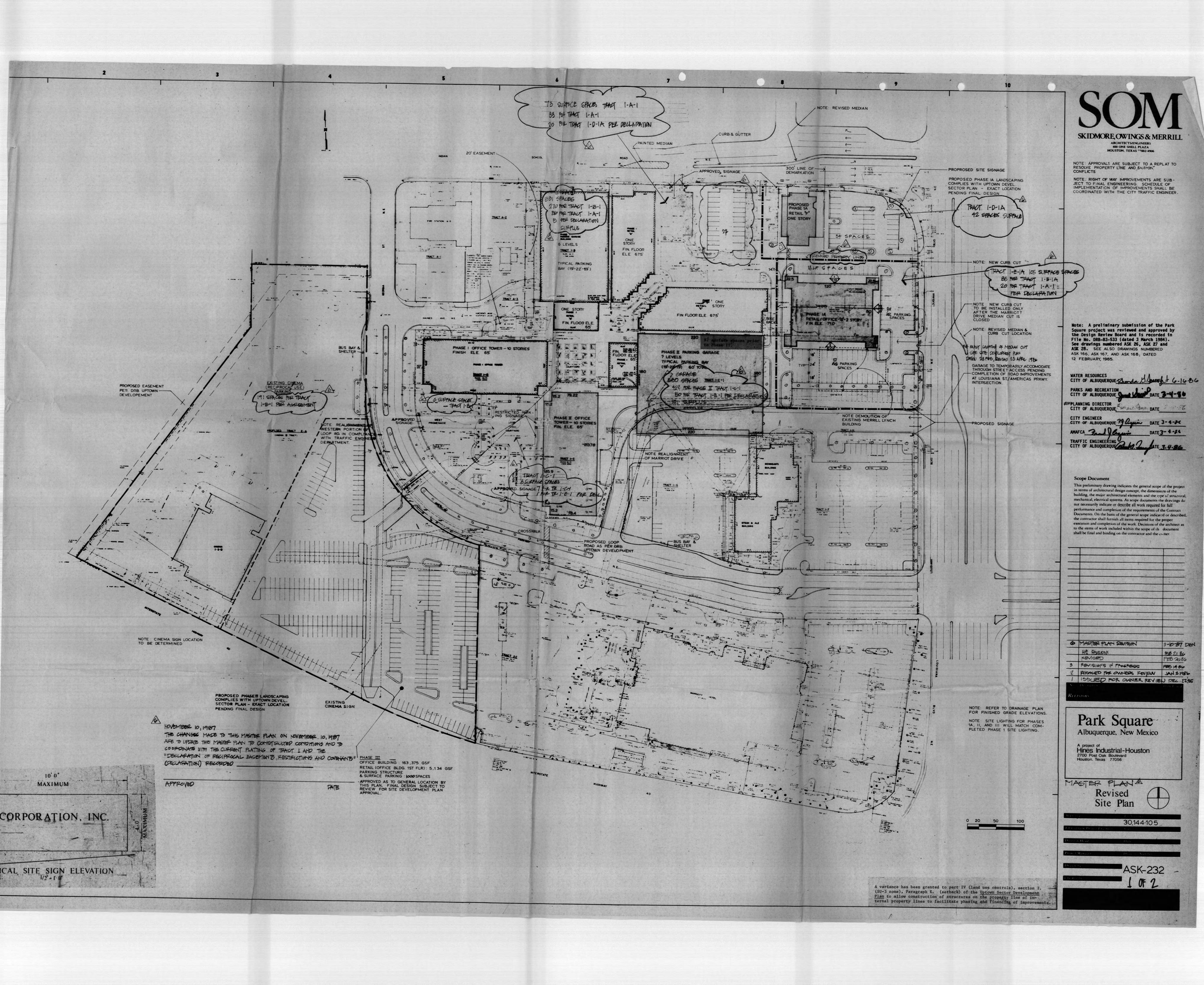
nce along the arc of a curve radius of 63.66 feet, a central which bears N. 80° 17' 33" E.

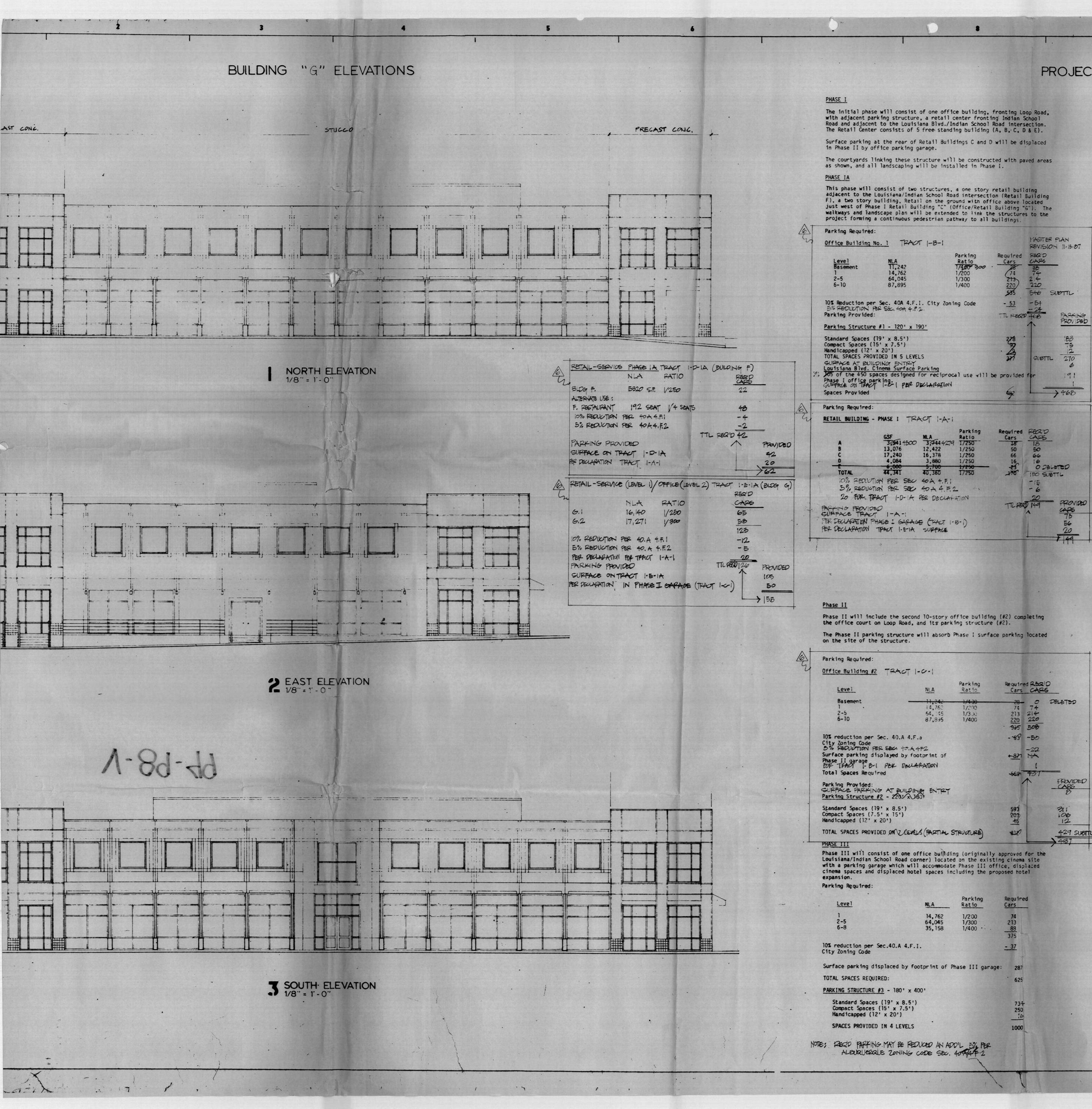
58" W.,

42.13 fe

S. 899 39 88" E. 354, bit et distance along the Suther that.
S. 100 24 0.0" W. 6.2. Ite distance item and item and the second the end of . 75° 21' 27" W., 307.86 feet distance continuing along the right-of-way line of Americus Parkway, N.E. (a esterly Portion of the "Proposed Loop Road System" to a







# PROJECT NOTES

REVISED MASTER PLAN

D.R.B.-83-533.

BUILDING AREAS

### Office Building Gross Square Footage Office Building #1 Office Building #2 204,661 GSF 204,661 GSF 204,661 GSF 204,661 GSF Office Building #3 163,175 GSF 180,000 GSF Office/Retail Building G 16,825 GSF (2nd Level) 589,322 GSF 589,322 GSF Retail Building Gross Square Footage Phase I 44,341 GSF 42,484 GSF Office Building #3 (1st Floor) Office/Retail Building G (1st Floor) 5,134 GSF 28,216 GSF 15,625 GSF Retail Building F 5,600 GSF 70,700 GSF 70,700 GSF Parking Structures Parking Structure #1 377 Spaces 6 Levels Parking Structure #2 7 Levels 813 Spaces Parking Structure #3 4 Levels 1,000 Spaces PARKING TOTALS Office Building #1 482 Spaces Office Building #2 482 Spaces PARKING Office Building #3 PROVIDED Retail (A, B, C, D, C, F & G) a 338 Spaces 251 −274 Spaces Existing Parking Displaced 287 Spaces TOTAL 1,863 Spaces 1,723 Spaces Proposed Parking Structure #1 377 Spaces 812 Spaces Parking Structure #2 Parking Structure #3 1,000 Spaces Surface Parking (306 - 87 displaced Phase II Garage) 219 Spaces Louisiana Blvd. Cinema 150 Spaces

This plan maintains the square footage originally approved 3/4/84

REVISED MASTER APPROVED D.R.B.

3/4/84

377 Spaces

535 Spaces

207 Spaces

482 Spaces

482 Spaces

512 Spaces 145 Spaces

102 Spaces

377 Spaces 535 Spaces

207 Spaces

154 Spaces (215 - 6)

450 Spaces

1,723 Spaces

PLAN

## LANDSCAPING

TOTAL

Landscaping will be fully implemented in the fi used to spatially define courtyards and promena placed to create shade for pedestrian paths bet	ides. Trees will also be
Trees and their watering systems in Phase I are for future buildings. The owner will be respon maintenance of all on-site landscape materials.	is ible for the on-going
Plant List	and the second second

2,558 Spaces

1. Street Trees

- Platamus Acerifolia, London Plane Tree, 3" caliper, branched up 8'. Plaza Trees
- \*Pyrus Calleryana "Bradford", Bradford Pear Tree, 3" callper, branched up 6'-7". Glenditsia Triacanthos "Skyline", Skyline Honeylocus, 3" caliper, branched up 8'.
- 3. Screening Trees
- Pinus Edulis, Pinion Pine, 8' height.
- 4. Shrubs
- Juniperus Horizontalis Plumosa, Andorra Purple Juniper, 5 gal. Raphiolephis Indica, Indian Hawthorn, 5 gal.
- Alternate Bradford Pear not on Landscape Regulation List. If not acceptable substitute Sokbus Aucuparia Mountain Ash. Landscaping/Useable Open Space

Area Required = Area Required =	27,015 40,000 SF
andscaping at Surface Park	
	ing in se
Area Required =	4,760 SF
Area Proposed =	10,325 SF
Surface Parking Area = Landscaping to	68,000 SF
Parking Ratio = app	prox. <u>1 to 7</u>

## Irrigation

All lawn areas to be spray irrigated. All trees and shrub beds to be irrigated by automatic drip irrigation system.

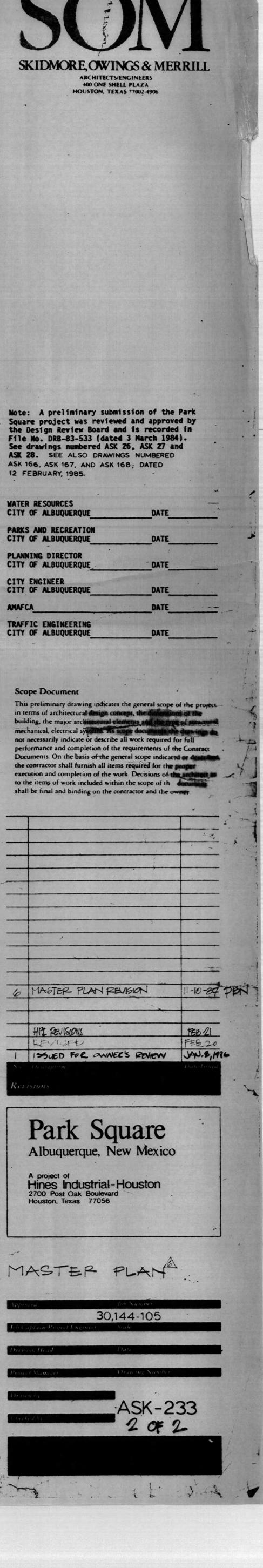
## ENERGY

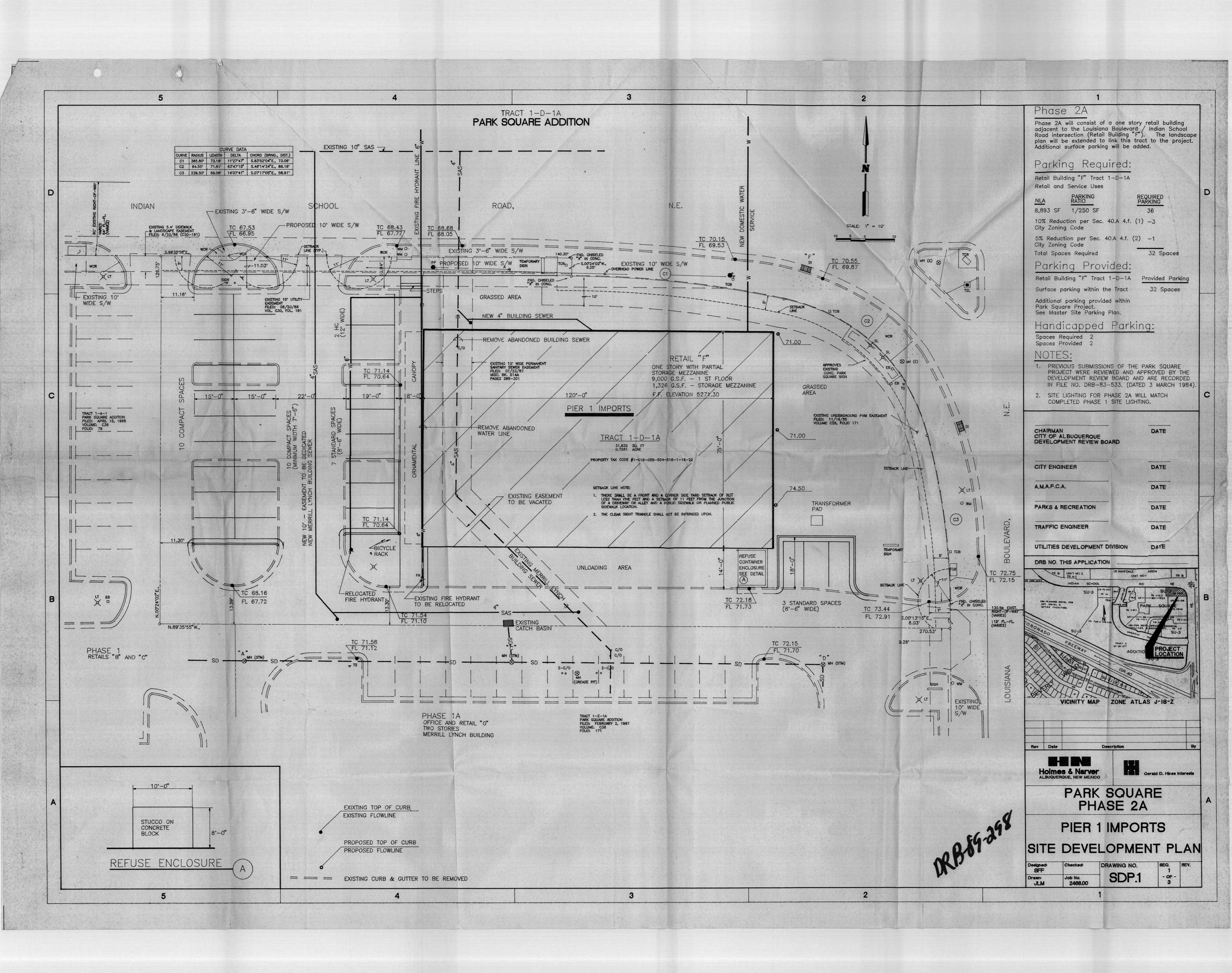
The building will be designed with state-of-the-art heating, ventilating, and air conditioning systems. High performance insulating glass will be used. The building facades will incorporate recessed glass on appropriate orientations. The glass will be a high performance, dual-pane system.

Proposed' Proposed

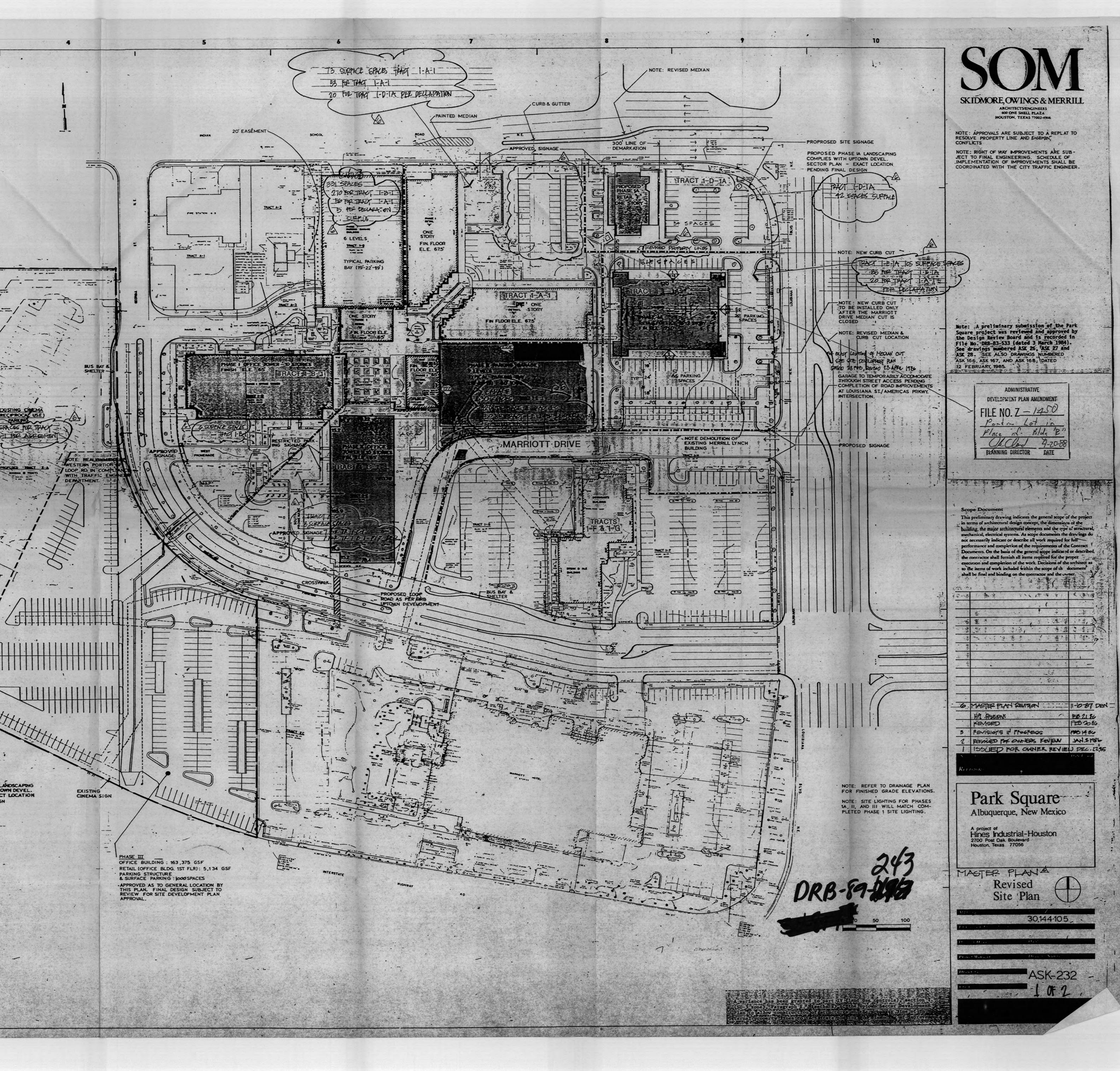
				RETAIL	DRB Approved 3/4/85	Build As Of 1/1/86	To Build Now (IA)	To Build In Future	
	NLA	Parking <u>Ratio</u>	Required Cars	A	3,941	3,941	-	-	
	14,762 64,045 35,158	1/200 1/300 1/400	74 213 <u>88</u> 375	B C D E Phase III	13,076 15,383 4,084 6,000 28,216	13,076 17,240 4,084	- Deler - Deler 21,225	·⊧	-
A 4.F.I.			<u>- 37</u>		70,700 =	38,341 +		5,134	
d by foot	print of P	hase III garage	e: 287	OFFICE	Sandal States				
			625	Phase I Phase II Phase III	204,661 204,661 180,000	204,661	16,825	 204,661 163,175	
80' x 400									
x 8.5') 7.5') ')			734 250 16		599,322 =	204,661	16,825 +	367,836	
LEVELS	•		1000						
re redu NING CO	and An Ad De Sec.	0"L 5% PER 40"A/4"F-2		· ·					
						<u> </u>		, {	1

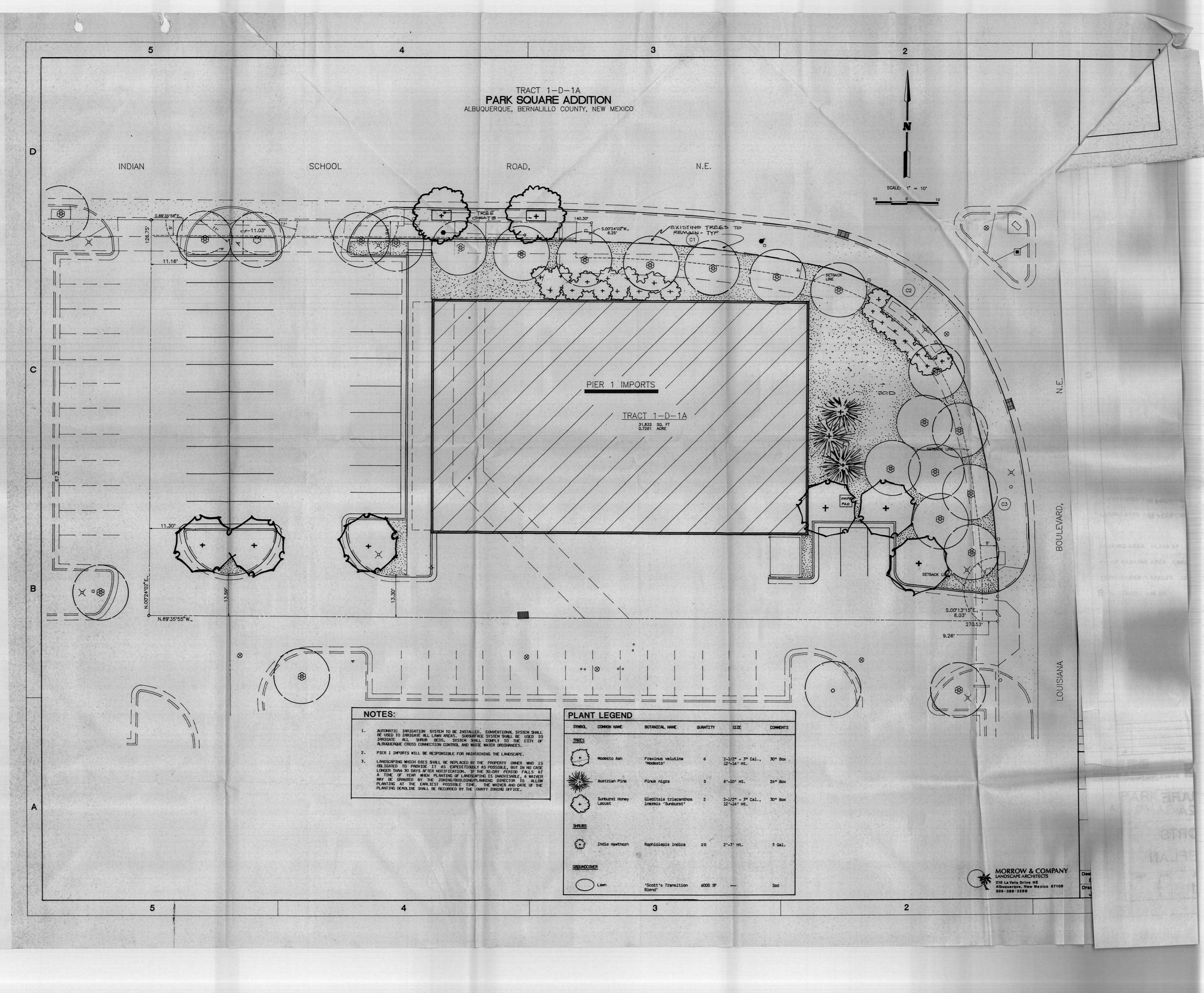
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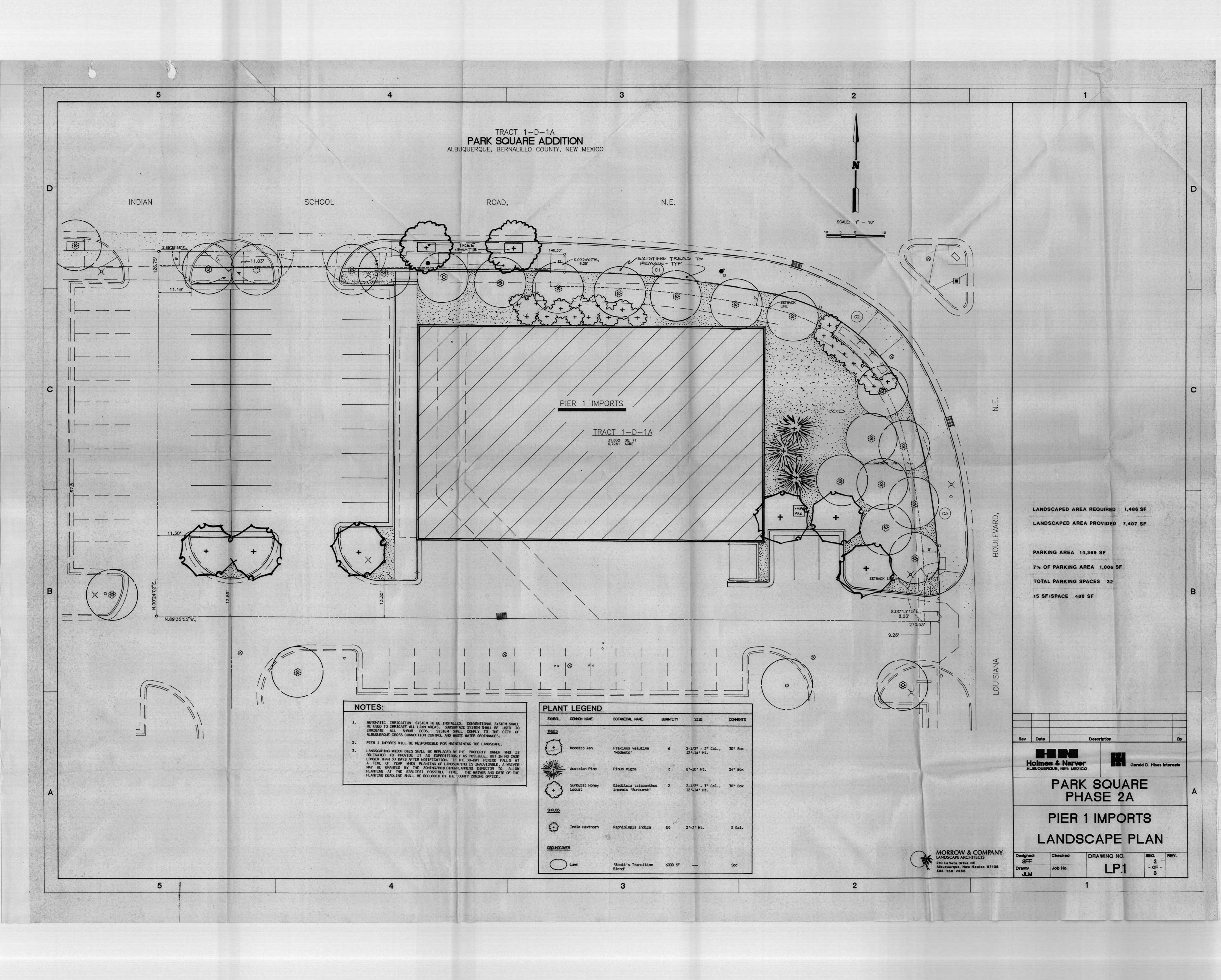


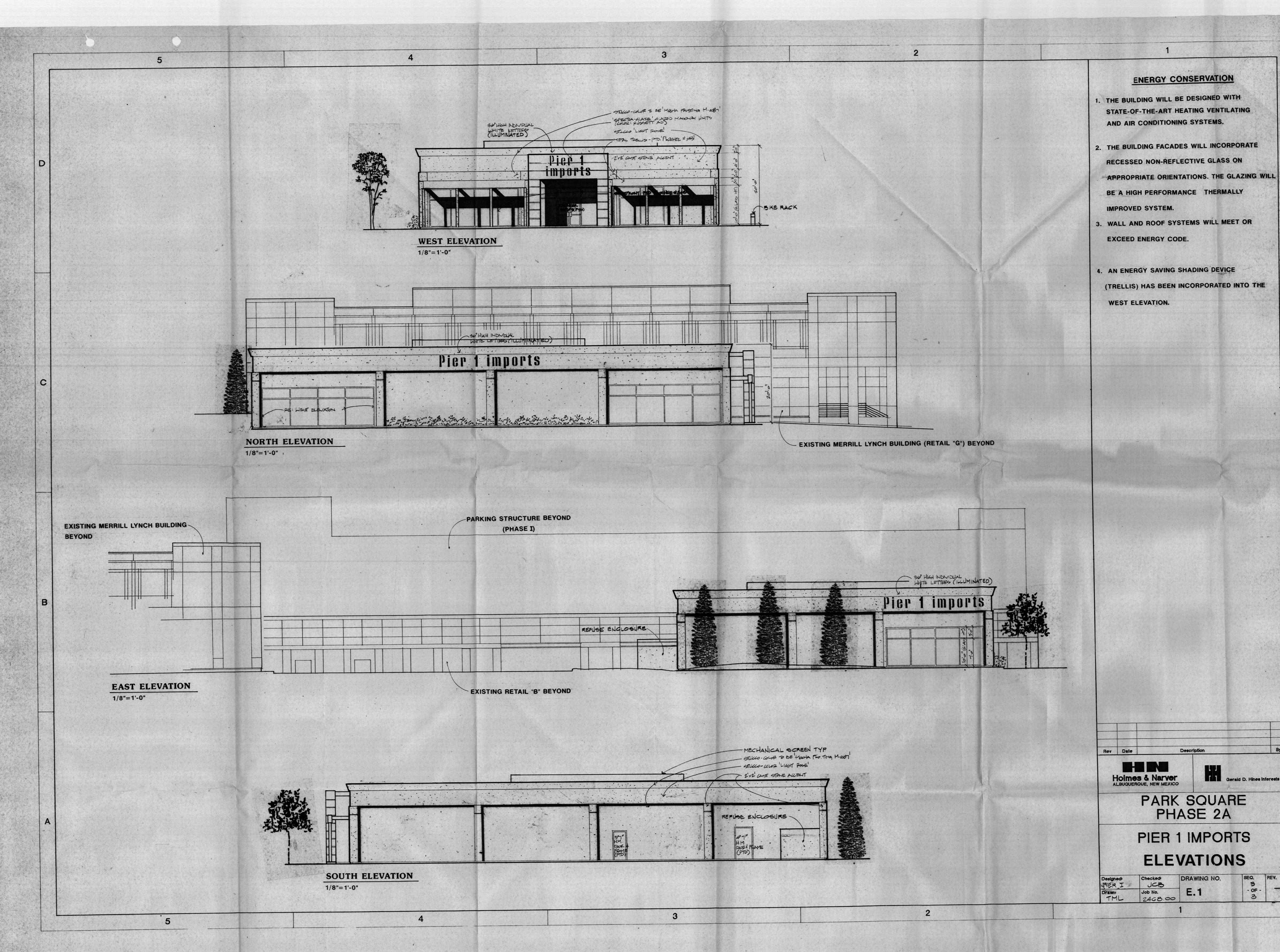


19 AMENDMENT NO. 6 TO THE APPROVED SITE MASTER PLAN CASE NO. DRB 83-533 THE PURPOSE OF THIS AMENDMENT IS TO: REVISE THE TABULATION OF PARKING REQUIRED AND PARKING PROVIDED (SHOWN ON SHEET 2 of 2.) FOR EACH TRACT AND TO COORDINATE THE ALLOWABLE PARKING BETWEEN TRACTS PER THE DECLARATION OF RECIPROCAL EASEMENTS, RESTRICTIONS AND COVENANTS ("DECLARATION") RECORDED DECEMBER 2, 1987 RECORDED IN DOCUMENT NUMBER BOOK MISC. 563A PAGES 623-645 BERNALILLO COUNTY, NEW MEXICO RECORDS. ALL UPTOWN SECTOR PLAN MINIMUM PARKING REQUIREMENTS HAVE BEEN MET OR EXCEEDED. .... DELETE PROPOSED RETAIL BUILDING E AND ADD A SURFACE PARKING LOT. THE ADDITIONAL PARKING COUNT HAS BEEN INCLUDED IN THE TABULATION OF THE PARKING PROVIDED FOR TRACT 1-A-1. UPDATE THE MASTER PLAN TO CONSTRUCTED CONDITIONS AND TO COORDINATE WITH THE CURRENT PLATTING OF TRACT 1. -REDUCE THE FOOTPRINT OF THE PHASE TWO PARKING STRUCTURE TO KEEP MARRIOTT DRIVE OPENED. A ... Mar gi · 🕰 👻 ----PROPOSED EASEMENT ----NOTE : CINEMA SIGN LOCATION TO BE DETERMINED -- ----PROPOSED PHASE ILANDSCAPING COMPLIES WITH UPTOWN DEVEL. SECTOR PLAN - EXACT LOCATION PENDING FINAL DESIGN --------









# ENERGY CONSERVATION

1. THE BUILDING WILL BE DESIGNED WITH STATE-OF-THE-ART HEATING VENTILATING

2. THE BUILDING FACADES WILL INCORPORATE RECESSED NON-REFLECTIVE GLASS ON

BE A HIGH PERFORMANCE THERMALLY

D

С

By

Description

DRAWING NO.

E.1

Gerald D. Hines Interests

SEQ. 3 - OF -

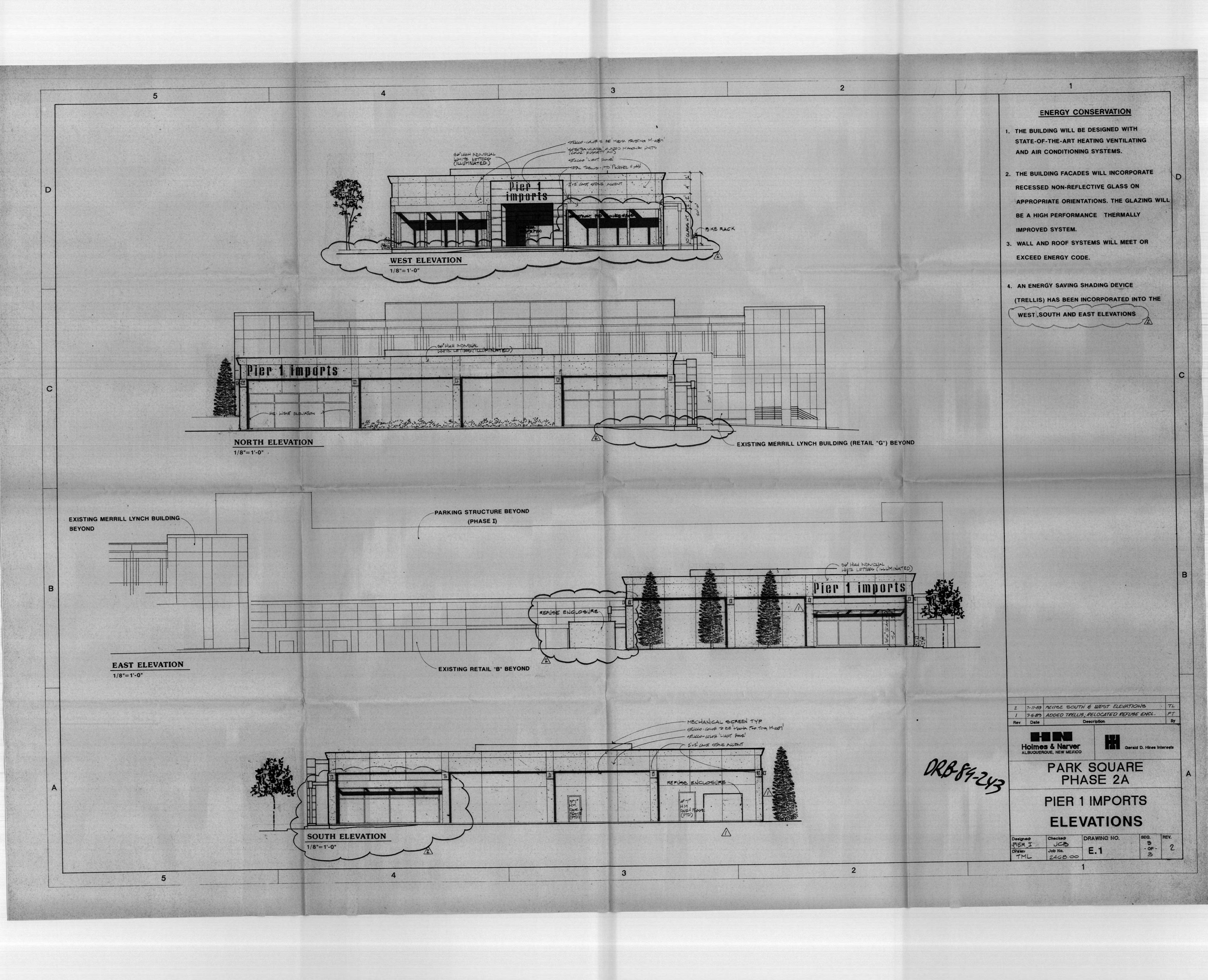
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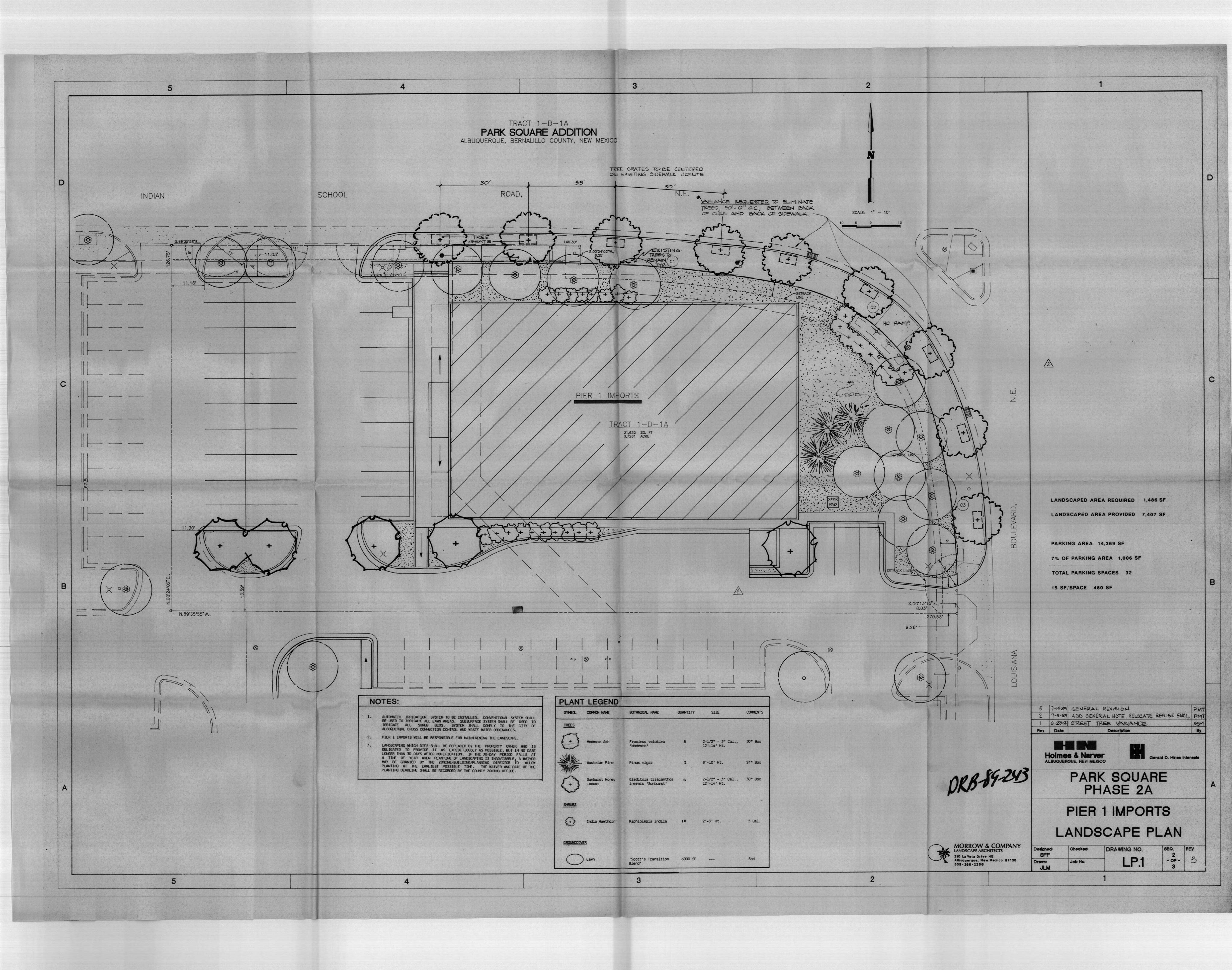
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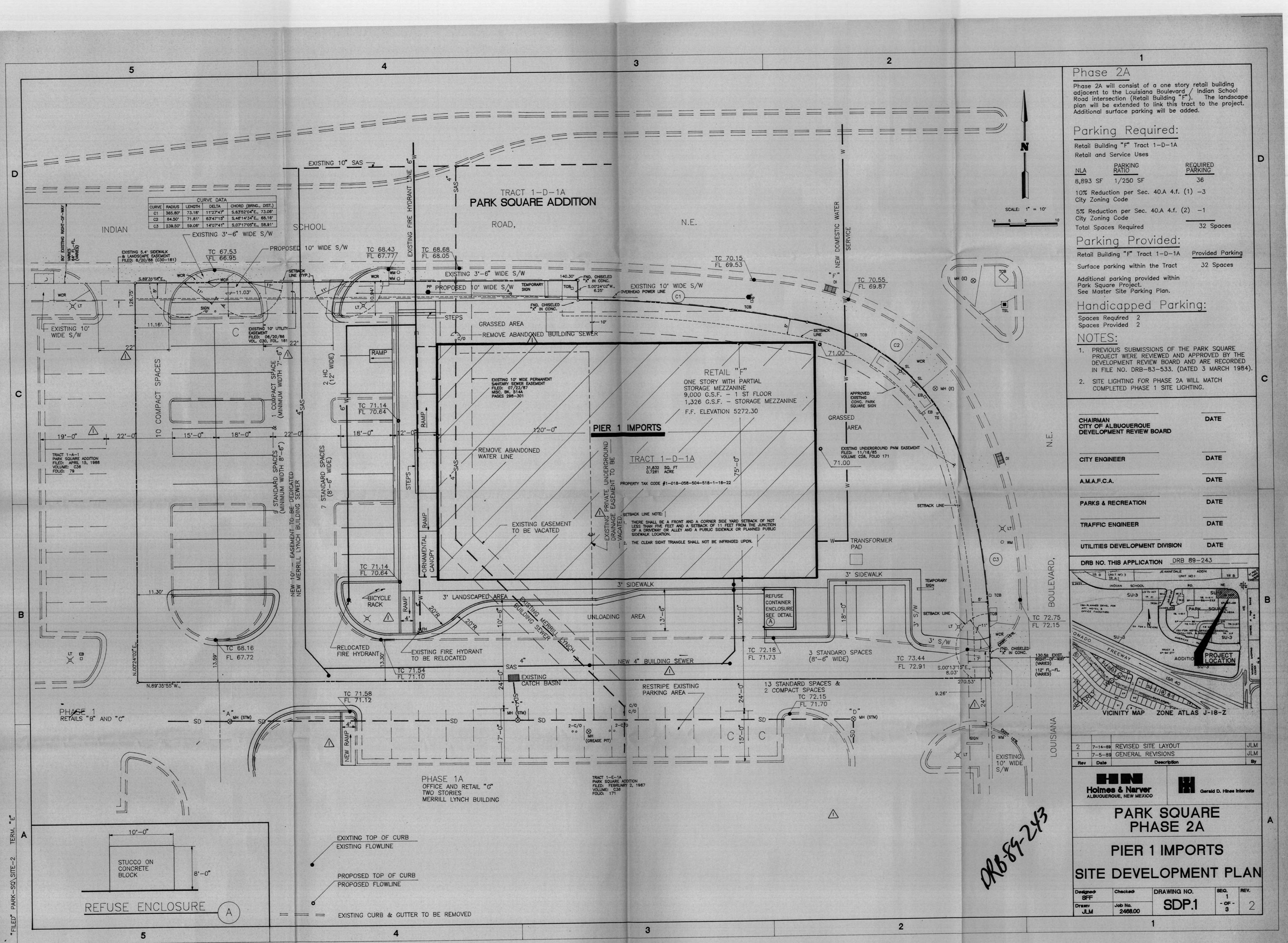
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3. WALL AND ROOF SYSTEMS WILL MEET OR

(TRELLIS) HAS BEEN INCORPORATED INTO THE







lat & Survey By: LBUQUERQUE SURVEYING RADIUS 946.76' 93.18' 56.18' 56.18' 182.16' 182.16' 182.16' 182.16' 64.50' 64.50' 64.50' 63.66' 63.66' 113.66' 113.66' 

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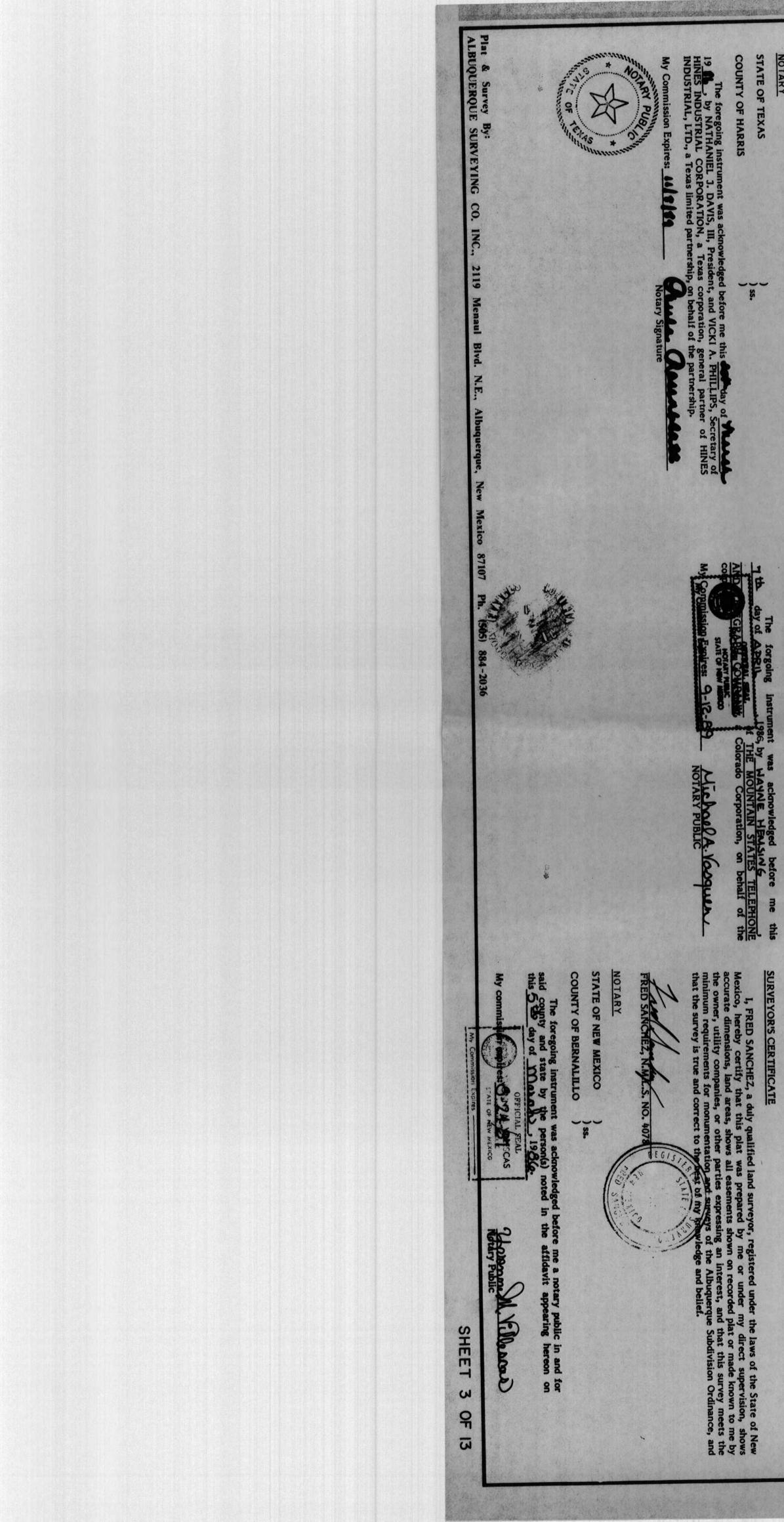
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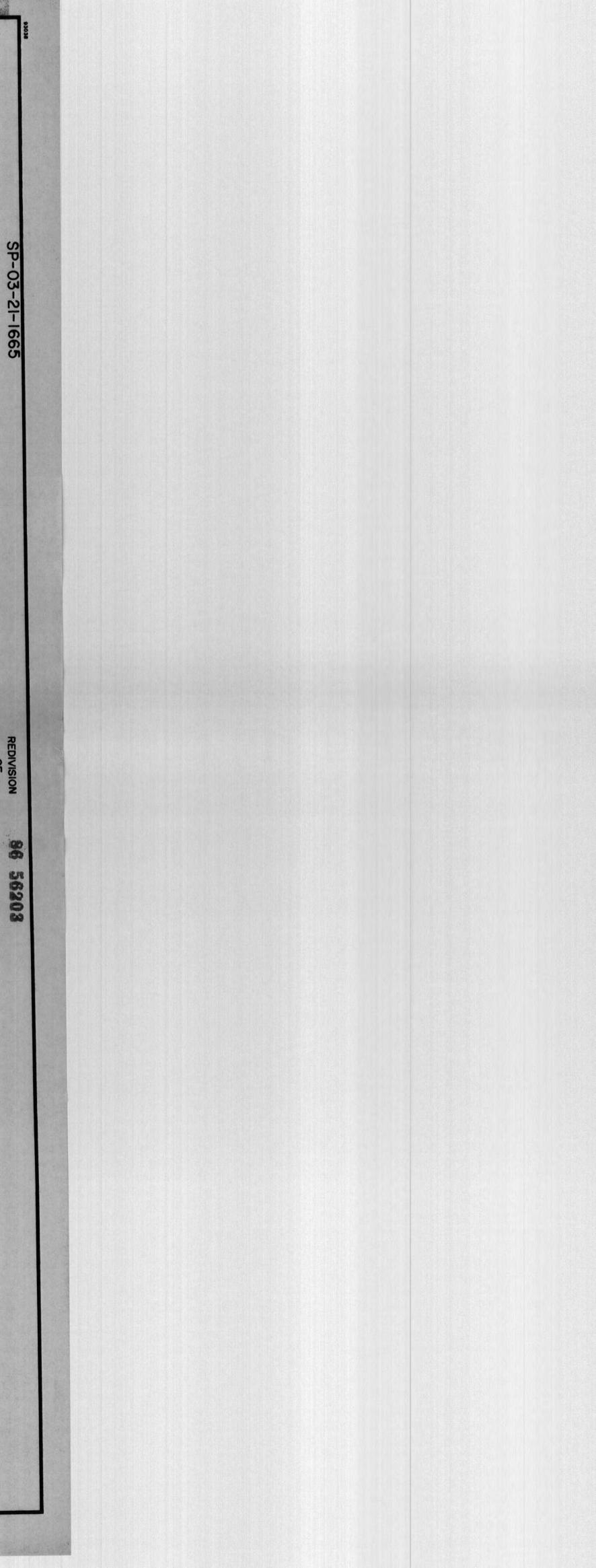
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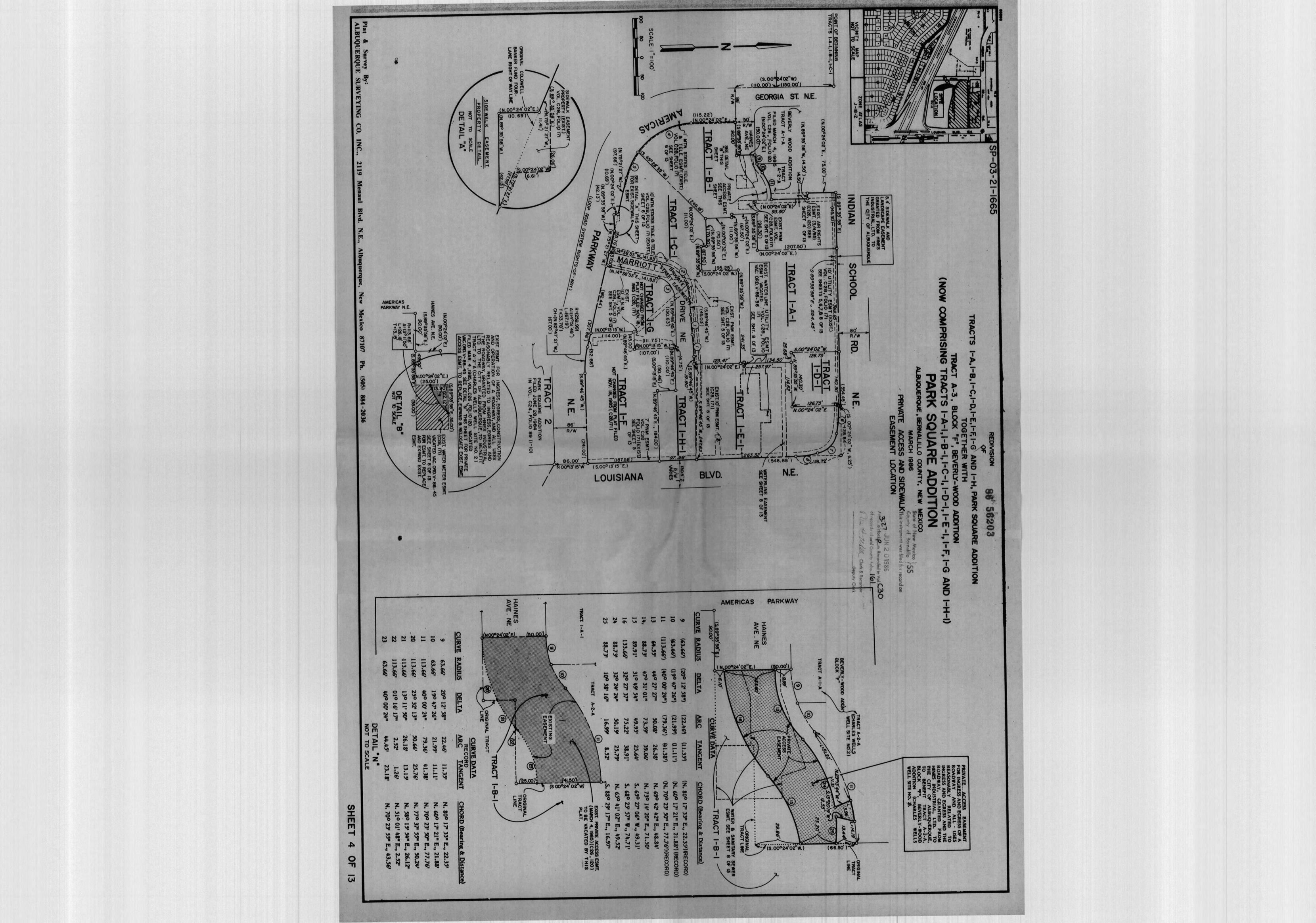
 6.14" 22.19" 22.19" 3.67" 13.67" 13.18" 11.09" 13.18" 71.81" 71.81" 59.06" 59.06" 59.06" 59.06" 59.06" 59.06" 59.06" 59.06" 28.09' 71.68' 43.22' 91.61' 36.00' 36.45' 40.14' 29.68' 11.35' 11.35' 11.11' 41.38' 33.78' MERICA 10 SO 6. 5. rrings and distances a rrings and distances ord data. ecording of this plat s 1-A, 1-B, 1-C, 1-I ovember 18, 1985, F boundary lines. 2) at and Combi LY-WOOD ADDITION illo County Clerk's Of e C26, Folio 120 with a to Gi id F are field and shown in pare at will 1) -D, 1-E, a Plat by n Show Tra only, with is SHEET Tracts I. tith no cl 18, 19 amend or and I-H sh record data. rentheses are end or modify I-H shown on a ting interior I-F and I-G change from 1985, Plat. ract A-3, recorded in ch 4, 1985, in ntioned Tract N PF U

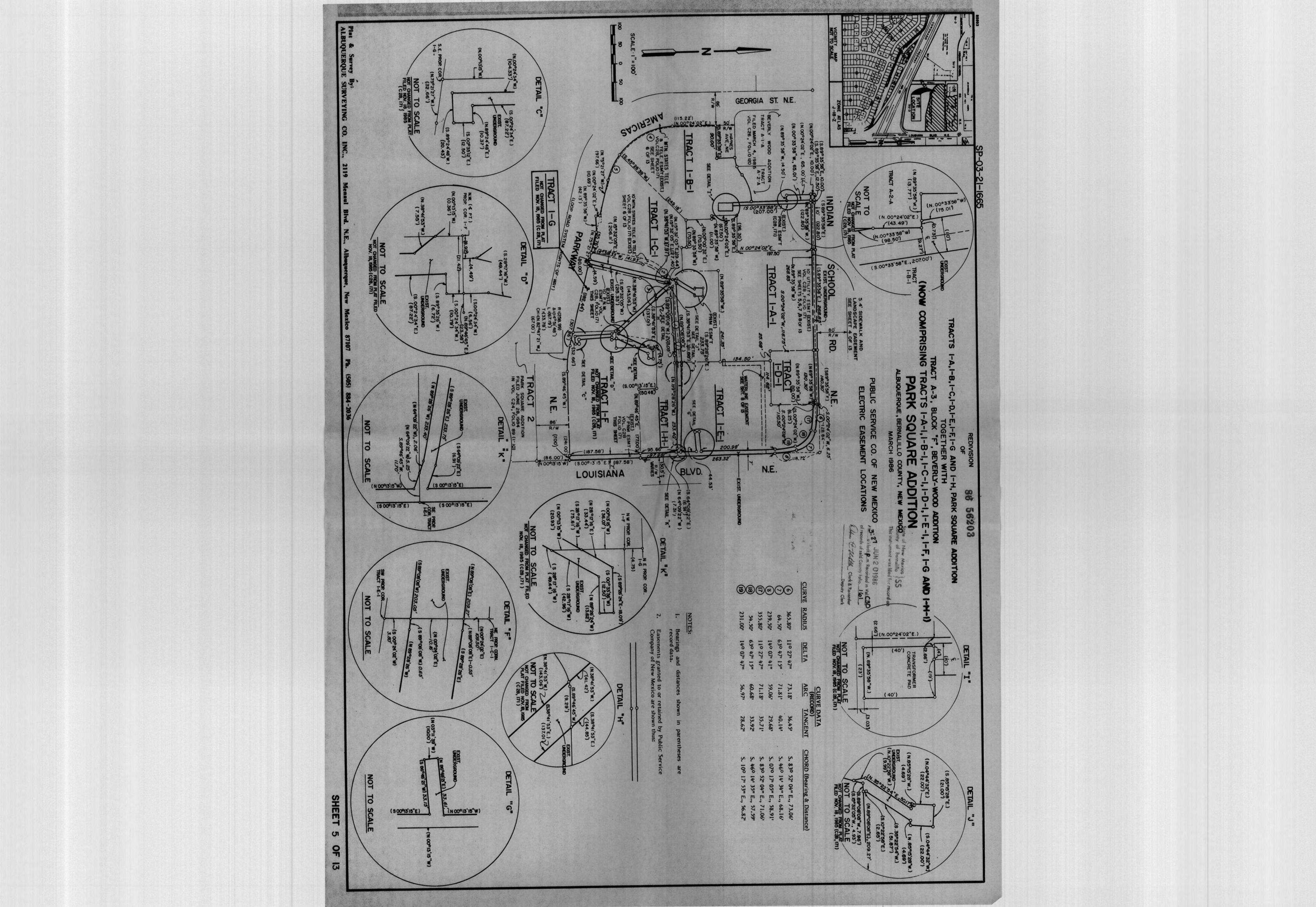




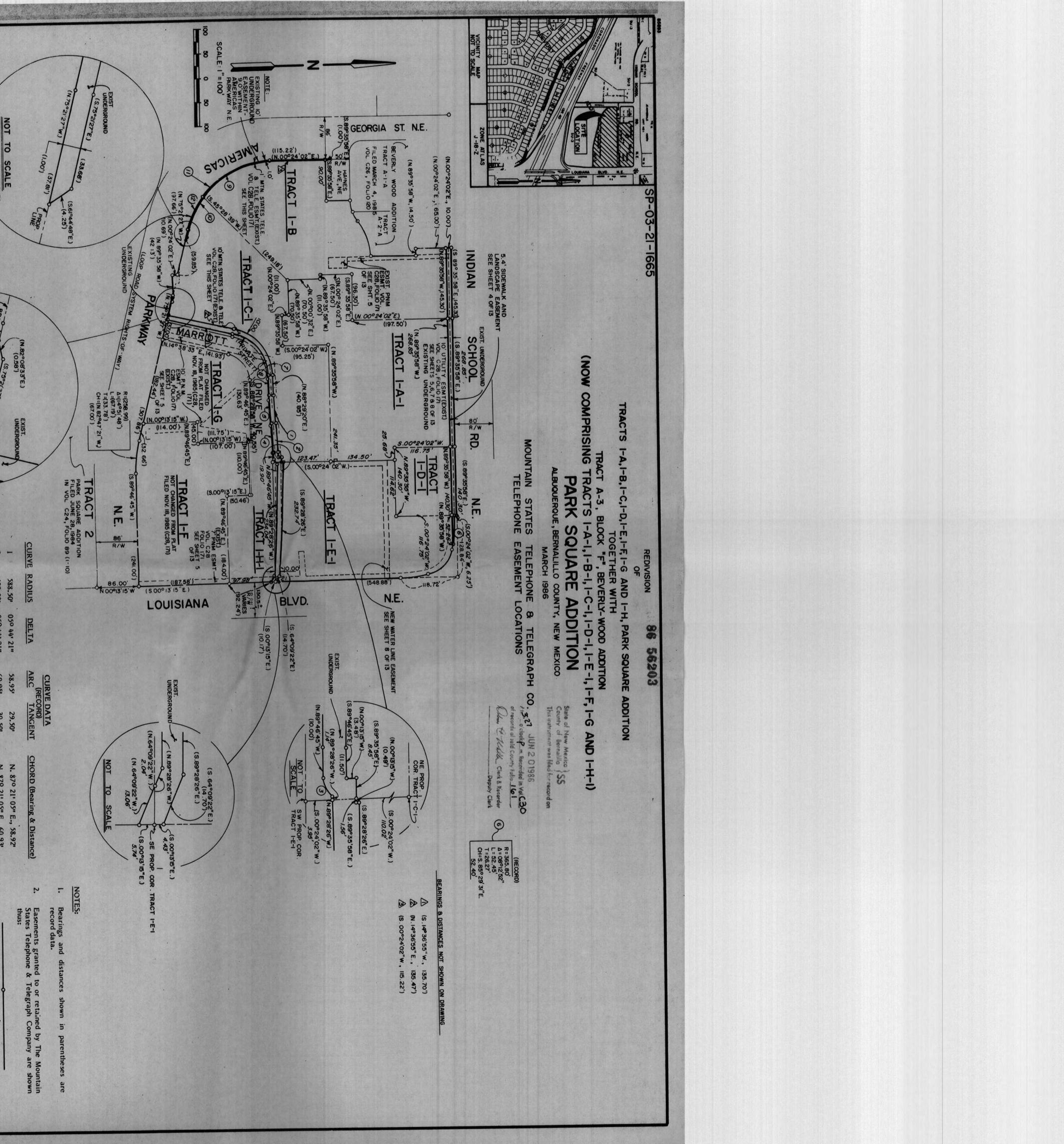
03-21-1665 . NES 张 NG TR 3 ML Sol 10 ID I-H, PARK SQUARE ADDITION WITH ERLY- WOOD ADDITION -C-I, I-D-I, I-E-I, I-F, I-G AND I-H-I) ADDITION ADDITION UNITY, NEW MEXICO acknowledged before me this OHN MYERS VICE COMPANY OF NEW MEXICO, orporation. 01 P -7-84 acknowledged before me this ANNE HEMSING OUNTAIN STATES TELEPHONE Corporation, on behalf of the ARY PUBLIC Montey icknowledged before me this mas A Doles MPANY OF NEW MEXICO a cico, a New Mexico Corporation, HONE AND TELEGRAPH COM ANN PROPERTY MANAGEMENT Rande J. Ja PLANNING E - trud Comin Jul A.M.A.F.C CITY IRAFF 5.P# 86-223 SUBDIVISION NO. 13:27 JUN 2 0 1986 13:00 clock p. m. Recorded in Vol C30 of records of seld County Folia 161\_ Odda, CHLLL Clerk & Recorder Deputy Clerk State of New Mexico SS County of Bernatilio SS This instrument was filed for rec DIRECTOR, CITY F GINEE. N DRB 83-533 \$ 6-18-58 DATE J-18-Z 6- 16- % DATE S-13-AG C-IL-K COUNTY 5-/3-86 DATE DATE 6-16-86 S-14-86

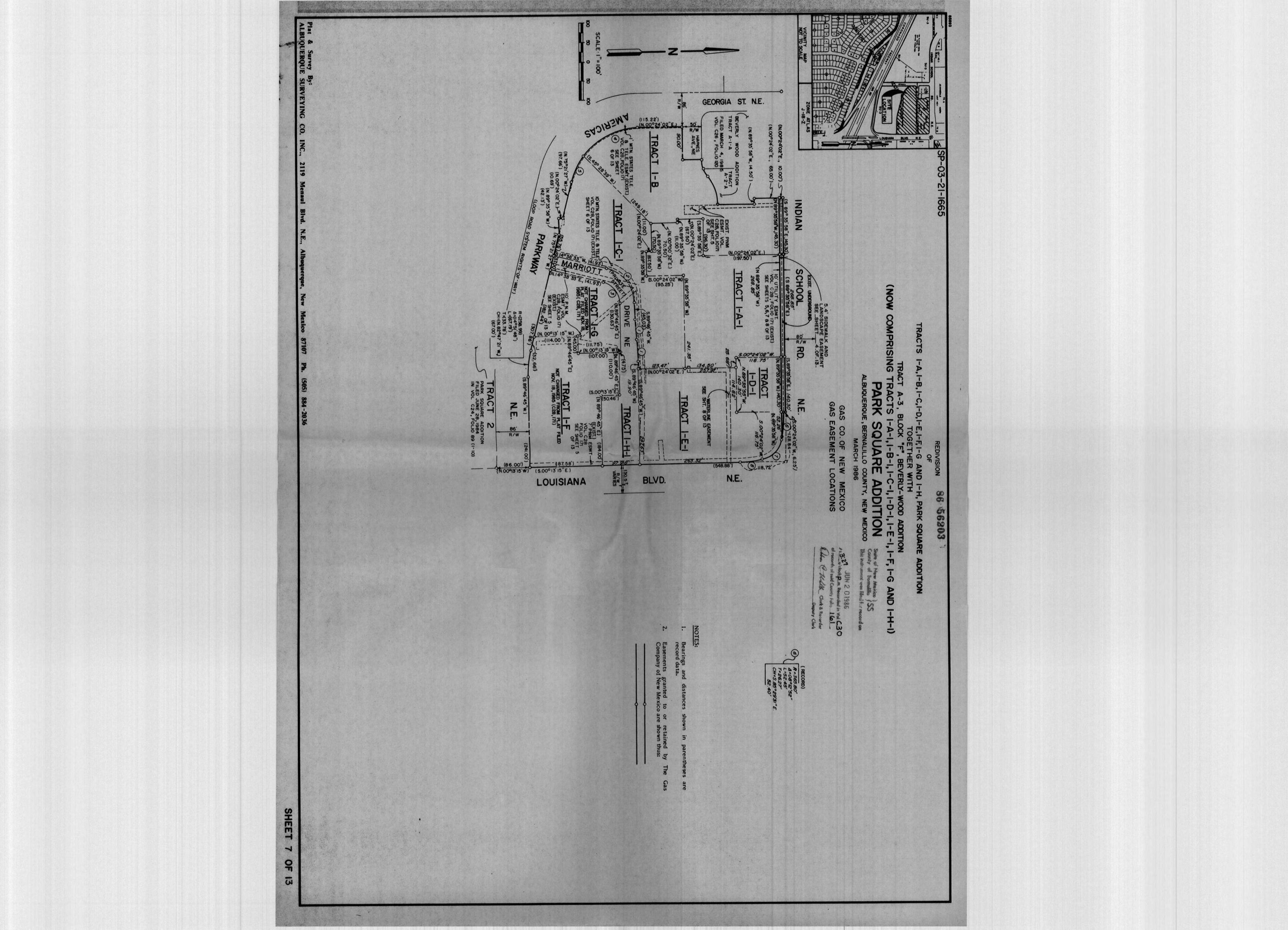


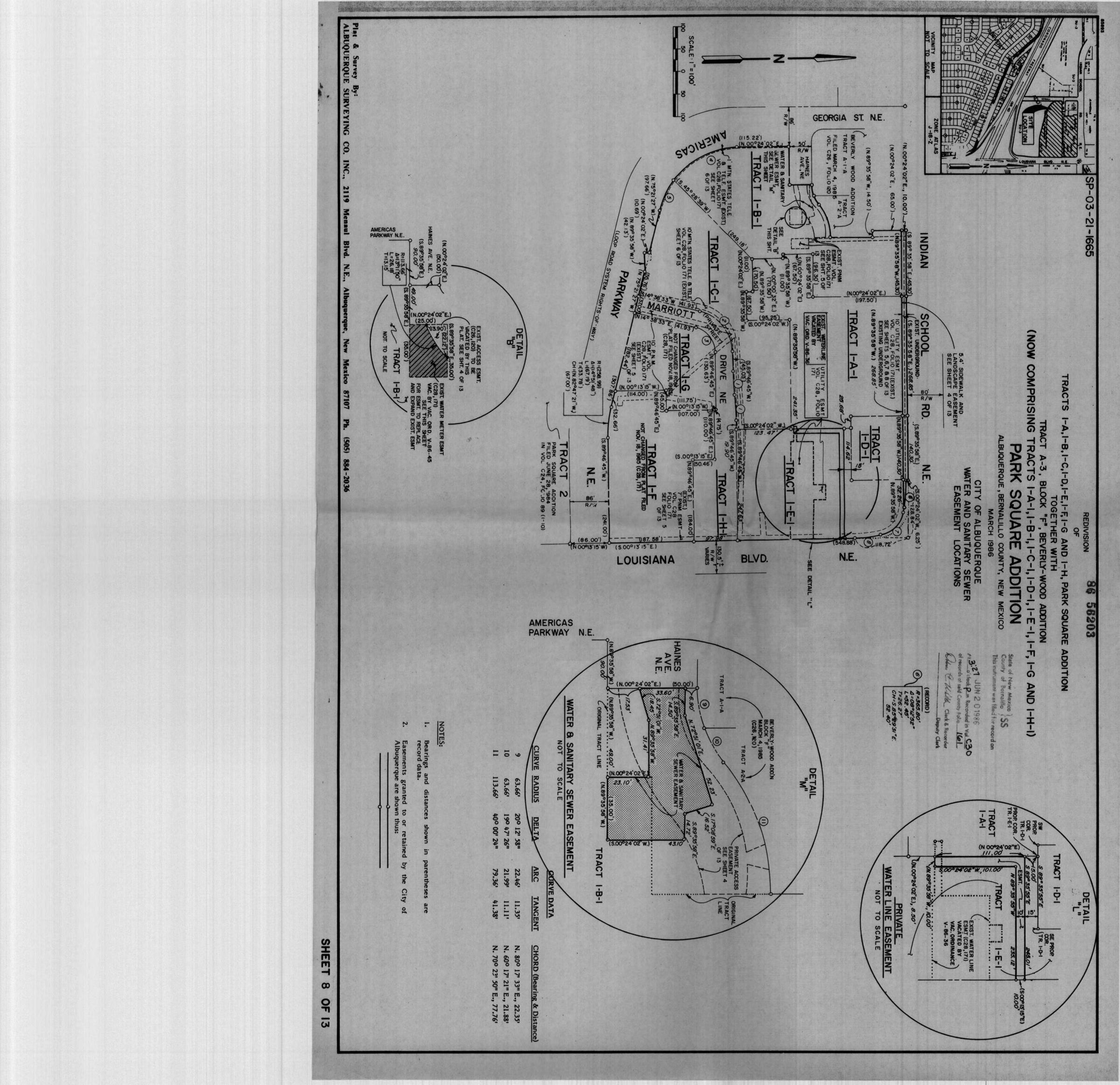


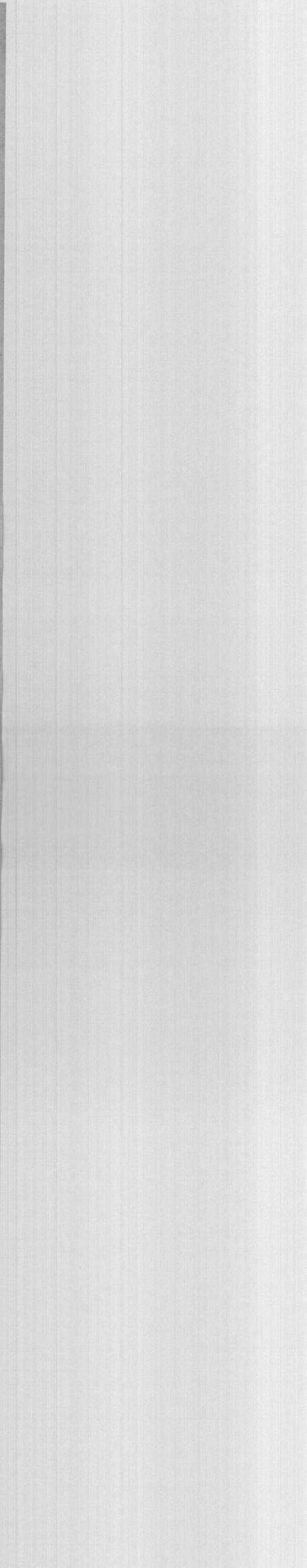


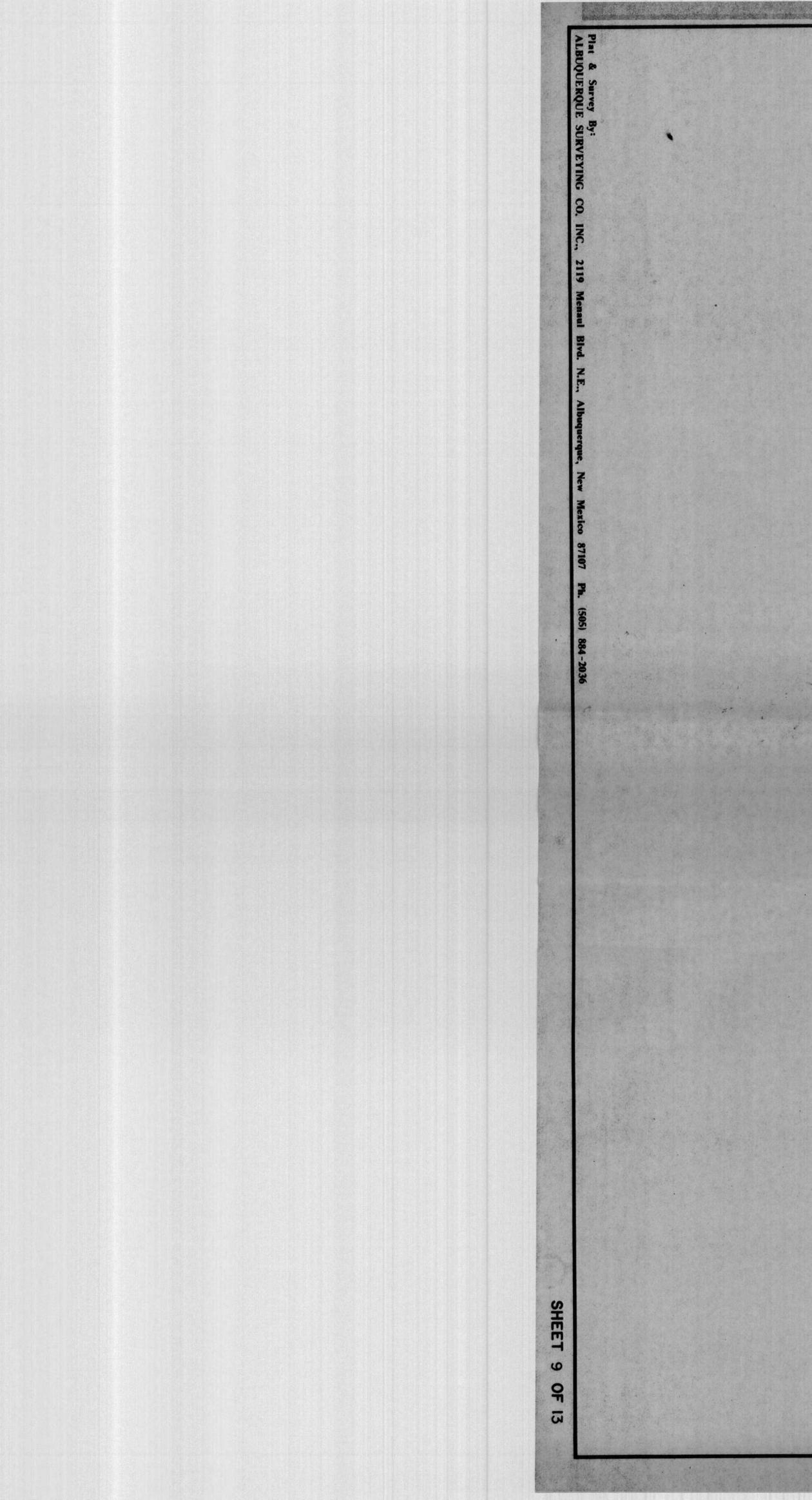
ERQUE TO SCALE D FROM PLAT F 1985. (C28, 171) SCALE 6 6 6 6 8 2 0 0 0 0 0 0 1 S DELTA 050 44' 21" 190 20' 26" 190 20' 26" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 44' 21" 1950 52' 03" 20 26' 38" 20 26' 38" 20 26' 38" CURVE DATA<br/>(RECORD)ARCTANGENT58.95'29.50'60.95'30.50'9.90'5.28'59.95'30.00'59.95'30.00'52.45'26.27'137.4680.15'124.58'72.64168.98'91.20'70.55'35.73'169.77'91.61'71.09'36.00' N. 87° 21' ( N. 87° 21' ( S. 65° 55' 5 S. 87° 21' 0 S. 87° 21' 0 S. 87° 21' 0 S. 85° 29' 3 N. 49° 35' 1 S. 49° 23' 3 · 05" E., 58.92" · 05" E., 60.93 · 58" W., 9.60 · 05" W., 59.93 · 05" W., 59.93 · 31" E., 52.40 · 41" E., 128.14 · 33" W., 116.13 · 05" E., 162.93 · 33" E., 70.11 · 54" W., 163.69 SHEET 6 OF 13 11

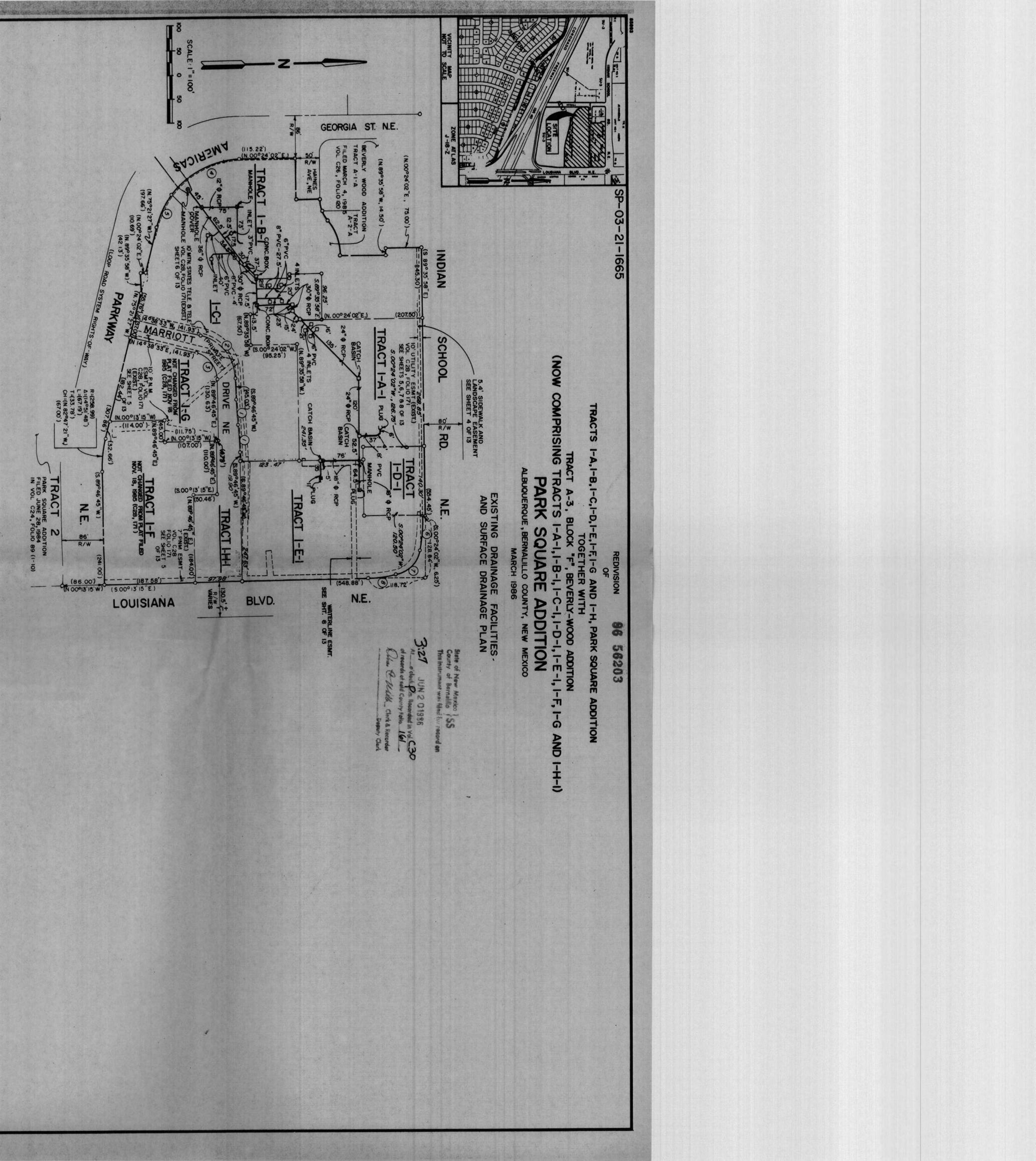




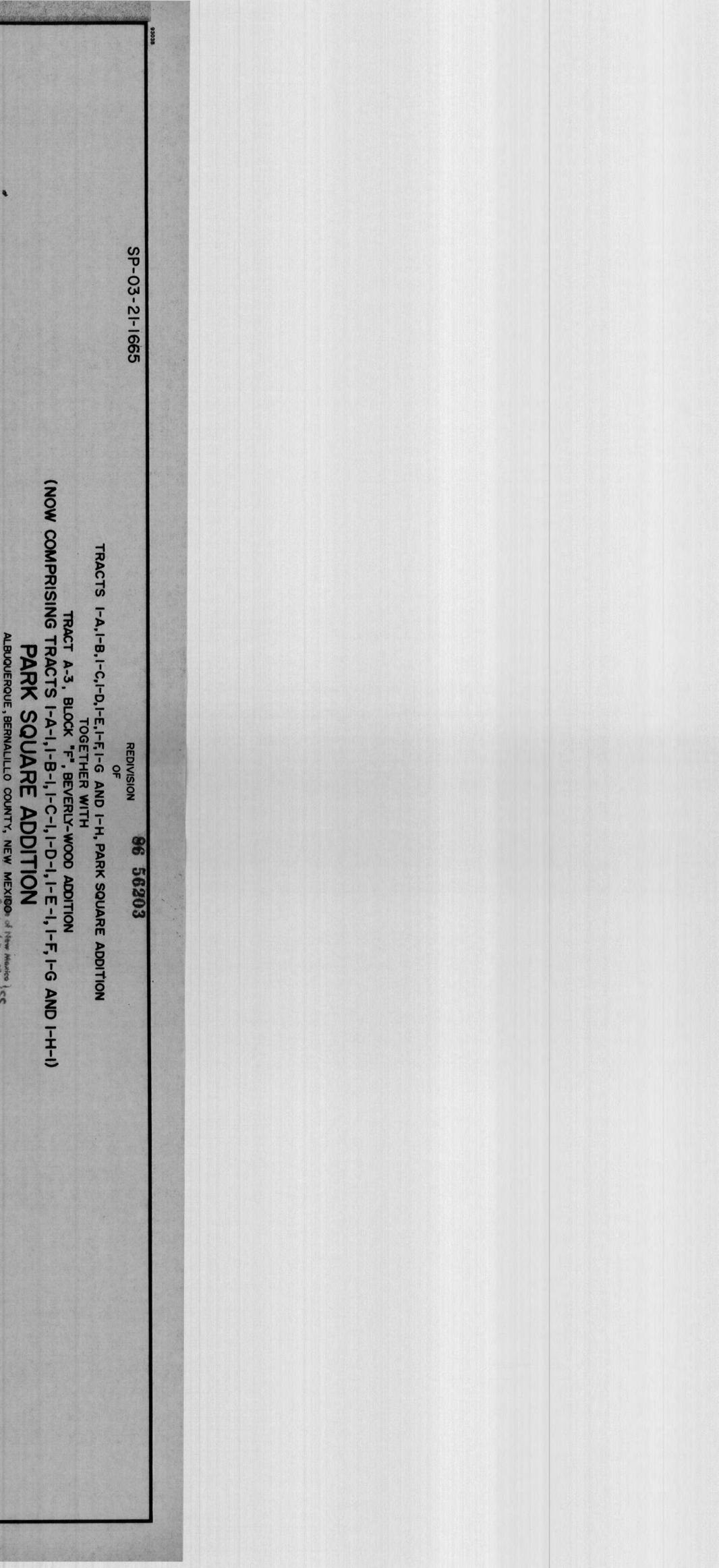








	<b>EXPLUSION EVALUATION EXPLUSION EXPLUSION</b>	
	EXERCISE	ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO of New Meanice MARCH 1986 This instrument was filed for need S.C. JUN 2 01986 S.C.
SPEET 10 OF 13	<text><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></text>	Recorder WALCO INCLOSE WY Clark



N. 890 35' 58" W., 42.13 feet distance continuing along said Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road System") to a Point; thence,	N. 75º 21' 27" W., 55.76 feet distance continuing along said Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road System") to a Point; thence,	of land herein described being also a point on the Northerly right-of-way line of above-mentioned Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road System"); thence,	S. 140 38' 33" W., 141.93 feet distance continuing along the Westerly right-of-way time of said Marriott Drive. N.E. (a private street) to a Southeasterly corner of the tract	93.18 feet, a central angle of 75° 08' 12", and a long chord which bears S. 52° 12' 39" W., 113.61 feet distance to a Point of Tangency; thence,	Southwesterly, 122.19 feet distance continuing along said Marriott Drive, N.E. (a	S. 890 46' 40" W., 40.03 feet distance continuing along said mathiotic bitte, theory private street) to a Point of Curvature; thence,	56.11 feet distance) to a Point of Tangency; thence,	private street) along the arc of a curve bearing to the right (said arc having a radius of 546.76 feet, a central angle of 05° 52' 58", and a long chord which bears S. 86° 50' 16" W.,	a set of the fact distance continuing along said Marriott Drive. N.E. (a	Southwesterly, 56.14 feet distance continuing along said Marriott Drive, N.E. (a private street) along the arc of a curve bearing to the left (said arc having a radius of 546.76 feet, a central angle of 05° 52' 58", and a long chord which bears S. 86° 50' 16" W., 56.11 feet distance) to a Point of Reverse Curvature; thence,	S. 890 46' 45" W., 19.90 feet distance continuing along said Marriott Drive, N.E. (a private street) to a Point of Curvature; thence,			95.25 feet distance to a Northerly corner of the tract of land		S. 00 <sup>0</sup> 24' 02" W., 11.00 feet distance to a Point; thence,	S. 890 35' 58" E., 70.50 feet distance to a Point; thence,	N. 450 28' 39" E., 249.18 feet distance to a Northwesterly corner of the tract of land herein described; thence,	LEGAL DESCRIPTION FOR TRACT 1-C-1 (continued)				(NOW CO			
		more or less.	of the tract of land herein described, and containing 17,782 square feet (0.4082 acre),	described; thence,	N. 00° 23' 20" E., 126.75 feet distance to a point on the Southerly right-of-way line of Indian School Road N.F. and the Northwest corner of the tract of land herein	herein described; thence,	N. 890 35' 55" W., 114.62 leet distance to the Southwest corner of the tract of land	herein described; thence,	5. 000 24' 02" W. 120.50 feet distance to the Southeast corner of the tract of land	N. 890 37 38" W., 120.04 rest distance to a point on on social structure in the second of the tract of land herein described; thence, S. 00 <sup>0</sup> 24' 02" W., 6.25 feet distance to a Point; thence,	S. 02º 27º 12º E., 1709.70 teet distance; thence,	line of Indian School Road, N.E. with the Westerly right-of-way line of Louisiana Boulevard, N.E., whence the Brass Cap Monument "I-40-7" having New Mexico State Plane Coordinates (Central Zone) of Y=1,490,699.59 and X=404,826.08 as established by the City of Albuquerque and the New Mexico State Highway Commission bears		ADDITION filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on March 4, 1985, in Volume C26, Folio 120; and said tract of land being more particularly described by metes and bounds survey as follows:						LEGAL DESCRIPTION FOR PARCENT OF PERCENDENT DI PERCENDENT OF PERCENDENT OF PERCENDENT OF PERCENDENT OF STREEPERDENT OF STREEPE		A RIGHEROUF REENALING COUNTY, NEW MEXICO County of Bornalito SS	(NOW COMPRISING TRACTS I-A-I, I-B-I, I-C-I, I-D-I, I-E-I, I-F, I-G AND I-H-I)	, I-C, I-D, I-E, I-F, I- TOGET	1000	REDIVISION
Southeasterly, 59.06 feet distance continuing along the Westerly right-of-way line of said Louisiana Boulevard, N.E. along the arc of a curve bearing to the right, (said arc having a radius of 239.50 feet, a central angle of 14 <sup>0</sup> 07' 41", and a long chord which bears	S. 460 14' 34" E., 68.16 feet distance) to a Point of Compound Curvature on the Westerly right-of-way line of Louisiana Boulevard, N.E.; thence,	Southeasterly, 71.81 feet distance continuing along the Southerly right-of-way line of said Indian School Road, N.E. along the arc of a curve bearing to the right (said arc having a radius of 64.50 feet, a central angle of 63 <sup>o</sup> 47 <sup>i</sup> 15", and a long chord which bears	radius of 365.80 feet, a central angle of 11° 27' 47", and a long chord which bears S. 83° 52' 04" E., 73.06 feet distance) to a Point of Compound Curvature; thence,	Southeasterly, 73.18 feet distance along the Southerly right-of-way line of said Indian School Road, N.E. along the arc of a curve bearing to the right (said arc having a	N. 00° 24' 02" E., 120.50 feet distance to a Point of Curvature; thence,	S. 890 35' 55" E., 114.62 feet distance to a Point; thence,	N. 00 <sup>o</sup> 24 <sup>i</sup> 02" E., 134.50 feet distance to a Point; thence,	N.E. (a private street) to a Point; thence,	S. 890 46' 45" W., 247.63 feet distance along the Northerly line of Marriott Drive,	N. 00 <sup>o</sup> 13 <sup>o</sup> 15 <sup>o</sup> W., 371.56 feet distance along the Westerly right-of-way line of Louisiana Boulevard, N.E. to the Southeast corner and REAL PLACE OF BEGINNING of the tract of land herein described, being common with the Northeast corner of Marriott Drive, N.E. (a private street); thence,	S. 04º 12' 38" E., 957.12 feet distance; thence,	Redivision being also the rount of intersection of the mostering region above-mentioned Louisiana Boulevard, N.E. with the Southerly right-of-way line of above-mentioned Americas Parkway, N.E., whence the Brass Cap Monument "I-40-7" having New Mexico State Plane Coordinates (Central Zone) of Y=1,490,699.59 and X=404,826.08 as established by the City of Albuquerque and the New Mexico State Highway commission bears	BEGINNING, FOR A TIE, at the Northeast corner of Tract 2 of above-mentioned	ADDITION filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on March 4, 1985, in Volume C26, Folio 120; and said tract of land being more particularly described by metes and bounds survey as follows:	A-1 and A-2, Block "F", together with a portion of Haines Avenue, N.E. (Now Comprising Tract A-1-A. Tract A-2-A. Tract A-3 and Tract A-3-1, Block "F") BEVERLY-WOOD	on November 18, 1985, in Volume C28, Folio 171; Together with Tract A-2-A, Block "F", never v woon ADDITION as shown and designated on the plat "Redivision of Tracts	1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, and 1-H) PARK SQUARE ADDITION", plat of which	Being that certain tract of land situate in Section 13, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being also Tract "I-E" as shown and designated on the "Redivision of Tract I, Park Square Addition, Tract "I-E" as shown and designated on the "Redivision of Tract I, Park Square Addition,	Dequety Clark	In Val C30 LEGAL DESCRIPTION FOR TO ACT THE E IN	r record on	5	-H-1)			

(a So dLo y, N.

ed L ng al said Ame t; thence, cas Parkway, N.E. oint of Curvature;

central ang Parkway, N.E. (a e arc of a curve gle of 22º 21' 37", Southwest corner d, and containing

& Survey By: BUQUERQUE SUF RVEYING CO

Louisia the tra S. 00<sup>0</sup> 13' 15" E., 263.32 siana Boulevard, N.E. to tract of land herein descri nce along the said Westerly right-of-way line of st corner and REAL PLACE OF BEGINNING of Intaining 77,041 square feet (1.7686 acres), more

SHEET II OF 13



N. 89° 46' 45" E., 110.00 feet dista N.E. (a Private Street) to a Point; thence, ice alo rly of N iott Drive

S. 00<sup>o</sup> 13<sup>v</sup> 15<sup>w</sup> E., 50.46 feet distance continuing along the Southerly line of Marriott Drive N.E. (a Private Street) to a Point; thence,
N. 89<sup>o</sup> 46<sup>o</sup> 45<sup>w</sup> E., 184.00 feet distance continuing along the Southerly line of Marriott Drive N.E. (a Private Street) to its Point of Intersection with the Westerly right-of-way line of Louisiana Boulevard N.E. and the Northeast corner of the tract of land herein described; thence,
S. 00<sup>o</sup> 13<sup>v</sup> 15<sup>w</sup> E., 187.58 feet distance along the Westerly right-of-way line of Louisiana Boulevard N.E. to the Southeast corner and REAL PLACE OF BEGINNING of the tract of land herein described, and containing 66,001 square feet (1.5152 acres), more or less.

Plat & Survey By: ALBUQUERQUE SURVEYING

CO.

2119

Drive N.E. (a Private Street) ald a radius of 56.18 feet, a centr N. 52º 12' 39" E., 68.51 feet di Marriott Drive N.E. (a Private S a cu ng along the Easterly line of Marriott rve bearing to the right (said arc having 08' 12" and a long chord which bears t of Tangency on the Southerly line of

N. 890 46' 45" E., 130.63 feet Marriott Drive N.E. (a Private Street) described; thence, ontinuing along the Southerly line of heast corner of the tract of land herein

S. 89° 46' 45" W., 45.00 fee 5

S. 89° 46' 45" W., 45.00 feet distance S. 00° 13' 15" E., 114.00 feet distanc BEGINNING of the tract of land herein (0.8288 acre), more or less. to the escribe heast corner and REAL PLACE OF and containing 36,104 square feet

Drive, N.E. (a private street) along the arc of a curve bearing to the right (said arc having a radius of 93.18 feet, a central angle of 75° 08' 12", and a long chord which bears N. 52° 12' 39" E., 113.61 feet distance) to a Point of Tangency on the Northerly line of Marriott Drive, N.E. (a private street); thence,
N. 89° 46' 45" E., 45.03 feet distance along the Northerly line of Marriott Drive, N.E. (a private street) to a Point of Curvature; thence,

Northeasterly, 56.14 feet distance continuing along the Northerly line of Marriott Drive, N.E. (a private street) along the arc of a curve bearing to the left (said arc having a radius of 546.76 feet, a central angle of 05° 52' 58", and a long chord which bears N. 86° 50' 16" E., 56.11 feet distance) to a Point of Reverse Curvature; thence,

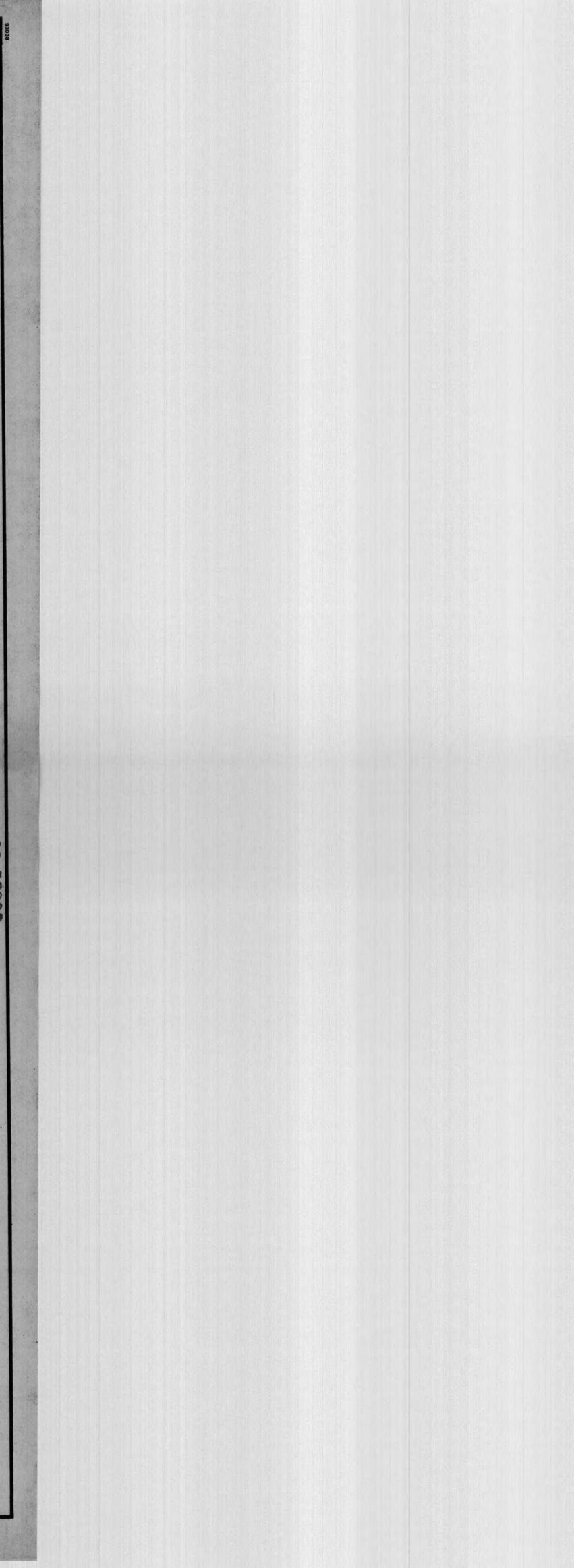
Northeasterly, 56.14 feet distance continuing along the Northerly line of Marriott Drive, N.E. (a private street) along the arc of a curve bearing to the right (said arc having a radius of 546.76 feet, a central angle of 05° 52' 58", and a long chord which bears N. 86° 50' 16" E., 56.11 feet distance) to a Point of Tangency; thence,

N. 890 46' 45" E., 267.53 feet distance continuing along the Northerly line of Marriott Drive, N.E. (a private street) to its Point of Intersection with the Westerly right-of-way line of Louisiana Boulevard, N.E. and Northeast corner of the tract of land herein described; thence,

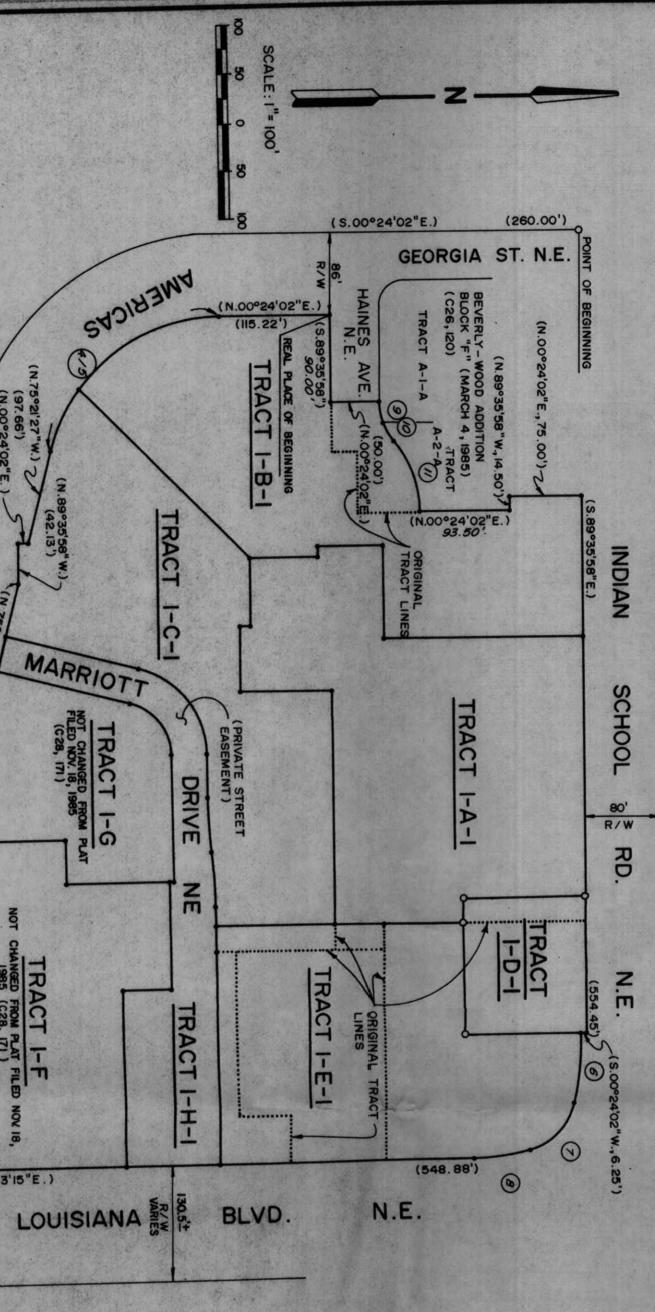
or the S. 00<sup>0</sup> 13<sup>1</sup> 15<sup>10</sup> E., 97.98 feet distance along the Westerly right-of-way line of iisiana Boulevard, N.E. to the Southeast corner and REAL PLACE OF BEGINNING of tract of land herein described, and containing 37,133 square feet (0.8525 acre), more less.

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Northeasterly, 122.19 feet distance continuing along the Westerly line of Marriott	(a Private Street) to a Point of Tangency; thence,	N. 00° 13' 15" W., 107.00 feet distance to a point on the southerly line of marriott Drive N.E. (a Private Street); thence,
N.E. (a private street) to a Point of Curvature; thence,	of Marriott Drive N.E.	
N. 140 38' 33" E., 141.93 feet distance along the Westerly line of Marriott Drive,	cribed; thence,	N. 89º 46' 45" E., 45.00 feet distance to a Point; thence,
Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road System") to a point on the Westerly line of Marriott Drive, N.E. (a private street); thence,	N. 750 21' 27" W., 182.44 feet distance continuing along the Northerly right-of-way line of Americas Parkway N.E. (a Southwesterly Portion of the "Proposed Loop Road Surtem") to its Point of Intersection with the Fasterly line of Marriott Drive N.E. (a	N. 00 <sup>0</sup> 13' 15" W., 114.00 feet distance to a Point; thence,
thence, N. 750 21' 27" W. 37.00 feet distance along the Northerly right-of-way line o		N. 750 21' 27" W., 32.66 feet distance continuing along the Northerly right-of-way line of Americas Parkway N.E. (a Southwesterly Portion of the "Proposed Loop Road
S. 140 38' 33" W., 141.93 feet distance along the Easterly line of Marriott Drive, N.E. (a private street) to a point on the Northerly right-of-way line of aforementioned Americas Parkway. N.E. (a Southwesterly Portion of the "Proposed Loop Road System");		along the arc of a curve bearing to the right (said arc having a radius of 206.77 reet, a central angle of 140 51' 48" and a long chord which bears N. 820 47' 21" W., 67.00 feet distance) to a Point of Tangency; thence,
a radius of 56.18 feet, a central angle of 75° 08' 12", and a long chord which bears S. 52° 12' 39" W., 68.51 feet distance) to a Point of Tangency on the Easterly line of said Marriott Drive, N.E. (a private street); thence,	of Americas Parkway N.E. (a Southwesterly Portion of the "Proposed Loop Koad System") along the arc of a curve bearing to the right (said arc having a radius of 258.99 feet, a central angle of 14° 51' 48" and a long chord which bears N. 82° 47' 21" W., 67.00 feet distance) to a Point of Tangency: thence.	Northwesterly, 67.19 feet distance continuing along the Northerly right-of-way line of Americas Parkway N.E. (a Southwesterly Portion of the "Proposed Loop Road System")
Southwesterly, 73.67 feet distance continuing along the Southerly line of Marriott Drive, N.E. (a private street) along the arc of a curve bearing to the left (said arc having	erly right-of-way line	S. 890 46' 45" W., 241.00 feet distance along the Northerly right-of-way line of Americas Parkway N.E. (a Southwesterly Portion of the "Proposed Loop Road System") to a Point of Curvature: thence.
S. 890 46' 45" W., 130.63 feet distance continuing along the Southerly line of Marriott Drive, N.E. (a private street) to a Point of Curvature; thence,	S. 890 46' 45" W., 241.00 feet distance along the Northerly right-of-way line of Americas Parkway N.E. (a Southwesterly Portion of the "Proposed Loop Road System") to	Americas Parkway N.E. (a Southwesterly Portion of the "Proposed Loop Road System"); thence,
N. 00° 13' 15" W., 4.75 feet distance continuing along the Southerly line of Marriott Drive, N.E. (a private street) to a Point; thence,	Louisiana Boulevard N.E. with the Northerly right-of-way line of Americas Parkway N.E. (a Southwesterly Portion of the "Proposed Loop Road System"); thence,	Louisiana Boulevard N.E. to the Southeast corner and REAL PLACE OF BEGINNING of the tract of land herein described, being also the Point of Intersection of the Westerly right-of-way line of Louisiana Boulevard N.E. with the Northerly right-of-way line of
S. 890 46' 45" W., 1:0.00 feet distance continuing along the Southerly line of Marriott Drive, N.E. (a private street) to a Point; thence,		N. 00° 13' 15" W., 86.00 feet distance along the Westerly right-of-way line of
N. 00 <sup>o</sup> 13' 15" W., 50.46 feet distance continuing along the Southerly line of Marriott Drive, N.E. (a private street) to a Point; thence,	State Plane Coordinates (Central Zone) of Y=1,490,699.59 and X=404,826.08 as established by the City of Albuquerque and the New Mexico State Highway Commission bears S. 04 <sup>o</sup> 12' 38" E., 957.12 feet distance; thence,	State Plane Coordinates (Central Zone) of Y=1,490,699.59 and X=404,826.08 as established by the City of Albuquerque and the New Mexico State Highway commission bears 5,040 121 38" E. 957.12 feet distance: thence.
S. 890 46' 45" W., 184.00 feet distance along the Southerly line of Marriott Crive, N.E. (a private street) to a Point; thence,		"Redivision" being also the Point of Intersection of the Westerly right-of-way line of Louisiana Boulevard N.E. with the Southerly right-of-way line of above-mentioned
N. 00 <sup>0</sup> 13 <sup>o</sup> 15 <sup>o</sup> W., 273.58 feet distance along the Westerly right-of-way line of Louisiana Boulevard, N.E. to the Southeast corner and REAL PLACE OF BEGINNING of the tract of land herein described, being common with the Southeast corner of Marriott Drive, N.E. (a private street); thence,		ADDITION filed for record in the Office of the County Clerk of Bernalillo County, New Mexico on March 4, 1985, in Volume C26, Folio 120; and said tract of land being more particularly described by metes and bounds survey as follows:
Americas Parkway, N.E., whence the Brass Cap Monument "I-40-7" having New Mexico State Plane Coordinates (Central Zone) of Y=1,490,699.59 and X=404,826.08 as established by the City of Albuquerque and the New Mexico State Highway Commission bears S. 04 <sup>o</sup> 12 <sup>o</sup> 38" E., 957.12 feet distance; thence,	was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on November 18, 1985, in Volume C28, Folio 171; Together with Tract A-2-A, Block "F", BEVERLY-WOOD ADDITION, as shown and designated on the plat "Redivision of Tracts A-1 and A-2, Block "F", together with a portion of Haines Avenue, N.E. (Now Comprising Tract A-1-A, Tract A-2-A, Tract A-3 and Tract A-3-1, Block "F") BEVERLY-WOOD	1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-C, and 1-H) FARA SCORE ADDITION, New Mexico, was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico, on November 18, 1985, in Volume C28, Folio 171; Together with Tract A-2-A, Block "F", BEVERLY-WOOD ADDITION, as shown and designated on the plat "Redivision of Tracts A-1 and A-2, Block "F", together with a portion of Haines Avenue, N.E. (Now Comprising A-1 and A-2, Block "F", together with a portion of Haines Avenue, N.E. (Now Comprising Tract A 1-A Tract A-2-A Tract A-3 and Tract A-3-1. Block "F") BEVERLY-WOOD
BEGINNING, FOR A TIE, at the Northeast corner of Tract 2 of above-mentioned "Redivision" being also the Point of Intersection of the Westerly right-of-way line of Louisiana Boulevard, N.E. with the Southerly right-of-way line of above-mentioned		Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being also Tract "I-F" as shown and designated on the "Redivision of Tract I, Park Square Addition, Together with Tract A-3-1, Block "F", Beverly-Wood Addition (Now Comprising Tracts Together With Tract A-3-1, Block "F", Beverly-Wood Addition (Now Comprising Tracts
ADDITION filed for record in the Office of the County Clerk of bernalilio County, New Mexico on March 4, 1985, in Volume C26, Folio 120; and said tract of land being more particularly described by metes and bounds survey as follows:		Being that certain tract of land situate in Section 13, Township 10 North,
A-I and A-2, Block "F", together with a portion of Haines Avenue, N.E. (Now Comprising Tract A-I-A, Tract A-2-A, Tract A-3 and Tract A-3-I, Block "F") BEVERLY-WOOD	161 A Rucord	FOR TRACT "1-F" Not changed from plat filed November 18, 1985 (C28-171)
Together with Tract A-3-1, Block "F", Beverly-Wood Addition (Now Comprising Tract: 1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, and 1-H) PARK SQUARE ADDITION", plat of which was filed for record in the Office of the County Clerk of Bernalillo County, New Mexico,	TION 3:21 JUN 2 0 1986	LEGAL DESCRIPTION
Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being also Tract "1-H" as shown and designated on the "Redivision of Tract 1, Park Square Addition,	theory of New Mexico SS theory of Dornalitio SS This instructionant was filed for record	
Being that certain tract of land situate in Section 13. Township 10 North-	SQUARE ADDITION	
H-I)	NOW COMPRISING TRACTS I-A-I, I-B-I, I-C-I, I-D-I, I-E-I, I-F, I-G AND I-H-I)	(NOW C
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	(241.00') (S.00°I3'I5"E.)
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	<ul> <li>N. 00° 24' 02"</li> <li>N.E. to a Point of C suid Haines Avenue, J Tract A-1-A, Block "I'985, in Volume C26, 22.35 feet distance'</li> <li>Northeasterly, curve bearing to the left (a angle of 20° 12' 58", 22.35 feet distance)</li> <li>Northeasterly, curve bearing to the left (a angle of 20° 12' 21" E., 2000 17' 21" E., 2000 A</li> <li>Nethence, Northeasterly, bearing to the right angle of 40° 00' 24' 02"</li> <li>N. 60° 17' 21" E., 2000 A</li> <li>Northeasterly, bearing to the right angle of 40° 00' 24' 02"</li> <li>N. 00° 24' 02"</li> </ul>
	<ul> <li>E., 50.00 feet distance across arvature on the Northerly righ N.E., being also a point on the Point on the Said arc having a radius of 63.6 and a long chord which bears n to a Point on Curve, being a radius of eleft (said arc having a radius of 63.8 feet distance continuing e left (said arc having a radius of eleft) line of Tract A-2-A, 199 feet distance it a long chord which bears n to a Point on Curve, being a radius of 11.8 feet distance it a long chord which bears n to a point of Tract A-2-A, 1000HTION; thence,</li> <li>79.36 feet distance along the (said arc having a radius of 11.3, and a long chord which bears not a point of Tract A-2-A, 1000HTION; thence,</li> <li>79.36 feet distance along the (said arc having a radius of 11.3, and a long chord which bears not a point of Tangency; thence,</li> <li>E., 93.00 feet distance to a Point end to the therein described, a point on the nee not distance to the not the not of Road, N.E.; thence,</li> </ul>
	ance across Hain ritherly right-of-vo oint on the South D ADDITION (file D ADDITION (file D ADDITION (file D ADDITION (file D ADDITION (file Continuing along the arc a long chord v e) to a Point of 6 a long the arc dius of 113.66 fee hich bears N. 70 wey; thence, North point on the North point on the South thence,
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	nt distant feet distant Northence, Northerly Southweste Point; then Northerly Southweste Point; then Northerly Southweste Point of C Northerly Southweste Point of C Northerly Southweste Point of C Northerly Southweste arc of a cu feet, a co N. 370 28 thence, Northerly Southweste arc of a cu
	<ul> <li>N. 750 21' 27" W., 307.86 feet distance continuing along the vortherly right-of-way line of Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road System" to a Point; thence,</li> <li>N. 890 33' 38" W., 42.13 feet distance continuing along the vortherly right-of-way line of Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road System" to a Point; thence,</li> <li>N. 000 24' 02" E., 10.69 feet distance continuing along the Vortherly right-of-way line of Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road System") to a Point; thence,</li> <li>N. 000 24' 02" E., 10.69 feet distance continuing along the Vortherly right-of-way line of Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road System") to a Point; thence,</li> <li>N. 750 21' 27" W., 97.66 feet distance continuing along the Northerly right-of-way line of Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road System") to a Point; thence,</li> <li>N. 750 21' 27" W., 97.66 feet distance continuing along the Southwesterly Portion of the "Proposed Loop Road System") to a Southwesterly right-of-way line of Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road System") to a Southwesterly Portion of the "Proposed Loop Road System") to a Southwesterly Portion of the "Proposed Loop Road System") to a Southwesterly right-of-way line of Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road System") along the Southwesterly Portion of the "Proposed Loop Road System" along the Southwesterly Portion of the "Proposed Loop Road System" along the Southwesterly Portion of the "Proposed Loop Road System" along the Southwesterly right-of-way line of Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road System") along the Southwesterly Portion of the "Proposed Loop Road System" along the Southwesterly right-of-way line of Americas Parkway, N.E. (a Contal angle of 750 '9' 29', 29', 20', 20', 20', 20', 20',</li></ul>
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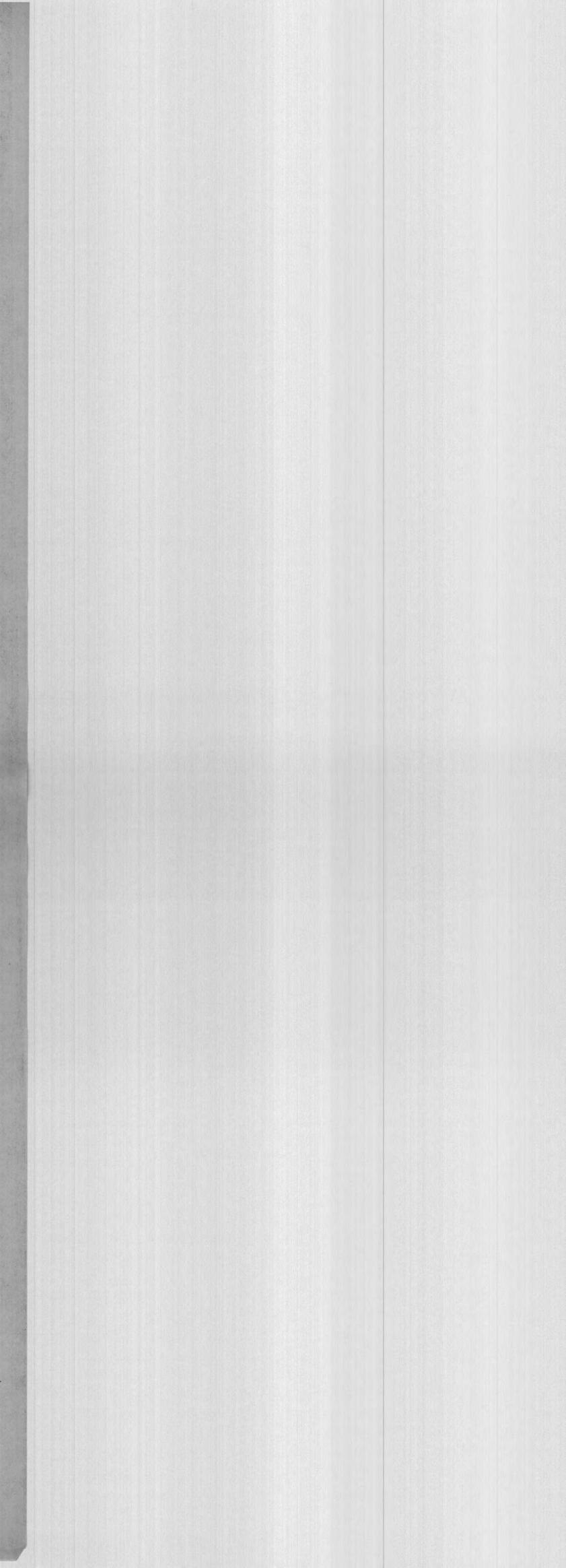
Northwesterly, 67.19 feet distance continuing along the Northerly right-of-way line of Americas Parkway, N.E. (a Southwesterly Portion of the "Proposed Loop Road System") along the arc of a curve bearing to the right (said arc having a radius of 258.99 feet distance, a central angle of 14° 51' 48", and a long chord which bears N. 82° 47' 21" W., 67.00 feet distance) to a Point of Tangency; thence,

Southeasterly, 59.06 feet distance continuing along the Southerly right-of-way line of said Indian School Road, N.E. along the feet, a central angle of 140 07 41", and a long chord which bears 5,070 17 05" E., 58.91 feet distance) to a Point of Tangency on the Westerly right-of-way line of Louisiana Boulevard, N.E., thence, 50.000 13' 15" E., 548.88 feet distance along the Westerly right-of-way line of Americas Parkway, N.E., (a Southwesterly Portion of the "Proposed Loop Road System") and the Southeast corner of the tract of land herein described; thence, 5, 890 46' 45" W., 241.00 feet distance along the Northerly right-of-way line of Americas Parkway, N.E., (a Southwest line of Americas Parkway, N.E., (a Southwest of Americas Parkway, N.E., (a Southwest line of Americas Parkway, N.E., (a Southwesterly line of the "Proposed Loop Road System") to a Point of Curvature; thence,

5. 00° 24° 02" W., 6.25 feet distance, radially inward, to a Concentric Point of Curvature; thence,
Southeasterly, 73.18 feet distance along the Southerly right-of-way line of said Indian School Road, N.E. along the arc of a curve bearing to the right (said arc having a radius of 363.80 feet, a central angle of 11° 27' 47", and a long chord which bears S. 83° 52' 04" E., 73.06 feet distance) to a Point of Compound Curvature; thence,
Southeasterly, 71.81 feet distance continuing along the southerly right-of-way line of said Indian School Road, N.E. along the southerly right-of-way line of said Indian School Road, N.E. along the southerly right-of-way line of said Indian School Road, N.E. along the size of a curve bearing to the right (said arc having a radius of 64.50 feet, a central angle of 63° 47' 15", and a long chord which bears S, 46° 14' 34" E., 68.16 feet distance) to a Point of Compound Curvature; thence, Curvature; thence,

Southerly ence, ly inward,

S, 890 35' 58" E., 554 I-way line of Indian Schoo S. 000 24' 02" W., oncentric Point of Curva ol Road, N.E. to a Point; the



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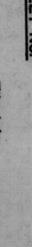
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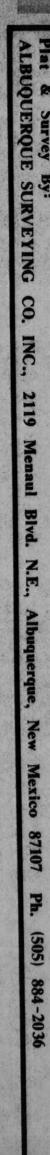
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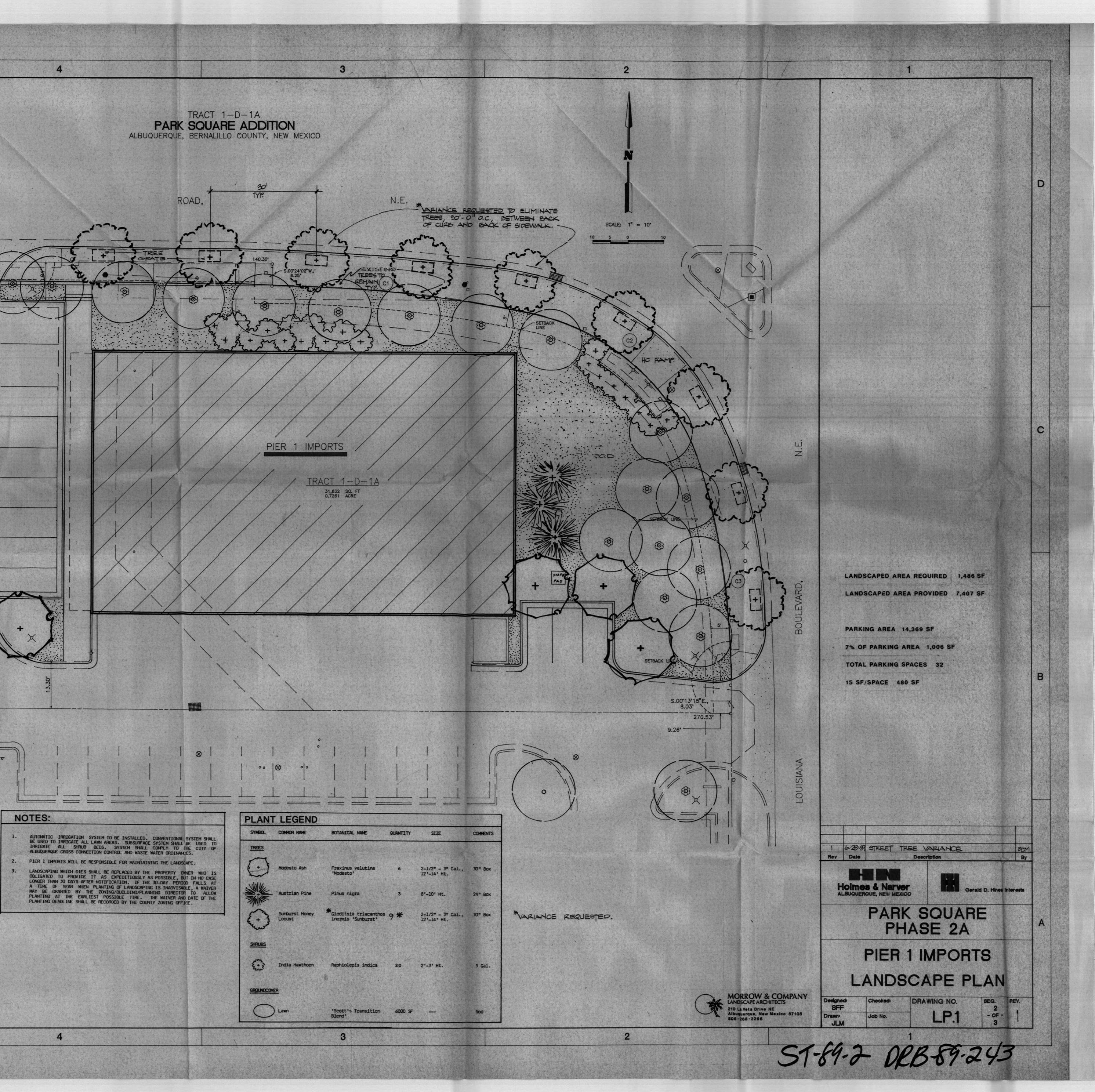
OF

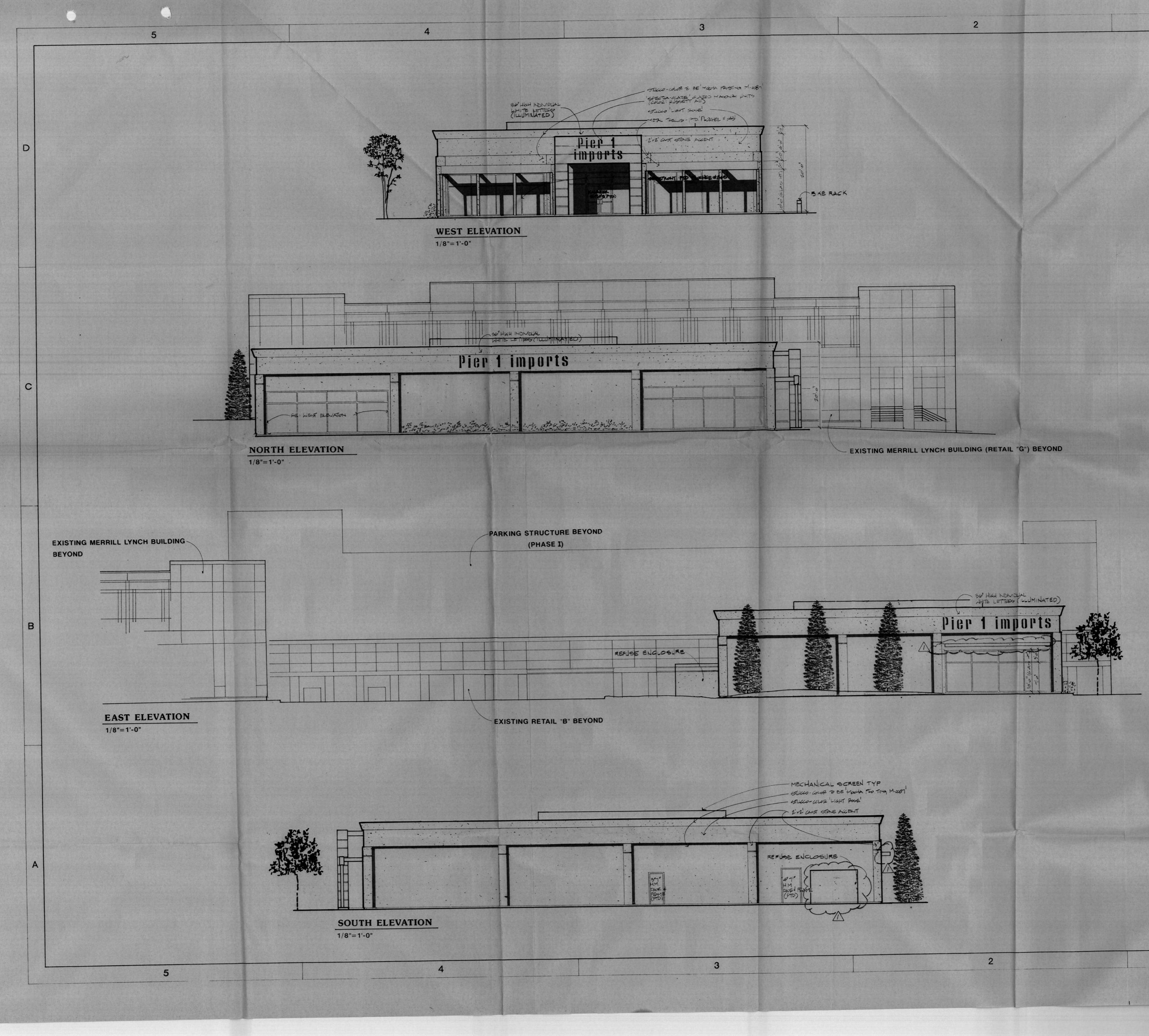
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5 D INDIAN SCHOOL \_\_\_\_ 6 A CONTRACTOR OF THE OWNER OWNE C the second se ----B ----N.89'35'55"W., the second second NOTES: 5





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	and the second second	

## 1 7-5-89 ADDED TRELLIS; RELOCATED REFUSE ENCL. Rev Date Holmes & Narver PARK SOUARE PHASE 2A

WEST ELEVATION.

## ENERGY CONSERVATION

1. THE BUILDING WILL BE DESIGNED WITH STATE-OF-THE-ART HEATING VENTILATING AND AIR CONDITIONING SYSTEMS.

2. THE BUILDING FACADES WILL INCORPORATE RECESSED NON-REFLECTIVE GLASS ON APPROPRIATE ORIENTATIONS. THE GLAZING WILL

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By

Description

PIER 1 IMPORTS

ELEVATIONS

E.1

Checked: JCB Job No. 2468.00

Designed: PIER\_I Drawn: TML

DRAWING NO.

11

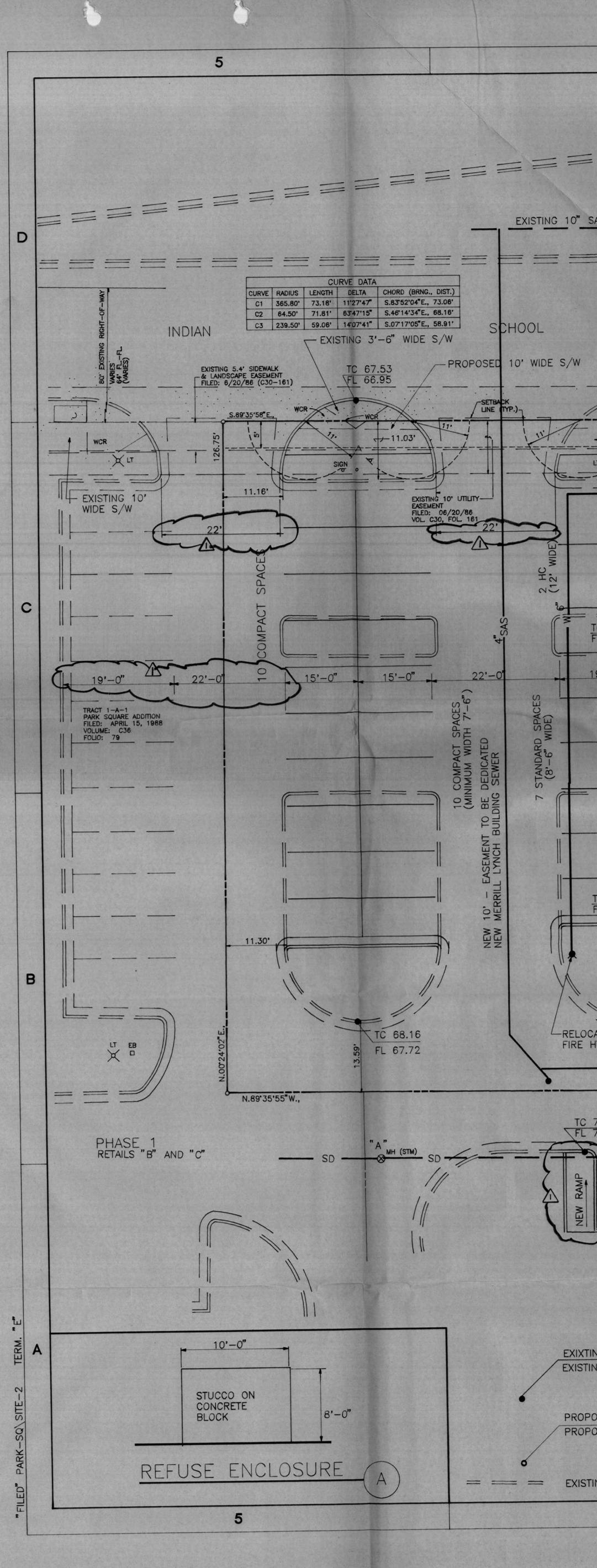
Gerald D. Hines Interests

SEO. REV. 3 - OF - 1 3

BE A HIGH PERFORMANCE THERMALLY IMPROVED SYSTEM.

3. WALL AND ROOF SYSTEMS WILL MEET OR EXCEED ENERGY CODE.

4. AN ENERGY SAVING SHADING DEVICE (TRELLIS) HAS BEEN INCORPORATED INTO THE



TC 68.43 FL 67.777 WCR WM 0 WCR WM 0 EXIS	TRACT 1-D- PARK SOUARE ROAD, TING 3'-6" WIDE S/W SED 10' WIDE S/W SED 10' WIDE S/W FND. CHIS SCN FND. CHIS X" IN CO	ADDITION	N.E. TC 70.15 FL 69.53 TING 10' WIDE S/W OWER LINE C1 TC
ТС 71.14 ТС 71.14 ТС 71.14 ТС 70.64 9'-0" 18'-0" 18'-0"	C/O EXISTING 10' WIDE PERMANENT SANITARY SEWER EASEMENT FILED: 07/23/87 MISC. BK. 514A PAGES 298-301		RETAIL "F" ONE STORY WITH PARTIAL STORAGE MEZZANINE 9,000 G.S.F 1 ST FLOOF 1,326 G.S.F STORAGE MI F.F. ELEVATION 5271.30
TC 71.14 FL 70.64	REMOVE ABANDONED WATER LINE EXISTING EAS TO BE VACAT	EMENT SETBACK LINE NOTE: EMENT SETBACK LINE NOTE: SEMENT SIDEWALK LOCATE SEMENT SIDEWALK LOCATE	SQ. FT ACRE #1-018-058-504-518-1-16-22
ATED HYDRANT of Market TC 71.54 FL 71.10	HYDRANT TED 4" SAS EXISTING	UNLØADING AREA	BUILDING SEWER
$\frac{71.58}{71.12}$	CATCH BA (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM) (STM)	$\begin{array}{c} & & & & \\ & & & & \\ & & & & \\ & & & & $	
OFFICE ANI TWO STORI	D RETAIL "G"	PARK SQUARE ADDITION FILED: FEBRUARY 2, 1987 VOLUME: C36 FOLIO: 171	GENE PROVIDED EASEMENT SEVEN FE BE ADDED EXTENDED WIDE SIDE THE BUIL
ING CURB & GUTTER TO BE REA	AOVED		3

