

Vicinity Map - Zone Atlas D-17-Z & D-18-Z

Documents

- 1. PLAT OF SUBJECT TRACTS FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON APRIL 4, 2017, IN BOOK 2017C, PAGE 40.
- 2. DEED FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON JUNE 18, 2015, AS DOCUMENT NO. 2015052300.

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

BEN F. SPENCER, MANAGER DATE
TITAN JOURNAL CENTER INVESTORS, LLC AND TITAN JOURNAL CENTER LAND, LLC

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20__
BY: BEN F. SPENCER, MANAGER, TITAN JOURNAL CENTER INVESTORS, LLC AND TITAN JOURNAL CENTER LAND, LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Section 23, Township 11 North, Range 3 East, N.M.P.M.
as Projected within the Elena Gallegos Grant
Subdivision: Legacy at Journal Center
Owner: Titan Journal Center Investors LLC;
Owner: Titan Journal Center Land LLC
UPC #: 101706352646310706 (Tract A–3–A)
UPC #: 101706352644910705 (Tract A–3–B)

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 2.9696 ACRES
ZONE ATLAS PAGE NO. D–17–Z & D–18–Z
NUMBER OF EXISTING TRACTS. 2
NUMBER OF TRACTS CREATED. 2
MILES OF FULL–WIDTH STREETS. 0.0000 MILES
MILES OF HALF–WIDTH STREETS. 0.0000 MILES
RIGHT–OF–WAY DEDICATION TO THE CITY OF ALBUQUERQUE. ????? ACRES
DATE OF SURVEY. JUNE 2025

Notes

- 1. FIELD SURVEY PERFORMED IN JUNE 2025.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83–CENTRAL ZONE).
- 4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
- 5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20____.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Legal Description

TRACTS NUMBERED A–3–A AND A–3–B, LEGACY AT JOURNAL CENTER, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 4, 2017, IN PLAT BOOK 2017C, PAGE 40.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: _____
_____ 101706352644910705 _____
PROPERTY OWNER OF RECORD
BERNALILLO COUNTY TREASURER’S OFFICE

Plat for
Tracts A-3-A-1 and A-3-B-1
Legacy at Journal Center
Being Comprised of
Tracts A-3-A and A-3-B
Legacy at Journal Center
City of Albuquerque, Bernalillo County, New Mexico
June 2025

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

Ezee Fiber

City Approvals:

City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN J. MARTINEZ Date
N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

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



Easement Notes

- 1

EXISTING 10' ACCESS RIGHTS (9/21/1983, BK. 51-A, PG. 459)
- 2

EXISTING 10' PNM EASEMENT (12/19/1994, 94C-420)
- 3

EXISTING 10' P.U.E. (09/09/2016, 2016C-112)
- 4

EXISTING P.U.E. FOR TRANSFORMER (09/09/2016, 2016C-112)
- 5

EXISTING PEDESTRIAN EASEMENT (09/09/2016, 2016C-112)
- 6

EXISTING PEDESTRIAN EASEMENT (04/04/2017, 2017C-40)
- 7

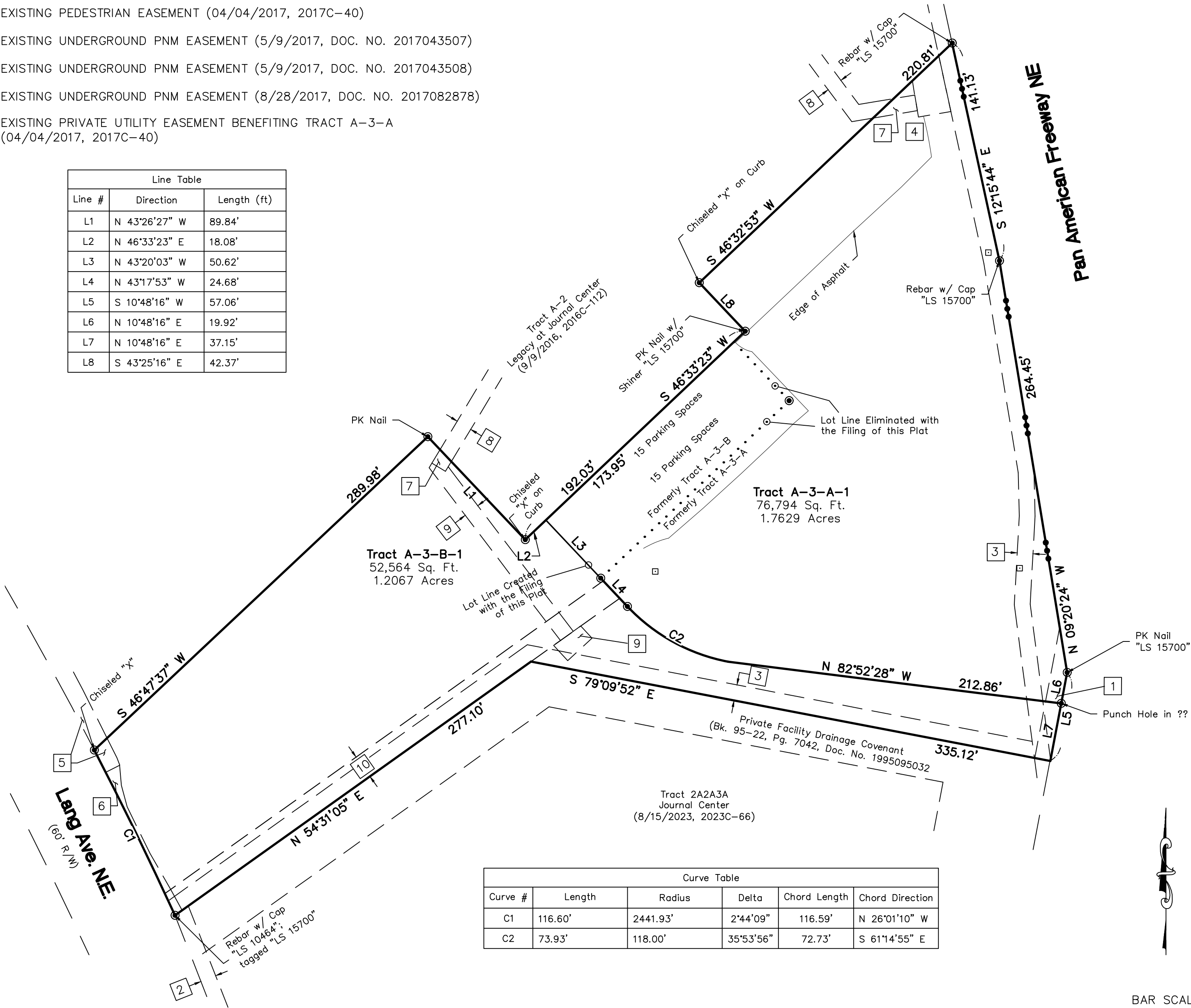
EXISTING UNDERGROUND PNM EASEMENT (5/9/2017, DOC. NO. 2017043507)
- 8

EXISTING UNDERGROUND PNM EASEMENT (5/9/2017, DOC. NO. 2017043508)
- 9

EXISTING UNDERGROUND PNM EASEMENT (8/28/2017, DOC. NO. 2017082878)
- 10

EXISTING PRIVATE UTILITY EASEMENT BENEFITING TRACT A-3-A (04/04/2017, 2017C-40)

Line Table		
Line #	Direction	Length (ft)
L1	N 43°26'27" W	89.84'
L2	N 46°33'23" E	18.08'
L3	N 43°20'03" W	50.62'
L4	N 43°17'53" W	24.68'
L5	S 10°48'16" W	57.06'
L6	N 10°48'16" E	19.92'
L7	N 10°48'16" E	37.15'
L8	S 43°25'16" E	42.37'



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	116.60'	2441.93'	2°44'09"	116.59'	N 26°01'10" W
C2	73.93'	118.00'	35°53'56"	72.73'	S 61°14'55" E

Plat for
Tracts A-3-A-1 and A-3-B-1
Legacy at Journal Center
Being Comprised of
Tracts A-3-A and A-3-B
Legacy at Journal Center
City of Albuquerque, Bernalillo County, New Mexico
June 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (4/4/2017, 2017C-40)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
—●—●—●—	ACCESS CONTROL LINE PER RIGHT OF WAY MAP, PROJECT NO. A301180

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 services.
- 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 (aboveground 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 this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

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