

Vicinity Map - Zone Atlas D-16-Z & D-17-Z

Indexing Information

Projected Sections 22, & 23 Township 11 North, Range 3 East, N.M.P.M. Elena Gallegos Land Grant
 Subdivision: Journal Center Phase 2, Unit 2
 Owner: Brunacini Development LTD Co
 UPC #: 101706300320730428 (Portion of Tract A-2-A)
 101706300323630427 (Portion of Tract A-3-A)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101706300320730428
 101706300323630427

PROPERTY OWNER OF RECORD
Brunacini Development LTD Co
 BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 4/4/22

Purpose of Plat

1. ELIMINATING INTERIOR LOT LINE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON

Subdivision Data

GROSS ACREAGE..... 4.7453 ACRES
 ZONE ATLAS PAGE NO..... D-16-Z & D-17-Z
 NUMBER OF EXISTING LOTS..... 2
 NUMBER OF LOTS CREATED..... 1
 MILES OF FULL-WIDTH STREETS..... 0 MILES
 MILES OF HALF-WIDTH STREETS..... 0 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0 ACRES
 DATE OF SURVEY..... DECEMBER 2021

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 PLAT R:\$25.00 B: 2022C P: 0026 Linda Stover, Bernalillo County

Legal Description

TRACT "A-2-A" AND TRACT "A-3-A" OF THE PLAT OF TRACTS A-1-A, A-2-A, A-3-A & A-4-A, JOURNAL CENTER, PHASE 2, UNIT 2, WITHIN PROJECTED SECTIONS 22 & 23, T. 11 N., R. 3 E., N.M.P.M., ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 12, 2007, IN PLAT BOOK 2007C, PAGE 35, AS DOCUMENT NO. 2007023064.

LESS AND EXCEPT THAT PORTION OF TRACT "A-2-A" AND TRACT "A-3-A" CONVEYED TO THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, BY WARRANTY DEED RECORDED JULY 28, 2017, AS DOCUMENT NO. 2017073204, AND RE-RECORDED AUGUST 22, 2017, AS DOCUMENT NO. 2017081104, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "A-2-A", MARKED BY A PK NAIL WITH TAG "LS 14271", WHENCE A TIE TO ACS MONUMENT "SMW-12" BEARS S 57°33'11" E, A DISTANCE OF 8,412.51 FEET;

THENCE, FROM SAID POINT OF BEGINNING, N 89°58'32" W, A DISTANCE OF 344.87 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

THENCE, N 00°14'16" E, A DISTANCE OF 38.08 FEET TO AN ANGLE POINT, MARKED BY A PK NAIL WITH TAG ILLEGIBLE;

THENCE, S 89°56'08" W, A DISTANCE OF 88.18 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A-2-A, LYING ON THE EASTERLY RIGHT OF WAY OF THE AMAFCA NORTH DIVERSION CHANNEL, MARKED BY A REBAR WITH CAP "LS 11808";

THENCE, COINCIDING WITH SAID EASTERLY RIGHT OF WAY, N 00°00'25" E, A DISTANCE OF 101.60 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, TRAVERSING SAID TRACT A-2-A AND THEN TRACT A-3-A, THE FOLLOWING EIGHT COURSES:

S 89°59'15" E, A DISTANCE OF 4.44 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

N 06°37'12" E, A DISTANCE OF 100.99 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374"

N 00°00'49" E, A DISTANCE OF 25.89 FEET TO THE COMMON BOUNDARY LINE BETWEEN SAID TRACTS A-2-A AND A-3-A, MARKED BY A REBAR WITH CAP "LS 18374";

N 00°00'49" E, A DISTANCE OF 186.84 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

S 89°59'11" E, A DISTANCE OF 4.99 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

DESCRIPTION CONTINUED ON SHEET 3...

**Plat for
 Tract A-2-A-1,
 Journal Center Phase 2, Unit 2
 Being Comprised of
 Portions of Tracts A-2-A and A-3-A,
 Journal Center Phase 2, Unit 2
 City of Albuquerque
 Bernalillo County, New Mexico
 December 2021**

Project Number: PR-2021-006258

Application Number: SD-2022-00005

Plat Approvals:

<i>[Signature]</i>	Mar 17, 2022
PNM Electric Services <i>Natalia Antonica</i> <small>Natalia Antonica (Mar 17, 2022 10:52 MST)</small>	Mar 18, 2022
Qwest Corp. d/b/a CenturyLink QC <i>Pamela C. Stone</i> <small>Pamela C. Stone (Mar 18, 2022 14:04 MST)</small>	Mar 18, 2022
New Mexico Gas Company <i>Mike Morcia</i> <small>Mike Morcia (Mar 2, 2022 17:05 MST)</small>	Mar 2, 2022
Comcast	

City Approvals:

<i>Loren N. Risenhoover P.S.</i> City Surveyor	1/4/2022
<i>Jeanne Wolfenbarger</i> Traffic Engineer <small>Jeanne Wolfenbarger (Mar 22, 2022 14:41 MST)</small>	Mar 22, 2022
<i>Blaine Carter</i> Parks and Recreation Department <small>Blaine Carter (Mar 24, 2022 13:32 MST)</small>	Mar 24, 2022
<i>Cheryl [Signature]</i> Parks and Recreation Department <small>Cheryl [Signature] (Mar 21, 2022 17:12 MST)</small>	Mar 21, 2022
<i>Jeff Palmer</i> Code Enforcement <small>Jeff Palmer (Mar 22, 2022 09:17 MST)</small>	Mar 22, 2022
<i>[Signature]</i> AMAFCA Ernest Armijo	3/21/2022
<i>[Signature]</i> City Engineer BRB Chairperson, Planning Department	Mar 21, 2022
	Apr 1, 2022

Documents

1. PLAT FOR JOURNAL CENTER, PHASE 2, UNIT 2, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 12, 2007 IN PLAT BOOK 2007C, PAGE 35 AS DOCUMENT NO. 2007023064,
2. LESS AND EXCEPT THAT PORTION OF TRACT "A-2-A" AND TRACT "A-3-A" CONVEYED TO THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, RECORDED JULY 28, 2017 AS DOCUMENT NO. 2017073204, RE-RECORDED AUGUST 22, 2017 AS DOCUMENT NO. 2017081104, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
3. WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN SEPTEMBER 22, 2004, IN BOOK A84, PAGE 3464, AS DOC. NO. 2004133832
4. AMAFCA NORTH DIVERSION CHANNEL AND INLET CHANNEL AND INLET CHANNELS DRAINAGE RIGHT-OF-WAY, PHASE 4, RIGHT-OF-WAY PARCELS A THRU G, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 11, 1996, IN BOOK 96C, PAGE 429.

Notes

1. FIELD SURVEY PERFORMED IN JULY AND DECEMBER 2021
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

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.

Surveyor's Certificate

I, WILL PLOTNER JR., 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.

Will Plotner Jr.
 Will Plotner Jr.
 N.M.R.P.S. No. 14271
 Date 1/4/2021



CSI-CARTESIAN SURVEYS INC.

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

Plat for
Tract A-2-A-1,
Journal Center Phase 2, Unit 2
 Being Comprised of
 Portions of Tracts A-2-A and A-3-A,
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 City of Albuquerque
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 December 2021

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Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (2/12/2007, 2007C-35)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (8/22/2017, DOC. NO. 2017081104)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (9/29/1999, 99C-274)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (10/11/1996, 96C-429)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



Line Table

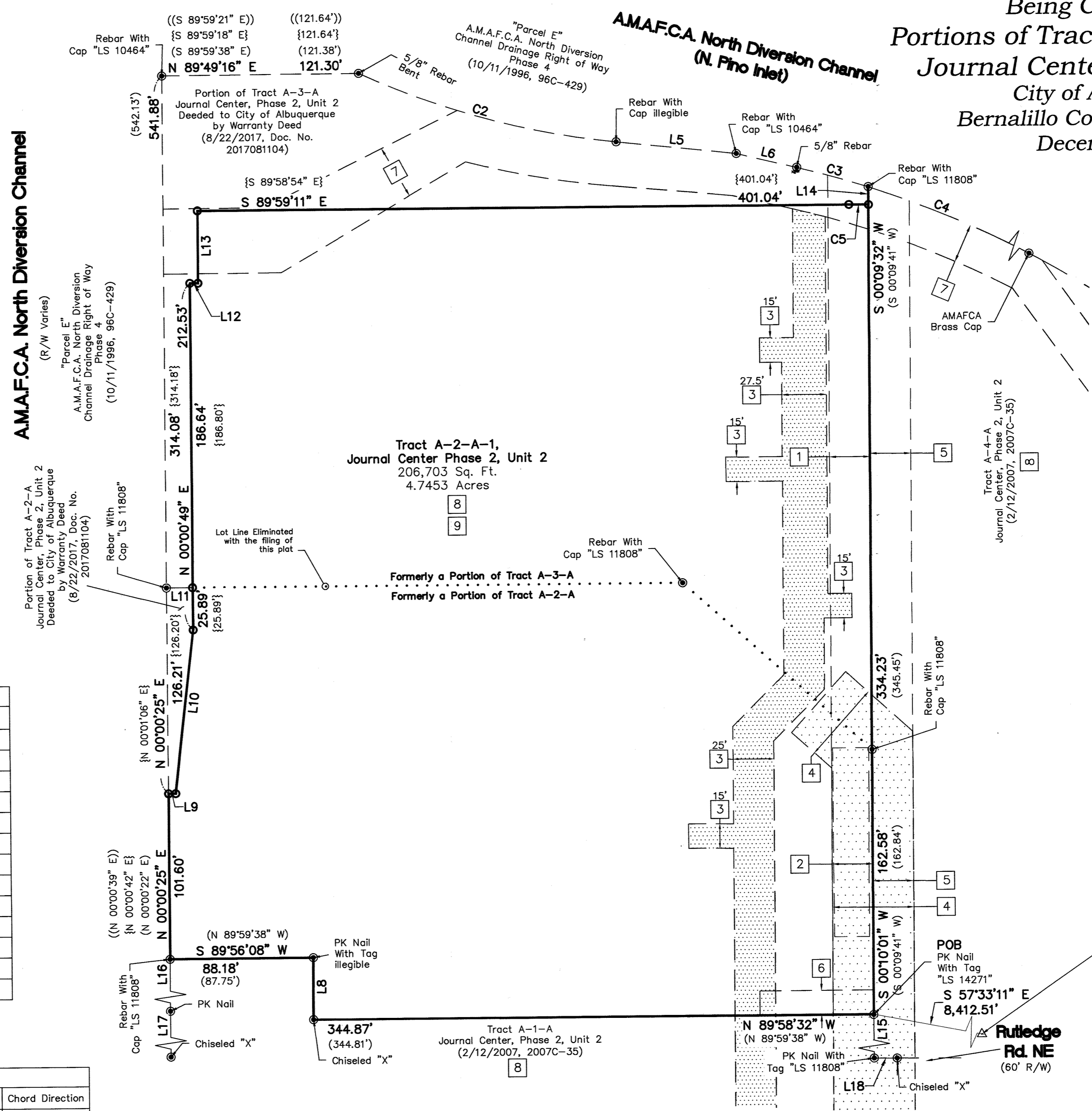
Line #	Direction	Length (ft)
L5	S 83°55'52" E (S 83°59'38" E) {S 83°59'18" E}	74.18' (74.17') {74.16'}
L6	S 76°28'51" E (S 76°30'17" E) {S 76°29'57" E}	38.18' (38.16') {38.16'}
L8	N 00°14'16" E (N 00°00'22" E)	38.08' (38.16')
L9	S 89°59'15" E {S 89°58'58" E}	4.44' {4.43'}
L10	N 06°37'12" E {N 06°37'29" E}	100.99' {100.99'}
L11	N 89°59'28" W {N 89°59'43" W}	16.07' {16.07'}
L12	S 89°59'11" E {S 89°58'54" E}	4.99' {5.00'}
L13	N 00°00'49" E {N 00°01'16" E}	44.46' {44.46'}
L14	S 00°09'32" W {S 00°11'07" W} (N 89°59'38" W)	10.86' {10.86'}
L15	S 00°09'41" W (S 00°09'41" W)	133.63' (133.63')
L16	S 00°00'25" W (S 00°09'41" E)	482.03' (482.18')
L17	S 00°00'25" W (S 00°00'22" W)	326.05' [326.35']
L18	S 89°40'40" E (S 89°40'04" E)	14.07' (14.07')

* L1-L4, and L7 INTENTIONALLY OMITTED

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C2	164.88' {164.48'} {164.47'}	505.00' (505.00') {505.00'}	18°42'24"	164.15'	S 74°34'40" E
C3	45.52' (45.79') {45.55'}	606.20' (606.20') {606.20'}	4°18'10"	45.51'	S 74°19'46" E
C4	280.14' (325.66')	606.20' (606.20')	26°28'38"	277.65'	S 58°56'21" E
C5	12.10' {12.10'}	810.00' {810.00'}	0°51'22"	12.10'	S 89°25'05" E

* C1 INTENTIONALLY OMITTED



ACS Monument "SMW-12"
 NAD 1983 CENTRAL ZONE
 X=1541924.324*
 Y=1510982.798*
 Z=5242.356* (NAVD 1988)
 G-G=0.999664227
 Mapping Angle=-0°11'22.97"
 *U.S. SURVEY FEET



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2022C-21e

(2)

**Plat for
Tract A-2-A-1,
Journal Center Phase 2, Unit 2
Being Comprised of
Portions of Tracts A-2-A and A-3-A,
Journal Center Phase 2, Unit 2
City of Albuquerque
Bernalillo County, New Mexico
December 2021**

Legal Description (Continued)

CONTINUED FROM SHEET 1...

N 00°00'49" E, A DISTANCE OF 44.46 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

S 89°59'11" E, A DISTANCE OF 401.04 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 18374";

12.10 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 810.00 FEET, A DELTA OF 00°51'22", AND A CHORD BEARING S 89°25'05" E, A DISTANCE OF 12.10 FEET TO A POINT LYING ON THE EAST BOUNDARY OF SAID TRACT "A-3-A", MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID EAST BOUNDARY, S 00°09'32" W, A DISTANCE OF 334.23 FEET TO THE COMMON CORNER OF SAID TRACTS A-3-A AND A-2-A, MARKED BY A REBAR WITH CAP "LS 11808";

THENCE, S 00°10'01" W, A DISTANCE OF 162.58 FEET TO THE POINT OF BEGINNING, CONTAINING 4.7453 ACRES (206,704 SQ. FT.), MORE OR LESS.

Easement Notes

- 1 EXISTING 25' PNM EASEMENT (4/5/2005, BK. A94, PG. 6203, DOC. NO. 2005046344)
- 2 EXISTING 25' PNM EASEMENT (4/5/2005, BK. A94, PG. 6202, DOC. NO. 2005046343)
- 3 EXISTING PUBLIC WATER AND SANITARY SEWER EASEMENT (10/28/2004, 2004C-343) SHOWN HEREON AS [REDACTED]
- 4 EXISTING 50' PRIVATE ACCESS EASEMENT (10/28/2004, 2004C-343) SHOWN HEREON AS [REDACTED]
- 5 EXISTING 25' PNM EASEMENT (4/5/2005, BK. A94, PG. 6204, DOC. NO. 2005046345)
- 6 EXISTING 15' X 70' PNM EASEMENT (4/5/2005, BK. A94, PG. 6207) AND RE-RECORDED (3/19/2007, BK. A134, PG. 1269, DOC. NO. 2005046348)
- 7 EXISTING PUBLIC SANITARY SEWER EASEMENT (4/10/2003, 2003C-98)
- 8 EXISTING RECIPROCAL NON-EXCLUSIVE PERPETUAL EASEMENTS OVER, THROUGH AND ACROSS THE "ACCESS AREAS" LOCATED ON EACH TRACT FOR PURPOSES OF ACCESS, INGRESS, EGRESS AND VEHICULAR AND PEDESTRIAN TRAFFIC (10/28/2004, BK. A86, PG. 1268, DOC. NO. 2004151690), BLANKET IN NATURE
- 9 PRIVATE CROSS LOT DRAINAGE EASEMENT FOR EXISTING DRAINAGE FLOW VOLUMES, EXCLUDING FUTURE BUILDING ENVELOPES BENEFITTING THE OWNERS OF TRACTS A-1-A AND A-4-A, TO BE MAINTAINED BY THE OWNER OF TRACT A-2-A-1, GRANTED WITH THE FILING OF THIS PLAT.

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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.

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.

1-5-2022

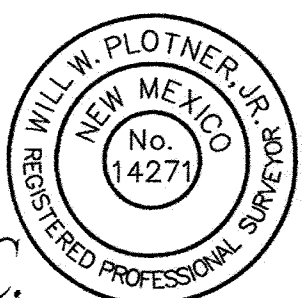
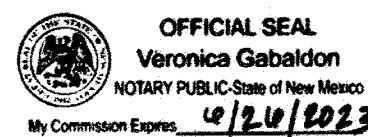
ANGELO BRUNACINI, MANAGER, BRUNACINI DEVELOPMENT LTD CO, DATE
A NEW MEXICO LIMITED LIABILITY COMPANY
OWNER OF TRACTS "A-2-A" & "A-3-A"

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 5th, 2022
BY: ANGELO BRUNACINI, MANAGER, BRUNACINI DEVELOPMENT LTD CO, A NEW MEXICO LIMITED LIABILITY COMPANY

By: Veronica Gabaldon
NOTARY PUBLIC

MY COMMISSION EXPIRES 6/26/2023



CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
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