



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms SP & P2)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	<b>APPEAL</b>	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (Form A)	

<b>BRIEF DESCRIPTION OF REQUEST</b>

<b>APPLICATION INFORMATION</b>		
Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street:	Between:	and:

<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

<b>Signature:</b>	<b>Date:</b>
<b>Printed Name:</b>	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022****\_ AMENDMENT TO INFRASTRUCTURE LIST**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Proposed Amended Infrastructure List
- \_\_\_ 6) Original Infrastructure List

**\_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

**\_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled

- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the deferral or extension
- \_\_\_ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**\_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)  
EXTENSION**

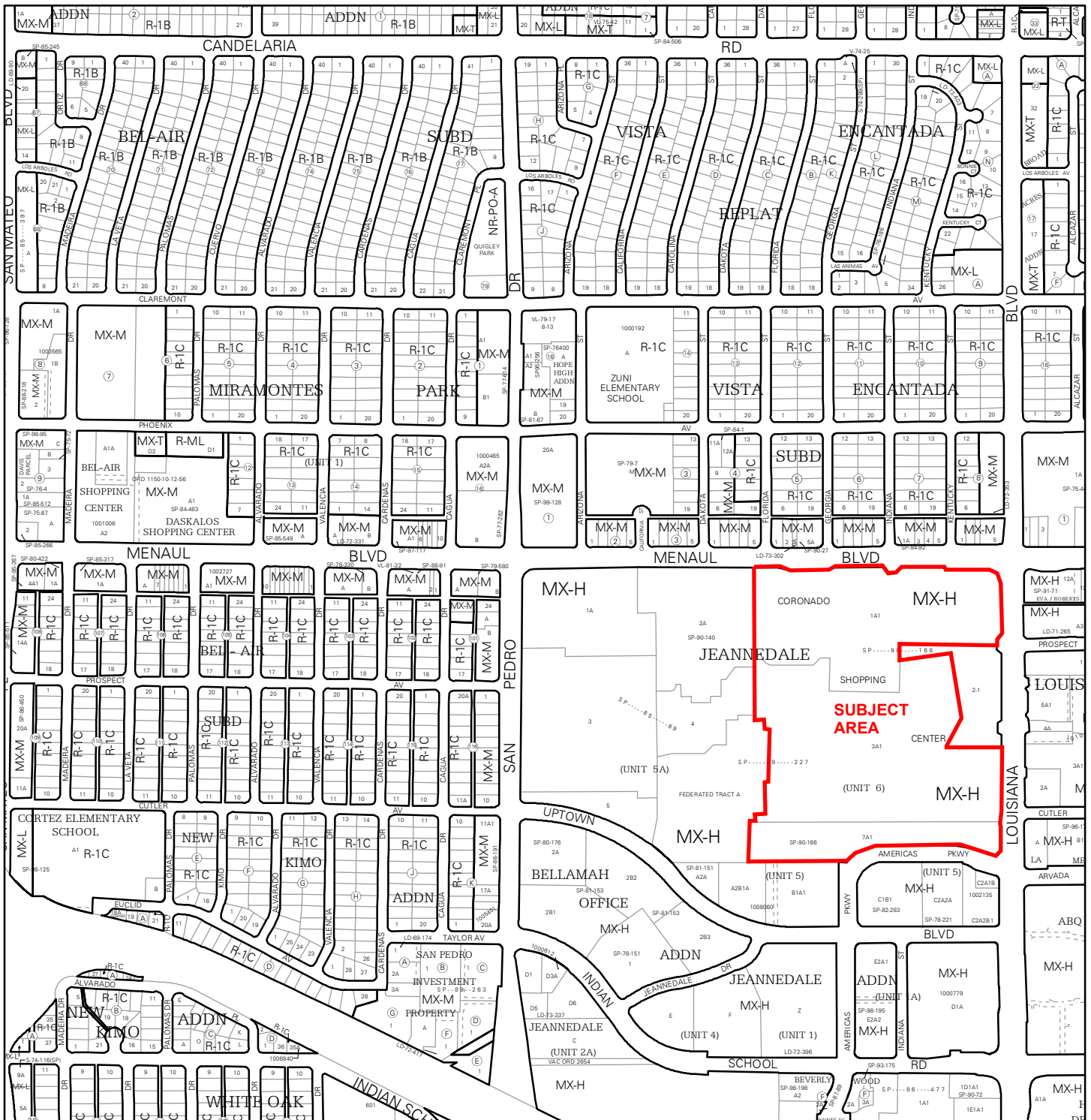
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- \_\_\_ 6) Preliminary Plat or Site Plan
- \_\_\_ 7) Copy of DRB approved Infrastructure List
- \_\_\_ 8) Copy of recorded IIA

**\_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- \_\_\_ 1) DFT Application form completed, signed, and dated
- \_\_\_ 2) Form S3 with all the submittal items checked/marked
- \_\_\_ 3) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 4) Letter describing, explaining, and justifying the request
- \_\_\_ 5) Scale drawing of the proposed subdivision plat or Site Plan
- \_\_\_ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas

### May 2018

**IDO Zoning information as of May 17, 2018**  
**The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).**

Zone Atlas Page:  
**H-18-Z**

- Easement
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

- Escarpment

Gray Shading  
Represents Area Outside  
of the City Limits

0 250 500 1,000 Feet

June 11, 2024

City of Albuquerque  
DFT (Development Facilitation Team)

Re: REPLAT OF LOT 7-A-1, UNIT 5-A AND LOTS 1-A-1 & 3-A-1, UNIT 6, DALE J. BELLEMAH'S  
JEANNEDALE Coronado Center

*We would like to request a Sketch Plat review for the above-mentioned property.*

*We are requesting a Minor action to replat Three (3) existing parcels into Nine (9) new  
parcels for the purposes of resale.*

*As the shopping center continues to evolve, this proactive subdivision creates optionality for  
possible parcel sales and mixed-use development.*

*Thank you for your time and efforts regarding this request.*

Sincerely,

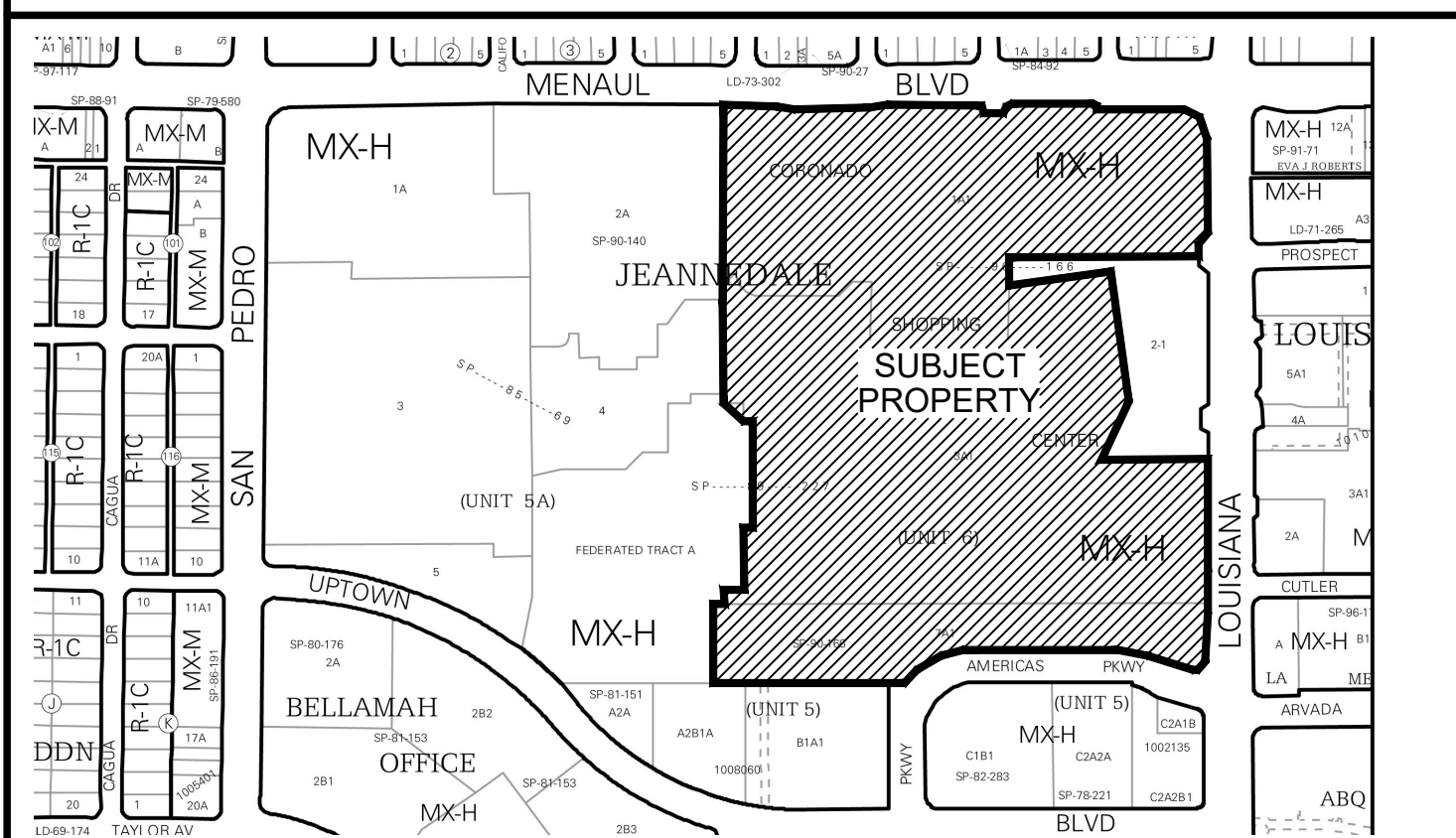
*Pat Jaramillo*

Pat Jaramillo, Wilson and Company, Inc.  
Agent for Brookfield Properties  
505.804.7062 cell

**SKETCH PLAT OF**  
**LOTS 7-A-1A AND 7-A-1B, UNIT 5-A;**  
**LOTS 1-A-1A, 1-A-1B, 1-A-1C, 1-A-1D, 3-A1A, 3-A1B AND 3-A1C, UNIT 6**  
**DALE J. BELLEMAH'S JEANNEDALE**  
**WITHIN SECTION 12, T.10N., R.3E., N.M.P.M.,**  
**CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO**  
 BEING A REPLAT OF  
 LOT 7-A-1, UNIT 5-A, DALE J. BELLAMAH'S JEANNEDALE;  
 LOT 1-A-1 AND 3-A-1, UNIT 6, DALE J. BELLAMAH'S JEANNEDALE  
**JUNE 2024**

**INDEX:**

SHEET #	DESCRIPTION
1	TITLE, INDEX, VICINITY MAP, SURVEYOR'S CERTIFICATION
2	DEDICATION & CONSENT STATEMENT, PLAT NOTES, OWNERS & OFFICIALS SIGNATURES AND NOTARIES
3	SURVEY PLAT, SURVEY NOTES
4	SURVEY PLAT, SURVEY NOTES
5	PROPERTY / RIGHT-OF-WAY / EASEMENT(S) LEGAL DESCRIPTIONS
6	PROPERTY / RIGHT-OF-WAY / EASEMENT(S) LEGAL DESCRIPTIONS LINE TABLE, CURVE TABLE



**SURVEYOR'S CERTIFICATION:**

I, BENJAMIN M. ARAGON, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007.

BENJAMIN M. ARAGON N.M.P.L.S. #15268

DATE



PLAT & SURVEY BY:

**WILSON  
& COMPANY**

4401 MASTHEAD ST. NE, SUITE 150  
 ALBUQUERQUE, NM 87109  
 PHONE: 505-348-4000  
 FAX: 505-348-4072  
 www.wilsonco.com

VICINITY MAP  
SCALE: N.T.S.

ZONE ATLAS PAGE:  
H-18-Z

**SKETCH PLAT OF  
LOTS 7-A-1A AND 7-A-1B, UNIT 5-A;  
LOTS 1-A-1A, 1-A-1B, 1-A-1C, 1-A-1D, 3-A1A, 3-A1B AND 3-A1C, UNIT 6  
DALE J. BELLEMAH'S JEANNEDALE**

WITHIN SECTION 12, T.10N., R.3E., N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BEING A REPLAT OF  
LOT 7-A-1, UNIT 5-A, DALE J. BELLAMAH'S JEANNEDALE;  
LOT 1-A-1 AND 3-A-1, UNIT 6, DALE J. BELLAMAH'S JEANNEDALE

JUNE 2024

**PLAT DATA / NOTES:**

1. CASE NUMBER: DHO-\_\_\_\_\_
2. ZONE ATLAS INDEX NUMBER: H-18-Z
3. GROSS ACREAGE: 39.7786 Acres
4. TOTAL NUMBER OF EXISTING TRACTS: THREE (3)
5. TOTAL NUMBER OF TRACTS CREATED: NINE (9)
6. CURRENT ZONING: MX-H Mixed Use -- High intensity (zone district)
7. This property is subject to Bernalillo County Code Chapter 38 FLOODS. A grading and drainage plan prepared by a New Mexico Registered Engineer may be required with future development of these lots.
8. Cross lot drainage must not be increased or impacted by development of these lots, unless approved by a grading and drainage plan.
9. Lots must accept historical storm water runoff from adjacent roadways and properties, unless approved by a grading and drainage plan.
10. No mass site grading, clearing or grubbing is allowed without an approved grading and drainage plan.

**SOLAR NOTE:**

Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances. "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or tracts within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat."

**UTILITY APPROVALS:**

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
CENTURY LINK	DATE
COMCAST	DATE

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

**PURPOSE OF PLAT:**

The purpose of this plat is to: Replat and reconfigure Three (3) existing parcels into Nine (9) new parcels for purposes of resale and future mixed use development.

**FREE CONSENT AND DEDICATION:**

THE REPLAT SHOWN HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HERE BY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT AND WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND REPLATED.

OWNER OF ALL TRACTS, CITY OF ALBUQUERQUE, BERNALILLO COUNTY.

HEITMAN PROPERTIES OF NM LTD, ATTN: BROOKFIELD PROPERTIES RETAIL

\_\_\_\_\_  
OWNER/PROPRIETOR DATE

**ACKNOWLEDGEMENT:**

STATE OF NEW MEXICO)  
) SS.  
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

BY: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**TAX CERTIFICATE:**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

UPC#	PROPERTY OWNER OF RECORD
1-018-059-451-225-402-08 (Lot 1-A-1, Unit 6)	Coronado Center LLC
1-018-059-460-168-402-06 (Lot 3A1, Unit 6)	Coronado Center LLC
1-018-059-447-118-402-05 (Lot 7-A-1, Unit 5-A)	Coronado Center LLC

\_\_\_\_\_  
BERNALILLO COUNTY TREASURER'S OFFICE DATE

**PROJECT #** PR-2024-010269 **APPLICATION #** PS-2024-00083-Sketch Plat

**DHO APPROVAL DATE:** \_\_\_\_\_

**CITY APPROVALS:**

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE

**SURVEYOR'S CERTIFICATION:**

I, BENJAMIN M. ARAGON, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007.

\_\_\_\_\_  
BENJAMIN M. ARAGON N.M.P.L.S. #15268  
DATE



4401 MASTHEAD ST. NE, SUITE 150  
ALBUQUERQUE, NM 87109  
PHONE: 505-348-4000  
FAX: 505-348-4072  
www.wilsonco.com



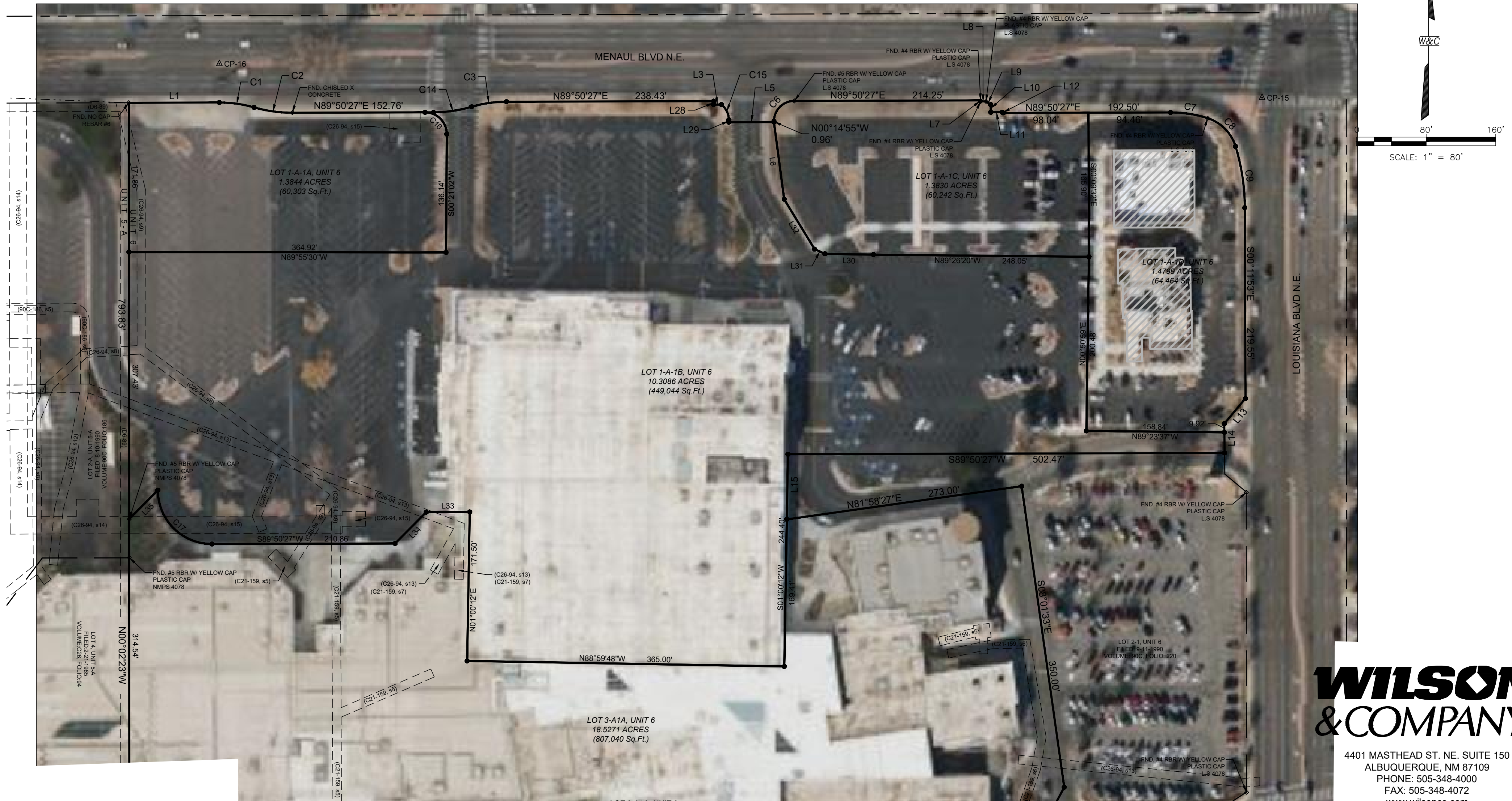
**SURVEY NOTES:**

1. Unless noted, a 1/2" rebar with cap stamped P.S.#15268 was set at all property corners.
2. This plat shows all easements of record.
3. Total area of property: 39.7786 Acres
4. Basis of bearings is the New Mexico State Plane Coordinate System, Central Zone, NAD 1983, CGGF= 1.0003387651
5. Distances are ground. Bearings are grid.
6. Bearings and distances shown in parenthesis, ( ), are of record.
7. Date of field work: January-February 2024
8. Current Zoning: MX-H Mixed-use -- High Intensity (zone district).
9. This property lies with Flood Zone X, which is defined as areas determined to be outside of 0.2% annual chance floodplain as shown on Flood Insurance Rate Map No. 35001C0352H, Panel 352 of 825, Map Revised: August 16, 2012.

**DOCUMENTS USED TO PREPARE THIS PLAT:**

1. Plat of LOTS 1-A-1 AND 2-1, UNIT 6 and LOT 7-A-1, UNIT 5-A, DALE J. BELLAMAH'S JEANNEDALE Coronado Center, filed: September 11, 1990 in Volume: 90C, Folio: 220. (Subject)
2. Plat of LOT 2-1, UNIT 5-A, DALE J. BELLAMAH'S JEANNEDALE Coronado Center, filed: August 10, 1990 in Volume: 90C, Folio: 186. (Adjoiner)
3. Plat of FEDERATED TRACT "A", UNIT 5-A and LOT 3-A1, UNIT 6, DALE J. BELLAMAH'S JEANNEDALE Coronado Center, filed: September 1, 1989 in Volume: C39, Folio: 172. (Subject)
4. LOTS 1-A, 2, 3, 4 & 5, of the Replat of Unit 5-A and LOT 1-A & LOT 2, UNIT 6 of DALE J. BELLAMAH'S JEANNEDALE, filed: February 21, 1985 in Volume: C26, Folio: 94. (Subject & Adjoiner)
5. FEDERATED TRACT and LOT 7-A of the Replat of Unit 5-A and LOT 3-A, UNIT 6 of DALE J. BELLAMAH'S JEANNEDALE, filed: July 20, 1983 in Volume: C21, Folio: 159. (Adjoiner)
6. UNIT 6, DALE J. BELLAMAH'S JEANNEDALE filed: January 2, 1975 in Volume: D6, Folio: 109. (Subject)
7. REPLAT OF UNIT 5-A, DALE J. BELLAMAH'S JEANNEDALE filed: December 20, 1974 in Volume: D6, Folio: 108. (Subject & Adjoiner)
8. REPLAT OF TRACT A-1, UNIT 5 (NOW COMPRISING UNIT 5-A) DALE J. BELLAMAH'S JEANNEDALE filed: October 15, 1974 in Volume: D6, Folio: 89. (Subject & Adjoiner)

**SKETCH PLAT OF  
LOTS 7-A-1A AND 7-A-1B, UNIT 5-A;  
LOTS 1-A-1A, 1-A-1B, 1-A-1C, 1-A-1D, 3-A1A, 3-A1B AND 3-A1C, UNIT 6  
DALE J. BELLEMAH'S JEANNEDALE  
WITHIN SECTION 12, T.10N., R.3E., N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
BEING A REPLAT OF  
LOT 7-A-1, UNIT 5-A, DALE J. BELLAMAH'S JEANNEDALE;  
LOT 1-A-1 AND 3-A-1, UNIT 6, DALE J. BELLAMAH'S JEANNEDALE  
JUNE 2024**



**WILSON  
& COMPANY**

4401 MASTHEAD ST. NE, SUITE 150  
ALBUQUERQUE, NM 87109  
PHONE: 505-348-4000  
FAX: 505-348-4072  
www.wilsonco.com



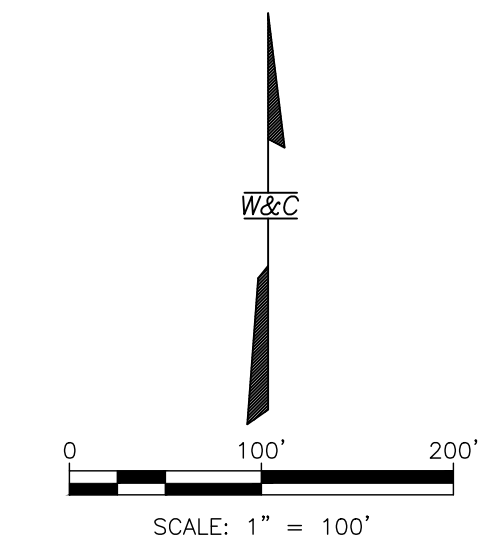
**SKETCH PLAT OF  
 LOTS 7-A-1A AND 7-A-1B, UNIT 5-A;  
 LOTS 1-A-1A, 1-A-1B, 1-A-1C, 1-A-1D, 3-A1A, 3-A1B AND 3-A1C, UNIT 6  
 DALE J. BELLEMAH'S JEANNEDALE  
 WITHIN SECTION 12, T.10N., R.3E., N.M.P.M.,  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 BEING A REPLAT OF  
 LOT 7-A-1, UNIT 5-A, DALE J. BELLEMAH'S JEANNEDALE;  
 LOT 1-A-1 AND 3-A-1, UNIT 6, DALE J. BELLEMAH'S JEANNEDALE  
 JUNE 2024**

**DOCUMENTS USED TO PREPARE THIS PLAT:**

1. Plat of LOTS 1-A-1 AND 2-1, UNIT 6 and LOT 7-A-1, UNIT 5-A, DALE J. BELLEMAH'S JEANNEDALE Coronado Center, filed: September 11, 1990 in Volume: 90C, Folio: 220. (Subject)
2. Plat of LOT 2-1, UNIT 5-A, DALE J. BELLEMAH'S JEANNEDALE Coronado Center, filed: August 10, 1990 in Volume: 90C, Folio: 186. (Adjoiner)
3. Plat of FEDERATED TRACT "A", UNIT 5-A and LOT 3-A1, UNIT 6, DALE J. BELLEMAH'S JEANNEDALE Coronado Center, filed: September 1, 1989 in Volume: C39, Folio: 172. (Subject)
4. LOTS 1-A, 2, 3, 4 & 5, of the Replat of Unit 5-A and LOT 1-A & LOT 2, UNIT 6 of DALE J. BELLEMAH'S JEANNEDALE, filed: February 21, 1985 in Volume: C26, Folio: 94. (Subject & Adjoiner)
5. FEDERATED TRACT and LOT 7-A of the Replat of Unit 5-A and LOT 3-A, UNIT 6 of DALE J. BELLEMAH'S JEANNEDALE, filed: July 20, 1983 in Volume: C21, Folio: 159. (Adjoiner)
6. UNIT 6, DALE J. BELLEMAH'S JEANNEDALE filed: January 2, 1975 in Volume: D6, Folio: 109. (Subject)
7. REPLAT OF UNIT 5-A, DALE J. BELLEMAH'S JEANNEDALE filed: December 20, 1974 in Volume: D6, Folio: 108. (Subject & Adjoiner)
8. REPLAT OF TRACT A-1, UNIT 5 (NOW COMPRISING UNIT 5-A) DALE J. BELLEMAH'S JEANNEDALE filed: October 15, 1974 in Volume: D6, Folio: 89. (Subject & Adjoiner)

**SURVEY NOTES:**

1. Unless noted, a 1/2" rebar with cap stamped P.S.#15268 was set at all property corners.
2. This plat shows all easements of record.
3. Total area of property: 39.7786 Acres
4. Basis of bearings is the New Mexico State Plane Coordinate System, Central Zone, NAD 1983, CGGF= 1.0003387651
5. Distances are ground. Bearings are grid.
6. Bearings and distances shown in parenthesis, ( ), are of record.
7. Date of field work: January-February 2024
8. Current Zoning: MX-H Mixed-use -- High Intensity (zone district)
9. This property lies with Flood Zone X, which is defined as areas determined to be outside to 0.2% annual chance floodplain as shown on Flood Insurance Rate Map No. 35001C0352H, Panel 352 of 825, Map Revised: August 16, 2012.



**WILSON  
& COMPANY**

4401 MASTHEAD ST. NE, SUITE 150  
 ALBUQUERQUE, NM 87109  
 PHONE: 505-348-4000  
 FAX: 505-348-4072  
 www.wilsonco.com

© 2024 Microsoft Corporation © 2024 Maxar © CNES (2024) Distribution Airbus DS



**SKETCH PLAT OF  
LOTS 7-A-1A AND 7-A-1B, UNIT 5-A;  
LOTS 1-A-1A, 1-A-1B, 1-A-1C, 1-A-1D, 3-A1A, 3-A1B AND 3-A1C, UNIT 6  
DALE J. BELLEMAH'S JEANNEDALE**

WITHIN SECTION 12, T.10N., R.3E., N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BEING A REPLAT OF  
LOT 7-A-1, UNIT 5-A, DALE J. BELLEMAH'S JEANNEDALE;  
LOT 1-A-1 AND 3-A-1, UNIT 6, DALE J. BELLEMAH'S JEANNEDALE

JUNE 2024

**LEGAL DESCRIPTION: LOT 7-A-1A, UNIT 5-A**

A CERTAIN TRACT OF LAND LOCATED WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. BEING A PORTION OF LOT 7-A, UNIT 5-A, DALE J. BELLEMAH'S JEANNEDALE, AS SHOWN ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 20, 1983, IN BOOK: C21, PAGE: 159, AS DOCUMENT NUMBER 83-47848; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED BEING THE SAME POINT AS THE SOUTHWEST CORNER OF AFOREMENTIONED LOT 7-A, UNIT 5-A; WHENCE, THE A.C.S. (ALBUQUERQUE CONTROL STATION MONUMENT IDENTIFIED AS "XX-M15", A BRASS CAP IN PLACE BEARS, S.00°00'00"E, 000.00 FEET DISTANT, THEN SECOND, S.00°00'00"E, 000.00 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING, N.00°01'53"W., 210.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, N.89°50'17"E., 186.51 FEET TO AN ANGLE POINT; THENCE, N.65°25'37"E., 332.36 FEET TO AN ANGLE POINT; THENCE, S.89°24'43"E., 80.93 FEET TO A POINT ON A CURVE, BEING THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, SOUTHEASTERLY, 151.35 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 42°01'57" HAVING A RADIUS OF 206.30 FEET (CHORD = S.23°03'24"E., 147.98') TO A POINT OF TANGENCY; S.01°11'53"E., 121.45 FEET TO AN ANGLE POINT; THENCE, S.21°02'01"W., 11.21 FEET TO A POINT ON A CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF AMERICAS PARKWAY NE, ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTHWESTERLY, 141.90 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33°43'18" HAVING A RADIUS OF 241.09 FEET (CHORD = S.55°53'12"W., 139.86') TO A POINT OF NON-TANGENCY; THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, S.89°50'24"W., 510.26 FEET TO THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED, BEING THE POINT OF BEGINNING AND CONTAINING AN AREA OF 3.7533 ACRES, MORE OR LESS (163,494 SQ. FT., MORE OR LESS).

**LEGAL DESCRIPTION: LOT 7-A-1B, UNIT 5-A**

A CERTAIN TRACT OF LAND LOCATED WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. BEING A PORTION OF LOT 7-A, UNIT 5-A, DALE J. BELLEMAH'S JEANNEDALE, AS SHOWN ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 20, 1983, IN BOOK: C21, PAGE: 159, AS DOCUMENT NUMBER 83-47848; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED BEING THE SAME POINT AS THE NORTHEAST CORNER OF AFOREMENTIONED LOT 7-A, UNIT 5-A, AND ALSO BEING A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF LOUISIANA BOULEVARD NE; WHENCE, THE A.C.S. (ALBUQUERQUE CONTROL STATION MONUMENT IDENTIFIED AS "XX-M15", A BRASS CAP IN PLACE BEARS, S.00°00'00"E, 000.00 FEET DISTANT, THEN SECOND, S.00°00'00"E, 000.00 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE (FOR THE NEXT THREE (3) COURSES), S.02°37'24"W., 22.27 FEET TO AN ANGLE POINT; THENCE, S.87°21'21"E., 3.53 FEET TO AN ANGLE POINT; THENCE, S.02°30'55"W., 132.67 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY, 45.54 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 104°22'16" HAVING A RADIUS OF 25.00 FEET (CHORD = S.54°49'04"W., 39.50') TO A POINT OF TANGENCY, BEING A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF AMERICAS PARKWAY NE; THENCE, ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY (FOR THE NEXT FOUR (4) COURSES), N.73°00'10"W., 124.37 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, 115.33 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 17°07'07" HAVING A RADIUS OF 386.00 FEET (CHORD = N.81°33'45"W., 114.90') TO A POINT OF TANGENCY; THENCE, S.89°52'41"W., 356.17 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY, 61.15 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 15°50'56" HAVING A RADIUS OF 221.06 FEET (CHORD = S.81°57'06"W., 60.96') TO A POINT OF NON-TANGENCY, BEING THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, LEAVING SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE, N.21°02'01"E., 11.21 FEET TO AN ANGLE POINT; THENCE, N.01°11'53"W., 121.45 FEET TO THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, N.89°50'27"E., 683.24 FEET TO THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED, BEING THE POINT OF BEGINNING AND CONTAINING AN AREA OF 2.0900 ACRES, MORE OR LESS (91,039 SQ. FT., MORE OR LESS).

**LEGAL DESCRIPTION: LOT 1-A-1A, UNIT 6**

A CERTAIN TRACT OF LAND LOCATED WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. BEING A PORTION OF LOT 1-A-1, UNIT 6, DALE J. BELLEMAH'S JEANNEDALE, CORONADO CENTER, AS SHOWN ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 11, 1990 IN VOLUME: 90C, FOLIO: 220, AS DOCUMENT NUMBER 90-71228; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED BEING A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MENAUL BOULEVARD NE, AND ALSO BEING THE SAME POINT AS THE NORTHWEST CORNER OF AFOREMENTIONED LOT 1-A-1, UNIT 6; WHENCE, THE A.C.S. (ALBUQUERQUE CONTROL STATION MONUMENT IDENTIFIED AS "XX-M15", A BRASS CAP IN PLACE BEARS, S.00°00'00"E, 000.00 FEET DISTANT, THEN SECOND, S.00°00'00"E, 000.00 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE (FOR THE NEXT FOUR (4) COURSES), N.89°50'23"E., 104.03 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 40.56 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°14'58" HAVING A RADIUS OF 143.00 FEET (CHORD = S.82°01'44"E., 40.42') TO A POINT OF REVERSE CURVATURE; THENCE, SOUTHEASTERLY, 44.60 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°15'42" HAVING A RADIUS OF 157.00 FEET (CHORD = S.82°01'44"E., 44.41') TO A POINT OF TANGENCY; THENCE, N.89°50'27"E., 152.76 FEET TO A POINT OF CURVATURE; THENCE, LEAVING SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, SOUTHEASTERLY, 39.49 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°30'36" HAVING A RADIUS OF 25.00 FEET (CHORD = S.44°54'16"E., 35.51') TO A POINT OF TANGENCY; S.00°21'02"W., 136.14 FEET TO THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, N.89°55'30"W., 364.92 FEET TO THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, N.00°02'23"W., 171.86 FEET TO THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED, BEING THE POINT OF BEGINNING AND CONTAINING AN AREA OF 1.3844 ACRES, MORE OR LESS (60,303 SQ. FT., MORE OR LESS).

**LEGAL DESCRIPTION: LOT 1-A-1B, UNIT 6**

A CERTAIN TRACT OF LAND LOCATED WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. BEING A PORTION OF LOT 1-A-1, UNIT 6, DALE J. BELLEMAH'S JEANNEDALE, CORONADO CENTER, AS SHOWN ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 11, 1990 IN VOLUME: 90C, FOLIO: 220, AS DOCUMENT NUMBER 90-71228; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED BEING A POINT ON THE WEST LINE OF AFOREMENTIONED LOT 1-A-1, UNIT 6, BEING A POINT ON A CURVE; WHENCE, THE A.C.S. (ALBUQUERQUE CONTROL STATION MONUMENT IDENTIFIED AS "XX-M15", A BRASS CAP IN PLACE BEARS, S.00°00'00"E, 000.00 FEET DISTANT, THEN SECOND, S.00°00'00"E, 000.00 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING, SOUTHEASTERLY, 134.94 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 91°31'19" HAVING A RADIUS OF 84.48 FEET (CHORD = S.67°31'57"E., 121.04') TO A POINT OF TANGENCY; THENCE, N.55°41'45"E., 306.24 FEET TO AN ANGLE POINT; THENCE, N.00°21'02"W., 136.14 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, 39.49 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°30'36" HAVING A RADIUS OF 25.00 FEET (CHORD = N.44°54'16"W., 35.51') TO A POINT OF NON-TANGENCY, BEING A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MENAUL BOULEVARD NE; THENCE, ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE (FOR THE NEXT EIGHT (8) COURSES), N.89°50'27"E., 9.74 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY, 44.56 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°15'42" HAVING A RADIUS OF 157.00 FEET (CHORD = N.81°42'39"E., 44.41') TO A POINT OF REVERSE CURVATURE; THENCE, NORTHEASTERLY, 40.59 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16°15'42" HAVING A RADIUS OF 143.00 FEET (CHORD = N.81°42'39"E., 40.45') TO A POINT OF TANGENCY; THENCE, N.89°50'27"E., 238.43 FEET TO AN ANGLE POINT; THENCE, S.00°09'33"E., 3.96 FEET TO AN ANGLE POINT; THENCE, N.89°50'27"E., 8.96 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 20.15 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 51°38'36" HAVING A RADIUS OF 22.35 FEET (CHORD = S.25°58'20"E., 19.47') TO A POINT OF TANGENCY; S.00°09'33"E., 2.85 FEET TO AN ANGLE POINT; THENCE, N.89°50'27"E., 51.96 FEET TO AN ANGLE POINT; THENCE, LEAVING SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, S.07°33'09"E., 89.58 FEET TO AN ANGLE POINT; THENCE, S.31°18'42"E., 67.26 FEET TO AN ANGLE POINT; THENCE, S.65°44'12"E., 13.03 FEET TO AN ANGLE POINT; THENCE, S.88°59'32"E., 55.85 FEET TO AN ANGLE POINT; THENCE, S.89°26'20"E., 248.05 FEET TO THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, S.00°50'59"W., 200.48 FEET TO AN ANGLE POINT; THENCE, S.89°23'37"E., 158.84 FEET TO AN ANGLE POINT, BEING A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF LOUISIANA BOULEVARD NE; THENCE, ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, S.00°37'32"E., 23.73 FEET TO AN ANGLE POINT; THENCE, LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, S.89°50'27"W., 502.47 FEET TO AN ANGLE POINT; THENCE, S.01°00'12"W., 244.40 FEET TO THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, N.88°59'48"W., 365.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, N.01°00'12"E., 171.50 FEET TO AN ANGLE POINT; THENCE, S.89°50'27"W., 50.00 FEET TO AN ANGLE POINT; THENCE, S.44°50'27"W., 50.99 FEET TO AN ANGLE POINT; THENCE, S.89°50'27"W., 210.86 FEET TO A POINT OF CURVATURE; THENCE, NORTHWESTERLY, 97.39 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°59'54" HAVING A RADIUS OF 62.00 FEET (CHORD = N.45°09'33"W., 87.68') TO A POINT OF NON-TANGENCY; THENCE, S.44°50'27"W., 46.79 FEET TO AN ANGLE POINT; THENCE, N.00°02'23"W., 180.62 FEET TO THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED, BEING THE POINT OF BEGINNING AND CONTAINING AN AREA OF 9.3726 ACRES, MORE OR LESS (408,270 SQ. FT., MORE OR LESS).

**LEGAL DESCRIPTION: LOT 1-A-1C, UNIT 6**

A CERTAIN TRACT OF LAND LOCATED WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. BEING A PORTION OF LOT 1-A-1, UNIT 6, DALE J. BELLEMAH'S JEANNEDALE, CORONADO CENTER, AS SHOWN ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 11, 1990 IN VOLUME: 90C, FOLIO: 220, AS DOCUMENT NUMBER 90-71228; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED BEING A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MENAUL BOULEVARD NE, AND ALSO BEING A POINT ON THE NORTH LINE OF AFOREMENTIONED LOT 1-A-1, UNIT 6; WHENCE, THE A.C.S. (ALBUQUERQUE CONTROL STATION MONUMENT IDENTIFIED AS "XX-M15", A BRASS CAP IN PLACE BEARS, S.00°00'00"E, 000.00 FEET DISTANT, THEN SECOND, S.00°00'00"E, 000.00 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, S.00°09'32"E., 165.90 FEET TO THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, N.89°26'20"W., 248.05 FEET TO AN ANGLE POINT; THENCE, N.88°59'32"W., 55.85 FEET TO AN ANGLE POINT; THENCE, N.65°44'12"W., 13.03 FEET TO THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, N.31°18'42"W., 67.26 FEET TO AN ANGLE POINT; THENCE, N.07°33'04"W., 89.58 FEET TO AN ANGLE POINT; THENCE, N.00°14'55"W., 0.96 FEET TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY, 36.69 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°58'45" HAVING A RADIUS OF 23.36 FEET (CHORD = N.44°50'27"E., 33.03') TO A POINT OF TANGENCY, BEING A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MENAUL BOULEVARD NE; THENCE, ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE (FOR THE NEXT EIGHT (8) COURSES), N.89°50'27"E., 214.25 FEET TO AN ANGLE POINT; THENCE, S.00°09'33"E., 1.18 FEET TO AN ANGLE POINT; THENCE, N.89°50'27"E., 6.25 FEET TO AN ANGLE POINT; THENCE, S.56°37'01"E., 6.72 FEET TO AN ANGLE POINT; THENCE, S.00°09'33"E., 8.74 FEET TO AN ANGLE POINT; THENCE, N.89°50'27"E., 13.28 FEET TO AN ANGLE POINT; THENCE, S.57°08'07"E., 1.52 FEET TO AN ANGLE POINT; THENCE, N.89°50'16"E., 98.04 FEET TO THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED, BEING THE POINT OF BEGINNING AND CONTAINING AN AREA OF 1.3830 ACRES, MORE OR LESS (60,242 SQ. FT., MORE OR LESS).

**LEGAL DESCRIPTION: LOT 1-A-1D, UNIT 6**

A CERTAIN TRACT OF LAND LOCATED WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. BEING A NORTHEASTERLY PORTION OF LOT 1-A-1, UNIT 6, DALE J. BELLEMAH'S JEANNEDALE, CORONADO CENTER, AS SHOWN ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 11, 1990 IN VOLUME: 90C, FOLIO: 220, AS DOCUMENT NUMBER 90-71228; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED BEING A POINT ON THE EXISTING SOUTHERLY RIGHT-OF-WAY LINE OF MENAUL BOULEVARD NE, AND ALSO BEING A POINT ON THE NORTH LINE OF AFOREMENTIONED LOT 1-A-1, UNIT 6; WHENCE, THE A.C.S. (ALBUQUERQUE CONTROL STATION MONUMENT IDENTIFIED AS "XX-M15", A BRASS CAP IN PLACE BEARS, S.00°00'00"E, 000.00 FEET DISTANT, THEN SECOND, S.00°00'00"E, 000.00 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING, ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY LINE, N.89°50'38"E., 94.46 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 43.00 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°39'40" HAVING A RADIUS OF 139.50 FEET (CHORD = S.81°19'03"E., 42.83') TO A POINT OF COMPOUND CURVATURE; THENCE, SOUTHEASTERLY, 47.81 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 55°20'08" HAVING A RADIUS OF 49.50 FEET (CHORD = S.44°49'15"E., 45.97') TO A POINT OF COMPOUND CURVATURE; THENCE, SOUTHEASTERLY, 71.61 FEET ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 17°07'50" HAVING A RADIUS OF 239.50 FEET (CHORD = S.08°35'02"E., 71.34') TO A POINT OF TANGENCY, BEING A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF LOUISIANA BOULEVARD NE; THENCE, ALONG SAID EXISTING WESTERLY RIGHT-OF-WAY LINE (FOR THE NEXT THREE (3) COURSES), S.00°11'53"E., 219.55 FEET TO AN ANGLE POINT; THENCE, S.39°52'15"W., 38.07 FEET TO AN ANGLE POINT; THENCE, S.00°37'16"E., 9.92 FEET TO THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, LEAVING SAID EXISTING WESTERLY RIGHT-OF-WAY LINE, N.89°23'37"W., 158.84 FEET TO THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, N.00°50'59"E., 200.48 FEET TO AN ANGLE POINT; THENCE, N.00°09'32"W., 165.90 FEET TO THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED, BEING THE POINT OF BEGINNING AND CONTAINING AN AREA OF 1.4799 ACRES, MORE OR LESS (64,464 SQ. FT., MORE OR LESS).

**WILSON  
& COMPANY**

4401 MASTHEAD ST. NE, SUITE 150  
ALBUQUERQUE, NM 87109  
PHONE: 505-348-4000  
FAX: 505-348-4072  
www.wilsonco.com

**LEGAL DESCRIPTION: LOT 3-A1A, UNIT 6**

A CERTAIN TRACT OF LAND LOCATED WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. BEING A PORTION OF LOT 3-A-1, UNIT 6, DALE J. BELLAMAH'S JEANNEDALE, CORONADO CENTER, AS SHOWN ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 1, 1989 IN VOLUME: C39, FOLIO: 172, AS DOCUMENT NUMBER 89-76442; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED BEING A POINT ON THE WEST LINE OF AFOREMENTIONED LOT 3-A-1, UNIT 6; WHENCE, THE A.C.S. (ALBUQUERQUE CONTROL STATION MONUMENT IDENTIFIED AS "XX-M15", A BRASS CAP IN PLACE BEARS, S.00°00'00"E, 000.00 FEET DISTANT, THEN SECOND, S.00°00'00"E, 000.00 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID WEST LINE,

N.44°50'27"E., 46.79 FEET TO A POINT ON A CURVE; THENCE, SOUTHEASTERLY, 97.39 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°59'54" HAVING A RADIUS OF 62.00 FEET (CHORD = S.45°09'33"E., 87.68') TO A POINT OF TANGENCY; THENCE,

N.89°50'27"E., 210.86 FEET TO AN ANGLE POINT; THENCE, N.44°50'27"E., 50.99 FEET TO AN ANGLE POINT; THENCE, N.89°50'27"E., 50.00 FEET TO AN ANGLE POINT; THENCE, S.01°00'12"W., 171.50 FEET TO AN ANGLE POINT; THENCE, S.88°59'48"E., 365.00 FEET TO AN ANGLE POINT; THENCE, N.01°00'12"E., 169.41 FEET TO AN ANGLE POINT; THENCE, N.81°58'27"E., 273.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, S.08°01'33"E., 350.00 FEET TO AN ANGLE POINT; THENCE, S.27°52'28"W., 153.54 FEET TO AN ANGLE POINT; THENCE, S.00°09'33"E., 17.80 FEET TO AN ANGLE POINT; THENCE,

N.89°50'27"E., 281.76 FEET TO AN ANGLE POINT, BEING A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF LOUISIANA BOULEVARD NE; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.00°02'26"E., 219.63 FEET TO AN ANGLE POINT; THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE,

N.89°46'31"W., 229.02 FEET TO AN ANGLE POINT; THENCE, S.00°04'05"E., 163.59 FEET TO THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, S.89°50'27"W., 458.14 FEET TO A POINT ON A CURVE; THENCE, NORTHWESTERLY, 151.35 FEET ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 42°01'57" HAVING A RADIUS OF 206.30 FEET (CHORD = N.23°03'24"W., 147.98') TO A POINT OF NON-TANGENCY; THENCE,

N.89°24'43"W., 80.93 FEET TO AN ANGLE POINT; THENCE, S.65°25'37"W., 332.36 FEET TO AN ANGLE POINT; THENCE, S.89°50'15"W., 157.57 FEET TO THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, N.00°02'23"W., 38.33 FEET TO AN ANGLE POINT; THENCE, N.89°50'27"E., 53.46 FEET TO AN ANGLE POINT; THENCE, N.00°09'33"W., 163.84 FEET TO AN ANGLE POINT; THENCE, N.89°50'27"E., 25.27 FEET TO AN ANGLE POINT; THENCE, N.00°12'33"W., 282.00 FEET TO AN ANGLE POINT; THENCE, S.89°50'27"W., 25.02 FEET TO AN ANGLE POINT; THENCE, N.00°09'33"W., 48.00 FEET TO AN ANGLE POINT; THENCE, S.89°50'27"W., 52.43 FEET TO AN ANGLE POINT; THENCE, N.00°02'23"W., 314.54 FEET TO THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED, BEING THE POINT OF BEGINNING AND CONTAINING A GROSS AREA OF 18.5271 ACRES, MORE OR LESS (807,040 SQ. FT., MORE OR LESS),

LESS AND EXCEPTING THEREFROM, A CERTAIN TRACT OF LAND LOCATED WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. BEING A PORTION OF LOT 3-A-1, UNIT 6, DALE J. BELLAMAH'S JEANNEDALE, CORONADO CENTER, AS SHOWN ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 1, 1989 IN VOLUME: C39, FOLIO: 172, AS DOCUMENT NUMBER 89-76442; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED; WHENCE, THE A.C.S. (ALBUQUERQUE CONTROL STATION MONUMENT IDENTIFIED AS "XX-M15", A BRASS CAP IN PLACE BEARS, S.00°00'00"E, 000.00 FEET DISTANT, THEN SECOND, S.00°00'00"E, 000.00 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING,

S.88°59'09"W., 307.67 FEET TO THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, N.00°57'43"W., 191.92 FEET TO THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, N.88°59'09"E., 307.67 FEET TO THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, S.00°57'43"E., 191.92 FEET TO THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED, BEING THE POINT OF BEGINNING AND CONTAINING AN AREA OF 1.3555 ACRES, MORE OR LESS (59,047 SQ. FT., MORE OR LESS) RESULTING IN A NET AREA OF 17.1716 ACRES, MORE OR LESS (747,993 SQ.FT., MORE OR LESS).

**LEGAL DESCRIPTION: LOT 3-A1B, UNIT 6**

A CERTAIN TRACT OF LAND LOCATED WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. BEING A PORTION OF LOT 3-A-1, UNIT 6, DALE J. BELLAMAH'S JEANNEDALE, CORONADO CENTER, AS SHOWN ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 1, 1989 IN VOLUME: C39, FOLIO: 172, AS DOCUMENT NUMBER 89-76442; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED; WHENCE, THE A.C.S. (ALBUQUERQUE CONTROL STATION MONUMENT IDENTIFIED AS "XX-M15", A BRASS CAP IN PLACE BEARS, S.00°00'00"E, 000.00 FEET DISTANT, THEN SECOND, S.00°00'00"E, 000.00 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING,

S.88°59'09"W., 307.67 FEET TO THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, N.00°57'43"W., 191.92 FEET TO THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, N.88°59'09"E., 307.67 FEET TO THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, S.00°57'43"E., 191.92 FEET TO THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED, BEING THE POINT OF BEGINNING AND CONTAINING AN AREA OF 1.3555 ACRES, MORE OR LESS (59,047 SQ. FT., MORE OR LESS)

**LEGAL DESCRIPTION: LOT 3-A1C, UNIT 6**

A CERTAIN TRACT OF LAND LOCATED WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. BEING A PORTION OF LOT 3-A-1, UNIT 6, DALE J. BELLAMAH'S JEANNEDALE, CORONADO CENTER, AS SHOWN ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 1, 1989 IN VOLUME: C39, FOLIO: 172, AS DOCUMENT NUMBER 89-76442; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED; WHENCE, THE A.C.S. (ALBUQUERQUE CONTROL STATION MONUMENT IDENTIFIED AS "XX-M15", A BRASS CAP IN PLACE BEARS, S.00°00'00"E, 000.00 FEET DISTANT, THEN SECOND, S.00°00'00"E, 000.00 FEET DISTANT; THENCE, FROM SAID POINT OF BEGINNING,

S.00°03'46"E., 79.18 FEET TO AN ANGLE POINT; THENCE, S.02°38'20"W., 82.97 FEET TO THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, S.89°50'27"W., 225.09 FEET TO THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE,

N.00°04'05"W., 163.59 FEET TO THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED; THENCE, S.89°46'31"E., 229.02 FEET TO THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED, BEING THE POINT OF BEGINNING AND CONTAINING AN AREA OF 0.8523 ACRES, MORE OR LESS (37,125 SQ. FT., MORE OR LESS)

**SKETCH PLAT OF  
LOTS 7-A-1A AND 7-A-1B, UNIT 5-A;  
LOTS 1-A-1A, 1-A-1B, 1-A-1C, 1-A-1D, 3-A1A, 3-A1B AND 3-A1C, UNIT 6  
DALE J. BELLEMAH'S JEANNEDALE**

WITHIN SECTION 12, T.10N., R.3E., N.M.P.M.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BEING A REPLAT OF  
LOT 7-A-1, UNIT 5-A, DALE J. BELLAMAH'S JEANNEDALE;  
LOT 1-A-1 AND 3-A-1, UNIT 6, DALE J. BELLAMAH'S JEANNEDALE

JUNE 2024

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	40.56'	143.00'	16°14'58"	40.42'	S82°01'44"E
C2	44.56'	157.00'	16°15'42"	44.41'	S82°01'44"E
C3	40.59'	143.00'	16°15'42"	40.45'	N81°42'39"E
C6	36.69'	23.36'	89°58'45"	33.03'	N44°50'27"E
C7	43.00'	139.50'	17°39'40"	42.83'	S81°19'03"E
C8	47.81'	49.50'	55°20'08"	45.97'	S44°49'15"E
C9	71.61'	239.50'	17°07'50"	71.34'	S08°35'02"E
C10	45.54'	25.00'	104°22'16"	39.50'	S54°49'04"W
C11	115.33'	386.00'	17°07'07"	114.90'	N81°33'45"W
C12	61.15'	221.06'	15°50'56"	60.96'	S81°57'06"W
C13	141.90'	241.09'	33°43'18"	139.86'	S55°53'12"W
C14	44.56'	157.00'	16°15'42"	44.41'	N81°42'39"E
C15	20.15'	22.35'	51°38'36"	19.47'	S25°58'20"E
C16	39.49'	25.00'	90°30'36"	35.51'	S44°54'16"E
C17	97.39'	62.00'	89°59'54"	87.68'	S45°09'33"E
C18	151.35'	206.30'	42°01'57"	147.98'	N23°03'24"W

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	104.03'	N89°50'23"E
L3	8.96'	N89°50'27"E
L5	51.96'	N89°50'27"E
L6	89.57'	S07°33'09"E
L7	1.18'	S00°09'33"E
L8	6.25'	N89°50'27"E
L9	6.72'	S56°37'01"E
L10	8.74'	S00°09'33"E
L11	13.28'	N89°50'27"E
L12	1.52'	S57°08'07"E
L13	38.07'	S39°52'15"W
L14	33.65'	S00°37'27"E
L15	74.99'	S01°00'12"W
L16	17.80'	S00°09'33"E
L17	79.18'	S00°03'46"E
L18	82.97'	S02°38'20"W
L19	22.27'	S02°37'24"W
L20	3.53'	S87°21'21"E
L21	28.94'	S89°50'27"W
L22	38.33'	N00°02'23"W

LINE TABLE		
LINE NO.	LENGTH	BEARING
L23	53.46'	N89°50'27"E
L24	25.27'	N89°50'27"E
L25	25.02'	S89°50'27"W
L26	48.00'	N00°09'33"W
L27	52.43'	S89°50'27"W
L28	3.96'	S00°09'33"E
L29	2.85'	S00°09'33"E
L30	55.85'	N88°59'32"W
L31	13.03'	N65°44'12"W
L32	67.26'	N31°18'42"W
L33	50.00'	S89°50'27"W
L34	50.99'	N44°50'27"E
L35	46.79'	N44°50'27"E
L36	11.21'	S21°02'01"W



4401 MASTHEAD ST. NE, SUITE 150  
ALBUQUERQUE, NM 87109  
PHONE: 505-348-4000  
FAX: 505-348-4072  
www.wilsonco.com



MENAU BOULEVARD (WIDTH VARIES)

(A PUBLIC STREET)

SAN PEDRO DRIVE (WIDTH VARIES)

(A PUBLIC STREET)

UPTOWN BOULEVARD

(A PUBLIC STREET)

(86 FEET WIDE)

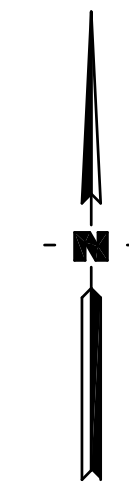
LEGEND:

- PROPERTY LINE
- - - EASEMENT LINE
- BUILDING LINE
- 6" CONCRETE CURB
- FENCE AS NOTED
- FENCE AS NOTED
- FENCE AS NOTED
- CONCRETE WALL
- CONCRETE SURFACE

- FIRE HYDRANT
- FIRE CONNECTION
- BACKFLOW PREVENTER
- WATER METER
- WATER VAULT
- WATER MANHOLE
- WATER VALVE
- GAS VALVE
- GAS METER
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- CATCH BASIN
- POWER POLE
- POWER POLE WITH GUY WIRE
- UTILITY VAULT
- TELEPHONE MANHOLE
- TELECOMMUNICATION RISER
- TELECOMMUNICATION VAULT
- LIGHT STANDARD
- ELECTRIC JUNCTION BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- ELECTRIC VAULT OR BOX
- POWER TRANSFORMER
- TRAFFIC SIGNAL POLE
- CROSSWALK POLE
- SIGN
- LANDSCAPED AREA
- TRASH ENCLOSURE
- FOUND AS NOTED
- TRAFFIC SIGNAL BOX
- BOLLARD
- IRRIGATION CONTROL BOX
- UTILITY MANHOLE

SEE SHEET 6

SEE SHEET 6



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.



# PHYSICAL FEATURES

## ALTA/ACSM LAND TITLE SURVEY

CORONADO CENTER  
6600 MENAU BLVD  
ALBUQUERQUE, NM



2702 N. Perry Street Spokane, WA 99207 (509) 465-8007  
www.duryea-associates.com

DATE: APRIL 2019

SCALE: 1"=60'

PROJECT SURVEYOR: LSH

DRAWN BY: CDL

LAST DATE OF REVISION: 4/5/19

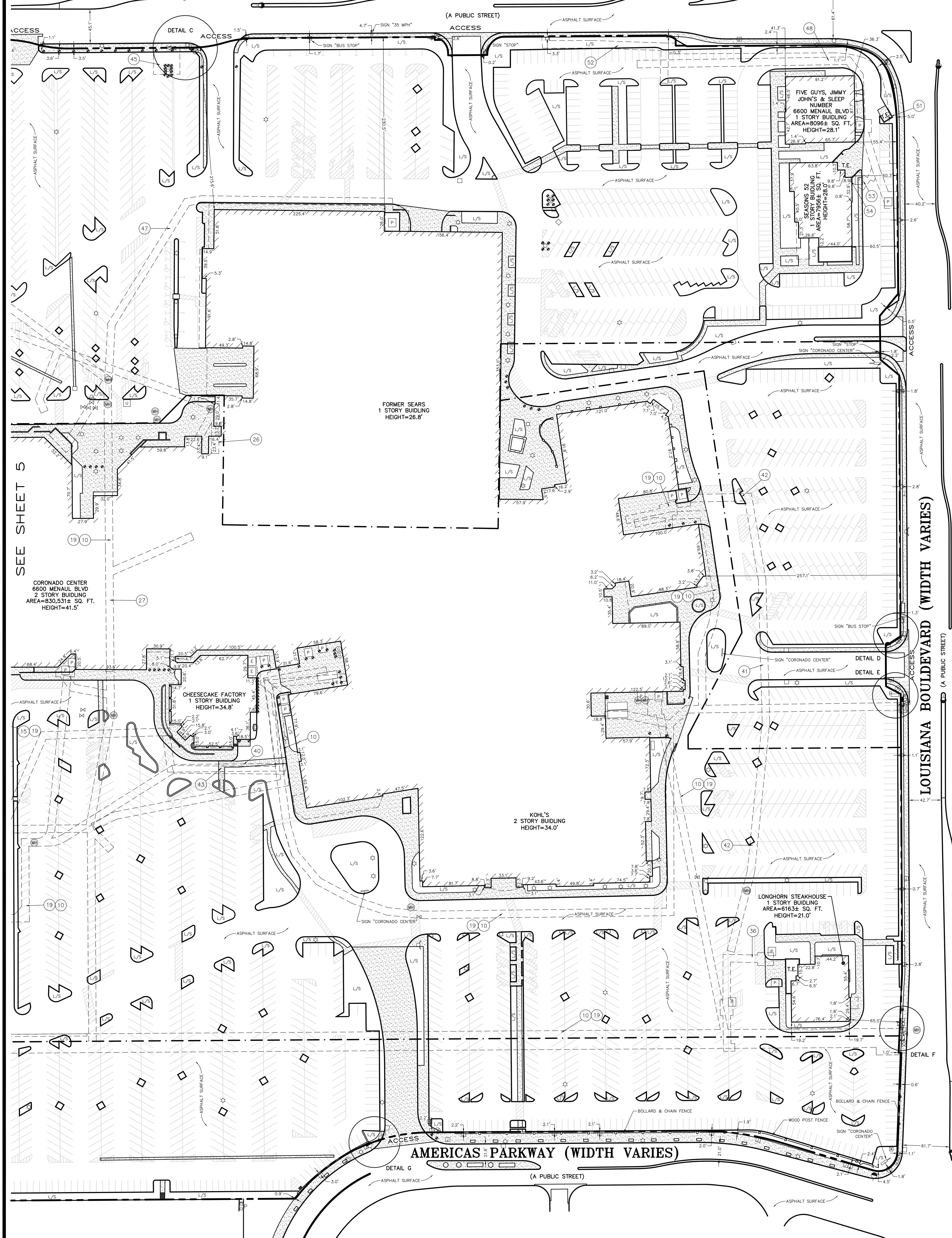
SHEET:

**5** OF **6**

JOB NO.: 14-1863



MENAU BOULEVARD (WIDTH VARIES)



SEE SHEET 5

CORONADO CENTER  
6600 MENAUL BLVD  
2 STORY BUILDING  
AREA=830,531± SQ. FT.  
HEIGHT=41.5'

FORMER SEARS  
1 STORY BUILDING  
HEIGHT=26.8'

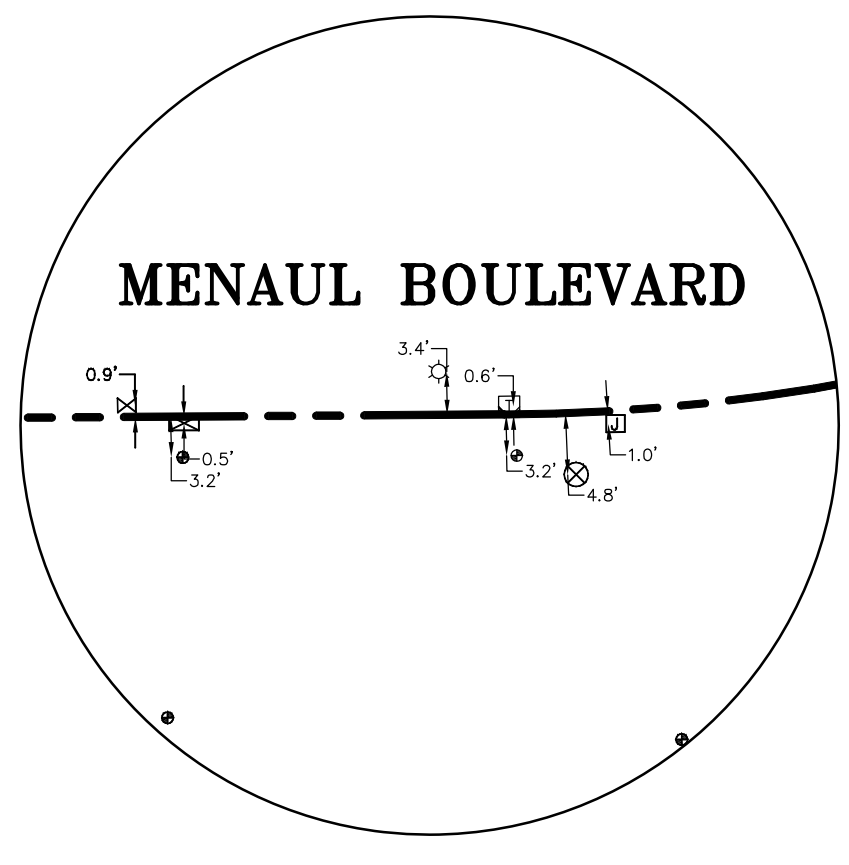
CHEESECAKE FACTORY  
1 STORY BUILDING  
HEIGHT=34.8'

KOHL'S  
2 STORY BUILDING  
HEIGHT=34.0'

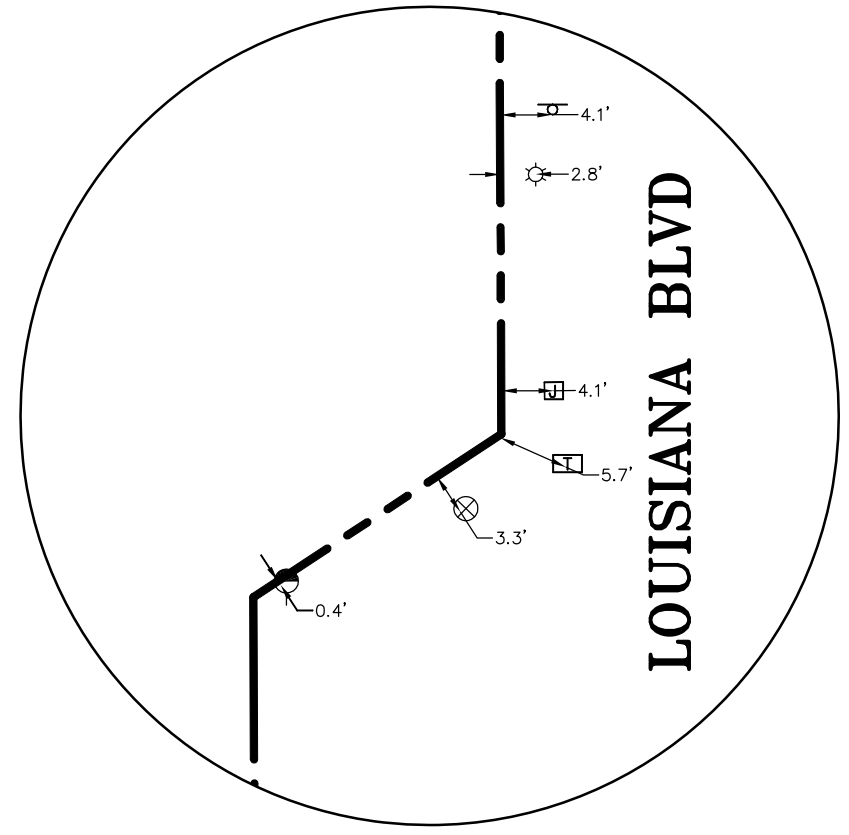
LONGHORN STEAKHOUSE  
1 STORY BUILDING  
AREA=6163± SQ. FT.  
HEIGHT=21.0'

FIVE GUYS, JIMMY  
JOHN'S & SLEEP  
NUMBER  
6600 MENAUL BLVD  
1 STORY BUILDING  
AREA=806± SQ. FT.  
HEIGHT=28.1'

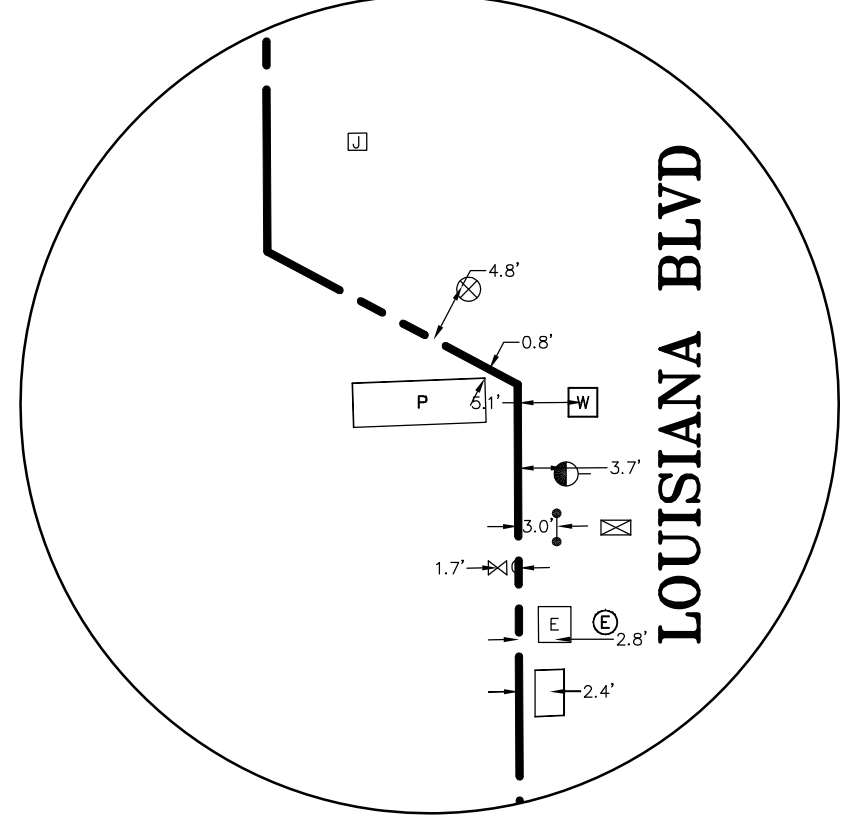
- LEGEND:**
- PROPERTY LINE
  - - - EASEMENT LINE
  - ▬ BUILDING LINE
  - ▬ 6" CONCRETE CURB
  - ▬ FENCE AS NOTED
  - ▬ FENCE AS NOTED
  - ▬ FENCE AS NOTED
  - ▬ CONCRETE WALL
  - ▬ CONCRETE SURFACE
  - FIRE HYDRANT
  - FIRE CONNECTION
  - BACKFLOW PREVENTER
  - WATER METER
  - WATER VAULT
  - WATER MANHOLE
  - WATER VALVE
  - GAS VALVE
  - GAS METER
  - SANITARY SEWER MANHOLE
  - STORM SEWER MANHOLE
  - CATCH BASIN
  - POWER POLE
  - POWER POLE WITH GUY WIRE
  - UTILITY VAULT
  - TELEPHONE MANHOLE
  - TELECOMMUNICATION RISER
  - TELECOMMUNICATION VAULT
  - LIGHT STANDARD
  - ELECTRIC JUNCTION BOX
  - ELECTRIC METER
  - ELECTRIC MANHOLE
  - ELECTRIC VAULT OR BOX
  - POWER TRANSFORMER
  - TRAFFIC SIGNAL POLE
  - CROSSWALK POLE
  - SIGN
  - LANDSCAPED AREA
  - TRASH ENCLOSURE
  - FOUND AS NOTED
  - TRAFFIC SIGNAL BOX
  - BOLLARD
  - IRRIGATION CONTROL BOX
  - UTILITY MANHOLE



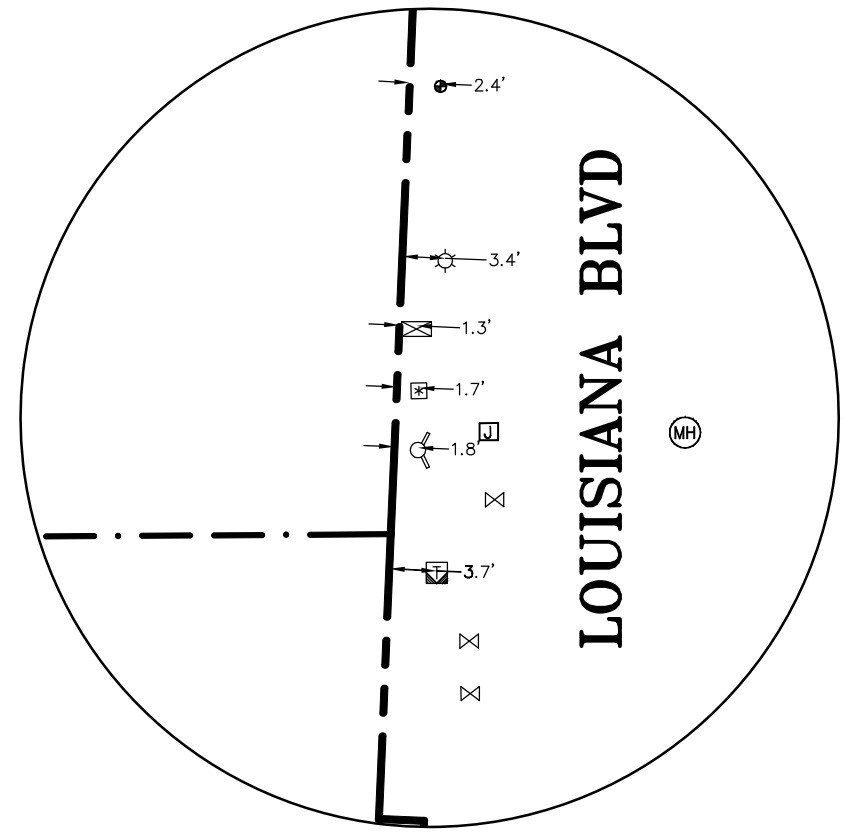
DETAIL C  
NTS



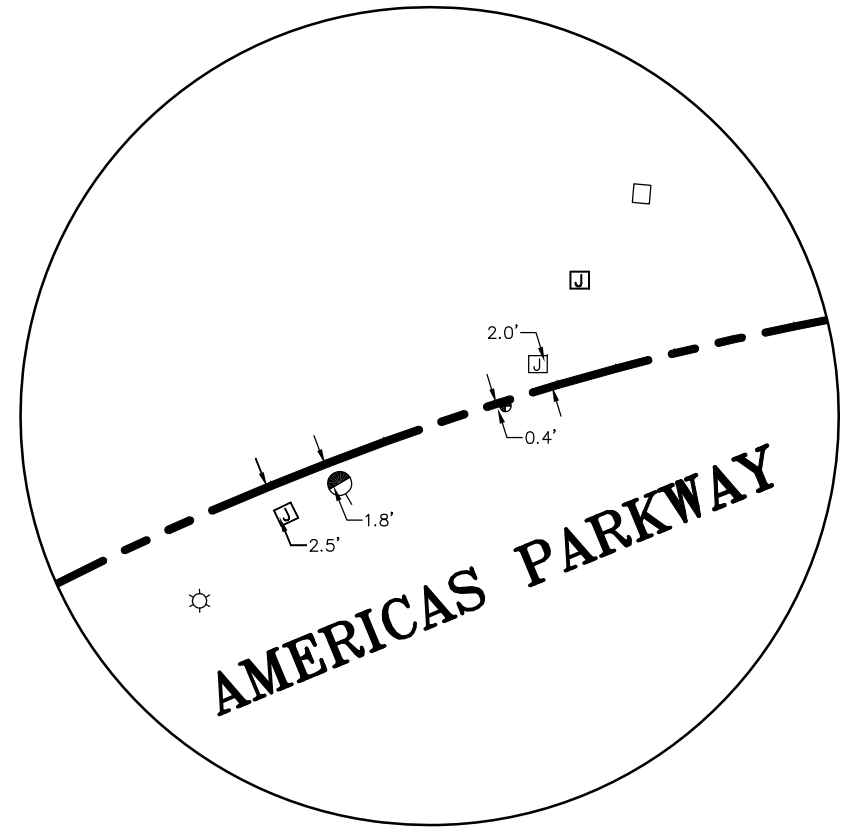
DETAIL D  
NTS



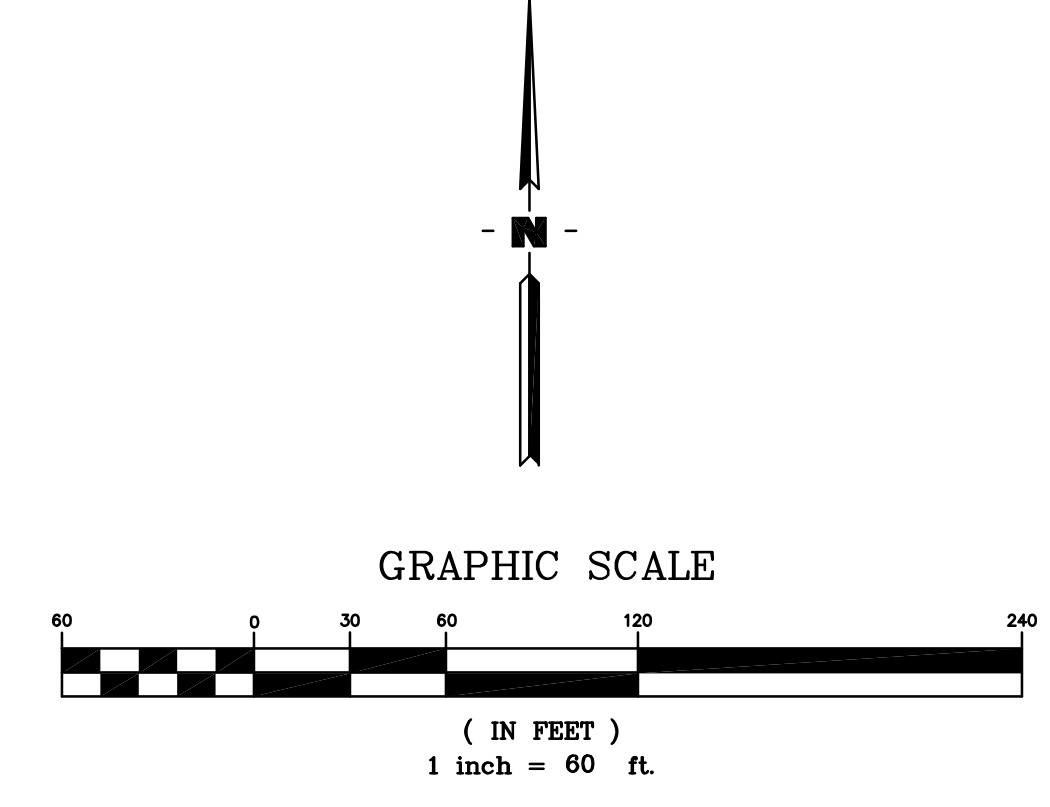
DETAIL E  
NTS



DETAIL F  
NTS



DETAIL G  
NTS



# PHYSICAL FEATURES

## ALTA/ACSM LAND TITLE SURVEY

CORONADO CENTER  
6600 MENAUL BLVD  
ALBUQUERQUE, NM



2702 N. Perry Street Spokane, WA 99207 (509) 465-8007  
www.duryea-associates.com

DATE: ARPL 2019	SHEET:
SCALE: 1"=60'	<b>6</b> OF <b>6</b>
PROJECT SURVEYOR: LSH	
DRAWN BY: CDL	
LAST DATE OF REVISION: 4/5/19	JOB NO.: 14-1863



UPC#

1-018-059-451-225-402-08 (Lot 1-A-1, Unit 6)  
1-018-059-460-168-402-06 (Lot 3A1, Unit 6)  
1-018-059-447-118-402-05 (Lot 7-A-1, Unit 6)

PROPERTY OWNER OF RECORD

Coronado Center LLC  
Coronado Center LLC  
Coronado Center LLC