

## LOCATION MAP

ZONE ATLAS: L14, L15, M14 & M15

SCALE: NONE

## SUBDIVISION DATA

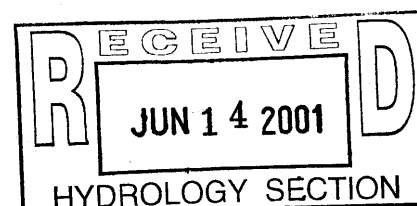
PLAT CASE NOS. .... DRB. S V.  
GROSS ACREAGE ..... 44.8941  
ZONE ATLAS NO. .... L14, L15, M14, M15  
NO. OF EXISTING TRACTS/LOTS ..... 1 TRACT, 3 LOTS  
NO. OF TRACTS/LOTS CREATED ..... 6 LOTS  
NO. OF TRACTS/LOTS ELIMINATED ..... 1 TRACT, 3 LOTS  
MILES OF FULL WIDTH STREETS CREATED ..... 0.3755  
AREA DEDICATED TO CITY OF ALBUQUERQUE ..... 2.8200 ACRES  
DATE OF SURVEY ..... 7/97 & 8/97  
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER: ..... 97081916120454

## SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief."

TIMOTHY ALDRICH, P.L.S. No. 7719

DATE



## FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground and overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

BROADWAY DEVELOPMENT CO., a New Mexico General Partnership  
TED A. WATERMAN, Managing General Partner

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

This instrument was acknowledged before me on July 6, 1998

Susan Barror  
NOTARY PUBLIC

9-3-00  
MY COMMISSION EXPIRES

## LEGAL DESCRIPTION

(SEE SHEET 2)

## PURPOSE OF PLAT

(SEE SHEET 2)

## NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats and documents of record entitled:

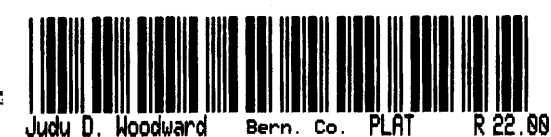
"SAN JOSE ADDITION", (05-16-24, B2-81)  
"BROADWAY PLACE", (02-11-32, D-137)  
"SOUTH BROADWAY ACRES, UNIT NO. 1", (10-13-32, C2-134)  
"THE LAND OF NEW MEXICO CREDIT CORPORATION", (02-08-52, A1-98)  
"BROADWAY ACRES", (09-08-52, B2-136)  
"LANDS OF CANDELARIA", (01-27-53, C2-143)  
"McKINNEY-APODACA AREA", (03-15-60, C4-190)  
"OUTFALL SANITARY SEWER LINE RIGHT OF WAY PLANS", (10-28-60, D2-114)  
"LANDS OF SCHWARTZMAN PACKING COMPANY", (04-17-61, D2-133)  
"LANDS OF LEROY B. MILLS", (11-08-73, A5-1)  
"LAND OF GORDON ZUCHT", (06-08-77, A6-58)  
"LAND OF GORDON ZUCHT", (06-08-77, A6-59)  
"LANDS OF BROADWAY DEVELOPMENT COMPANY", (09-26-85, C28-86)  
"LANDS OF BROADWAY DEVELOPMENT COMPANY", (10-20-89, C40-28)  
"LANDS OF JUANITA HERRERA, IRENE SYMBOLA-SHIJE AND ELI AND CORRIANE HERRERA (01-18-95, 95C-21)  
"JUDGEMENT: AMAFCA PARCEL S-12-2", (04-08-70, BK. MISC. 170, PGS. 354-358)  
"WARRANTY DEED", (03-12-76, BK. D1A, PG. 467)  
"WARRANTY DEED", (05-11-82, BK. D162A, PG. 552)  
"WARRANTY DEED", (05-25-82, BK. D163A, PGS. 291-292)  
"WARRANTY DEED", (06-09-82, BK. D164A, PGS. 5-6)  
"WARRANTY DEED", (08-24-82, BK. D167A, PG. 946)  
"WARRANTY DEED", (10-19-82, BK. D171A, PG. 92)  
"WARRANTY DEED", (11-01-82, BK. D171A, PG. 914)  
"WARRANTY DEED", (11-18-83, BK. D198A, PG. 822)  
"WARRANTY DEED", (DOCUMENT NO. 8510763A)  
"WARRANTY DEED", (02-12-85, BK. D232A, PG. 383)  
"WARRANTY DEED", (02-28-85, BK. D233A, PG. 505)  
"WARRANTY DEED", (11-18-88, BK. D347A, PGS. 616-621)  
"WARRANTY DEED", (02-06-89, BK. D353A, PGS. 298-303)  
"SPECIAL WARRANTY DEED", (02-28-91, BK. BCR 91-3, PG. 7389)  
"SPECIAL WARRANTY DEED", (12-16-92, BK. BCR 92-33, PGS. 696-717)  
"SPECIAL WARRANTY DEED", (08-11-94, BK. BCR 94-23, PGS. 7497-7498)  
"NMSHC RIGHT OF WAY MAP, PROJECT I-025-4(1)218", (05-27-69)  
"NMSHC RIGHT OF WAY MAP, PROJECT I-IG-025-4(49)217", (11-19-73)  
"LANDS OF SCHWARTZMAN PACKING COMPANY, TRACTS "A", "B" AND "C",  
PREPARED BY BOHANNAN ENGINEERS  
(DATED: 07-69, REVISED: 08-26-69)

"PLAT OF SMALL HOLDING CLAIMS IN SECTIONS 29, 32 AND 33, T10N, R3E, NMPM", FILED IN GENERAL LAND OFFICE, SANTA FE, N.M. (12-05-1895)

all being records of Bernalillo County, New Mexico.

5. Title Report: Lawyers Title Insurance Corporation, FILE NO. 113-00-011969 (Effective: 02-07-89)

First American Title Insurance Company,  
FILE NO. 91743A.AOC(KC)DB (Effective: 10-09-95)  
Lawyers Title Insurance Corporation,  
FILE NO. 954668BRP (Effective: 11-30-95)  
First American Title Insurance Company,  
FILE NO. 113905.PJY(KC)JN (Effective: 07-02-97)  
First American Title Insurance Company,  
FILE NO. 114174.PJY(KC)JN (Effective: 07-15-97)



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Bk-98C Pg-288

## PLAT OF BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 2 BEING A REPLAT OF A PORTION OF UNIT 1 WITHIN SECTIONS 28, 29, 32 AND 33 TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO AUGUST 1997

## PUBLIC UTILITY EASEMENTS

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

1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. U.S. West for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. Jones Intercable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

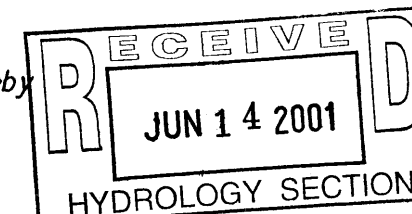
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies 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.

## APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivisor Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

Subdivision Case No. 9-98-57  
for Lynn L. Drive 9/10/98  
Planning Director, City of Albuquerque, N.M. Date  
9-3-98  
City Engineer, City of Albuquerque, N.M. Date  
9-3-98  
Albuquerque Metropolitan Arroyo Flood Control Authority Date  
8-25-98  
Transportation Development City of Albuquerque, N.M. Date  
8-25-98  
Utility Development Division, City of Albuquerque, N.M. Date  
25 Aug 98  
Parks Design and Development, C.I.P., City of Albuquerque, N.M. Date  
081098  
City Surveyor, City of Albuquerque, N.M. Date  
9-3-98  
Property Management, City of Albuquerque, N.M. Date  
8-20-98  
PNM GAS Date  
08-11-98  
U.S. West Telecommunications Date  
8-10-98  
PNM ELECTRIC Date  
8-10-98  
Jones Intercable, Inc. Date



Thomas M. Kane  
TRENIDAD ENTERPRISES, a New Mexico General Partnership  
THOMAS M. KANE, General Partner

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

This instrument was acknowledged before me on June 26, 1998

Susan Barror  
NOTARY PUBLIC

9-3-00  
MY COMMISSION EXPIRES

OFFICIAL SEAL  
SUSAN BARROR  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 9-3-00

dwg: 80511-1 Drawn: DBC Checked: ALS Sheet 1 of 4  
Scale: 1"=200' Date: 6-22-98 Job: 98051

LEGAL DESCRIPTION

A tract of land situate within Sections 28, 29, 32 and 33, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOTS 4, 5, 6 and TRACT A, BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 1 as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 5, 1997 in Volume 97C, Folio 345 and being more particularly described as follows:

BEGINNING at a point on the herein described tract, said point being on the east right-of-way line of Broadway Boulevard S.E. from whence the Albuquerque Control Survey Monument "NM361-3" bears S 18°20'00" W, 222.74 feet;

THENCE leaving said east right-of-way line S 88°24'20" E, 1421.61 feet to a point;

THENCE N 02°03'50" W, 158.68 feet to a point;

THENCE S 88°25'49" E, 30.07 feet to a point;

THENCE N 02°03'50" W, 118.62 feet to a point;

THENCE S 88°23'34" E, 271.33 feet to a point;

THENCE N 01°54'50" E, 128.60 feet to a point;

THENCE N 88°09'30" W, 244.32 feet to a point;

THENCE N 02°05'46" W, 75.39 feet to a point;

THENCE S 88°03'34" E, 245.17 feet to a point;

THENCE N 00°12'29" W, 46.48 feet to a point;

THENCE N 00°12'40" E, 261.54 feet to a point;

THENCE N 88°21'55" W, 259.28 feet to a point;

THENCE N 00°20'07" E, 81.56 feet to a point;

THENCE N 01°03'13" E, 53.08 feet to a point;

THENCE S 89°57'44" E, 256.31 feet to a point;

THENCE S 89°44'37" E, 129.18 feet to a point, said point being on the west right-of-way line of Interstate Highway No. 25 (I-25);

THENCE along said west right-of-way line S 83°39'57" E, 69.90 feet to the northeast corner;

THENCE continuing S 05°53'52" E, 559.72 feet to a point of curvature;

THENCE continuing 678.77 feet along a curve to the right, whose radius is 7489.44 feet through a central angle of 05°11'34" and whose chord bears S 03°18'05" E, 678.54 feet to a point on tangent;

THENCE leaving said west right-of-way line N 88°03'58" W, 1107.80 feet to a point on curve;

THENCE 26.20 feet along a curve to the left, whose radius is 270.00 feet through a central angle of 05°33'34" and whose chord bears S 04°28'01" W, 26.19 feet to a point of tangency;

THENCE S 01°41'14" W, 557.20 feet to a point;

THENCE S 88°18'46" E, 824.88 feet to a point;

THENCE S 08°18'03" W, 33.19 feet to a point;

THENCE S 10°08'33" W, 293.19 feet to a point;

THENCE N 89°01'08" W, 11.32 feet to a point on curve;

THENCE 84.01 feet along a curve to the left, whose radius is 1320.92 feet through a central angle of 03°38'39" and whose chord bears S 27°18'18" W, 84.00 feet to a point of tangency;

THENCE S 25°28'58" W, 182.91 feet to a point;

THENCE S 34°00'48" W, 101.71 feet to the southeast corner;;

THENCE N 89°00'14" W, 254.33 feet to a point;

THENCE N 89°08'15" W, 202.21 feet to a point;

THENCE N 89°06'05" W, 217.39 feet to a point;

THENCE N 02°56'47" E, 322.65 feet to a point, said point being on the north right-of-way line of Lace Road S.E.;

THENCE along said north right-of-way line S 89°28'18" W, 161.47 feet to a point;

THENCE leaving said north right-of-way line N 05°55'40" E, 161.33 feet to a point;

THENCE N 07°49'46" E, 164.75 feet to a point, said point being on the northerly right-of-way line of Bethel Road S.E.;

THENCE along said northerly right-of-way line N 89°43'42" E, 6.41 feet to a point of curvature;

PURPOSE OF PLAT

1. SUBDIVIDE EXISTING TRACT "A" INTO COMMERCIAL LOTS 1 AND 2, AND EXISTING LOTS 4, 5, AND 6 INTO LOTS 4a, 5a, 5b, AND 6a.

2. TO GRANT NEW RIGHT-OF-WAY AND EASEMENTS AS SHOWN AND TO VACATE EXISTING EASEMENTS.



Judy D. Woodward Bern. Co. PLAT R 22.00 BK-98C Pg-288

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PLAT OF  
BROADWAY INDUSTRIAL CENTER  
SUBDIVISION, UNIT 2  
BEING A REPLAT OF A PORTION OF UNIT 1  
WITHIN  
SECTIONS 28, 29, 32 AND 33  
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST 1997

THENCE continuing 154.76 feet along a curve to the left, whose radius is 40.00 feet through a central angle of 221°41'04" and whose chord bears N 21°06'50" W, 74.77 feet to a point of reverse curvature;

THENCE continuing 17.90 feet along a curve to the right, whose radius is 25.00 feet through a central angle of 41°02'02" and whose chord bears S 68°33'39" W, 17.52 feet to a point of tangency;

THENCE continuing S 89°04'40" W, 334.86 feet to a point of curvature;

THENCE continuing 38.39 feet along a curve to the right, whose radius is 25.00 feet through a central angle of 87°58'55" and whose chord bears N 46°55'52" W, 34.73 feet to a point of tangency;

THENCE continuing N 02°56'24" W, 16.78 feet to a point of curvature;

THENCE continuing 140.22 feet along a curve to the left, whose radius is 100.00 feet through a central angle of 80°20'18" and whose chord bears N 43°06'33" W, 129.01 feet to a point of tangency;

THENCE continuing N 83°16'42" W, 237.97 feet to a point of curvature;

THENCE leaving said northerly right-of-way line 40.66 feet along a curve to the right, whose radius is 25.00 feet through a central angle of 93°11'49" and whose chord bears N 36°40'48" W, 36.33 feet to a point of reverse curvature, said point being on the east right-of-way line of Broadway Boulevard S.E.;

THENCE along said east right-of-way line 119.67 feet along a curve to the left, whose radius is 4812.00 feet through a central angle of 01°25'30" and whose chord bears N 09°12'22" E, 119.66 feet to a point of reverse curvature;

THENCE leaving said east right-of-way line 43.76 feet along a curve to the right, whose radius is 30.00 feet through a central angle of 83°34'03" and whose chord bears N 50°16'38" E, 39.98 feet to a point of tangency, said point being on the southerly right-of-way line of San Jose Avenue S.E.;

THENCE along said southerly right-of-way line S 87°56'20" E, 305.48 feet to a point of curvature;

THENCE continuing 266.54 feet along a curve to the left, whose radius is 330.00 feet through a central angle of 46°16'36" and whose chord bears N 68°55'21" E, 259.35 feet to a point of reverse curvature;

THENCE continuing 217.48 feet along a curve to the right, whose radius is 270.00 feet through a central angle of 46°08'59" and whose chord bears N 68°51'32" E, 211.64 feet to a point of tangency;

THENCE continuing S 88°03'58" E, 77.34 feet to a point of curvature;

THENCE continuing 39.16 feet along a curve to the right, whose radius is 25.00 feet through a central angle of 89°45'12" and whose chord bears S 43°11'22" E, 35.28 feet to a point on tangent;

THENCE continuing S 87°51'41" E, 60.00 feet to a point;

THENCE leaving said southerly right-of-way line N 01°41'14" E, 49.95 feet to a point of curvature;

THENCE 54.33 feet along a curve to the right, whose radius is 270.00 feet through a central angle of 11°31'47" and whose chord bears N 07°27'07" E, 54.24 feet to a point on tangent, said point being on the northerly right-of-way line of said San Jose Avenue S.E.;

THENCE along said northerly right-of-way line N 76°47'00" W, 60.00 feet to a point on curve;

THENCE continuing 9.88 feet along a curve to the left, whose radius is 330.00 feet through a central angle of 01°42'58" and whose chord bears S 12°21'31" W, 9.88 feet to a point of reverse curvature;

THENCE continuing 35.10 feet along a curve to the right, whose radius is 25.00 feet through a central angle of 80°26'00" and whose chord bears S 51°43'02" W, 32.28 feet to a point of tangency;

THENCE continuing N 88°03'58" W, 82.06 feet to a point of curvature;

THENCE continuing 265.81 feet along a curve to the left, whose radius is 330.00 feet through a central angle of 46°08'59" and whose chord bears S 68°51'32" W, 258.68 feet to a point of reverse curvature;

THENCE continuing 218.07 feet along a curve to the right, whose radius is 270.00 feet through a central angle of 46°16'36" and whose chord bears S 68°55'21" W, 212.19 feet to a point of tangency;

THENCE continuing N 87°56'20" W, 305.51 feet to a point of curvature;

THENCE leaving said northerly right-of-way line 49.75 feet along a curve to the right, whose radius is 30.00 feet through a central angle of 95°01'05" and whose chord bears N 40°25'48" W, 44.24 feet to a point of reverse curvature, said point being on said east right-of-way line of Broadway Boulevard S.E.;

THENCE along said east right-of-way line 434.58 feet along a curve to the left, whose radius is 4800.00 feet through a central angle of 05°11'14" and whose chord bears N 04°29'07" E, 434.43 feet to the point of beginning and containing 44.8941 acres more or less.

*Timothy A. [Signature]*  
08-10-98

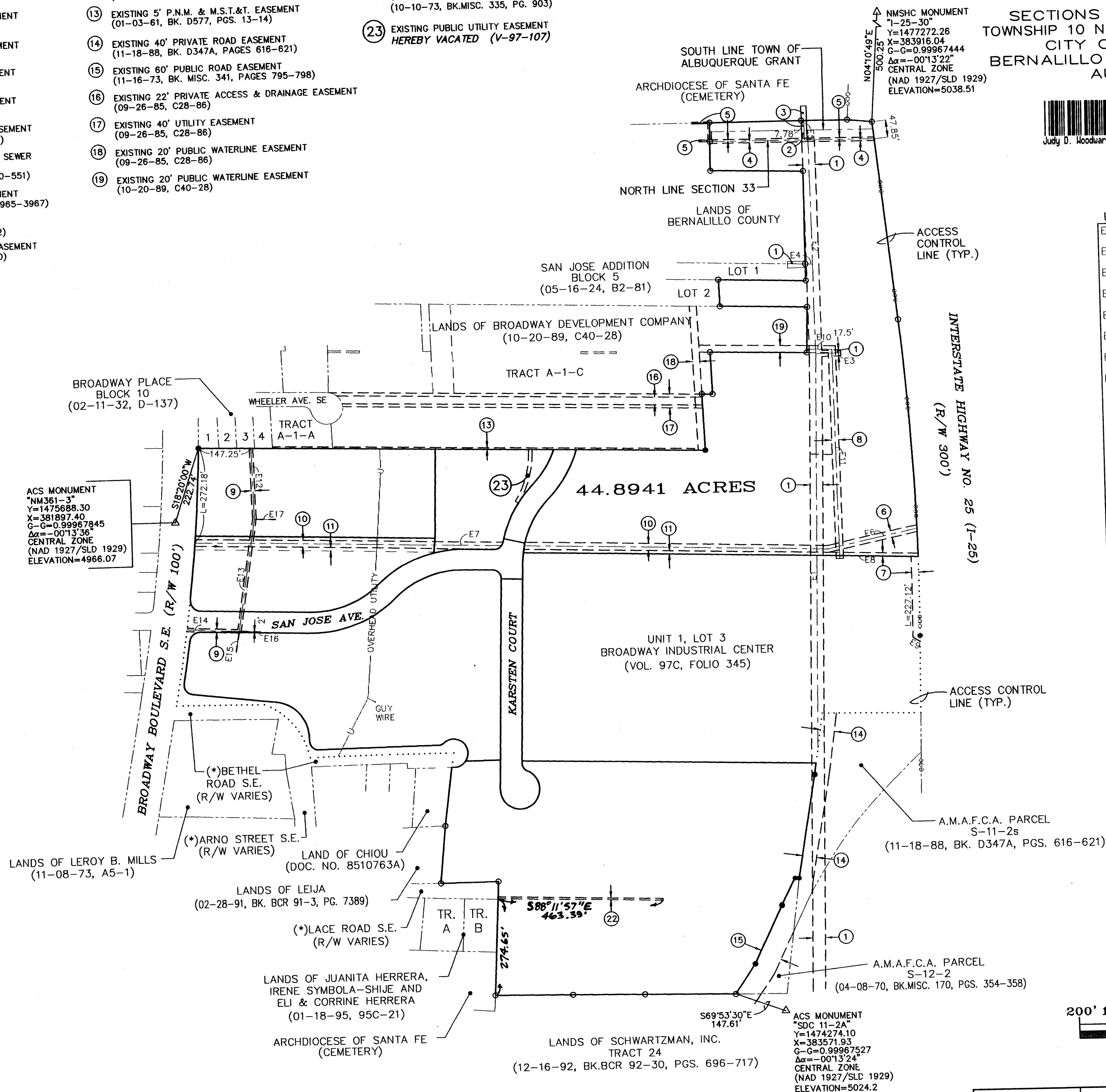
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# EASEMENT DATA

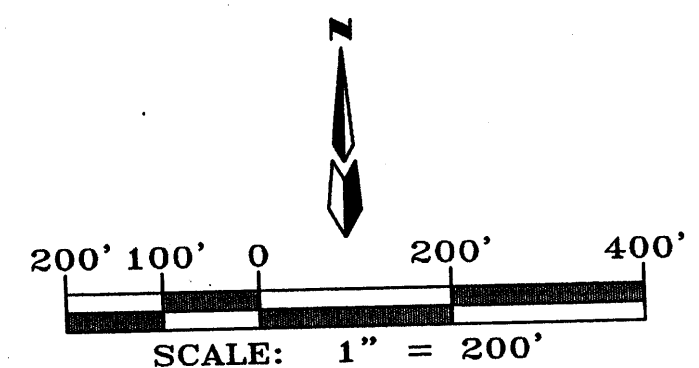
- ① EXISTING 35' P.N.M. EASEMENT (10-15-53, BK. D258, PGS. 15-17)
- ② EXISTING 15' P.N.M. & M.S.T.&T. EASEMENT (11-24-53, BK. D261, PGS. 265-267)
- ③ EXISTING 15' P.N.M. & M.S.T.&T. EASEMENT (01-05-54, BK. D265, PGS. 158-160)
- ④ EXISTING 5' P.N.M. & M.S.T.&T. EASEMENT (11-20-53, BK. D261, PGS. 69-70)
- ⑤ EXISTING 5' P.N.M. & M.S.T.&T. EASEMENT (10-05-53, BK. D256, PG. 629)
- ⑥ EXISTING 20' C.O.A. STORM SEWER EASEMENT (05-29-61, BK. D596, PGS. 549-550)
- ⑦ EXISTING C.O.A. WATERLINE, SANITARY SEWER AND PUBLIC UTILITY EASEMENT (03-04-74, BK. MISC.356, PAGES 550-551)
- ⑧ EXISTING 20' C.O.A. WATERLINE EASEMENT (02-15-90, BK. BCR 90-3, PAGES 3965-3967)
- ⑨ EXISTING 10' P.N.M. EASEMENT (03-14-52, BK. D201, PGS. 321-322)
- ⑩ EXISTING 20' C.O.A. STORM SEWER EASEMENT (08-11-61, BK. D606, PGS. 537-540)
- ⑪ EXISTING 10' C.O.A. WATERLINE EASEMENT (03-16-77, BK. MISC. 524, PAGES 959-960)
- ⑫ EXISTING 5' P.N.M. & M.S.T.&T. EASEMENT (01-03-61, BK. D577, PGS. 13-14)
- ⑬ EXISTING 40' PRIVATE ROAD EASEMENT (11-18-88, BK. D347A, PAGES 616-621)
- ⑭ EXISTING 60' PUBLIC ROAD EASEMENT (11-16-73, BK. MISC. 341, PAGES 795-798)
- ⑮ EXISTING 22' PRIVATE ACCESS & DRAINAGE EASEMENT (09-26-85, C28-86)
- ⑯ EXISTING 40' UTILITY EASEMENT (09-26-85, C28-86)
- ⑰ EXISTING 20' PUBLIC WATERLINE EASEMENT (09-26-85, C28-86)
- ⑱ EXISTING 20' PUBLIC WATERLINE EASEMENT (10-20-89, C40-28)
- ⑳ EXISTING 5' P.N.M. AND M.S.T.&T. EASEMENT (10-10-73, BK.MISC. 335, PG. 902)
- (10-10-73, BK.MISC. 335, PG. 903)
- ㉓ EXISTING PUBLIC UTILITY EASEMENT HEREBY VACATED (V-97-107)

PLAT OF  
BROADWAY INDUSTRIAL CENTER  
SUBDIVISION, UNIT 2  
BEING A REPLAT OF A PORTION OF UNIT 1  
WITHIN  
SECTIONS 28, 29, 32 AND 33  
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 1997



LINE	DIRECTION	DISTANCE
E1	N01°09'24"E	1113.25'
E2	N00°26'36"W	602.60'
E3	N89°12'00"E	70.00'
E4	S89°33'24"W	20.36'
E5	N00°21'03"W	54.59'
E6	S77°43'32"W	256.11'
E7	N88°03'58"W	1775.31'
E8	S88°03'58"E	232.59'
E9	S58°02'52"E	23.14'
E10	S88°26'20"E	69.80'
E11	S00°39'00"E	597.60'
E12	S01°10'51"E	203.00'
E13	S08°50'53"W	323.83'
E14	N86°59'52"W	147.25'
E15	S10°09'03"W	60.00'
E16	S86°59'52"E	60.00'
E17	S88°00'00"E	60.00'

*Timothy A. ...*  
08-10-98



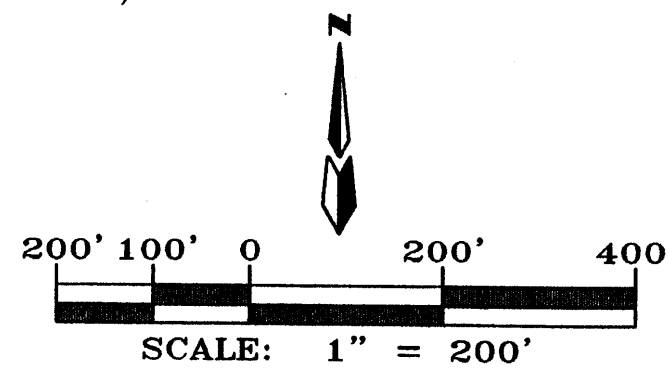
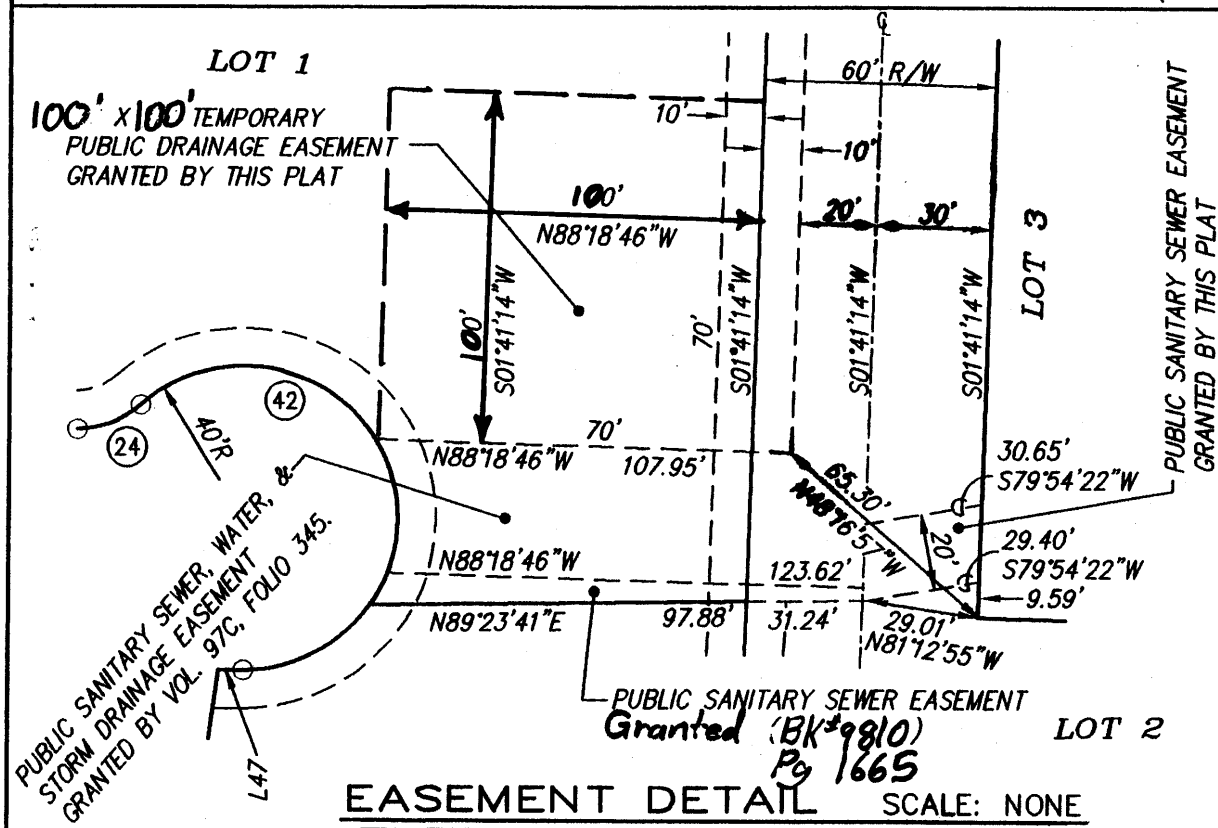
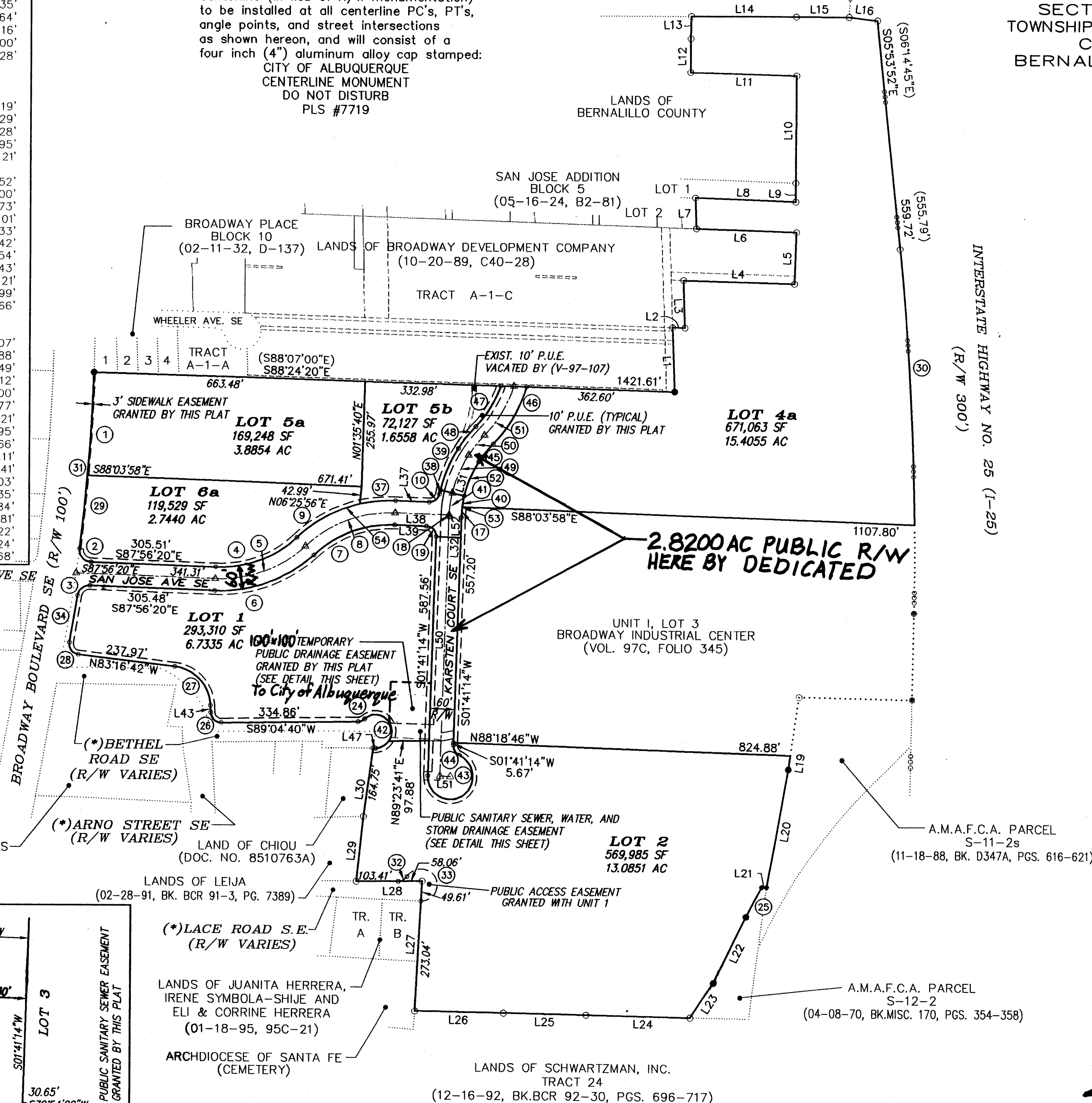
CURVE DATA					
NO.	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE	
1	4800.00'	3° 00' 35"	252.15'	N 03° 23' 47" E	252.12'
2	30.00'	95° 01' 05"	49.75'	N 40° 25' 48" W	44.24'
3	30.00'	83° 34' 03"	43.76'	N 50° 16' 38" E	39.98'
4	270.00'	46° 16' 36"	218.07'	N 68° 55' 21" E	212.19'
5	300.00'	46° 16' 36"	242.30'	N 68° 55' 21" E	235.77'
6	330.00'	46° 16' 36"	266.54'	N 68° 55' 21" E	259.35'
7	270.00'	46° 08' 59"	217.48'	N 68° 51' 32" E	211.64'
8	300.00'	46° 08' 59"	241.64'	N 68° 51' 32" E	235.16'
9	330.00'	32° 44' 15"	188.56'	N 62° 09' 11" E	186.00'
10	25.00'	80° 26' 00"	35.10'	N 51° 43' 02" E	32.28'
17	270.00'	05° 33' 34"	26.20'	N 04° 28' 01" E	26.19'
18	300.00'	1° 00' 38"	5.29'	N 02° 11' 33" E	5.29'
19	25.00'	89° 45' 12"	39.16'	N 43° 11' 22" W	35.28'
20	25.00'	67° 58' 32"	29.66'	N 32° 18' 02" W	27.95'
21	40.00'	247° 58' 32"	238.04'	N 57° 41' 58" E	91.21'
24	25.00'	41° 02' 02"	17.90'	N 68° 33' 39" E	17.52'
25	1320.92'	03° 38' 39"	84.01'	N 27° 18' 18" E	84.00'
26	25.00'	87° 58' 55"	38.39'	N 46° 55' 52" W	34.73'
27	100.00'	80° 20' 18"	140.22'	N 43° 06' 33" W	129.01'
28	25.00'	93° 11' 49"	40.66'	N 36° 40' 48" W	36.33'
29	4800.00'	02° 10' 39"	182.43'	N 05° 59' 24" E	182.42'
30	7489.44'	05° 11' 34"	678.77'	N 03° 18' 05" W	678.54'
31	4800.00'	05° 11' 15"	434.58'	N 04° 29' 07" E	434.43'
32	25.00'	57° 55' 16"	25.27'	N 60° 30' 43" E	24.21'
33	40.00'	237° 57' 16"	166.12'	N 29° 18' 13" W	69.99'
34	4812.00'	1° 25' 30"	119.67'	N 09° 12' 22" E	119.66'
37	330.00'	13° 24' 43"	77.25'	N 85° 13' 40" E	77.07'
38	330.00'	1° 42' 58"	9.88'	N 12° 21' 31" E	9.88'
39	330.00'	19° 26' 59"	112.02'	N 22° 56' 30" E	111.49'
40	270.00'	5° 58' 13"	28.13'	N 10° 13' 54" E	28.12'
41	300.00'	10° 31' 08"	55.08'	N 07° 57' 26" E	55.00'
42	40.00'	221° 41' 04"	154.76'	N 21° 06' 50" W	74.77'
43	55.00'	247° 58' 32"	238.04'	N 57° 41' 57" E	91.21'
44	25.00'	67° 58' 32"	29.66'	N 32° 18' 03" W	27.95'
45	270.00'	11° 49' 54"	55.76'	N 38° 34' 52" E	55.66'
46	330.00'	28° 04' 45"	161.73'	N 30° 27' 31" E	160.11'
47	270.00'	24° 40' 51"	116.31'	N 32° 09' 29" E	115.41'
48	330.00'	11° 49' 54"	68.15'	N 38° 34' 57" E	68.03'
49	300.00'	19° 26' 59"	101.84'	N 22° 56' 30" E	101.35'
50	300.00'	11° 49' 55"	61.95'	N 38° 34' 57" E	61.84'
51	300.00'	26° 33' 26"	139.05'	N 31° 13' 11" E	137.81'
52	270.00'	19° 26' 59"	91.66'	N 22° 56' 30" E	91.22'
53	270.00'	11° 31' 47"	54.33'	N 07° 27' 07" E	54.24'
54	330.00'	46° 08' 59"	265.81'	N 68° 51' 32" E	258.68'

△ CENTERLINE MONUMENTATION  
Centerline (in lieu of R/W monumentation)  
to be installed at all centerline PC's, PT's,  
angle points, and street intersections  
as shown hereon, and will consist of a  
four inch (4") aluminum alloy cap stamped:  
CITY OF ALBUQUERQUE  
CENTERLINE MONUMENT  
DO NOT DISTURB  
PLS #7719

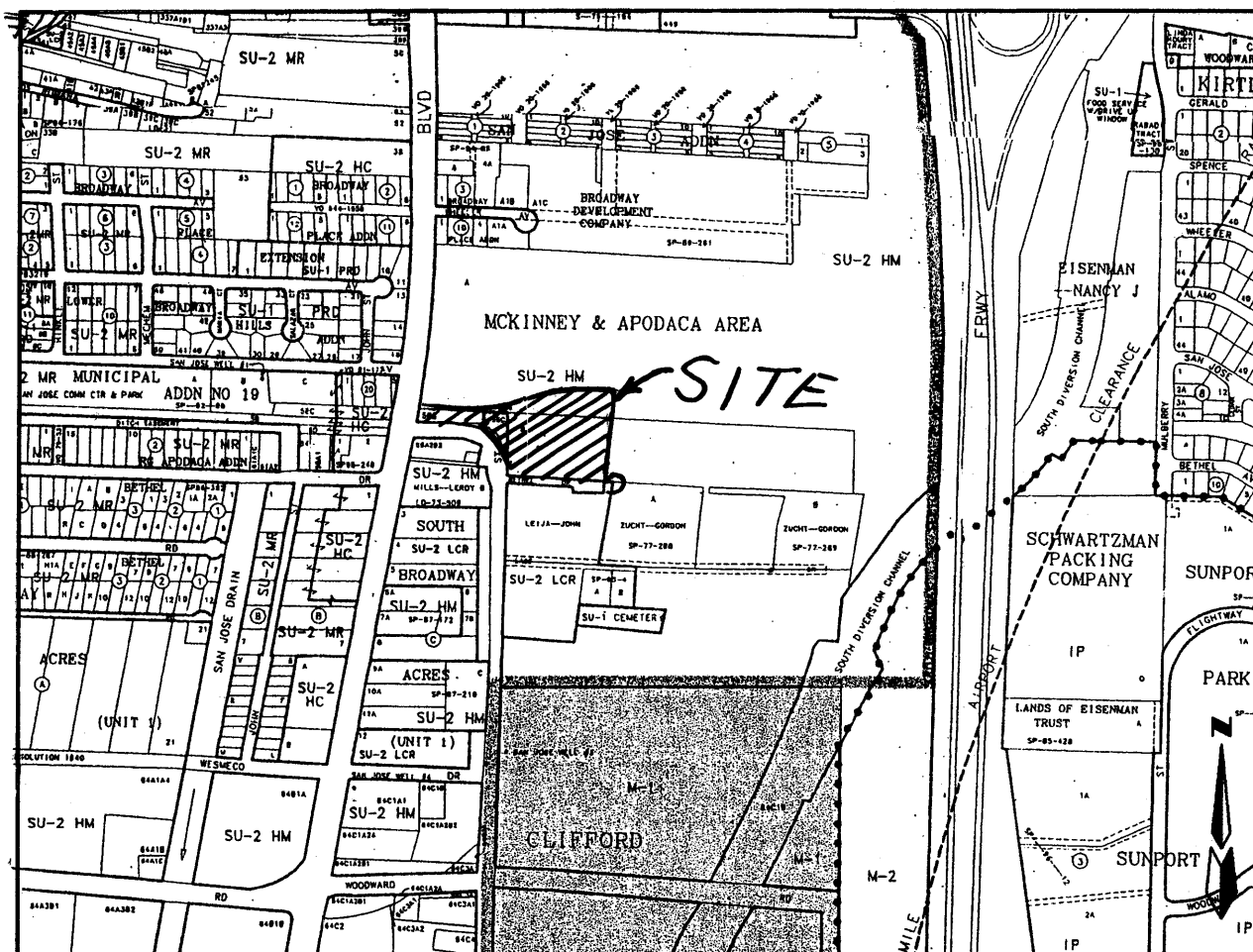
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Judy D. Woodward Bern. Co. PLAT R 22.00 BK-98C Pg-288

PLAT OF  
**BROADWAY INDUSTRIAL CENTER  
SUBDIVISION, UNIT 2**  
BEING A REPLAT OF A PORTION OF UNIT 1  
WITHIN  
SECTIONS 28, 29, 32 AND 33  
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 1997

LINE DATA		
LINE	DIRECTION	DISTANCE
L1	N02°03'50"W (N01°47'00"W)	158.68'
L2	S88°25'49"E (S88°07'00"E)	30.07' (30.06')
L3	N02°03'50"W (N01°47'00"W)	118.62'
L4	S88°23'34"E (S88°07'00"E)	271.33' (270.40')
L5	N01°54'50"E (N01°07'36"W)	128.60' (128.97')
L6	N88°09'30"W (N88°19'16"W)	244.32' (244.33')
L7	N02°05'46"W (N02°23'17"W)	75.39' (74.70')
L8	S88°03'34"E (S88°21'38"E)	245.17' (245.18')
L9	N00°12'29"W (N00°09'32"W)	46.48'
L10	N00°12'40"E (N00°09'32"W)	261.54'
L11	N88°21'55"W (N88°41'12"W)	259.28' (259.32')
L12	N00°20'07"E (N00°02'09"E)	81.56' (81.49')
L13	N01°03'13"E (N00°29'55"E)	53.08' (53.25')
L14	S89°57'44"E (N89°38'14"E)	256.31' (257.49')
L15	S89°44'37"E (S89°50'00"E)	129.18' (128.24')
L16	S83°39'57"E (S83°55'32"E)	69.90' (70.60')
L19	S08°18'03"W (S07°56'58"W)	33.19' (173.28')
L20	S10°08'33"W (S09°47'28"W)	293.19' (293.09')
L21	N89°01'08"W (N88°59'25"W)	11.32'
L22	S25°28'58"W (S25°30'41"W)	182.91'
L23	S34°00'48"W (S34°02'31"W)	101.71'
L24	N89°00'14"W (N89°21'28"W)	254.33' (258.50')
L25	N89°08'15"W (N89°26'18"W)	202.21' (202.19')
L26	N89°06'05"W (N89°26'03"W)	217.39' (217.37')
L27	N02°56'47"E (N02°05'30"E)	322.65' (328.00')
L28	S89°28'18"W (S88°48'17"W)	161.47'
L29	N05°55'40"E (N05°41'10"E)	161.33' (164.00')
L30	N07°49'46"E (N07°29'38"E)	164.75'
L31	N76°47'00"W	60.00'
L32	N87°51'41"W	60.00'
L37	S88°03'58"E	82.06'
L38	S88°03'58"E	132.15'
L39	S88°03'58"E	77.34'
L40	N01°41'14"E	14.80'
L43	N02°56'24"W	16.78'
L47	S89°43'42"W	6.41'
L50	N01°41'14"E	637.03'
L51	N88°18'46"W	25.00'
L52	N01°41'14"E	49.95'



*Timothy A. [Signature]*  
08-28-98



LOCATION MAP ZONE ATLAS: L14, L15, M14 & M15  
SCALE: NONE

### SUBDIVISION DATA

PLAT CASE NOS. DRB. 99-100 S V.  
GROSS ACREAGE 6.7335  
ZONE ATLAS NO. L14, L15, M14, M15  
NO. OF EXISTING TRACTS/LOTS 1 TRACT  
NO. OF TRACTS/LOTS CREATED 5 LOTS  
NO. OF TRACTS/LOTS ELIMINATED 1 TRACT  
MILES OF FULL WIDTH STREETS CREATED 0  
AREA DEDICATED TO CITY OF ALBUQUERQUE 0  
DATE OF SURVEY 7/97 & 8/97  
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER: 97081916120454

### FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for buried distribution lines, conduits, and pipes for underground and overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

*Ted A. Waterman*  
BROADWAY DEVELOPMENT LLC., a New Mexico Corporation  
TED A. WATERMAN, Managing General Partner

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on March 9, 1999

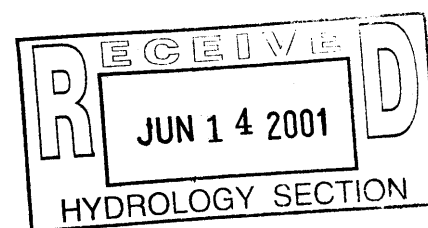
*Sheri Thacker*  
NOTARY PUBLIC

OFFICIAL SEAL  
SHERI THACKER  
NOTARY PUBLIC STATE OF NEW MEXICO  
MY COMMISSION EXPIRES 7/2/02

LEGAL DESCRIPTION (SEE SHEET 2)

PURPOSE OF PLAT (SEE SHEET 2)

NOTES (SEE SHEET 2)



### SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991 and February 2, 1994), and is true and correct to the best of my knowledge and belief."

*Timothy Aldrich*  
TIMOTHY ALDRICH, S. No. 7719  
DATE 03-11-99

PLAT OF  
BROADWAY INDUSTRIAL CENTER  
SUBDIVISION  
UNIT 2, LOTS 1A-1E  
WITHIN  
SECTION 32  
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY 1999

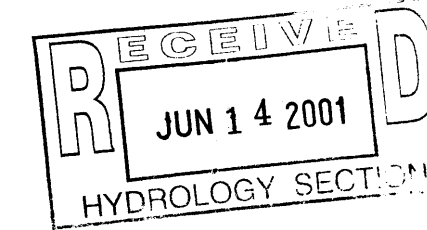
### APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance, Article XI of Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico.

Subdivision Case No. \_\_\_\_\_

*Chair Development Review Board City of Albuquerque, NM* 4/7/99 Date  
*Frank J. Cugini* 3-31-99 Date  
City Engineer, City of Albuquerque, N.M.  
*Frank J. Cugini* 3-31-99 Date  
Albuquerque Metropolitan Area Flood Control Authority  
*Rachel D. Green* 3-23-99 Date  
Transportation Development, City of Albuquerque, N.M.  
*Roger A. Green* 3-25-99 Date  
Utility Development Division, City of Albuquerque, N.M.  
*Debra L. Green* 3-23-99 Date  
Parks Design and Development, C.I.P., City of Albuquerque, N.M.  
*Walt C. Green* 03-11-99 Date  
City Surveyor, City of Albuquerque, N.M.  
*Storm J. Green* 4-5-99 Date  
Property Management, City of Albuquerque, N.M.

*Paul R. Phill* 3-15-99 Date  
PNM GAS  
*Jona Shaver* 3-17-99 Date  
U.S. West Telecommunications  
*Paul R. Phill* 3-15-99 Date  
PNM ELECTRIC  
*Viola Watson* 3-15-99 Date  
Jones Interchange, Inc. SP.99-79



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
PAID ON UPC # 1-014-055-479318-10815  
PROPERTY OWNER OF RECORD:  
*Waterman Ted A + Leann*  
BERNALILLO COUNTY TREASURER'S OFFICE:  
*Arthur Kavanagh* 4/9/99

Judy D. Woodward Bern. Co. PLRT R 17.99  
1999048112  
Page: 1 of 3  
04/89/1999 03:44P  
BK-99C Pg-82

dwg:	9008PLT1	Drawn:	BJG	Checked:	ALS	Sheet	1 of 3
Scale:	1"=60'	Date:	2/16/99	Job:	99008		



DESCRIPTION

A tract of land situate within Section 32, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOT 1, BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 2 as the same is shown and designated on said plat filed for record in the office of the County clerk of Bernalillo County, New Mexico on September 11, 1998 in Book 98C, page 280 and containing 6.7335 acres more or less.

PURPOSE OF PLAT

Purpose of Plat is to subdivide LOT 1, BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 2 into 5 Lots and to Grant all Easements shown hereon.

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- 2. Distances are ground distances.
- 3. Bearings and distances in parenthesis are record.
- 4. Basis of boundary are the following plats and documents of record entitled:
  - "BROADWAY INDUSTRIAL CENTER, SUBD. UNIT 2" (09-11-1998, VOL. 98C, FOL. 280)
  - "SAN JOSE ADDITION", (05-16-24, B2-81)
  - "BROADWAY PLACE", (02-11-32, D-137)
  - "SOUTH BROADWAY ACRES, UNIT NO. 1", (10-13-32, C2-134)
  - "THE LAND OF NEW MEXICO CREDIT CORPORATION", (02-08-52, A1-98)
  - "BROADWAY ACRES", (09-08-52, B2-136)
  - "LANDS OF CANDELARIA", (01-27-53, C2-143)
  - "McKINNEY-APODACA AREA", (03-15-60, C4-190)
  - "OUTFALL SANITARY SEWER LINE RIGHT OF WAY PLANS", (10-28-60, D2-114)
  - "LANDS OF SCHWARTZMAN PACKING COMPANY", (04-17-61, D2-133)
  - "LANDS OF LEROY B. MILLS", (11-08-73, A5-1)
  - "LAND OF GORDON ZUCHT", (06-08-77, A6-58)
  - "LAND OF GORDON ZUCHT", (06-08-77, A6-59)
  - "LANDS OF BROADWAY DEVELOPMENT COMPANY", (09-26-85, C28-86)
  - "LANDS OF BROADWAY DEVELOPMENT COMPANY", (10-20-89, C40-28)
  - "LANDS OF JUANITA HERRERA, IRENE SYMBOLA-SHIJE AND ELI AND CORRINE HERRERA (01-18-95, 95C-21)
  - "JUDGEMENT: AMAFCA PARCEL S-12-2", (04-08-70, BK. MISC. 170, PGS. 354-358)
  - "WARRANTY DEED", (03-12-76, BK. D1A, PG. 467)
  - "WARRANTY DEED", (05-11-82, BK. D162A, PG. 552)
  - "WARRANTY DEED", (05-25-82, BK. D163A, PGS. 291-292)
  - "WARRANTY DEED", (06-09-82, BK. D164A, PGS. 5-6)
  - "WARRANTY DEED", (08-24-82, BK. D167A, PG. 946)
  - "WARRANTY DEED", (10-19-82, BK. D171A, PG. 92)
  - "WARRANTY DEED", (11-01-82, BK. D171A, PG. 914)
  - "WARRANTY DEED", (11-18-83, BK. D198A, PG. 822)
  - "WARRANTY DEED", (DOCUMENT NO. 8510763A)
  - "WARRANTY DEED", (02-12-85, BK. D232A, PG. 383)
  - "WARRANTY DEED", (02-28-85, BK. D233A, PG. 505)
  - "WARRANTY DEED", (11-18-88, BK. D347A, PGS. 616-621)
  - "WARRANTY DEED", (02-06-89, BK. D353A, PGS. 298-303)
  - "SPECIAL WARRANTY DEED", (02-28-91, BK. BCR 91-3, PG. 7389)
  - "SPECIAL WARRANTY DEED", (12-16-92, BK. BCR 92-30, PGS. 696-717)
  - "SPECIAL WARRANTY DEED", (08-11-94, BK. BCR 94-23, PGS. 7497-7498)
  - "NMSHC RIGHT OF WAY MAP, PROJECT I-025-4(1)218", (05-27-69)
  - "NMSHC RIGHT OF WAY MAP, PROJECT I-025-4(49)217", (11-19-73)
  - "LANDS OF SCHWARTZMAN PACKING COMPANY, TRACTS "A", "B" AND "C", PREPARED BY BOHANNAN ENGINEERS (DATED: 07-69, REVISED: 08-26-69)
- "PLAT OF SMALL HOLDING CLAIMS IN SECTIONS 29, 32 AND 33, T10N, R3E, NMPM", FILED IN GENERAL LAND OFFICE, SANTA FE, N.M. (12-05-1895)
- all being records of Bernalillo County, New Mexico.
- 5. Title Report: Lawyers Title Insurance Corporation, FILE NO. 113-00-011969 (Effective: 02-07-89)
  - First American Title Insurance Company, FILE NO. 91743A.AOC(KC)DB (Effective: 10-09-95)
  - Lawyers Title Insurance Corporation, FILE NO. 954668BRP (Effective: 11-30-95)
  - First American Title Insurance Company, FILE NO. 113905.PJY(KC)JN (Effective: 07-02-97)
  - First American Title Insurance Company, FILE NO. 114174.PJY(KC)JN (Effective: 07-15-97)

PLAT OF  
BROADWAY INDUSTRIAL CENTER  
SUBDIVISION  
UNIT 2, LOTS 1A-1E  
WITHIN  
SECTION 32  
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY 1999

PUBLIC UTILITY EASEMENTS

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

- 1. The PNM Electric Services Division for the installation, maintenance and service of underground electrical lines, communication lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- 2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- 3. U.S. West for installation, maintenance and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- 4. Jones Intercable for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.
- 5. The New Mexico Utilities, Inc., for the installation, maintenance and service of water and sanitary sewer lines and any other equipment, fixtures, structures and related facilities reasonably necessary to provide water and sewer services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easement, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies 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.

*Timothy A. ...*

03-11-99

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Page: 2 of 3  
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Bk-S9C Pg-82  
Judy D. Woodward Bern. Co. PLAT R 17.00

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Scale:	1"=60'	Date:	3/04/99	Job:	99008		

PLAT OF  
BROADWAY INDUSTRIAL CENTER  
SUBDIVISION

UNIT 2, LOTS 1A-1E

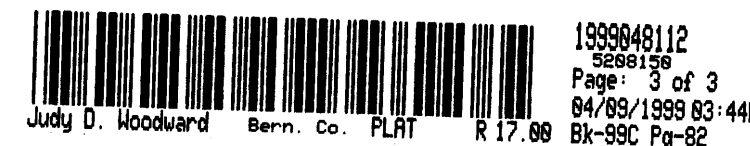
WITHIN  
SECTION 32

TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 1999



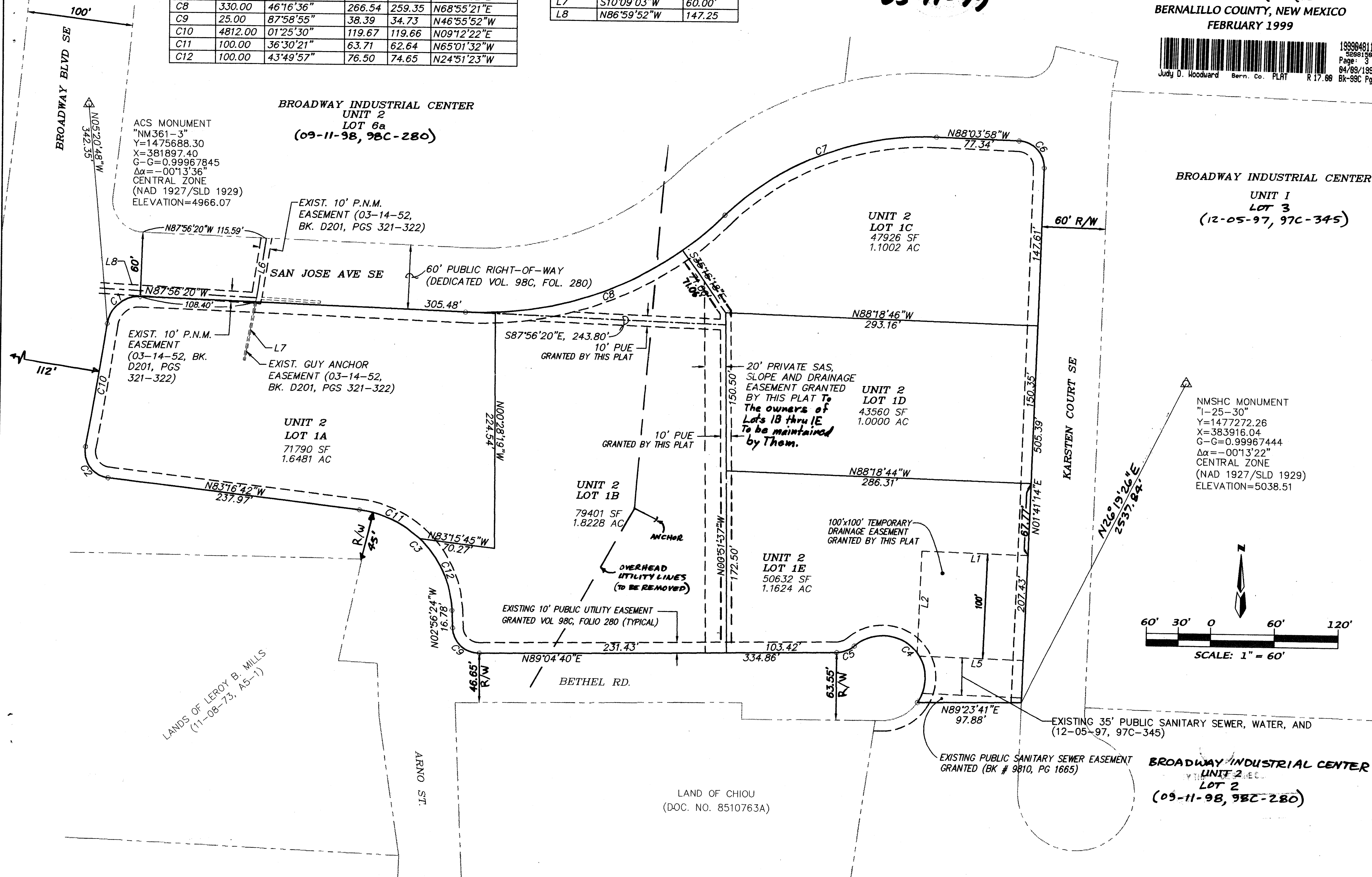
CURVE DATA FOR THIS SHEET

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C1	30.00	83°34'03"	43.76	39.98	N50°16'38"E
C2	25.00	93°11'49"	40.66	36.33	N36°40'48"W
C3	100.00	80°20'18"	140.22	129.01	N43°06'33"W
C4	40.00	166°27'14"	116.21	79.44	N48°43'45"W
C5	25.00	41°02'02"	17.90	17.52	N68°33'39"E
C6	25.00	90°15'19"	39.38	35.43	N42°56'18"W
C7	270.00	46°08'59"	217.48	211.64	N68°51'32"E
C8	330.00	46°16'36"	266.54	259.35	N68°55'21"E
C9	25.00	87°58'55"	38.39	34.73	N46°55'52"W
C10	4812.00	01°25'30"	119.67	119.66	N09°12'22"E
C11	100.00	36°30'21"	63.71	62.64	N65°01'32"W
C12	100.00	43°49'57"	76.50	74.65	N24°51'23"W

LINE DATA FOR THIS SHEET

NUMBER	DIRECTION	DISTANCE
L1	N88°18'46"W	100.00'
L2	N01°41'14"E	97.15'
L5	N88°18'46"W	107.95'
L6	S08°50'53"W	56.17'
L7	S10°09'03"W	60.00'
L8	N86°59'52"W	147.25'

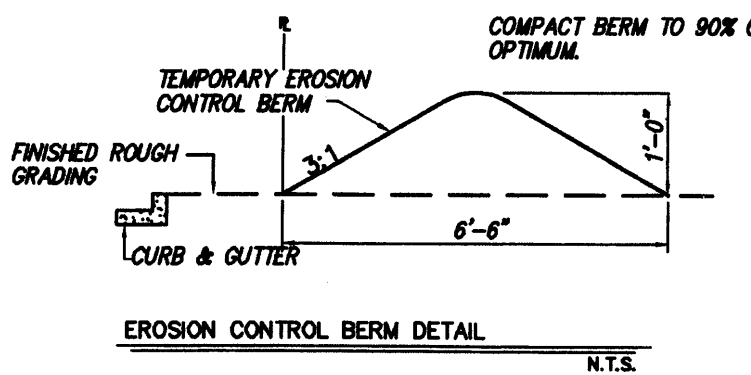
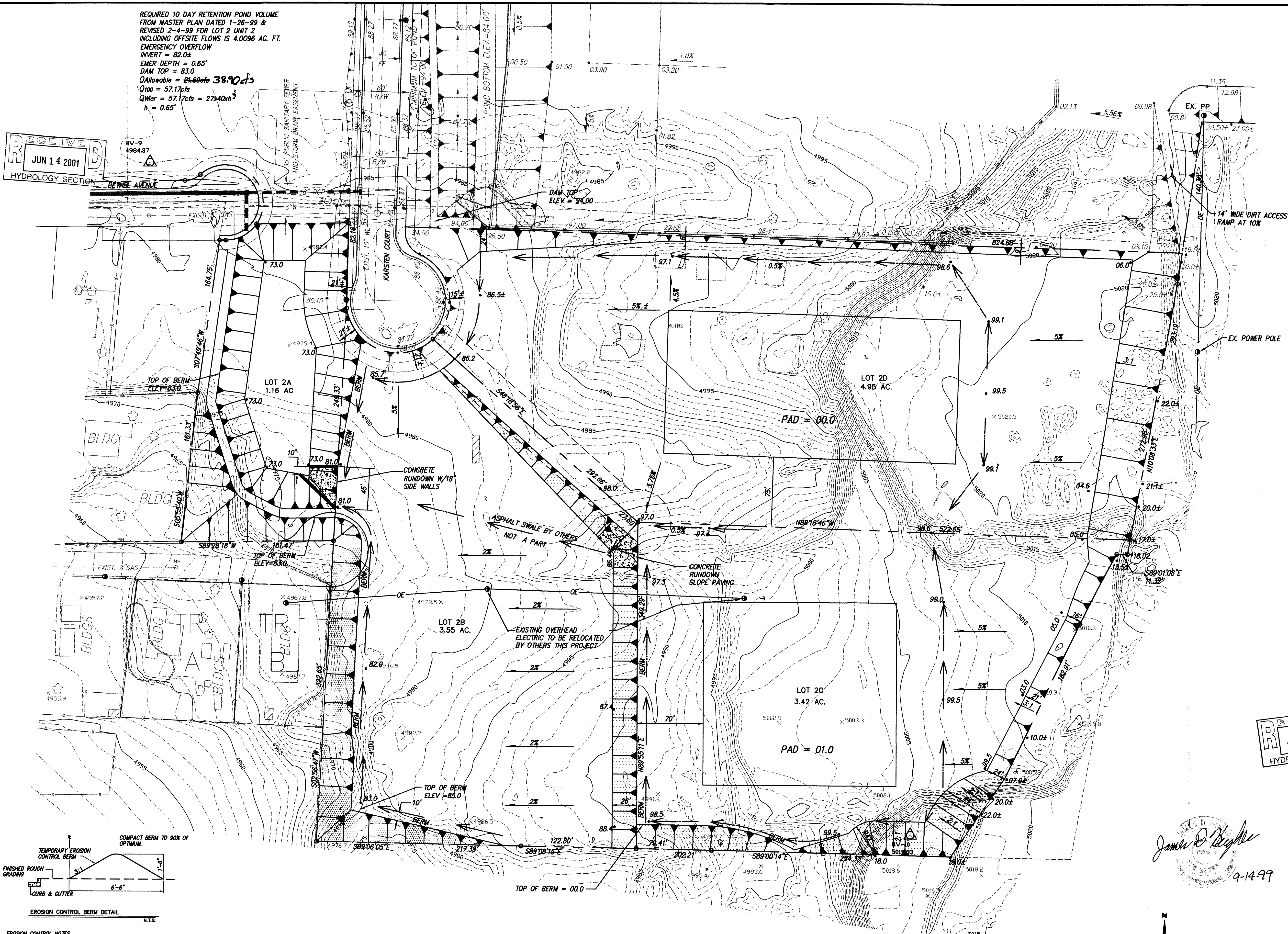
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03-11-99



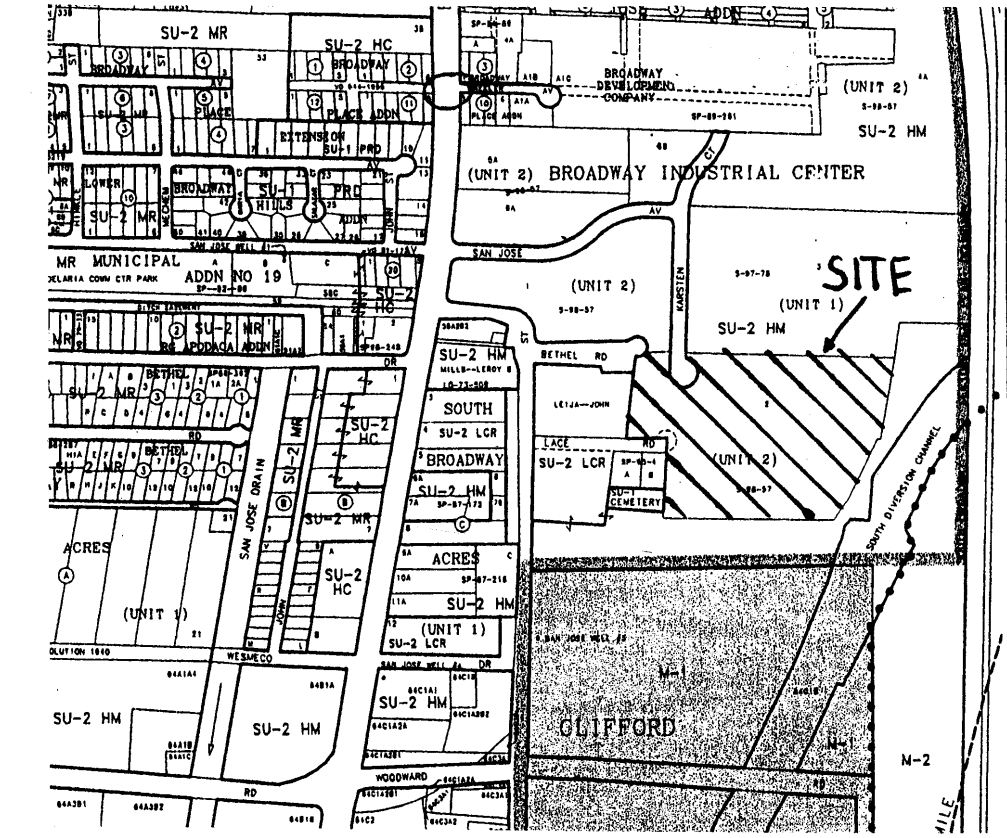


REQUIRED 10 DAY RETENTION POND VOLUME  
FROM MASTER PLAN DATED 1-26-99 &  
REVISED 2-4-99 FOR LOT 2 UNIT 2  
INCLUDING OFFSITE FLOWS IS 4.0096 AC. FT.  
EMERGENCY OVERFLOW  
INVERT = 82.0±  
EMER DEPTH = 0.65'  
DAM TOP = 83.0  
Q<sub>allowable</sub> = 24.66 cfs 38.90 cfs  
Q<sub>100</sub> = 57.17 cfs  
Q<sub>Wier</sub> = 57.17 cfs = 27.40 cfs  
h = 0.65'

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HYDROLOGY SECTION



- EROSION CONTROL NOTES**
1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
  2. CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SEDIMENT OUT OF EXISTING RIGHT-OF-WAY.
  3. CONTRACTOR IS RESPONSIBLE FOR CLEANING UP ANY SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
  4. EROSION CONTROL BERMS ARE REQUIRED AROUND THE PERIMETER OF EACH LOT AND MUST PREVENT CROSS LOT DRAINAGE.
  5. ALL EROSION CONTROL BERMS MUST BE IN PLACE AND ENGINEER CERTIFIED PRIOR TO BUILDING PERMIT RELEASE.
  6. ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE INDICATED.
  7. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT THE LINE LOCATING SERVICE, 795-1234, FOR LOCATION OF EXISTING UTILITIES.



ZONE MAP: M-14-Z

**LEGAL DESCRIPTION**

BROADWAY INDUSTRIAL CENTER UNIT 2, LOT 2, ALBUQUERQUE, NEW MEXICO

**LEGEND**

- FP= 30.38 FINISHED PAD ELEVATION
- 3:1 SLOPE
- TRACT/LOT BOUNDARY
- RIGHT OF WAY
- EASEMENTS
- SWALE
- PROPOSED WATERLINE
- PROPOSED SPOT ELEVATION
- CENTERLINE OF ROAD
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING DROP INLET
- EXISTING OVERHEAD ELECTRIC
- EXISTING EDGE OF PAVEMENT
- EXISTING EASEMENTS
- EXISTING WATERLINE
- EXISTING FENCE
- EXISTING GUY
- 2:1 GRAVEL MULCHED SLOPE

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HYDROLOGY SECTION

**PURPOSE**

THE PURPOSE OF THIS GRADING AND DRAINAGE PLAN IS TO ALLOW THE ADMINISTRATIVE SUBDIVISION OF ONE EXISTING LOT INTO FOUR SMALLER LOTS AND TO PROVIDE A PLAN FOR ROUGH GRADING PADS SITES ON THREE OF THESE LOTS. THE FOURTH LOT WILL BE COMMON AREA TO INITIALLY BE USED BY THE ASSOCIATION OF LOT OWNERS AS A RETENTION POND TO BE CONVERTED AT A LATER DATE TO A DETENTION POND AFTER THE 72" STORM SEWER IS CONSTRUCTED IN BROADWAY BLVD. TO THE SAN JOSE DRAIN. BOTH THE TEMPORARY RETENTION AND THE LATER DETENTION PONDS ARE IN ACCORDANCE WITH THE MASTER DRAINAGE MANAGEMENT PLAN FOR BROADWAY INDUSTRIAL CENTER STAMPED 1-26-99 AND REVISED 2-4-99.

**BROADWAY INDUSTRIAL CENTER  
UNIT 2, LOT 2A THRU LOT 2D**

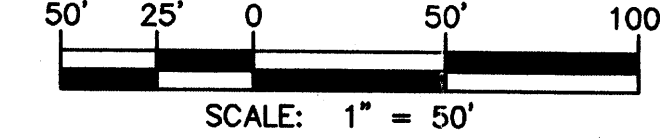
**GRADING AND DRAINAGE PLAN**

**dmg** MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS

P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

Designed: JDH Drawn: WL/SPS Checked: DMG  
Scale: 1" = 50' Date: 9/99 Job: 99101 Sheet 1 of 1

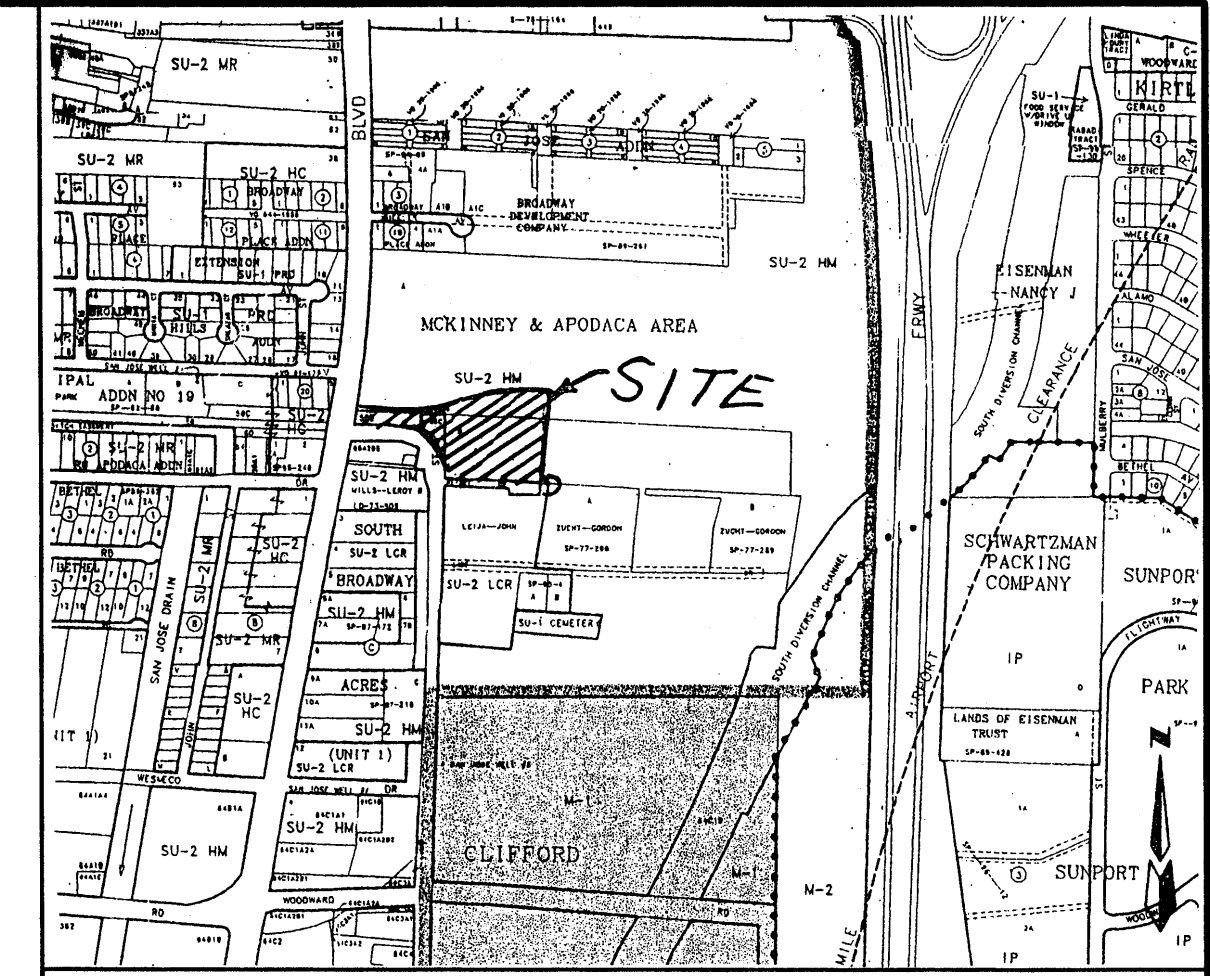
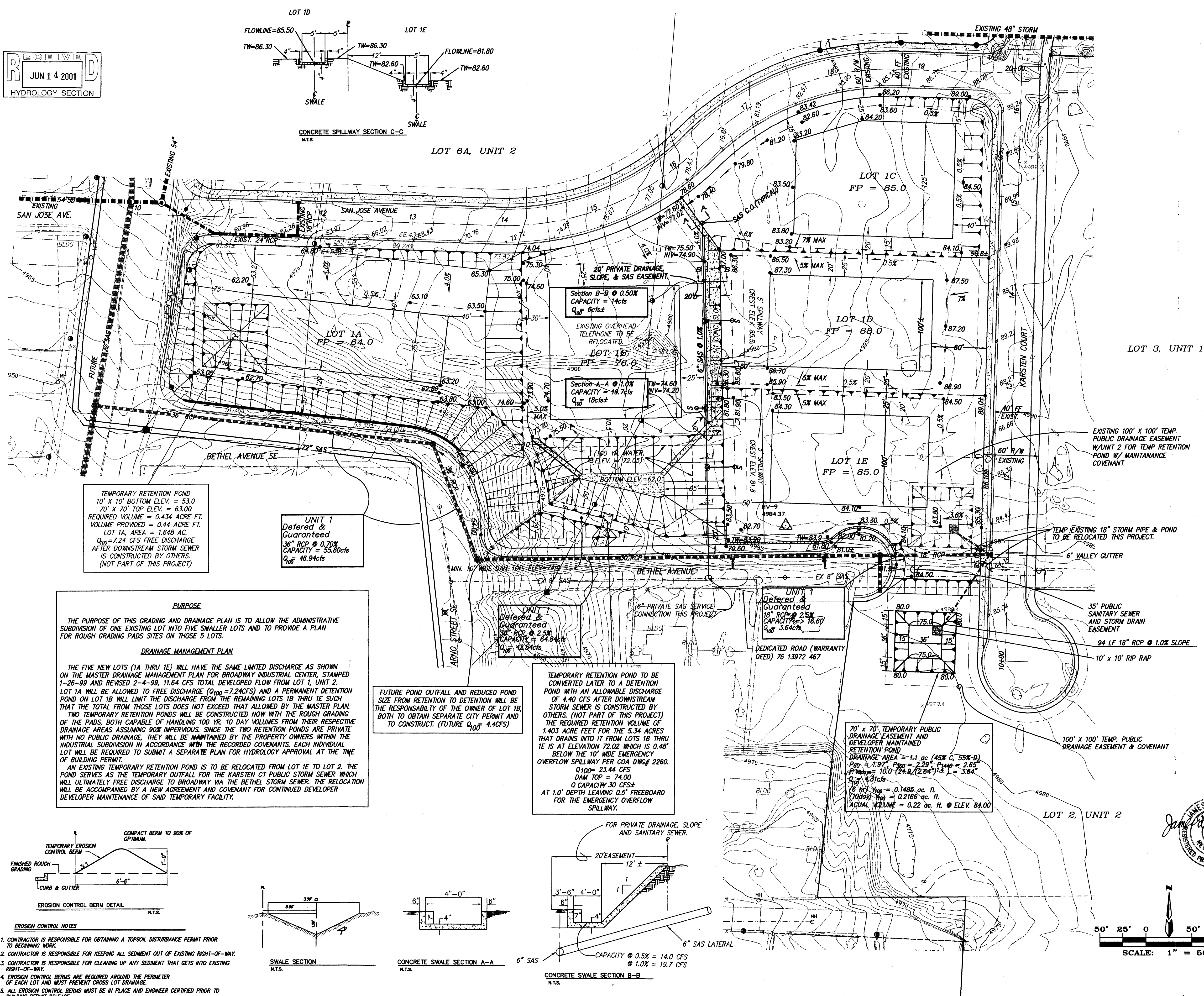
James D. Goodwin  
9-14-99



9101BIC/9101GD50/09-09-99/ACH



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JUN 14 2001  
HYDROLOGY SECTION



VICINITY MAP ZONE MAP: L14, L15, M14, M15

**ACS BENCHMARK**  
NMSHC MONUMENT, "1 - 25 - 30"  
Y = 1477272.26, X = 383916.04, G = 6 = 0.99967444, DELTA ALPHA = -0013'22"  
CENTRAL ZONE (NAD 1983/SLD 1929)  
ELEVATION = 5038.51

**LEGAL DESCRIPTION**  
LOTS 1A-1E, UNIT 2, BROADWAY INDUSTRIAL CENTER WITHIN SECTION 32,  
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM, CITY OF ALBUQUERQUE,  
BERNALILLO COUNTY, NEW MEXICO

- LEGEND**
- 5135 - EXISTING 5' CONTOUR
  - TC= EXISTING TOP OF CURB
  - FL= EXISTING FLOWLINE
  - x 00.00 EXISTING SPOT ELEVATION
  - EXISTING CURB AND GUTTER
  - EXISTING SANITARY SEWER MANHOLE
  - EXISTING CABLE T.V. PEDESTAL
  - ⊕ EXISTING WATER VALVE
  - E- EXISTING OVERHEAD ELECTRIC LINE
  - T- EXISTING OVERHEAD TELEPHONE LINE
  - EXISTING POWER POLE
  - ⊕ EXISTING TELEPHONE PEDESTAL
  - ⊕ EXISTING FIRE HYDRANT
  - ⊕ EXISTING STORM SEWER MANHOLE
  - ⊕ EXISTING DROP INLET
  - EXISTING LOT LINE
  - TRACT/LOT BOUNDARY
  - RIGHT OF WAY
  - EASEMENTS
  - EXISTING WATERLINE
  - SD --- EXISTING STORM DRAIN
  - G --- EXISTING VHP GASLINE
  - PROPOSED STORM DRAIN LINE

40' STREET @ 1.0%  
 $Q_{100} = 41.84$  cfs  
 $V_{100} = 3.7$  cfs

**CAPACITY CALCS.**

EXISTING SAS

PRIVATE SAS CONNECTIONS W/CLEAN OUTS

RECEIVED  
JUN 14 2001  
HYDROLOGY SECTION

### Broadway Industrial Center Grading Plan

MARK GOODWIN & ASSOCIATES, P.A.  
CONSULTING ENGINEERS

P.O. BOX 90606  
ALBUQUERQUE, NEW MEXICO 87199  
(505)828-2200, FAX (505)797-9539

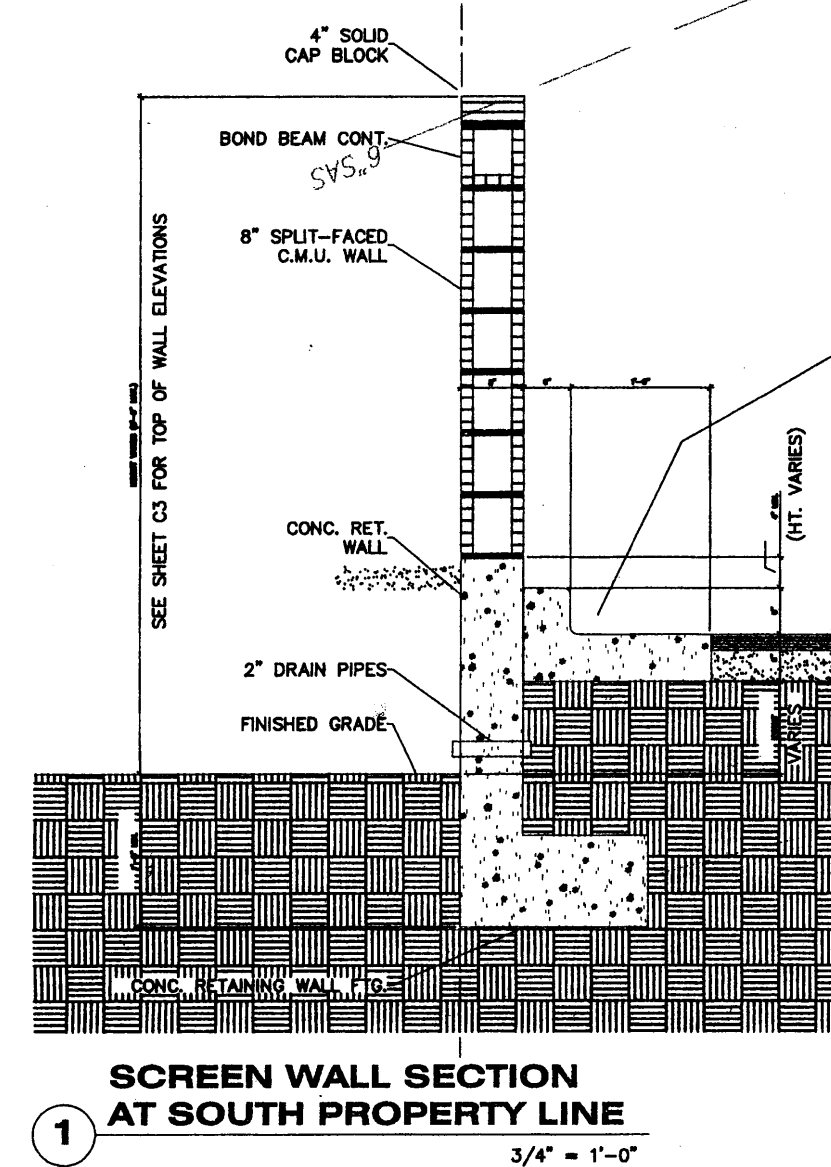
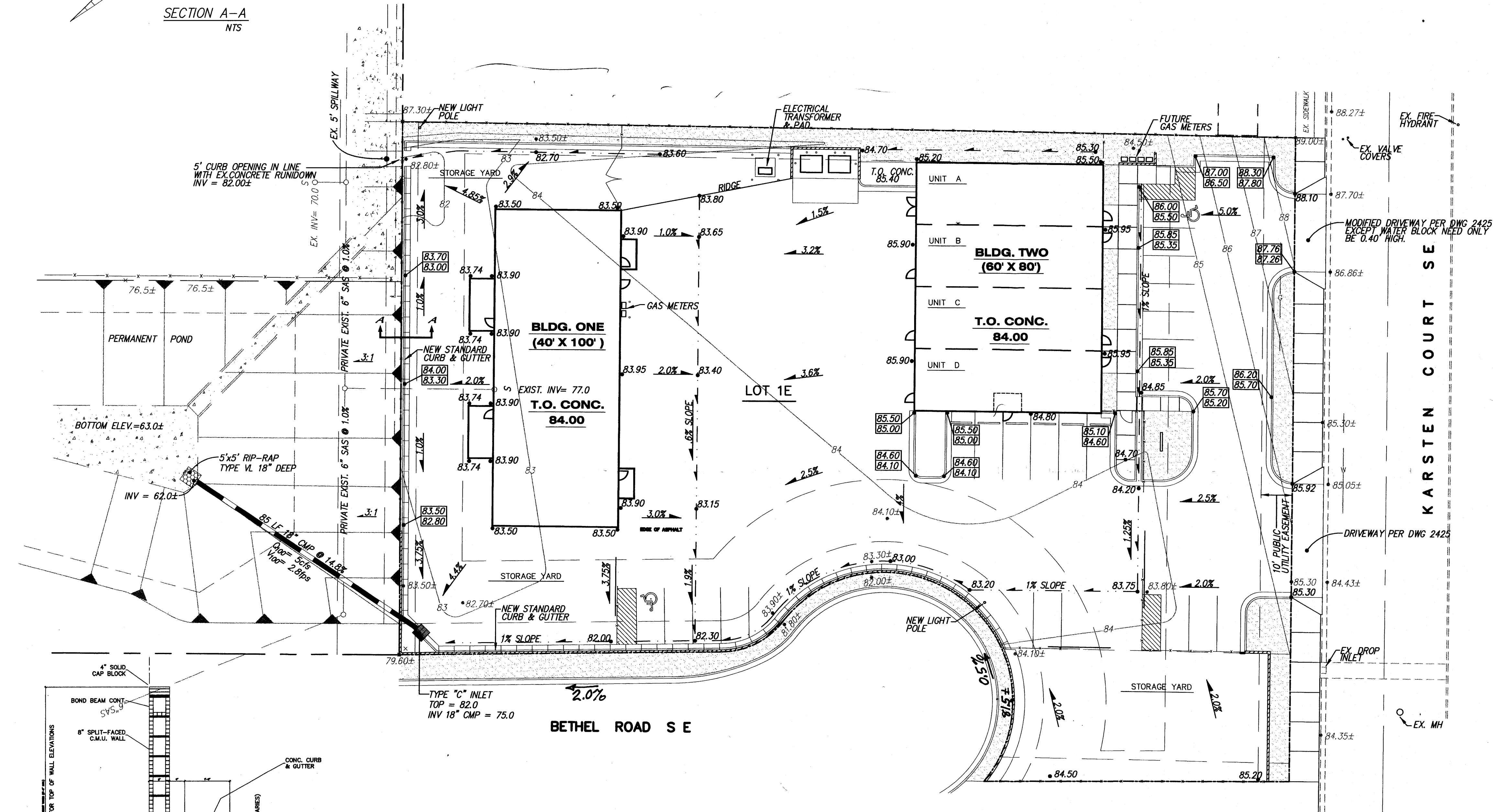
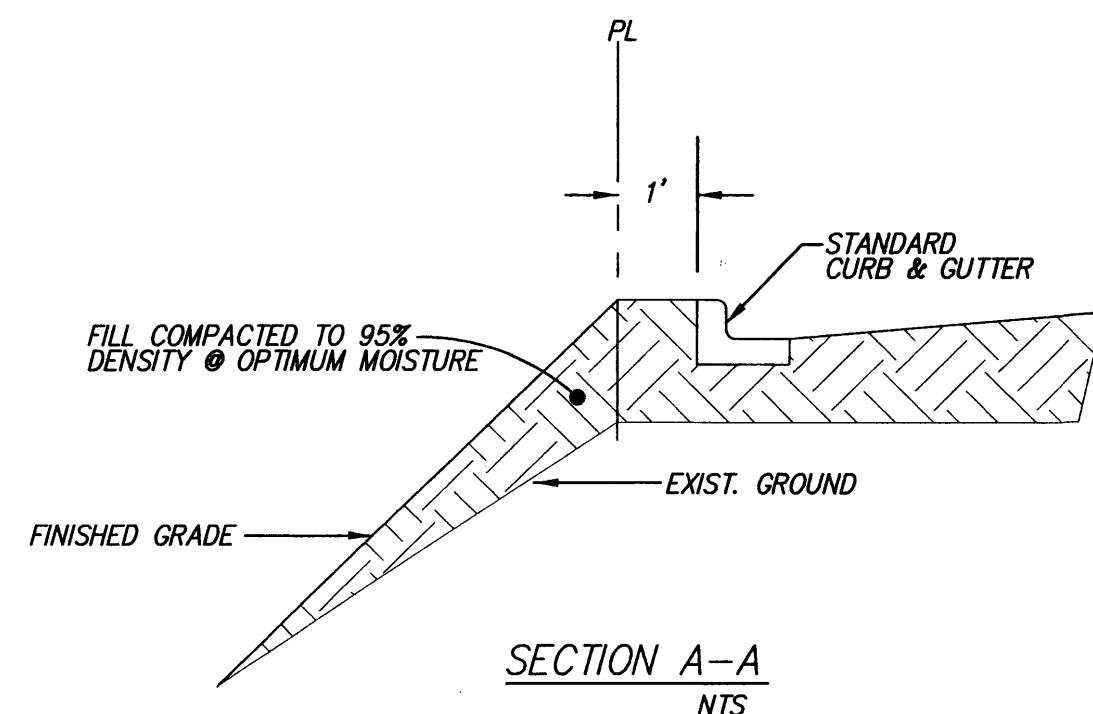
Designed: JDH Drawn: SPS/MJR Checked: JDH Sheet 1 of 1  
Scale: 1" = 50' Date: 02/22/99 Job: 99008

99008BIC\9008gdm1.dwg\03/09/99



# NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A LAND DISTURBANCE PERMIT PRIOR TO BEGINNING CONSTRUCTION.
2. CITY OF ALBUQUERQUE SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986 EDITION AS AMENDED THROUGH UPDATE 6, WILL BE REFERRED TO HEREIN AS THE "STANDARD SPECIFICATIONS".
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL SYSTEM (280-1990) AND DETERMINE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OR THE SURVEYOR SO THAT THE CONFLICT CAN BE RESOLVED WITHOUT DELAY.



## DRAINAGE MANAGEMENT PLAN

THIS LOT IS ALLOWED FULL DEVELOPMENT AT 90% IMPERVIOUS COVER AND FREE DISCHARGE OF ALL STORM WATER RUNOFF INTO THE POND, IN ACCORDANCE WITH THE PREVIOUSLY APPROVED GRADING PLAN FOR LOT 1 UNIT 2 BROADWAY INDUSTRIAL CENTER WITH ENGINEER'S STAMP DATED 3-9-99 WHICH IS IN ACCORDANCE WITH THE UNIT 3 REVISION TO THE GRADING AND DRAINAGE MASTER PLAN FOR BROADWAY INDUSTRIAL CENTER WITH ENGINEER'S STAMP DATED 1-26-99 AND REVISE 2-4-99 WHICH IS IN ACCORDANCE WITH THE SOUTH BROADWAY SECTOR DRAINAGE MANAGEMENT PLAN DEVELOPED CONDITIONS REPORT SEPT. 1990 ALL PRIVATE LOTS IN THE BROADWAY INDUSTRIAL CENTER ARE REQUIRED TO PROVIDE TEMPORARY ONSITE RETENTION FOR NEW DEVELOPMENT UNTIL THE SECTOR PLANNED 72\"/>

## DRAINAGE CALCULATIONS

SITE AREA = 1.1624  
 $Q_{100} = 5.10\text{cfs}$  (BY PRORATION)

## SUMP INLET CAPACITY

SINGLE TYPE "C" INLET

CAPACITY IS MEASURED BY THE WEIR EQUATION AT THE LIP OF THE GUTTER ASSUMING AN ALLOWABLE PONDING ELEVATION EQUAL TO THE TOP OF CURB. THE LENGTH OF THE SINGLE GRATE FACING THE STREET IS 3.25'± AND THE DEPTH IS 0.545' AT THE LIP OF THE GUTTER. THE SIDES ARE EACH 2' LONG (4' TOTAL) AND THE AVERAGE DEPTH IS 0.712'. FROM THE WEIR EQUATION:

(FRONT)  $Q_{cap} = 3.0 \times 3.25' \times 0.545^{1.5} = 3.92\text{cfs}$   
 (SIDES)  $Q_{cap} = 3.0 \times 4.0' \times 0.712^{1.5} = 7.20\text{cfs}$   
 (TOTAL)  $Q_{cap} = 3.92\text{cfs} + 7.20\text{cfs} = 11.12\text{cfs}$

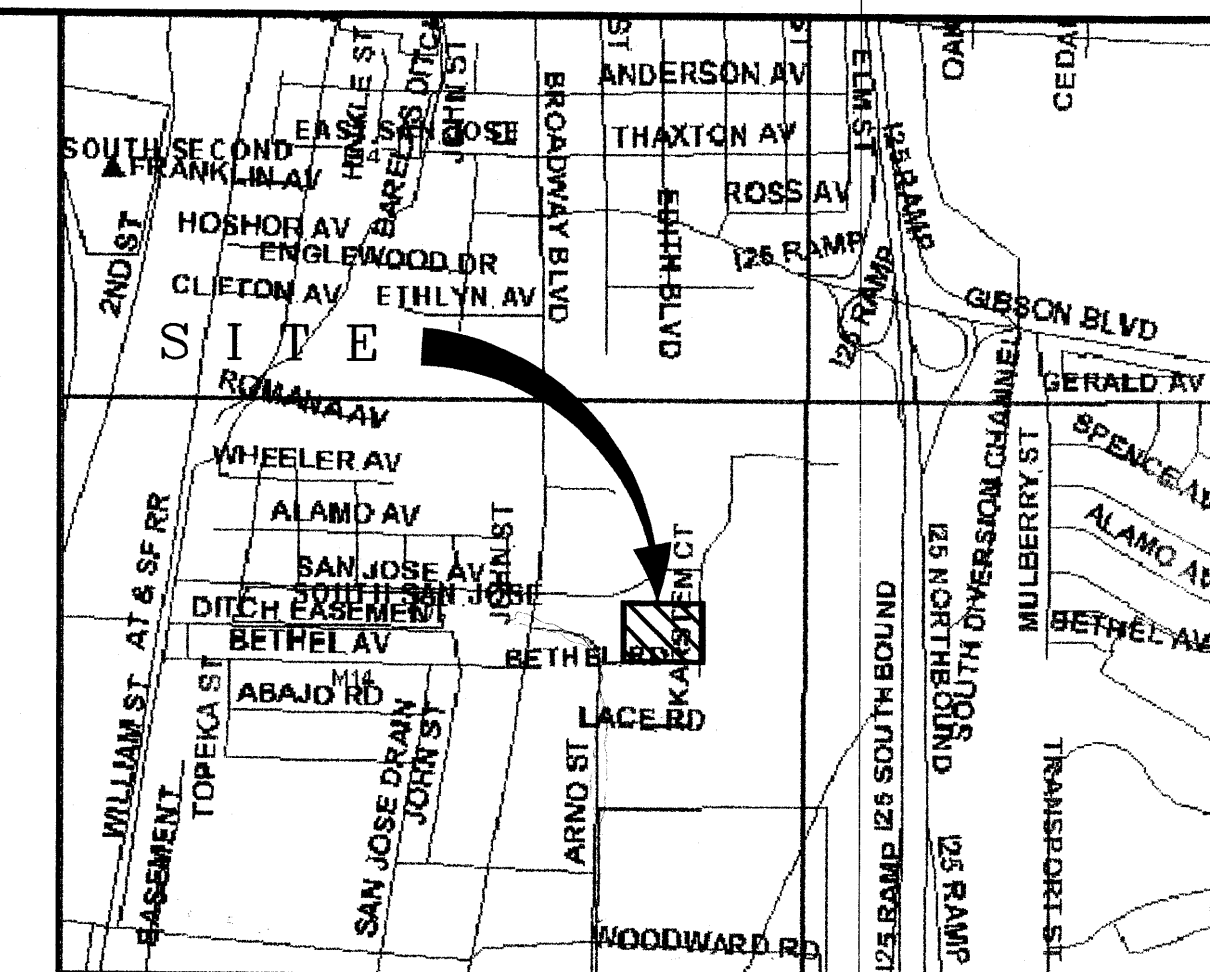
### NOTE:

THESE DEPTHS ASSUME STANDARD 8\"/>

THE 100-YEAR FLOW TO THE SUMP INLET IS LESS THAN 5cfs. THERE IS ONE SUMP INLET WITH A CAPACITY OF 11.12cfs. THIS PROVIDING A SAFETY FACTOR THAT WOULD ALLOW 55% OF THE INLET TO CLOG WITHOUT EXCEEDING THE NORMAL DESIGN CRITERIA. THE CURB OPENING WILL FURTHER PREVENT CLOGGING.

## NOTES

1. CITY OF ALBUQUERQUE IS TO PROVIDE CONNECTION TO WATER.
2. ROUGH GRADING PER SEPARATE APPROVED PLAN W/ ENGINEER'S STAMP DATED 3-9-99 FOR ALL OF LOT 1 UNIT 2 IS IN PROGRESS AND IS EXPECTED TO HAVE PRODUCED EXISTING ELEVATIONS SHOWN HERE ON. THE SEPARATE PROJECT DOES NOT INCLUDE ANY SUBGRADE PREPARATION FOR ANY PORTION OF THIS SITE. PAD AND ONSITE PAVING SPECIFICATIONS ARE SEPARATE FROM THIS PLAN SHEET, BUT ARE PART OF THIS PROJECT. SEE SEPARATE GEOTECHNICAL SPECS.
3. KARSTEN CT. AND SAN JOSE PAVING SECTION INCLUDES 8\"/>



## VICINITY MAP ZONE MAP: M-14-Z

## ACS BENCHMARK

NMNSC MONUMENT, 1 - 25 - 30"  
 Y = 1477272.26, X = 383916.04, G-G = 0.99967444, DELTA ALPHA = -0013'22"  
 CENTRAL ZONE, (NAD 1927/SLD 1929)  
 ELEVATION = 5038.51

## LEGAL DESCRIPTION

LOT 1E, UNIT 2, BROADWAY INDUSTRIAL CENTER WITHIN SECTION 32, TOWNSHIP 10 NORTH, RANGE 3 EAST, NMFM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 AC = 1.1624

## LEGEND

- NEW TOP OF CURB ELEVATION
- NEW FLOWLINE ELEVATION
- NEW SPOT ELEVATION
- EXISTING TOP OF CURB SPOT ELEVATION
- EXISTING FLOWLINE SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING CURB AND GUTTER
- NEW STANDARD CURB AND GUTTER
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CABLE T.V. PEDESTAL
- EXISTING WATER VALVE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING STORM SEWER MANHOLE
- EXISTING FENCE (6\"/>

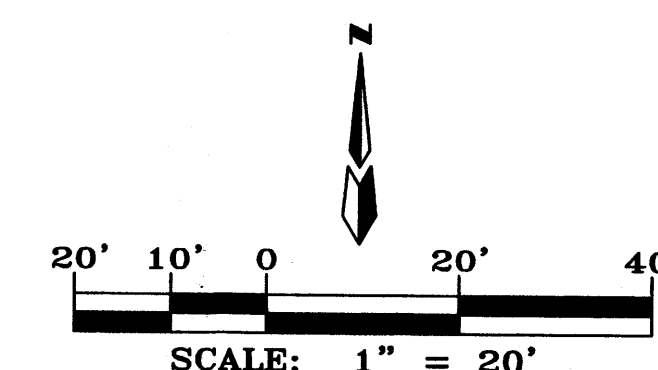


## BROADWAY INDUSTRIAL CENTER LOT 1E - UNIT 2

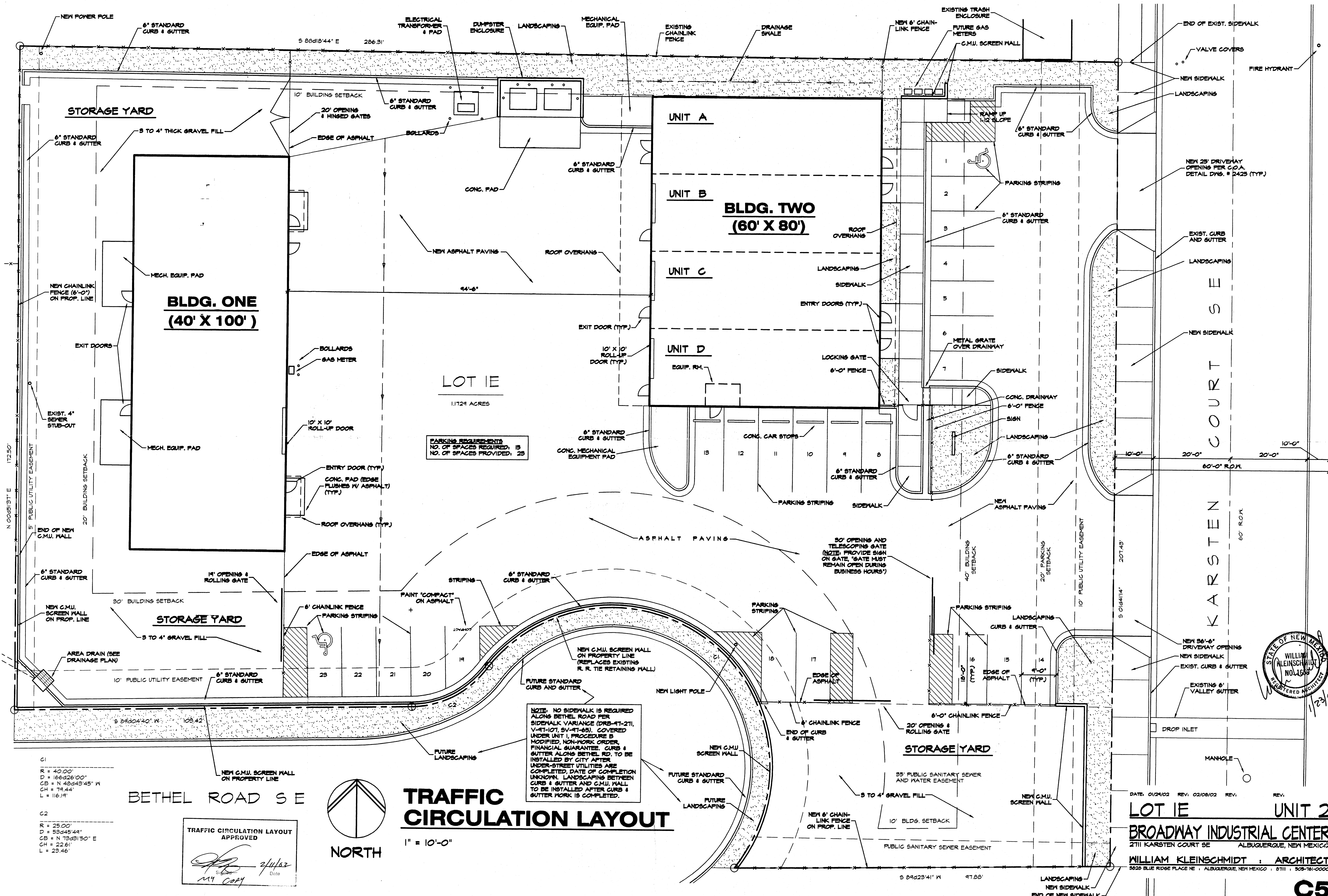
## GRADING & DRAINAGE PLAN

MARK GOODWIN & ASSOCIATES, P.A.  
 CONSULTING ENGINEERS  
 P.O. BOX 90606  
 ALBUQUERQUE, NEW MEXICO 87199  
 (505)828-2200, FAX (505)797-9539

Designed: JDH Drawn: ACH Checked: DMG  
 Scale: 1\"/>

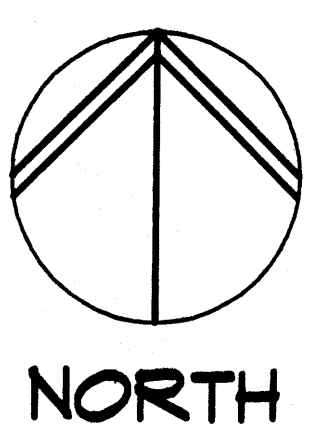






# TRAFFIC CIRCULATION LAYOUT

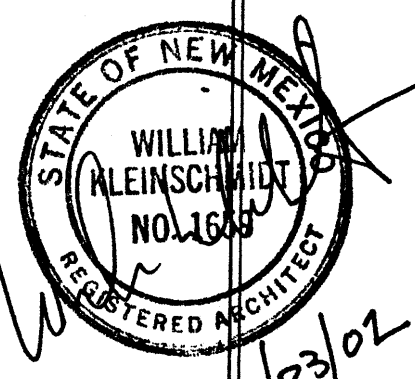
1" = 10'-0"



TRAFFIC CIRCULATION LAYOUT  
APPROVED  
2/14/02  
Date

C1  
R = 40.00'  
D = 166d26'00"  
CB = N 48d43'45" W  
CH = 79.44'  
L = 116.19'

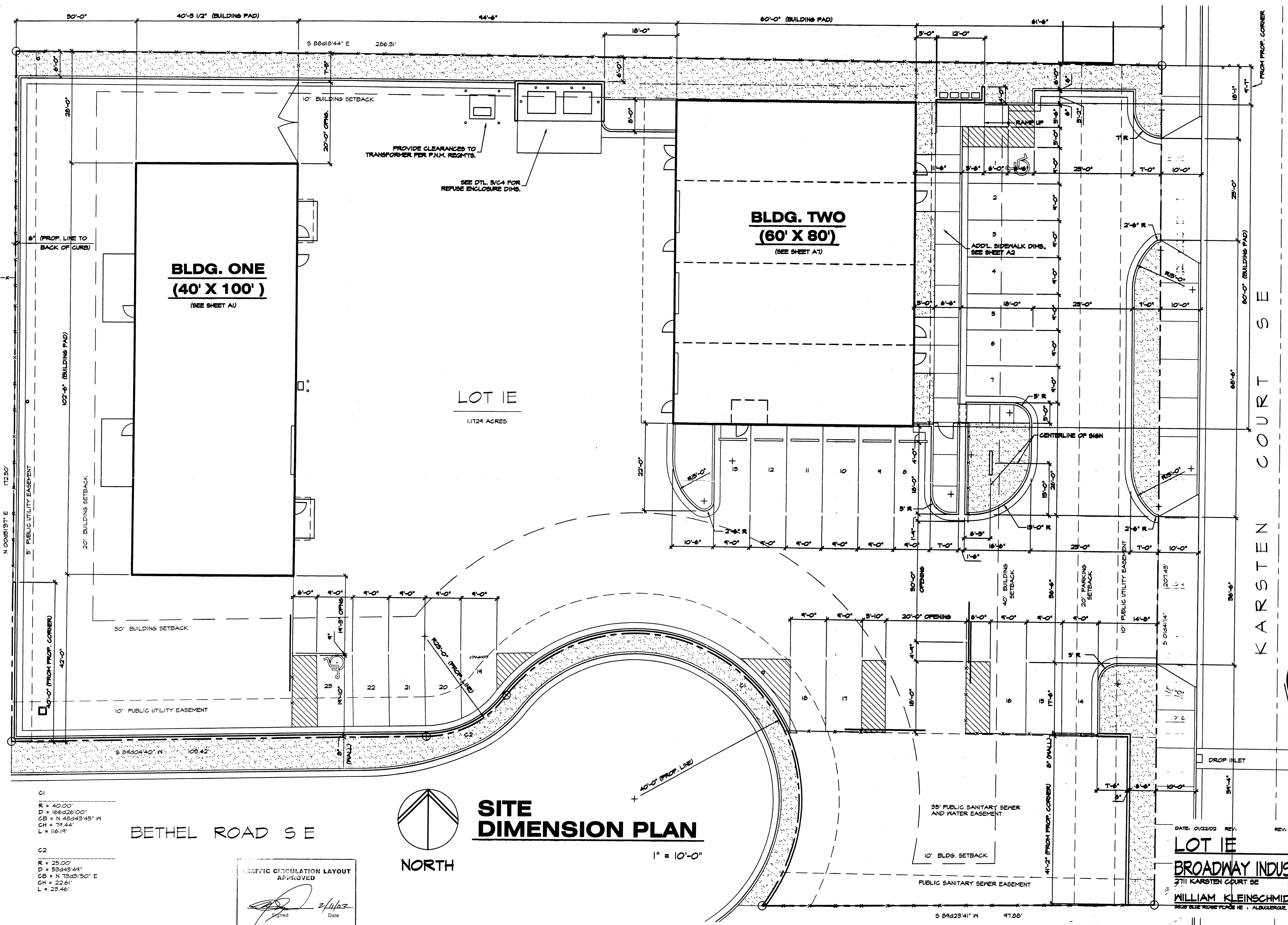
C2  
R = 25.00'  
D = 53d45'49"  
CB = N 19d31'50" E  
CH = 22.61'  
L = 23.46'



DATE: 01/24/02 REV: 02/08/02 REV:  
**LOT 1E UNIT 2**  
**BROADWAY INDUSTRIAL CENTER**  
2711 KARSTEN COURT SE ALBUQUERQUE, NEW MEXICO  
**WILLIAM KLEINSCHMIDT : ARCHITECT**  
3626 BLUE RIDGE PLACE NE ALBUQUERQUE, NEW MEXICO 87111 505-761-0000

C5





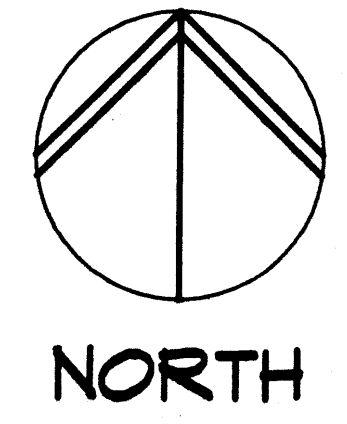
N 00°51'31" E 172.50'

40'-0" (FROM PROP. CORNER)

C1  
R = 40.00'  
D = 166d26'00"  
CB = N 48d43'45" W  
CH = 79.44'  
L = 116.19'

C2  
R = 25.00'  
D = 53d45'44"  
CB = N 73d31'50" E  
CH = 22.61'  
L = 23.46'

BETHEL ROAD S E

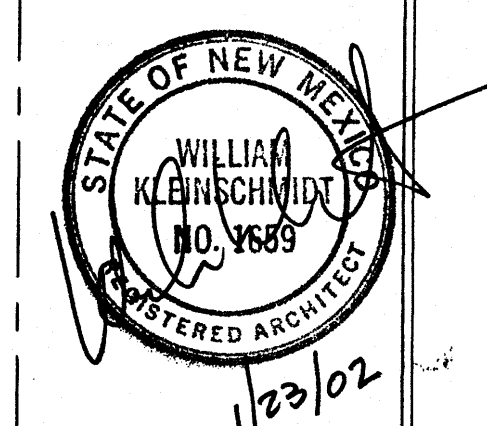


# SITE DIMENSION PLAN

1" = 10'-0"

TRAFFIC CIRCULATION LAYOUT  
APPROVED

*[Signature]* 2/1/02  
Signed Date



DATE: 01/22/02 REV. REV. REV.

**LOT 1E** **UNIT 2**

**BROADWAY INDUSTRIAL CENTER**

3711 KARSTEN COURT SE ALBUQUERQUE, NEW MEXICO

**WILLIAM KLEINSCHMIDT : ARCHITECT**

3628 BLUE RIDGE PLACE NE ALBUQUERQUE, NEW MEXICO • 87111 • 505-761-0000

C3