

PLAT OF  
**TRACTS A-1, A-2, AND A-3, BLOCK 101**  
**BRENTWOOD HILLS SUBDIVISION**  
 WITHIN  
**NW 1/4 SECTION 10, T.10N., R.4E. N.M.P.M.**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 NOVEMBER 2011

**LEGAL DESCRIPTION**

TRACT "A" OF THE SUMMARY PLAT OF TRACT A AND B, BLOCK 101, BRENTWOOD HILLS (FORMERLY A PORTION OF TRACT 3 AND TRACT 4), AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 5, 1981, RECORDED IN VOLUME C-18, FOLIO 193, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT A, BEING A #5 REBAR WITH CAP MARKED "PS 10855", WHICH LIES ON THE EAST RIGHT-OF-WAY LINE FOR JUAN TABO BOULEVARD NE, WHENCE THE ALBUQUERQUE CONTROL STATION "10-H22" BEARS S 06° 47' 55" W A DISTANCE OF 449.47 FEET;  
 THENCE, N 00° 44' 44" W A DISTANCE OF 230.00 FEET ALONG SAID JUAN TABO RIGHT-OF-WAY LINE TO FOUND #5 REBAR;  
 THENCE, N 89° 42' 46" E A DISTANCE OF 162.02 FEET, LEAVING SAID JUAN TABO RIGHT-OF-WAY LINE, TO FOUND #5 REBAR;  
 THENCE, N 00° 45' 34" W A DISTANCE OF 200.41 FEET TO A #5 REBAR WITH CAP MARKED "PS 10855";  
 THENCE, S 89° 42' 46" W A DISTANCE OF 30.00 FEET TO A #5 REBAR WITH CAP MARKED "PS 10855";  
 THENCE, N 00° 45' 34" W A DISTANCE OF 175.17 FEET TO A #5 REBAR WITH CAP MARKED "PS 10855" LYING ON THE SOUTH RIGHT-OF-WAY LINE OF CANDELARIA ROAD NE AND BEING THE NORTHWEST CORNER OF SAID TRACT A;  
 THENCE, N 89° 18' 56" E A DISTANCE OF 518.49 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF CANDELARIA ROAD NE TO A FOUND #5 REBAR MARKING THE NORTHEAST CORNER OF SAID TRACT A;  
 THENCE, S 00° 41' 06" E A DISTANCE OF 509.17 FEET ALONG THE WESTERLY LINE OF BLOCK 104, BRENTWOOD HILLS SUBDIVISION TO A FOUND #5 REBAR;  
 THENCE, S 72° 08' 24" W A DISTANCE OF 322.14 FEET ALONG SAID BLOCK 104 TO A FOUND CHISELED "X" IN A CONCRETE PAN;  
 THENCE, S 89° 15' 16" W A DISTANCE OF 342.00 FEET ALONG THE NORTHERLY LINE OF TRACT 2, BLOCK 101, BRENTWOOD HILLS SUBDIVISION TO THE POINT OF BEGINNING AND CONTAINING 7.4095 ACRES, MORE OR LESS.

**FREE CONSENT AND DEDICATION**

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and said owner(s) and/or proprietor(s) do hereby grant all easements as shown hereon for the purposes noted. 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.

**OWNERS - TRACT A,  
BRENTWOOD HILLS SUBDIVISION**

BY: KAMMIE KAY  
FOR SW JUAN TABO, LLC

Date

**NOTARY PUBLIC**  
STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On this 5<sup>th</sup> day of DECEMBER, 2011, before me personally appeared KAMMIE KAY, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the same as a free act and deed.

My Commission Expires: JUN 10, 2015

Notary Public

**DISCLOSURE STATEMENT**

Purpose of this plat is to replat Tract A, Brentwood Hills Subdivision into three (3) separate parcels as shown hereon, to create cross access easements between said parcels and to create a private drainage easement across Tract A-2.

**SUBDIVISION DATA / NOTES**

- Total Number of Existing Tracts: 1
- Total Number of Lots created: 0
- Total Number of Tracts created: 3
- Gross Subdivision Acreage: 7.4095 Ac.
- Total Mileage of Full Width Streets Created: 0
- Bearings are New Mexico State Plane Grid Bearings NAD83 (Central Zone).
- Distances are horizontal ground distances.
- Bearings and distances in parenthesis are of record.
- Field Survey performed MAY 2011.
- 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 parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval at this plat.

**APPROVALS**

DRB PROJECT NO. 1004034  
APPLICATION NO.  
Utility Approvals

Formento Vial  
PNM ELECTRIC SERVICES DIVISION

5-18-12  
DATE

[Signature]  
PNM GAS COMPANY

5-17-2012  
DATE

Rochelle Alspaugh  
WEST CENTURY LINE

6-1-12  
DATE

[Signature]  
COMCAST

06-12-12  
DATE

NA  
NEW MEXICO UTILITIES City Approvals

DATE

[Signature]  
CITY SURVEYOR

12-14-11  
DATE

NA  
REAL PROPERTY DIVISION

DATE

NA  
ENVIRONMENTAL HEALTH DEPARTMENT

DATE

[Signature]  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

04/25/12  
DATE

Allen P. [Signature]  
B.C.W.U.A.

05/09/12  
DATE

Carol S. Dumont  
PARKS AND RECREATION DEPARTMENT

4-25-12  
DATE

Ante A. Chua  
AMA/CA

4-25-12  
DATE

Ante A. Chua  
CITY ENGINEER

4-25-12  
DATE

Paul Ched  
DRB CHAIRPERSON, PLANNING DEPARTMENT

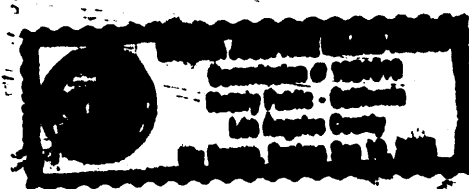
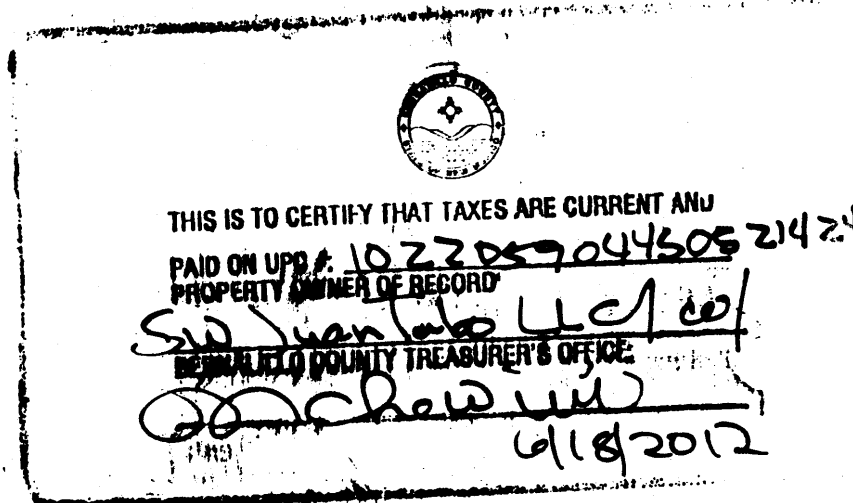
6-13-12  
DATE

**SURVEYOR'S CERTIFICATION**

"I, William F. Brewster, New Mexico Professional Surveyor No.10855 do hereby certify that this Plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

William F. Brewster  
William F. Brewster, PLS #10855

11-30-2011  
Date



**SOUDER, MILLER & ASSOCIATES**  
  
 3451 Candelaria Road NE, Suite D  
 Albuquerque, NM 87107  
 Phone (505) 299-0942 Toll-Free (877) 299-0942 Fax (505) 293-3430  
 www.soudermiller.com  
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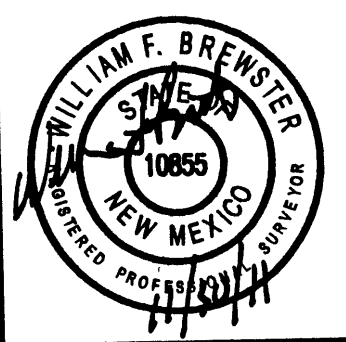
CLIENT: SW JUAN TABO, LLC

CITY: ALBUQUERQUE N.M.

**PLAT OF TRACTS A-1, A-2, & A-3**  
**BRENTWOOD HILL SUBDIVISION**  
**CITY OF ALBUQUERQUE, NM**

COVER SHEET

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED



Designed LP	Drawn LP	Checked WFB
Date: 6-1-2011		
Scale: Horiz: 1" = 20'	Vert: N/A	
Project No: 2421031		
Sheet: 1 OF 2		

PLAT OF  
**TRACTS A-1, A-2, AND A-3, BLOCK 101**  
**BRENTWOOD HILLS SUBDIVISION**  
 WITHIN  
**NW 1/4 SECTION 10, T.10N., R.4E., N.M.P.M.**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 MAY 2012

**GENERAL NOTES:**

1. BASIS OF BEARINGS IS NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. GRID BEARING BETWEEN ACS MONUMENT "10-H22" AND "2-G21A", N 00°10'13" W.
2. SUBJECT PROPERTY ADDRESS IS 2910 & 2906 JUAN TABO BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87112.
3. THE OWNERS OF TRACTS A-1, A-2 AND A-3 HEREBY GRANT A RECIPROCAL BLANKET CROSS ACCESS, CROSS PARKING AND CROSS DRAINAGE EASEMENT BETWEEN TRACTS BY THE FILING OF THIS PLAT, FOR THE BENEFIT OF AND TO BE MAINTAINED BY SAID OWNERS.
4. THE OWNERS OF TRACTS A-1 AND A-2 SHALL AGREE TO A PRIVATE 10 FEET WATER SERVICE LINE EASEMENT TO ALLOW FOR MAINTENANCE ACTIVITIES ON THE EXISTING WATER LINE WITHIN THE SOUTHEAST CORNER OF TRACT A-2, AS SHOWN, FOR THE BENEFIT OF AND TO BE MAINTAINED BY OWNER OF TRACT A-2.
5. THE OWNERS OF TRACTS A-1 AND A-2 SHALL AGREE TO A PRIVATE 10 FEET STORM DRAIN EASEMENT BETWEEN PARCELS TO ALLOW FOR MAINTENANCE ACTIVITIES ON THE EXISTING 6 INCH STORM DRAIN LINE ALONG THE EASTERN AND SOUTHERN BOUNDARY OF TRACT A-2, AS SHOWN, FOR THE BENEFIT OF AND TO BE MAINTAINED BY SAID OWNERS.
6. THE OWNERS OF TRACTS A-1 AND A-2 SHALL AGREE TO A PRIVATE 10 FEET SANITARY SEWER SERVICE LINE EASEMENT BETWEEN PARCELS TO ALLOW FOR MAINTENANCE ACTIVITIES ON THE EXISTING SANITARY SEWER DRAIN LINE WITHIN TRACTS A-1 AND A-2, FOR THE BENEFIT OF AND TO BE MAINTAINED BY SAID OWNERS. MAINTENANCE COSTS SHALL BE EQUALLY SHARED.

**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.

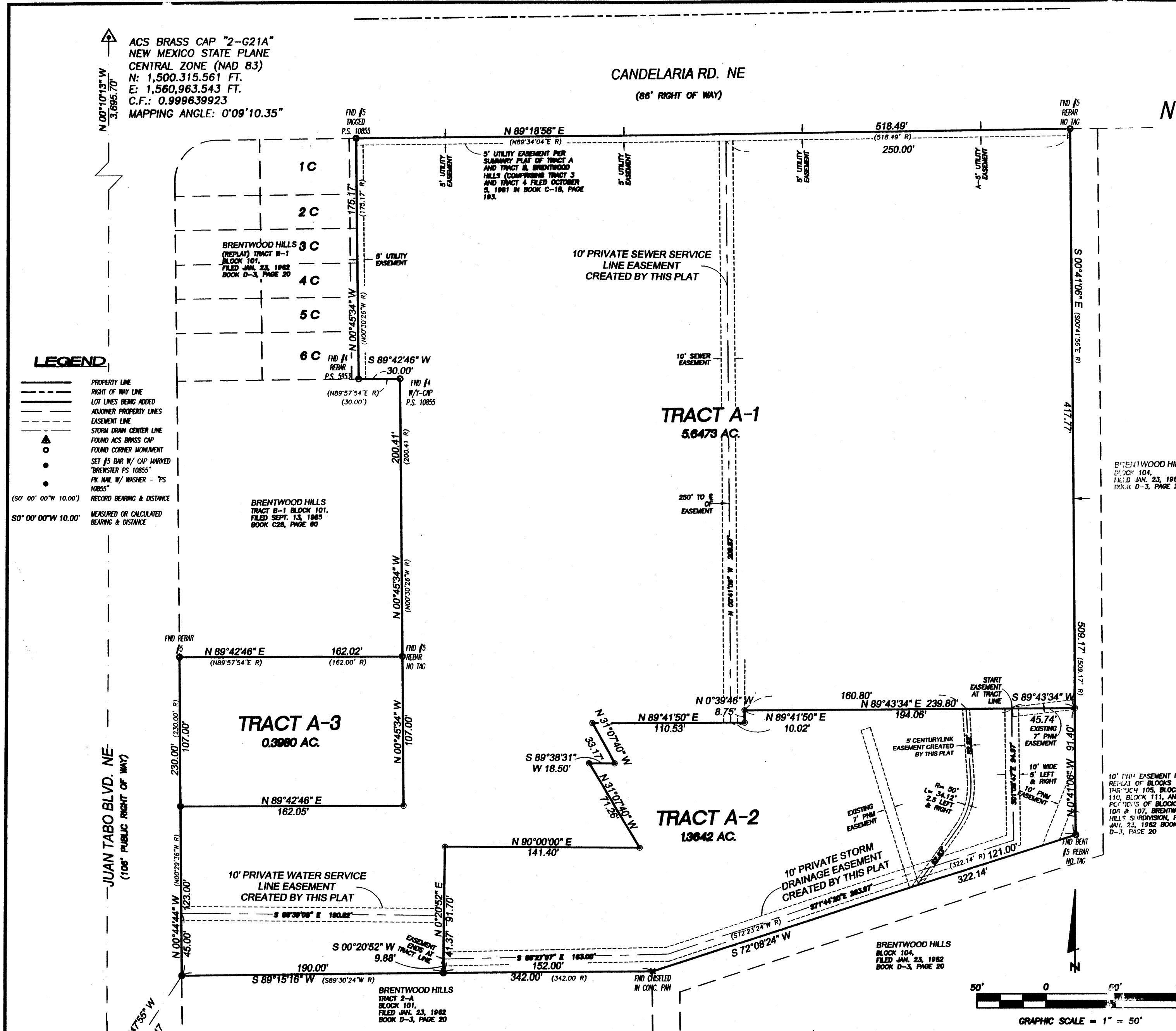
C. [Telephone Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. [Cable Company] 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 poles, decking, or any structures adjacent to or near easements shown on this plat.

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

**Disclaimer**  
 In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown herein. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.



ACS BRASS CAP "10-H22"  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE (NAD 83)  
 N: 1,496,619.882 FT.  
 E: 1,560,974.525 FT.  
 C.F.: 0.999642548  
 MAPPING ANGLE: 0°09'10.07"  
 NAVD 1988 ELEVATION = 5613.801

**SOUDER, MILLER & ASSOCIATES**  
 3451 Candelaria Road NE, Suite D  
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 Cortez - Grand Junction, CO - Safford, AZ - Moab, UT, El Paso, TX

CLIENT: SW JUAN TABO, LLC CITY: ALBUQUERQUE N.M.  
**PLAT OF TRACTS A-1, A-2, & A 3**  
**BRENTWOOD HILLS SUBDIVISION**  
**CITY OF ALBUQUERQUE, NM**

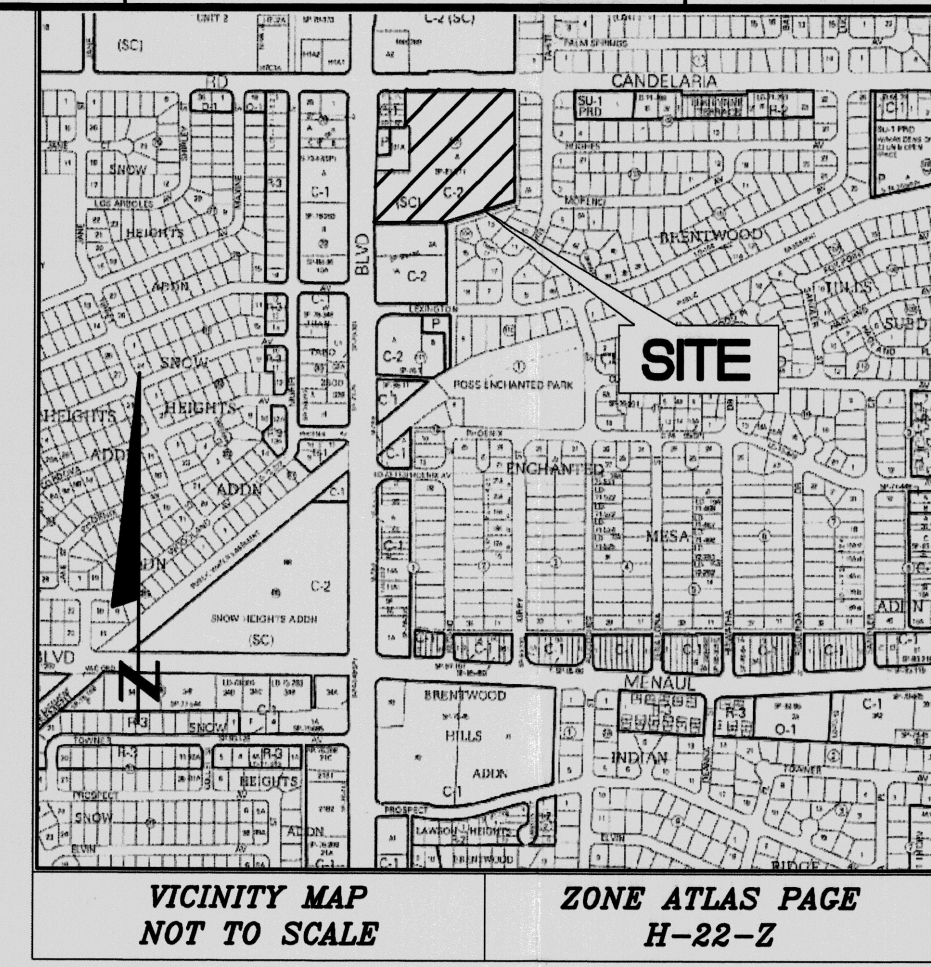
DESIGNED LP DRAWN LP CHECKED WFB  
 Date: 05-07-12  
 Scale: Horiz: 1" = 50'  
 Vert: N/A  
 Project No: 2421031  
 Sheet: 2 OF 2

WILLIAM F. BREWSTER  
 STATE OF NEW MEXICO  
 10855  
 REGISTERED PROFESSIONAL SURVEYOR

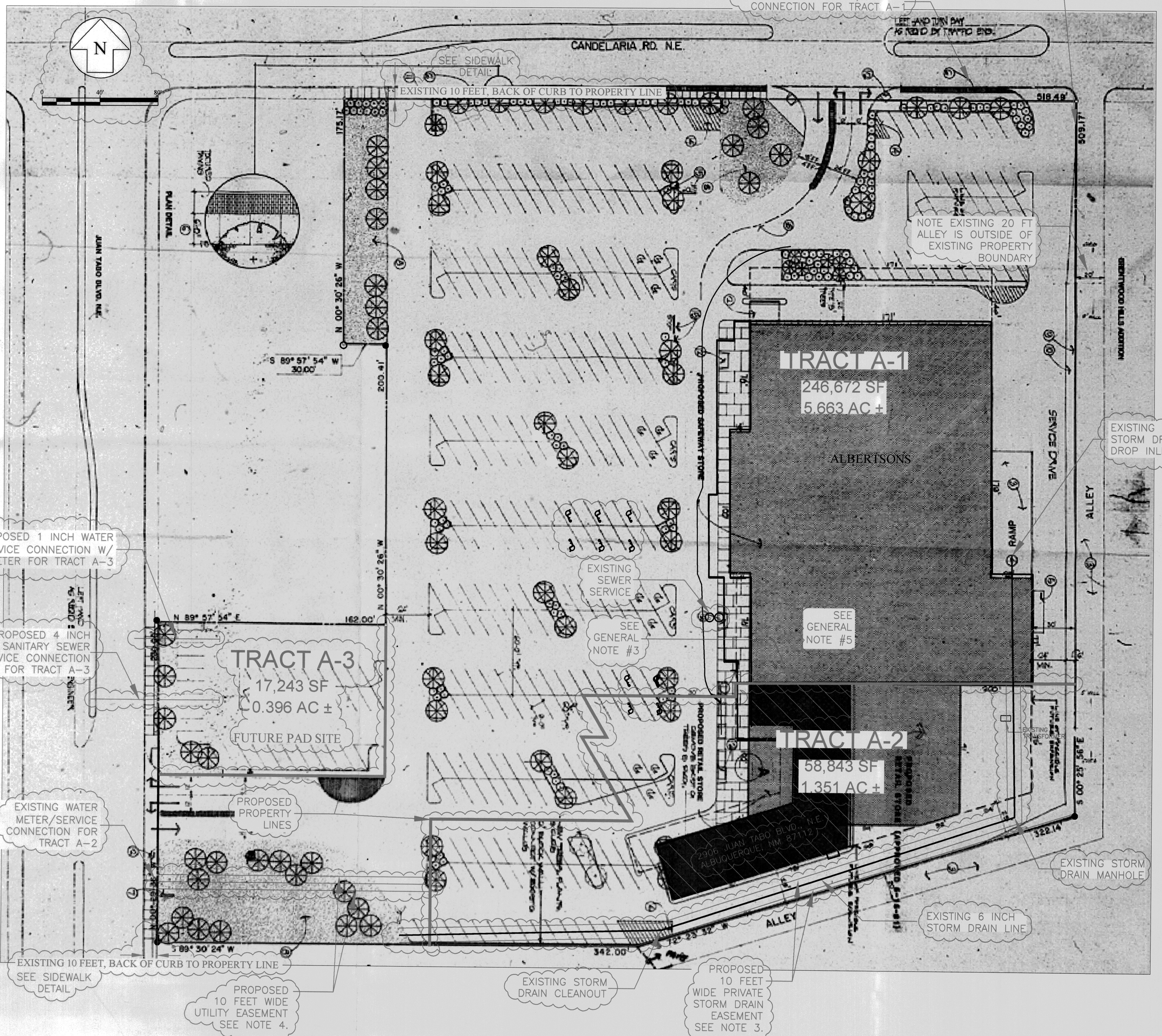


**ADMINISTRATIVE AMENDMENT**  
**FILE # 12-10025 PROJECT # 1004834**  
 subdivide Tract A into  
 3 tracts  
 M Moore 3/26/12  
 APPROVED BY DATE

SECOND AMENDED DEVELOPMENT PLAN FOR  
 TRACT A  
**BRENTWOOD HILLS SUBDIVISION**  
 WITHIN  
 SECTION 10, T.10 N., R. 4 E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 MARCH 2012



PROPOSED SITE	7,401 ACRES	322,788 S.F.
ZONE ATLAS	H-22-Z	ZONED 0.25 AC PER CASE / 90-81-1
BLDG. AREA		
SAFWAY	47,400 S.F.	(EXCLUDES 1,400 S.F. MIZZLE)
RETAIL (A)	15,000 S.F.	
RETAIL (B)	3,100 S.F.	
TOTAL	65,500 S.F.	
PARKING		
REQUIRED	65,289 S.F.	15,734 S.F. FUTURE EXPANSION
	78,025	100 CAR
MINIMUM 20-30 CARS FOR PROXIMITY TO BUS ROUTE	280-30	1 347 CARS
TOTAL REQUIRED		342 CARS
TOTAL PROVIDED		354 CARS
LANDSCAPING WILL BE PROVIDED EXCEEDS 7% OF PARKING AREA.		
HANDICAPPED PARKING AT 2% OF 354	7 STALLS	(12 STALLS PROVIDED)
BICYCLE PARKING AT ONE PER 20 CARS		15 BIKES.



**LEGAL DESCRIPTION**

TRACT "A" OF THE SUMMARY PLAT OF TRACT A AND B, BRENTWOOD HILLS (FORMERLY A PORTION OF TRACT 3 AND TRACT 4), AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 5, 1981, RECORDED IN VOLUME C-18, FOLIO 193.

**GENERAL NOTES**

- THE SITE PLAN SHOWN HEREON UTILIZES AS A BASE THE PREVIOUS EXISTING AMENDED DEVELOPMENT PLAN INFORMATION AND DRAWING. THE ENGINEER MAKES NO GUARANTEE TO THE ACCURACY OF ANY OF THE INFORMATION OR LINE WORK SHOWN HEREON BASED UPON THE PREVIOUS EXISTING AMENDED DEVELOPMENT PLAN.
- THE PURPOSE OF THIS SECOND AMENDED DEVELOPMENT PLAN IS TO APPROPRIATELY CREATE THREE SEPARATE PARCELS FROM THE ORIGINAL TRACT.
- THE COMMON WALLS BETWEEN THE EXISTING STRUCTURES ALONG THE PROPOSED PROPERTY LINE, HAVE A MINIMUM 1 HOUR FIRE RATING AND ARE INDEPENDENT OF EACH OTHER, AS REQUIRED BY THE BUILDING CODE.
- THE STRUCTURES ON EACH OF THE PROPOSED TRACTS, CURRENTLY HAVE INDEPENDENT FIRE SPRINKLER SYSTEMS.
- THE RETAIL STORE SHOWN ON EXISTING AMENDED DEVELOPMENT PLAN, WAS NOT CONSTRUCTED, 22 ADDITIONAL PARKING SPACES WERE CREATED INSTEAD.

**SURVEY NOTES**

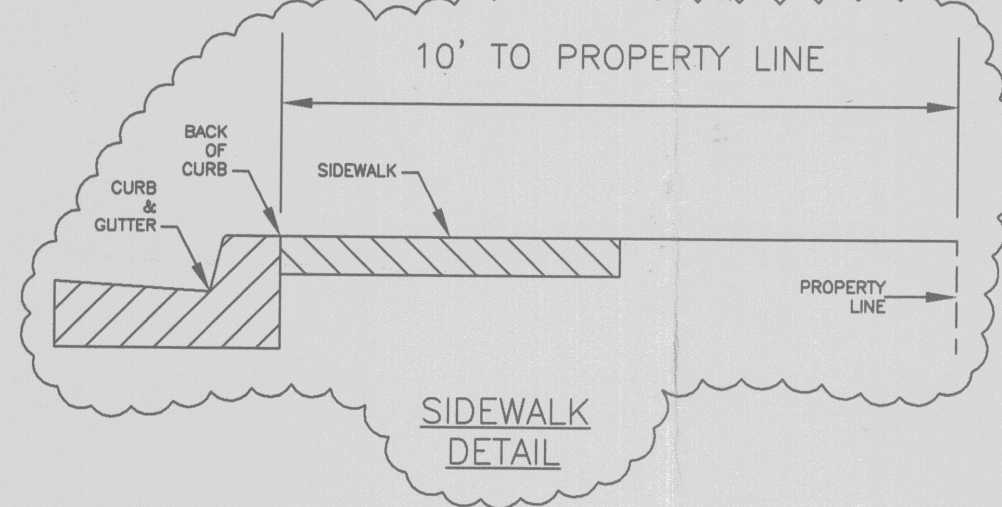
- ALL DISTANCES ARE GROUND DISTANCES.
- ZONE ATLAS: H-22-Z.
- PRESENT ZONING CLASSIFICATION FOR THE SUBJECT PROPERTY IS C-2. SEE CITY OF ALBUQUERQUE ZONING CODE BOOK, PAGE 170.
- PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAN, IN ACCORDANCE WITH CURRENT NATIONAL FLOOD INSURANCE PROGRAM, "FIRM" (FLOOD INSURANCE RATE MAP) NUMBER 35001C0357E DATED NOVEMBER 19, 2003.
- 322 VISIBLE REGULAR PARKING SPACES, AND 10 HANDICAP SPACES CURRENTLY ARE PROVIDED, MORE THAN THE REQUIRED AMOUNT WITHIN THE ORIGINAL APPROVED AMENDED DEVELOPMENT PLAN.

**EASEMENT NOTES:**

- THE OWNERS OF TRACTS A-1, A-2 AND A-3 SHALL ENTER INTO BLANKET RECIPROCAL CROSS ACCESS, CROSS PARKING AND CROSS DRAINAGE EASEMENT AGREEMENTS.
- THE OWNERS OF TRACTS A-1, A-2 AND A-3 SHALL ENTER INTO A PRIVATE 10 FEET STORM DRAIN EASEMENT, TO ALLOW FOR MAINTENANCE ACTIVITIES ON THE EXISTING 6 INCH STORM DRAIN LINE ALONG THE EASTERN AND SOUTHERN BOUNDARY, AS GRAPHICALLY SHOWN.
- THE OWNERS OF TRACT A-1 AND A-2 SHALL ENTER INTO A PRIVATE 10 FEET UTILITY EASEMENT BETWEEN PARCELS FOR BENEFIT OF TRACT A-2.

**UTILITY NOTES**

- UTILITIES NOTED HEREON ARE AS PER FIELD INSPECTION. ADDITIONAL INFORMATION IS FROM MUNICIPALITY AND UTILITY ATLAS MAPS. THE SURVEYOR AND ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES COMPRISE ALL SUCH UTILITIES (IN SERVICE OR ABANDONED) IN THE AREA. FURTHER, THE ENGINEER DOES NOT WARRANT THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
- CONTACT NEW MEXICO ONE CALL SYSTEM, INC. (505) 260-1990 IN ALBUQUERQUE BEFORE EXCAVATING TO HAVE UNDERGROUND UTILITY LINES MARKED.
- PROPOSED TRACTS A-1, A-2 AND A-3 SHALL HAVE SEPARATE WATER AND SANITARY SEWER SERVICE CONNECTIONS.



A COMPLETE DRAINAGE STUDY WILL BE PROVIDED PRIOR TO FINAL SIGN OFF OF THIS DEVELOPMENT PLAN. POUD AREAS ARE INDICATED AND WILL BE SIZED ACCORDING TO THE CURRENT REQUIREMENTS OF AMAFCA.

**NOTES:**

- BIKE RACK - 15 BIKES CAPACITY.
- DRIVE-UP FOR LIQUOR PURCHASE.
- ENCLOSED DOCK.
- DOCK AREA - DERESSED 4"-6" BELOW FINISH FLOOR.
- CENTRAL EXHAUST COMPACTOR AS PER REQUIREMENTS OF REUSE DEPARTMENT.
- NEW SIDEWALK & TEXTURED PAVING.
- FIRE STANDING SIGN.
- POURING AREA.
- MASONRY RETAINING SOUND ATTACHMENT WALL 7" ABOVE ALLEY AND H/3 ABOVE SERVICE DRIVE.
- SLOPE PAVING BUFFER.
- STANDARD CITY OF ALBUQUERQUE CURB CUT.
- HANDICAPPED BAMP.
- ALLEY
- PAINTED STRIPING.
- PAINTED STOP SIGN & FREESTANDING STOP SIGN.
- PAINTED LINE

**LEGEND:**

- TEXTURED PAVING.
  - GROUND COVER - 500 & TYPE "C" SHRUB.
  - SHRUBS TYPE "C"
  - GLADIOLUS TRICANTHOS (THORNLESS MONEY TREE)
  - PRUNUS CERASIFERA VESUVIUS KRAUTER (FLOWERING PLUM)
  - JUNIPERUS SABINA TAMARISCIFOLIA (YAM JUNIPER'S CALL)
- ALL NEW TREES TO BE 2" CALIBER MEASURED AT THE TRUNK, TWO FEET ABOVE GRADE OR 10' TO 12' IN HEIGHT.

Approved as to requirements:  
 [Signature] 4/24/12  
 [Signature] 4/10/12  
 [Signature] 5/1/12

SECOND AMENDED DEVELOPMENT PLAN  
 MARCH 2012

**RETAIL SHOPS AMENDED DEVELOPMENT PLAN**

EXISTING SAFEWAY	47,400 S.F.
PROPOSED RETAIL SHOPS	9,322 S.F.
PARKING	348 SPACES
EXISTING SAFEWAY STORE	
S.F. OWNER IS JUAN TABO N.E. AND CANDELLARIA N.E., ALBUQUERQUE, N.M.	
JOB NO. 2421031	DATE 1/22/11
SHEET NO. 1	DATE 2/28/2012
SCALE: HORIZ: 1" = 40'	VERT: N/A
PROJECT NO. 2421031	SHEET 1 OF 1

Client: SW JUAN TABO, LLC  
 CITY: ALBUQUERQUE, NM  
**SECOND AMENDED DEVELOPMENT PLAN**  
**BRENTWOOD HILLS, TRACT A**  
**ALBUQUERQUE, NEW MEXICO**  
 BERNALILLO COUNTY

**SMA**  
 Souder, Miller & Associates  
 3451 Candalaria Road NE, Suite D  
 Albuquerque, NM 87107  
 Phone (505) 299-9942 Fax (505) 293-9430  
 Serving the Southwest & Rocky Mountains  
 Albuquerque, Farmington, Las Cruces, Roswell, Santa Fe, NM  
 Cortez - Grand Junction, CO - Safford, AZ - Moab, UT - Bill Poo, TX

Professional Engineer  
 GEORGE M. WINKLER  
 NEW MEXICO  
 18134  
 12/21/12  
 ENGINEER'S SEAL  
 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

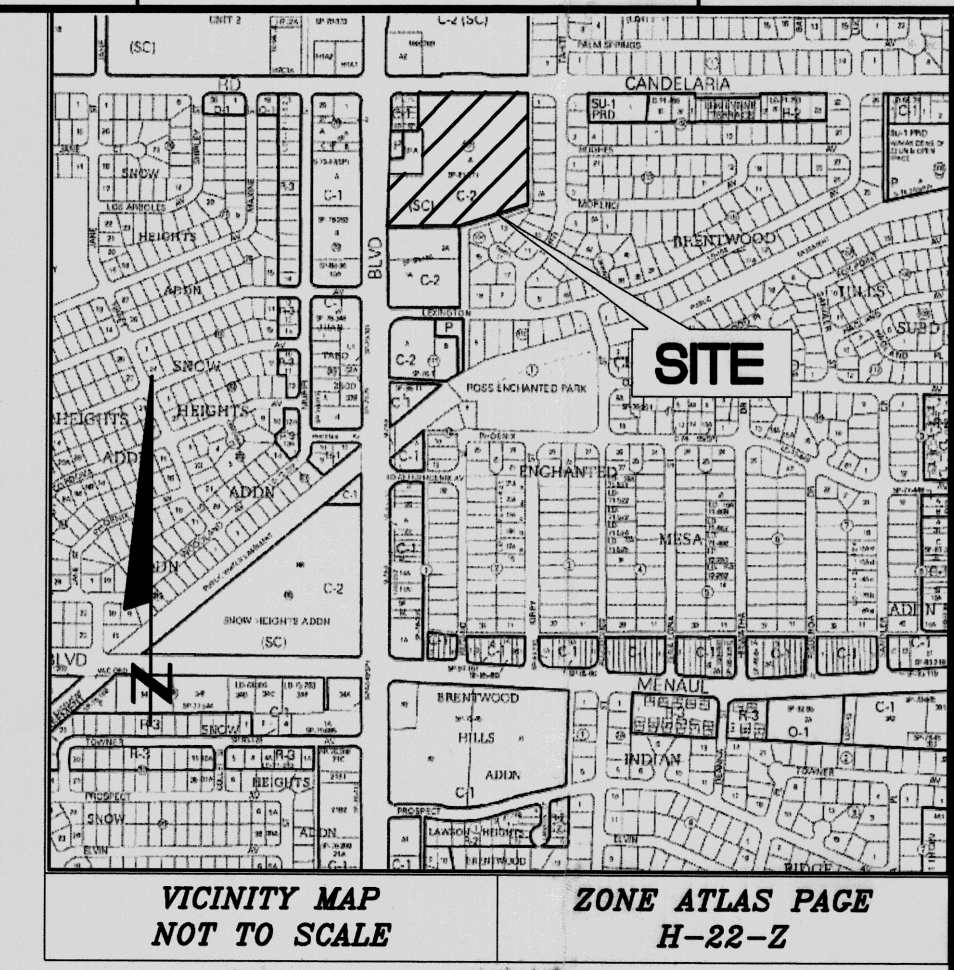
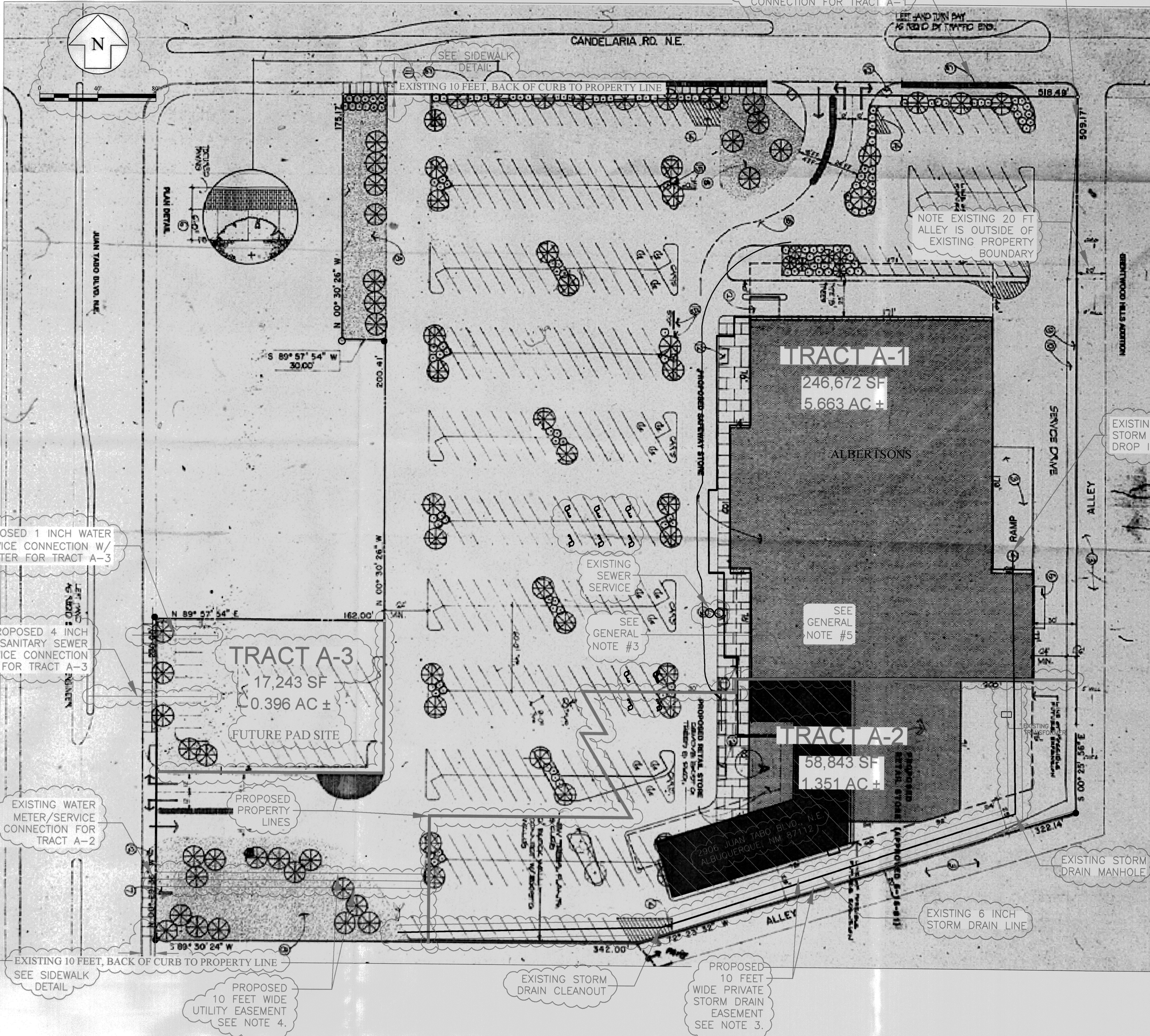
Designed GMM  
 Drawn GMM/LP  
 Checked GMM

Date: 2/28/2012  
 Scale: Horiz: 1" = 40'  
 Vert: N/A  
 Project No: 2421031  
 Sheet: 1 OF 1



**ADMINISTRATIVE AMENDMENT**  
**FILE # 12-10025 PROJECT # 1004034**  
 Subdivide Tract A into  
 3 Tracts  
 Approved by *U. Moore* 3/26/12  
**APPROVED BY DATE**

SECOND AMENDED DEVELOPMENT PLAN FOR  
 TRACT A  
**BRENTWOOD HILLS SUBDIVISION**  
 WITHIN  
 SECTION 10, T.10 N., R. 4 E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 MARCH 2012



PROPOSED SITE	7,401 ACRES	222,288 S.F.
ZONE ATLAS	H-22-Z	ZONED C-2 AS PER CASE 7-86-88-1
BLDG. AREA		
SAFETYWAY	47,400 S.F. (EXCLUDES 1,400 S.F. INCLZ.)	
RETAIL (A)	15,000 S.F.	
RETAIL (B)	2,000 S.F.	
TOTAL	49,400 S.F.	
PARKING		
*REQUIRED	65,289 S.F. 10,734 S.F. FUTURE EXPANSION	380 CARS
MINUS 10% - 36 CARS FOR PROXIMITY TO BUS ROUTE		342 CARS
TOTAL REQUIRED		342 CARS
TOTAL PROVIDED		324 CARS
LANDSCAPING WILL BE PROVIDED EXCEEDS 7% OF PARKING AREA.		
HANDICAPPED PARKING AT 2% OF 324		
	6 STALLS	(12 STALLS PROVIDED)
BIKE PARKING AT ONE PER 20 CARS		
		13 BIKES

**LEGAL DESCRIPTION**  
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5. THE RETAIL STORE SHOWN ON EXISTING AMENDED DEVELOPMENT PLAN, WAS NOT CONSTRUCTED, 22 ADDITIONAL PARKING SPACES WERE CREATED INSTEAD.

**SURVEY NOTES**

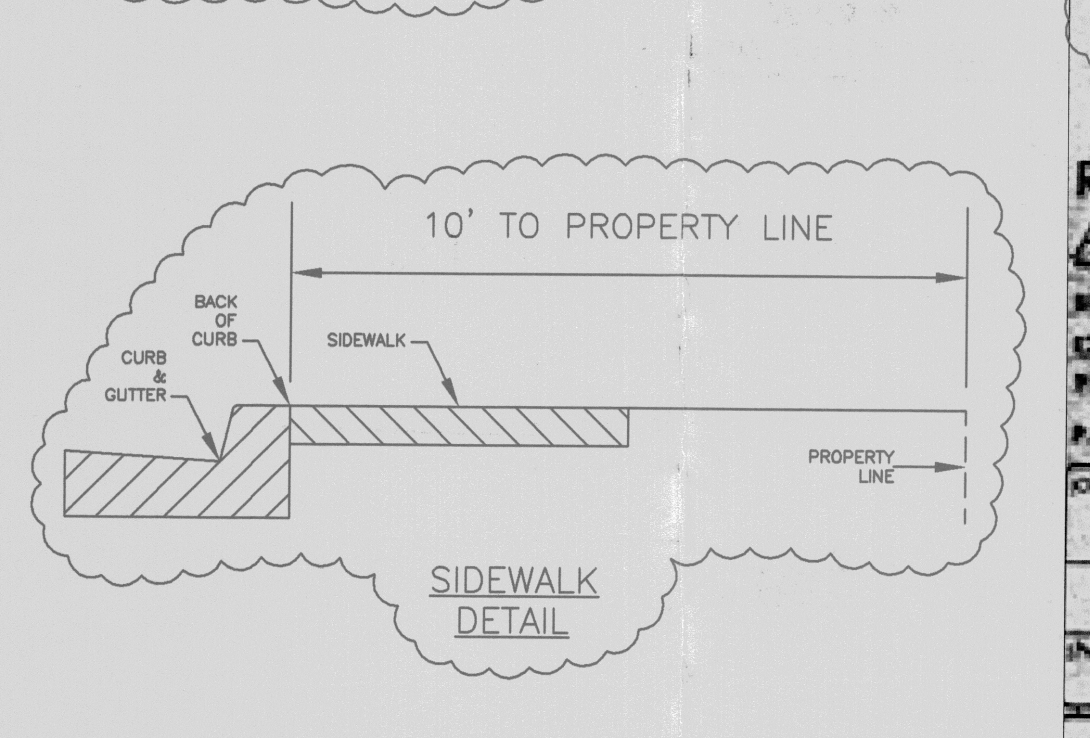
1. ALL DISTANCES ARE GROUND DISTANCES.
2. ZONE ATLAS: H-22-Z.
3. PRESENT ZONING CLASSIFICATION FOR THE SUBJECT PROPERTY IS C-2. SEE CITY OF ALBUQUERQUE ZONING CODE BOOK, PAGE 170.
4. PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAN, IN ACCORDANCE WITH CURRENT NATIONAL FLOOD INSURANCE PROGRAM, "FIRM" (FLOOD INSURANCE RATE MAP) NUMBER 35001C0357E DATED NOVEMBER 19, 2003.
5. 322 VISIBLE REGULAR PARKING SPACES, AND 10 HANDICAP SPACES CURRENTLY ARE PROVIDED, MORE THAN THE REQUIRED AMOUNT WITHIN THE ORIGINAL APPROVED AMENDED DEVELOPMENT PLAN.

**EASEMENT NOTES:**

1. THE OWNERS OF TRACTS A-1, A-2 AND A-3 SHALL ENTER INTO BLANKET RECIPROCAL CROSS EASEMENT, CROSS PARKING AND CROSS DRAINAGE EASEMENT AGREEMENTS.
2. THE OWNERS OF TRACTS A-1, A-2 AND A-3 SHALL ENTER INTO A PRIVATE 10 FEET STORM DRAIN EASEMENT, TO ALLOW FOR MAINTENANCE ACTIVITIES ON THE EXISTING 8 INCH STORM DRAIN LINE ALONG THE EASTERN AND SOUTHERN BOUNDARY, AS GRAPHICALLY SHOWN.
3. THE OWNERS OF TRACT A-1 AND A-2 SHALL ENTER INTO A PRIVATE 10 FEET UTILITY EASEMENT BETWEEN PARCELS FOR THE BENEFIT OF TRACT A-2.

**UTILITY NOTES**

1. UTILITIES NOTED HEREON ARE AS PER FIELD INSPECTION, ADDITIONAL INFORMATION IS FROM MUNICIPALITY AND UTILITY ATLAS MAPS. THE SURVEYOR AND ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES COMPRISE ALL SUCH UTILITIES (IN SERVICE OR ABANDONED) IN THE AREA. FURTHER, THE ENGINEER DOES NOT WARRANT THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
2. CONTACT NEW MEXICO ONE CALL SYSTEM, INC. (505) 260-1990 IN ALBUQUERQUE BEFORE EXCAVATING TO HAVE UNDERGROUND UTILITY LINES MARKED.
3. PROPOSED TRACTS A-1, A-2 AND A-3 SHALL HAVE SEPARATE WATER AND SANITARY SEWER SERVICE CONNECTIONS.



**NOTES:**

1. BIKE RACK - 15 BIKE CAPACITY.
2. DRIVE-UP FOR LIQUOR PURCHASE.
3. ENCLOSED DOCK.
4. DOCK APRON - DERESSED 4'-6" BELOW FINISH FLOOR.
5. CENTRAL ISLE-CURB COMPACTOR AS PER REQUIREMENTS OF REFUSE DEPARTMENT.
6. NEW SIDEWALK & TEXTURED PAVING.
7. FREE STANDING SIGN.
8. PONDING AREA.
9. MASONRY RETAINING SOUND ABUTMENT WALL 2' ABOVE ALLEY AND ABOVE SERVICE DRIVE.
10. SCORE PAVING BUFFER.
11. STANDARD CITY OF ALBUQUERQUE CURB CUT.
12. HANDICAPPED RAMP.
13. ALLEY.
14. PAINTED STOPPING.
15. PAINTED STOP SIGN & FREE STANDING STOP SIGN.
16. PAINTED LINE.

**LEGEND:**

TEXTURED PAVING.

GROUND COVER - 500 & TYPE "C" SHRUBS.

TREES TYPE "A" TYPICAL EXCEPT AS NOTED.

SHRUBS TYPE "C"

1. GLEDITSIA TRICANTHOS INERMIS "THORNLESS HONEY LOCUST" (TYPICAL).
2. FERNIX CECASIPERA VESUVIUS KRAUTER "FLOWERING PLUM".
3. JUNIPERUS SABIN TAMARISCIFOLIA "TEAM JUNIPER'S CALL" 26" SPREAD, 2' MAX. HEIGHT.

ALL NEW TREES TO BE 2" CALIBER MEASURED AT THE TRUNK, 7' TO 12' FEET ABOVE GRADE OR 10' TO 12' @ 10' FEET 1/2.

2-80-81-1

I certify that this plan is correct and that this plan is consistent with the specific development plan approved by the Environmental Planning Commission on August 21, 1980.

Approved as to requirements:  
*[Signature]* 4/20/81  
*[Signature]* 4/20/81  
*[Signature]* 5/1/81

SECOND AMENDED DEVELOPMENT PLAN  
 MARCH 2012  
 2-80-91-1

**RETAIL SHOPS AMENDED DEVELOPMENT PLAN**

BUILDING AREAS

EXISTING SAFETYWAY 47,400 S.F.

PROPOSED RETAIL SHOPS 9,572 S.F.

PARKING 324 SPACES

100% PROPOSED SAFETYWAY 500 S.F.

ENGINEER CE JUAN TABO, N.E., AND CANDELARIA N.E., ALBUQUERQUE, N.M.

JOB NO. 2421031 DATE 1/22/12

SHEET NO. 1 OF 2

delatome-nanhan-pa architects

Client: SW JUAN TABO, LLC

CITY: ALBUQUERQUE, NM

SOUDER, MILLER & ASSOCIATES  
 3451 Candelaria Road NE, Suite D  
 Albuquerque, NM 87107

Phone (505) 259-0942 Toll-Free (877) 259-0942 Fax (505) 259-5490  
 www.sma-nm.com  
 Souder, Miller & Associates, Bernalillo County, New Mexico  
 Albuquerque, Farmington, Las Cruces, Roswell, Santa Fe, NM  
 Center - Grand Junction, CO - Salt Lake City, UT - Mesa, AZ - Phoenix, TX

City: ALBUQUERQUE, NM

SECOND AMENDED DEVELOPMENT PLAN  
 BRENTWOOD HILLS, TRACT A  
 ALBUQUERQUE, NEW MEXICO

BERNALILLO COUNTY

GEORGE M. MINYAL  
 NEW MEXICO  
 18134  
 3/26/12  
 LICENSED PROFESSIONAL ENGINEER

ENGINEER'S SEAL  
 THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

Designed GMM Drawn GM/LP Checked GMM

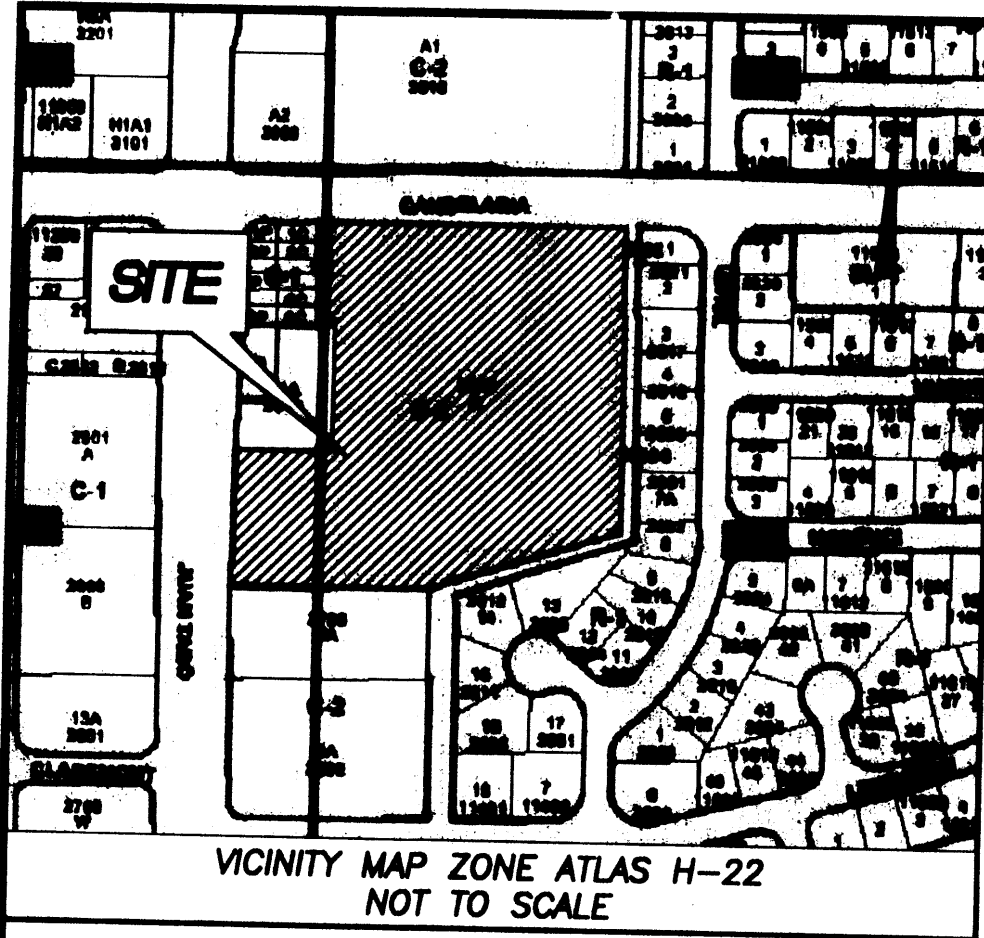
Date: 2/28/2012

Scale: Horiz: 1" = 40'  
 Vert: N/A

Project No: 2421031

Sheet: 1 OF 1





PLAT OF  
**TRACTS A-1, A-2, AND A-3, BLOCK 101**  
**BRENTWOOD HILLS SUBDIVISION**  
 WITHIN  
**NW 1/4 SECTION 10, T.10N., R.4E. N.M.P.M.**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 NOVEMBER 2011

**LEGAL DESCRIPTION**

TRACT "A" OF THE SUMMARY PLAT OF TRACT A AND B, BLOCK 101, BRENTWOOD HILLS (FORMERLY A PORTION OF TRACT 3 AND TRACT 4), AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 5, 1981, RECORDED IN VOLUME C-18, FOLIO 193, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT A, BEING A #5 REBAR WITH CAP MARKED "PS 10855", WHICH LIES ON THE EAST RIGHT-OF-WAY LINE FOR JUAN TABO BOULEVARD NE, WHENCE THE ALBUQUERQUE CONTROL STATION "10-H22" BEARS S 06° 47' 55" W A DISTANCE OF 449.47 FEET;  
 THENCE, N 00° 44' 44" W A DISTANCE OF 230.00 FEET ALONG SAID JUAN TABO RIGHT-OF-WAY LINE TO FOUND #5 REBAR;  
 THENCE, N 89° 42' 46" E A DISTANCE OF 162.02 FEET, LEAVING SAID JUAN TABO RIGHT-OF-WAY LINE, TO FOUND #5 REBAR;  
 THENCE, N 00° 45' 34" W A DISTANCE OF 200.41 FEET TO A #5 REBAR WITH CAP MARKED "PS 10855";  
 THENCE, S 89° 42' 46" W A DISTANCE OF 30.00 FEET TO A #5 REBAR WITH CAP MARKED "PS 10855";  
 THENCE, N 00° 45' 34" W A DISTANCE OF 175.17 FEET TO A #5 REBAR WITH CAP MARKED "PS 10855" LYING ON THE SOUTH RIGHT-OF-WAY LINE OF CANDELARIA ROAD NE AND BEING THE NORTHWEST CORNER OF SAID TRACT A;  
 THENCE, N 89° 18' 56" E A DISTANCE OF 518.49 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF CANDELARIA ROAD NE TO A FOUND #5 REBAR MARKING THE NORTHEAST CORNER OF SAID TRACT A;  
 THENCE, S 00° 41' 06" E A DISTANCE OF 509.17 FEET ALONG THE WESTERLY LINE OF BLOCK 104, BRENTWOOD HILLS SUBDIVISION TO A FOUND #5 REBAR;  
 THENCE, S 72° 08' 24" W A DISTANCE OF 322.14 FEET ALONG SAID BLOCK 104 TO A FOUND CHISELED "X" IN A CONCRETE PAN;  
 THENCE, S 89° 15' 16" W A DISTANCE OF 342.00 FEET ALONG THE NORTHERLY LINE OF TRACT 2, BLOCK 101, BRENTWOOD HILLS SUBDIVISION TO THE POINT OF BEGINNING AND CONTAINING 7.4095 ACRES, MORE OR LESS.

**FREE CONSENT AND DEDICATION**

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and said owner(s) and/or proprietor(s) do hereby grant all easements as shown hereon for the purposes noted. Said owners(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.

**OWNERS - TRACT A, BRENTWOOD HILLS SUBDIVISION**

BY: Kammie Kay - 12/5/11 4/03/12  
 FOR SW JUAN TABO, LLC Date

**NOTARY PUBLIC**  
 STATE OF CALIFORNIA )  
 )SS

COUNTY OF LOS ANGELES )

On this 5<sup>th</sup> day of DECEMBER, 2011, before me personally appeared KAMMIE KAY, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the same as a free act and deed.

My Commission Expires: SEP. 10, 2015  
 Notary Public

**DISCLOSURE STATEMENT**

Purpose of this plat is to replat Tract A, Brentwood Hills Subdivision into three (3) separate parcels as shown hereon, to create cross access easements between said parcels and to create a private drainage easement across Tract A-2.

**SUBDIVISION DATA / NOTES**

1. Total Number of Existing Tracts: 1
2. Total Number of Lots created: 0
3. Total Number of Tracts created: 3
4. Gross Subdivision Acreage: 7.4095 Ac.
5. Total Mileage of Full Width Streets Created: 0
6. Bearings are New Mexico State Plane Grid Bearings NAD83 (Central Zone).
7. Distances are horizontal ground distances.
8. Bearings and distances in parenthesis are of record.
9. Field Survey performed MAY 2011.
10. 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 parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval at this plat.

**APPROVALS**

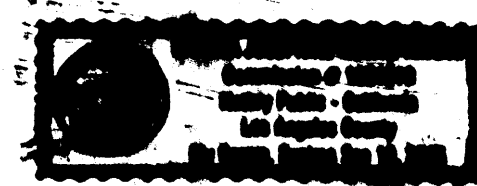
DRB PROJECT NO.  
 APPLICATION NO.  
 Utility Approvals

ENM ELECTRIC SERVICES DIVISION	DATE
NM GAS COMPANY SERVICES DIVISION	DATE
QWEST	DATE
COMCAST	DATE
NEW MEXICO UTILITIES City Approvals	DATE
<u>GBH 4-3-11-17-11-11-11</u> CITY SURVEYOR	<u>12-14-11</u> DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**SURVEYOR'S CERTIFICATION**

"I, William F. Brewster, New Mexico Professional Surveyor No.10855 do hereby certify that this Plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

William F. Brewster 11-30-2011  
 William F. Brewster, PLS #10855 Date



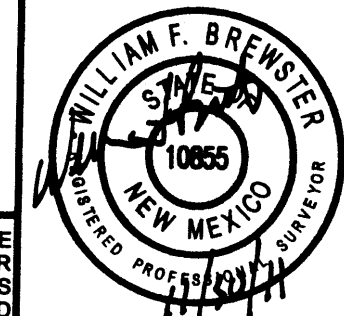
**SOUDER, MILLER & ASSOCIATES**  
 3451 Candelaria Road NE, Suite D  
 Albuquerque, NM 87107  
 Phone (505) 299-0942 Toll-Free (877) 299-0942 Fax (505) 293-3430  
 www.soudermiller.com  
 Serving the Southwest & Rocky Mountains  
 Albuquerque, Farmington, Las Cruces, Roswell, Santa Fe, NM  
 Cortez - Grand Junction, CO - Safford, AZ - Moab, UT, El Paso, TX

CLIENT: SW JUAN TABO, LLC CITY: ALBUQUERQUE N.M.

PLAT OF TRACTS A-1, A-2, & A-3  
 BRENTWOOD HILL SUBDIVISION  
 CITY OF ALBUQUERQUE, NM

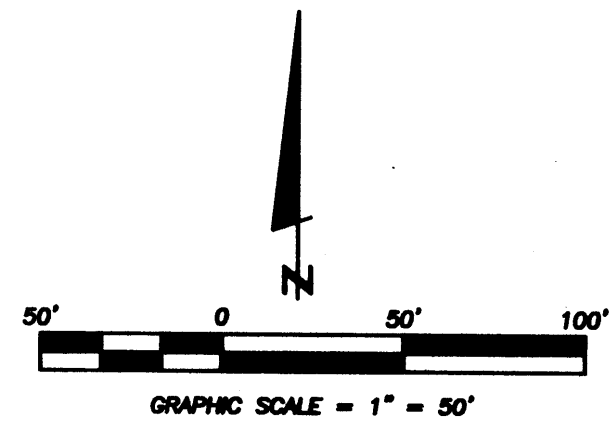
COVER SHEET

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED



Designed LP	Drawn LP	Checked WFB
Date: 6-1-2011	Scale: Horiz: 1" = 20' Vert: N/A	
Project No: 2421031		
Sheet: 1 OF 2		

PLAT OF  
**TRACTS A-1, A-2, AND A-3, BLOCK 101**  
**BRENTWOOD HILLS SUBDIVISION**  
 WITHIN  
**NW 1/4 SECTION 10, T.10N., R.4E., N.M.P.M.**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 NOVEMBER 2011



**LEGEND**

	PROPERTY LINE
	RIGHT OF WAY LINE
	LOT LINES BEING ADDED
	ADJOINER PROPERTY LINES
	EASEMENT LINE
	STORM DRAIN LINE
	FOUND ACS BRASS CAP
	FOUND CORNER MONUMENT
	SET #5 BAR W/ CAP MARKED "BREWSTER PS 10855"
	PK NAIL W/ WASHER - "PS 10855"
	RECORD BEARING & DISTANCE
	MEASURED OR CALCULATED BEARING & DISTANCE

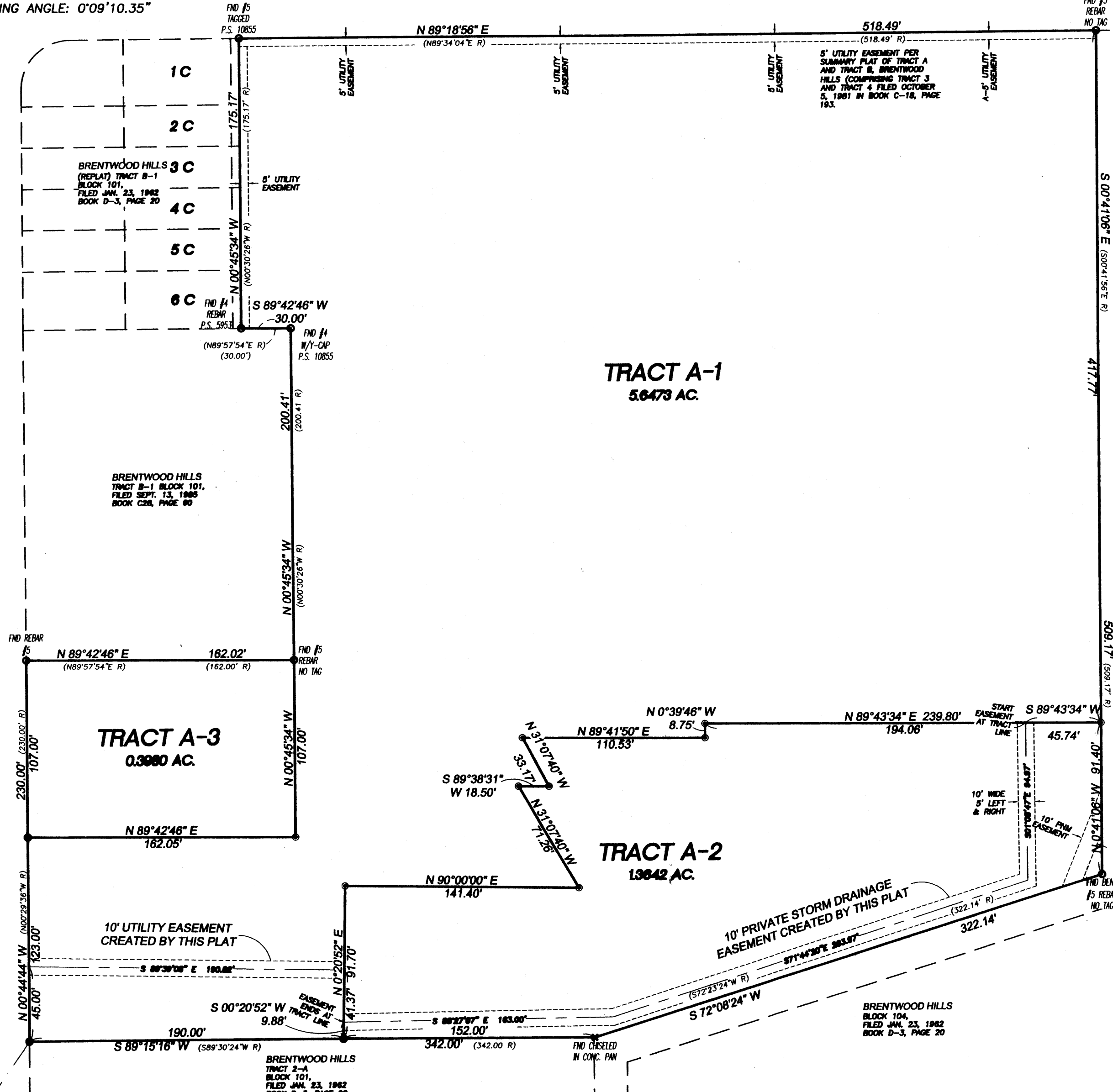
**GENERAL NOTES:**

1. BASIS OF BEARINGS IS NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. GRID BEARING BETWEEN ACS MONUMENT "10-H22" AND "2-G21A", N 00°10'13" W.
2. SUBJECT PROPERTY ADDRESS IS 2910 & 2906 JUAN TABO BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87112.
3. THE OWNERS OF TRACTS A-1, A-2 AND A-3 HEREBY GRANT A RECIPROCAL BLANKET CROSS ACCESS, CROSS PARKING AND CROSS DRAINAGE EASEMENT BETWEEN TRACTS BY THE FILING OF THIS PLAT, FOR THE BENEFIT OF AND TO BE MAINTAINED BY SAID OWNERS.
4. THE OWNERS OF TRACTS A-1 AND A-2 SHALL AGREE TO A PRIVATE 10 FEET UTILITY EASEMENT TO ALLOW FOR MAINTENANCE ACTIVITIES ON THE EXISTING UTILITIES WITHIN THE SOUTHEAST CORNER OF TRACT A-2, AS SHOWN, FOR THE BENEFIT OF AND TO BE MAINTAINED BY SAID OWNERS.
5. THE OWNERS OF TRACTS A-1 AND A-2 SHALL AGREE TO A PRIVATE 10 FEET STORM DRAIN EASEMENT BETWEEN PARCELS TO ALLOW FOR MAINTENANCE ACTIVITIES ON THE EXISTING 6 INCH STORM DRAIN LINE ALONG THE EASTERN AND SOUTHERN BOUNDARY OF TRACT A-2, AS SHOWN, FOR THE BENEFIT OF AND TO BE MAINTAINED BY SAID OWNERS.

ACS BRASS CAP "2-G21A"  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE (NAD 83)  
 N: 1,500,315.561 FT.  
 E: 1,560,963.543 FT.  
 C.F.: 0.999639923  
 MAPPING ANGLE: 0°09'10.35"

JUAN TABO BLVD. NE  
 (106' PUBLIC RIGHT OF WAY)

ACS BRASS CAP "10-H22"  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE (NAD 83)  
 N: 1,496,619.882 FT.  
 E: 1,560,974.525 FT.  
 C.F.: 0.999642548  
 MAPPING ANGLE: 0°09'10.07"  
 NAVD 1988 ELEVATION = 5613.801



**SOUDER, MILLER & ASSOCIATES**  
  
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 Cortez - Grand Junction, CO - Safford, AZ - Moab, UT, El Paso, TX

CLIENT: SW JUAN TABO, LLC CITY: ALBUQUERQUE N.M.  
**PLAT OF TRACTS A-1, A-2, & A-3**  
**BRENTWOOD HILLS SUBDIVISION**  
**CITY OF ALBUQUERQUE, NM**

**WILLIAM F. BREWSTER**  
 STATE OF NEW MEXICO  
 10855  
 REGISTERED PROFESSIONAL SURVEYOR

Designed LP	Drawn LP	Checked WFB
Date: 02-14-12		
Scale: Horiz: 1" = 50'	Vert: N/A	
Project No: 2421031		
Sheet: 2 OF 2		



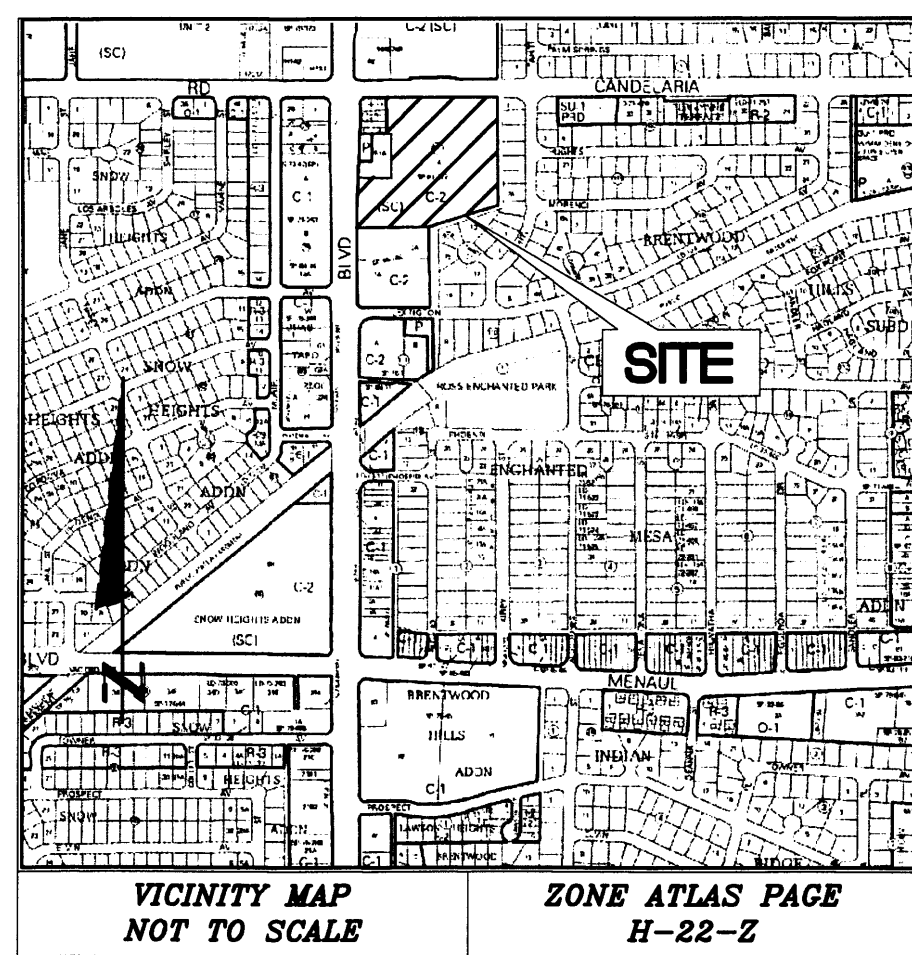
PROPOSED SITE DEVELOPMENT PLAN FOR  
TRACT A  
**BRENTWOOD HILLS SUBDIVISION**  
WITHIN  
SECTION 10, T.10 N., R. 4 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MAY 2007

**LEGAL DESCRIPTION**

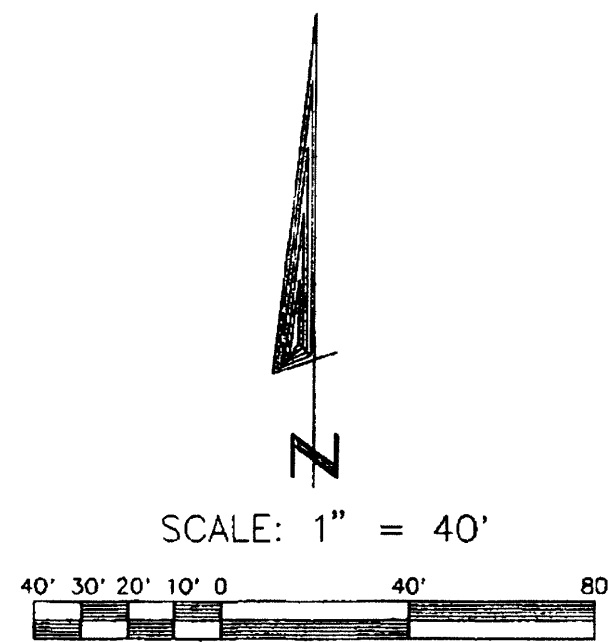
TRACT "A" OF THE SUMMARY PLAT OF TRACT A AND B, BRENTWOOD HILLS (FORMERLY A PORTION OF TRACT 3 AND TRACT 4), AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 5, 1981, RECORDED IN VOLUME C-18, FOLIO 193.

**SURVEY NOTES**

1. BASIS OF BEARINGS IS NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927. GRID BEARING BETWEEN ACS MONUMENT "10-H22" AND "2-G21A" S N 00°10'14" W.
2. ROTATION ANGLE FROM GRID TO RECORD IS +0°15'08".
3. DATA SHOWN IN SINGLE PARENTHESIS (X) IS PER PLAT OF RECORD, "SUMMARY PLAT OF TRACT A AND TRACT B, BRENTWOOD HILLS, COMPRISING TRACT 3 AND 4", FILED OCTOBER 5, 1981, RECORDED IN BOOK C18, FOLIO 193.
4. ALL DISTANCES ARE GROUND DISTANCES.
5. ZONE ATLAS: H-22-Z.
6. THE FIELD SURVEY WAS PERFORMED DURING MAY OF 2007.
7. PRESENT ZONING CLASSIFICATION FOR THE SUBJECT PROPERTY IS C-2. SEE CITY OF ALBUQUERQUE ZONING CODE BOOK, PAGE 170.
8. PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN, IN ACCORDANCE WITH CURRENT NATIONAL FLOOD INSURANCE PROGRAM "FIRM" (FLOOD INSURANCE RATE MAP) NUMBER 35001C0337E DATED NOVEMBER 19, 2003.
9. 286 VISIBLE REGULAR PARKING SPACES, 10 HANDICAP SPACES.
10. MONUMENTS NOT ACCEPTED HEREON REFERS TO FOUND MONUMENTS NOT WITHIN POSITIONAL TOLERANCE.



VICINITY MAP NOT TO SCALE  
ZONE ATLAS PAGE H-22-Z



**LEGEND**

- SET #4 REBAR W/CAP PS#10855
- FOUND EXISTING MONUMENT (TAGGED PS#10855) (DESCRIPTION AS NOTED)
- ▲ ALBUQUERQUE CONTROL SYSTEM MONUMENT (ACS)
- ⊙ POWER POLE (PP)
- ⊙ ANCHOR (A)
- ⊙ SEWER MANHOLE (SMH)
- ⊙ WATER VALVE (WV)
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- ⊙ TELEPHONE MANHOLE (TMH)
- ⊙ LIGHT POLE W/ MAST ARM LIGHT (LP)
- ⊙ STORM DRAIN MANHOLE (SDMH)
- STORM DRAIN INLET (DI)
- STORM DRAIN LINE
- WATER LINE
- GAS LINE
- ⊙ ELECTRONIC BOX (EB)
- ⊙ CLEAN OUT (CO)
- ⊙ WATER METER (WM)
- FENCE (TYPE AS NOTED)
- ⊙ TREE
- WHEEL CHAIR RAMP (WCR)
- ⊙ ELECTRIC TRANSFORMER (TF)
- ⊙ NUMBER OF VISIBLE REGULAR PARKING SPACES PER PARKING BAY SEE SURVEY NOTE 9
- ⊙ IRRIGATION CONTROL BOX (ICB)
- CONCRETE PARKING STOP (CPC)

PROPOSED 1 INCH WATER SERVICE CONNECTION W/ METER  
PROPOSED 4 INCH SANITARY SEWER SERVICE CONNECTION

10.0' FACE OF CURVE TO PROPERTY LINE

ACS BRASS CAP MONUMENT "10-H22"  
NEW MEXICO STATE PLANE  
CENTRAL ZONE (NAD 1927)  
N = 420,728.75  
E = 1,496,557.28  
C.F. = 0.9996388  
CONVERGENCE = -0°09'09"  
ELEV. = 5611.101 (NGVD 1929)

ACS BRASS CAP MONUMENT "2-G21A"  
NEW MEXICO STATE PLANE  
CENTRAL ZONE (NAD 1927)  
N = 420,717.75  
E = 1,500,252.92  
C.F. = 0.9996362  
CONVERGENCE = -0°09'09"  
ELEV. = 5666.13 (NGVD 1929)

BASIS OF GRID BEARING  
N 00°10'14" W  
SEE SURVEY NOTE 1

(13) 5' UTILITY EASEMENT PER SUMMARY PLAT OF TRACT A AND TRACT B, BRENTWOOD HILLS (COMPRISING TRACT 3 AND TRACT 4) FILED OCTOBER 5, 1981 IN BOOK C-18, PAGE 193.

(14) 7' FROM CENTERLINE EASEMENT ENCROACHES BUILDING

FOUND #4 REBAR W/CAP PS#10855 NOT ACCEPTED

FOUND #4 REBAR W/CAP PS#10855 NOT ACCEPTED

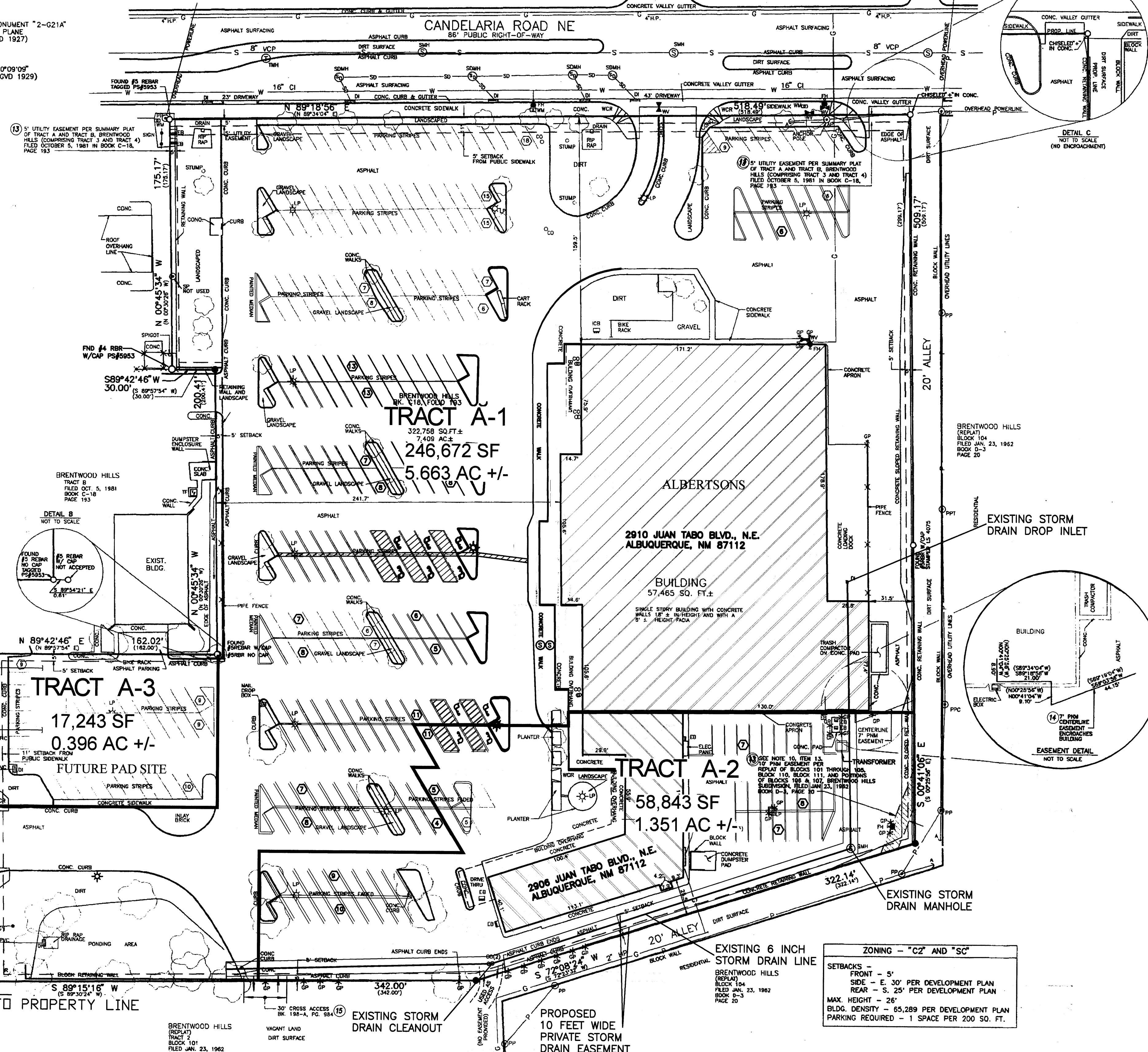
FOUND #4 REBAR W/CAP PS#10855 NOT ACCEPTED

FOUND #4 REBAR W/CAP PS#10855 NOT ACCEPTED

FOUND #4 REBAR W/CAP PS#10855 NOT ACCEPTED

FOUND #4 REBAR W/CAP PS#10855 NOT ACCEPTED

FOUND #4 REBAR W/CAP PS#10855 NOT ACCEPTED



**NOTES:**

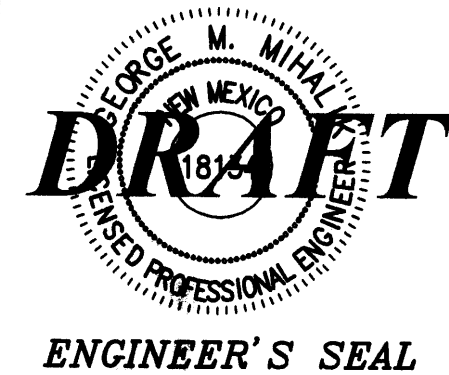
- 1) THE OWNERS OF TRACTS A-1, A-2 AND A-3 SHALL ENTER INTO A BLANKET CROSS ACCESS EASEMENT AGREEMENT.
- 2) A PRIVATE CROSS-LOT EASEMENT ACROSS TRACT A-2 FOR THE BENEFIT OF TRACT A-1, TO BE MAINTAINED BY TRACT A-2, SHALL BE CONSUMMATED BETWEEN THE TWO OWNERS.
- 3) THE OWNERS OF TRACTS A-1, A-2 AND A-3 SHALL ENTER INTO A PRIVATE 10 FEET STORM DRAIN EASEMENT BETWEEN PARCELS TO ALLOW FOR MAINTENANCE ACTIVITIES ON THE EXISTING 6 INCH STORM DRAIN LINE ALONG THE EASTERN AND SOUTHERN BOUNDARY, AS OUTLINED ABOVE.

**UTILITY NOTES**

- 1) UNDERGROUND UTILITIES SHOWN HEREON ARE AS PER FIELD LOCATION. ADDITIONAL INFORMATION IS FROM MUNICIPALITY AND UTILITY ATLAS MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES (IN SERVICE OR ABANDONED) IN THE AREA. FURTHER, THE SURVEYOR DOES NOT WARRANT THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
- 2) CONTACT NEW MEXICO ONE CALL SYSTEM, INC. (505) 280-1990 IN ALBUQUERQUE BEFORE EXCAVATING TO HAVE UNDERGROUND UTILITY LINES MARKED.
- 3) ALL PROPOSED TRACTS A-1, A-2 AND A-3 HAVE SEPARATE WATER AND SANITARY SEWER SERVICE CONNECTIONS.

ZONING - "C2" AND "SC"  
SETBACKS:  
FRONT - 5'  
SIDE - E. 30' PER DEVELOPMENT PLAN  
REAR - S. 25' PER DEVELOPMENT PLAN  
MAX. HEIGHT - 26'  
BLD. DENSITY - 65,289 PER DEVELOPMENT PLAN  
PARKING REQUIRED - 1 SPACE PER 200 SQ. FT.

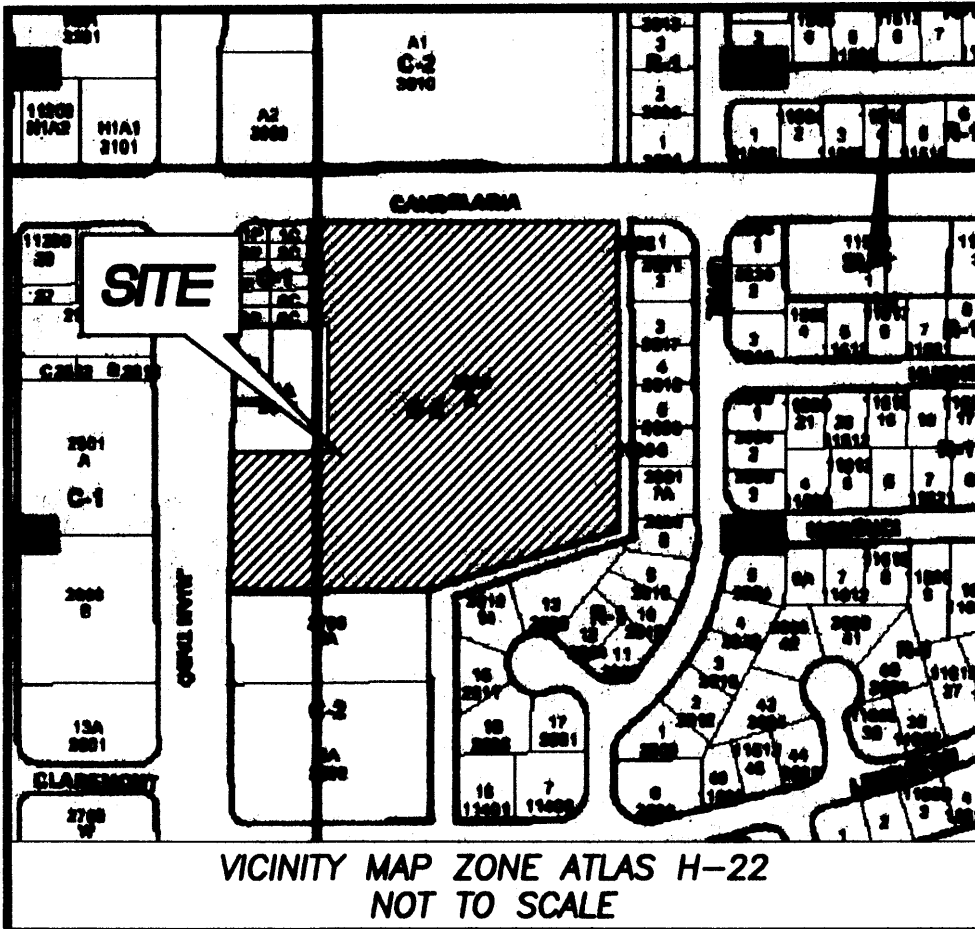
DRB Case 1004034  
App # 11-70152  
Jacks  
I will call re: this w/ questions.  
Bill Brewster



**SMA**  
SOUDEY, MILLER & ASSOCIATES  
3451 Candelaria Road NE, Suite D  
Albuquerque, NM 87107  
Engineering + Environmental Surveying  
Phone (505) 299-0942 Toll-Free (877) 299-0942 Fax (505) 293-3430  
www.soudeymiller.com

PROJECT NAME:	SITE DEVELOPMENT PLAN <b>BRENTWOOD HILLS, TRACT A</b> ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO		
PREPARED FOR:	SW JUAN TABO, LLC		
SCALE:	1" = 40'	DRAWN BY:	GMM
DATE:	7-25-2011	PROJECT NO.:	2421031
REVISED:		SHEET	1 OF 1





**PLAT OF**  
**TRACTS A-1, A-2, AND A-3, BLOCK 101**  
**BRENTWOOD HILLS SUBDIVISION**  
 WITHIN  
**NW 1/4 SECTION 10, T.10N., R.4E. N.M.P.M.**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 NOVEMBER 2011

**LEGAL DESCRIPTION**

TRACT "A" OF THE SUMMARY PLAT OF TRACT A AND B, BLOCK 101, BRENTWOOD HILLS (FORMERLY A PORTION OF TRACT 3 AND TRACT 4), AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 5, 1981, RECORDED IN VOLUME C-18, FOLIO 193, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT A, BEING A #5 REBAR WITH CAP MARKED "PS 10855", WHICH LIES ON THE EAST RIGHT-OF-WAY LINE FOR JUAN TABO BOULEVARD NE, WHENCE THE ALBUQUERQUE CONTROL STATION "10-H22" BEARS S 06° 47' 55" W A DISTANCE OF 449.47 FEET;  
 THENCE, N 00° 44' 44" W A DISTANCE OF 230.00 FEET ALONG SAID JUAN TABO RIGHT-OF-WAY LINE TO FOUND #5 REBAR;  
 THENCE, N 89° 42' 46" E A DISTANCE OF 162.02 FEET, LEAVING SAID JUAN TABO RIGHT-OF-WAY LINE, TO FOUND #5 REBAR;  
 THENCE, N 00° 45' 34" W A DISTANCE OF 200.41 FEET TO A #5 REBAR WITH CAP MARKED "PS 10855";  
 THENCE, S 89° 42' 46" W A DISTANCE OF 30.00 FEET TO A #5 REBAR WITH CAP MARKED "PS 10855";  
 THENCE, N 00° 45' 34" W A DISTANCE OF 175.17 FEET TO A #5 REBAR WITH CAP MARKED "PS 10855" LYING ON THE SOUTH RIGHT-OF-WAY LINE OF CANDELARIA ROAD NE AND BEING THE NORTHWEST CORNER OF SAID TRACT A;  
 THENCE, N 89° 18' 56" E A DISTANCE OF 518.49 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF CANDELARIA ROAD NE TO A FOUND #5 REBAR MARKING THE NORTHEAST CORNER OF SAID TRACT A;  
 THENCE, S 00° 41' 06" E A DISTANCE OF 509.17 FEET ALONG THE WESTERLY LINE OF BLOCK 104, BRENTWOOD HILLS SUBDIVISION TO A FOUND #5 REBAR;  
 THENCE, S 72° 08' 24" W A DISTANCE OF 322.14 FEET ALONG SAID BLOCK 104 TO A FOUND CHISELED "X" IN A CONCRETE PAH;  
 THENCE, S 89° 15' 16" W A DISTANCE OF 342.00 FEET ALONG THE NORTHERLY LINE OF TRACT 2, BLOCK 101, BRENTWOOD HILLS SUBDIVISION TO THE POINT OF BEGINNING AND CONTAINING 7.4095 ACRES, MORE OR LESS.

**FREE CONSENT AND DEDICATION**

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and said owner(s) and/or proprietor(s) do hereby grant all easements as shown hereon for the purposes noted. Said owners(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.

**OWNERS - TRACT A,  
BRENTWOOD HILLS SUBDIVISION**

BY: Kammie Kay 12/5/11 Date  
 FOR SW JUAN TABO, LLC

**NOTARY PUBLIC**  
 STATE OF CALIFORNIA )  
 ) SS  
 COUNTY OF LOS ANGELES )

On this 5<sup>th</sup> day of DECEMBER, 2011, before me personally appeared KAMMIE KAY, to me known to be the person who executed the foregoing instrument, and acknowledged that he/she executed the same as a free act and deed.

My Commission Expires: JUL 10, 2015

Notary Public

**DISCLOSURE STATEMENT**

Purpose of this plat is to replat Tract A, Brentwood Hills Subdivision into three (3) separate parcels as shown hereon, to create cross access easements between said parcels and to create a private drainage easement across Tract A-2.

**SUBDIVISION DATA / NOTES**

- Total Number of Existing Tracts: 1
- Total Number of Lots created: 0
- Total Number of Tracts created: 3
- Gross Subdivision Acreage: 7.4095 Ac.
- Total Mileage of Full Width Streets Created: 0
- Bearings are New Mexico State Plane Grid Bearings NAD83 (Central Zone).
- Distances are horizontal ground distances.
- Bearings and distances in parenthesis are of record.
- Field Survey performed MAY 2011.
- 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 parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval at this plat.

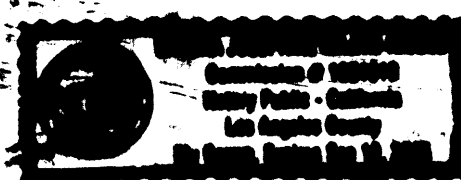
**APPROVALS**  
 DRB PROJECT NO.  
 APPLICATION NO.  
 Utility Approvals


PNM ELECTRIC SERVICES DIVISION	DATE
NM GAS COMPANY SERVICES DIVISION	DATE
QWEST	DATE
COMCAST	DATE
NEW MEXICO UTILITIES City Approvals	DATE
<u>W. F. Brewster</u>	12-14-11
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

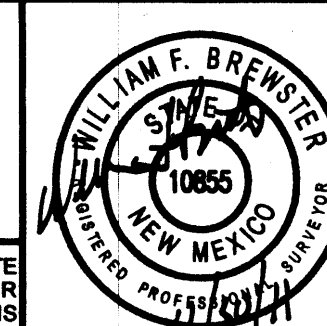
**SURVEYOR'S CERTIFICATION**

"I, William F. Brewster, New Mexico Professional Surveyor No.10855 do hereby certify that this Plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

William F. Brewster 11-30-2011  
 William F. Brewster, PLS #10855 Date



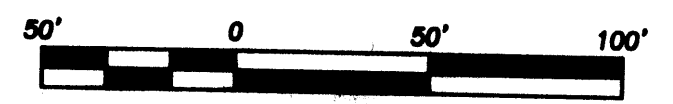
**SOUDER, MILLER & ASSOCIATES**  
  
 3451 Candelaria Road NE, Suite D  
 Albuquerque, NM 87107  
 Phone (505) 299-0942 Toll-Free (877) 299-0942 Fax (505) 293-3430  
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 Cortez - Grand Junction, CO - Safford, AZ - Moab, UT, El Paso, TX

CLIENT: SW JUAN TABO, LLC	CITY: ALBUQUERQUE N.M.		Designed LP	Drawn LP	Checked WFB
<b>PLAT OF TRACTS A-1, A-2, &amp; A-3 BRENTWOOD HILL SUBDIVISION CITY OF ALBUQUERQUE, NM</b>			Date: 6-1-2011	Scale: Horiz: 1" = 20'	Vert: N/A
COVER SHEET		THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED	Sheet: 1 OF 2		



ACS BRASS CAP "2-G21A"  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE (NAD 83)  
 N: 1,500,315.561 FT.  
 E: 1,560,963.543 FT.  
 C.F.: 0.999639923  
 MAPPING ANGLE: 0°09'10.35"

PLAT OF  
**TRACTS A-1, A-2, AND A-3, BLOCK 101**  
**BRENTWOOD HILLS SUBDIVISION**  
 WITHIN  
**NW 1/4 SECTION 10, T.10N., R.4E., N.M.P.M.**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 NOVEMBER 2011



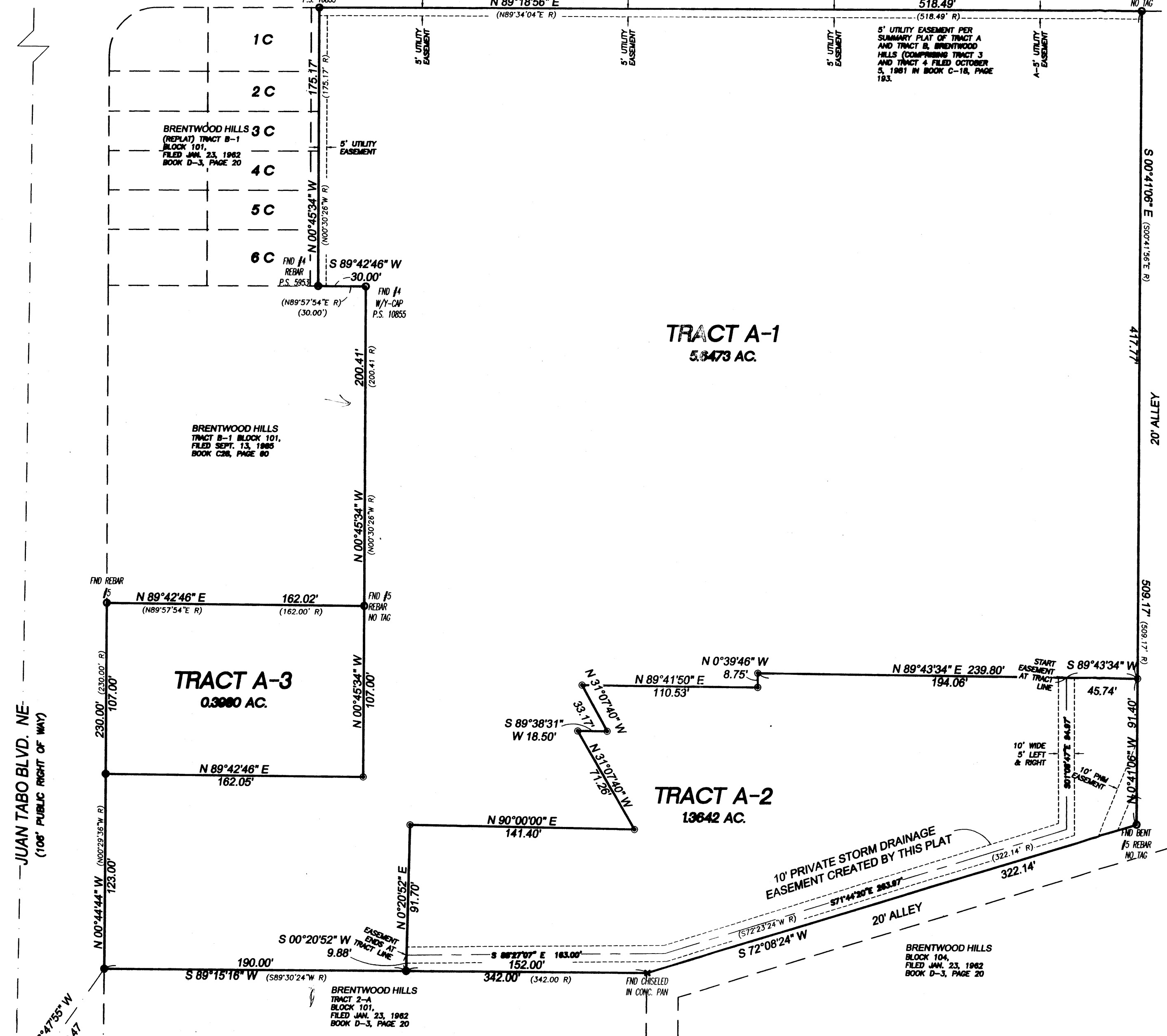
GRAPHIC SCALE = 1" = 50'

**LEGEND**

- PROPERTY LINE
- RIGHT OF WAY LINE
- LOT LINES BEING ADDED
- ADJOINER PROPERTY LINES
- EASEMENT LINE
- STORM DRAIN LINE
- FOUND ACS BRASS CAP
- FOUND CORNER MONUMENT
- SET #5 BAR W/ CAP MARKED "BREWSTER PS 10855"
- PK NAIL W/ WASHER - "PS 10855"
- (50° 00' 00"W 10.00')
- (50° 00' 00"W 10.00')

**GENERAL NOTES:**

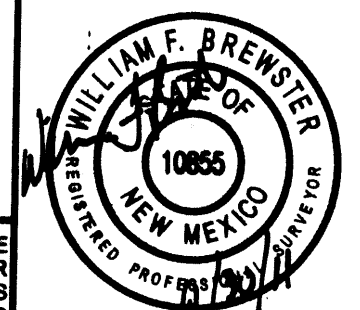
1. BASIS OF BEARINGS IS NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83. GRID BEARING BETWEEN ACS MONUMENT "10-H22" AND "2-G21A", N 00°10'13" W.
2. SUBJECT PROPERTY ADDRESS IS 2910 & 2906 JUAN TABO BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87112.
3. THE OWNERS OF TRACTS A-1, A-2 AND A-3 HEREBY GRANT A BLANKET CROSS ACCESS EASEMENT BETWEEN TRACTS BY THE FILING OF THIS PLAT.
4. A PRIVATE CROSS-LOT EASEMENT ACROSS TRACT A-2 FOR THE BENEFIT OF TRACT A-1, TO BE MAINTAINED BY TRACT A-2, SHALL BE CONSUMMATED BETWEEN THE TWO OWNERS.
5. THE OWNERS OF TRACTS A-1 AND A-2 SHALL AGREE TO A PRIVATE 10 FEET STORM DRAIN EASEMENT BETWEEN PARCELS TO ALLOW FOR MAINTENANCE ACTIVITIES ON THE EXISTING 6 INCH STORM DRAIN LINE ALONG THE EASTERN AND SOUTHERN BOUNDARY OR TRACT A-2, AS SHOWN.



ACS BRASS CAP "10-H22"  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE (NAD 83)  
 N: 1,496,619.882 FT.  
 E: 1,560,974.525 FT.  
 C.F.: 0.999642548  
 MAPPING ANGLE: 0°09'10.07"  
 NAVD 1988 ELEVATION = 5613.801

**SOUDER, MILLER & ASSOCIATES**  
  
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 Cortez - Grand Junction, CO - Safford, AZ - Moab, UT, El Paso, TX

CLIENT: SW JUAN TABO, LLC CITY: ALBUQUERQUE N.M.  
**PLAT OF TRACTS A-1, A-2, & A-3**  
**BRENTWOOD HILLS SUBDIVISION**  
**CITY OF ALBUQUERQUE, NM**



Designed LP	Drawn LP	Checked WFB
Date: 6-1-11		
Scale: Horiz: 1" = 50'	Vert: N/A	
Project No: 2421031		
Sheet: 2 OF 2		

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED



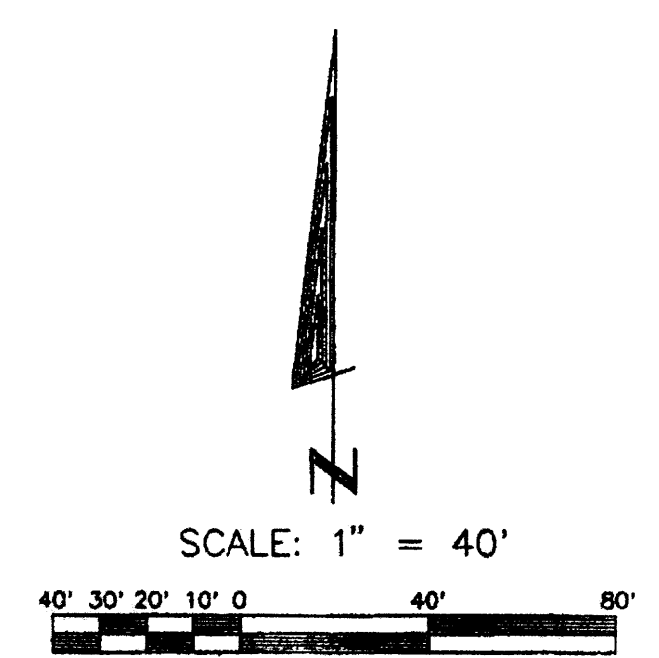
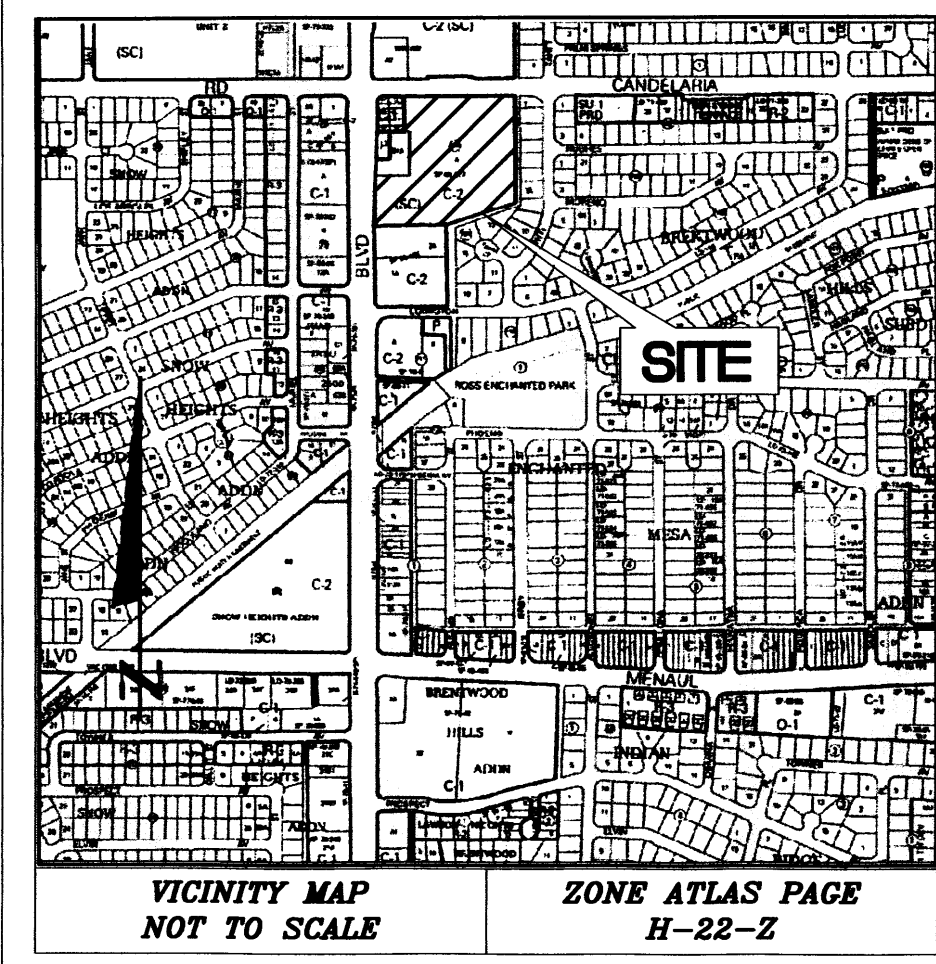
PROPOSED SITE DEVELOPMENT PLAN FOR  
TRACT A  
**BRENTWOOD HILLS SUBDIVISION**  
WITHIN  
SECTION 10, T.10 N., R. 4 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MAY 2007

**LEGAL DESCRIPTION**

TRACT "A" OF THE SUMMARY PLAT OF TRACT A AND B, BRENTWOOD HILLS (FORMERLY A PORTION OF TRACT 3 AND TRACT 4), AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 5, 1981, RECORDED IN VOLUME C-18, FOLIO 193.

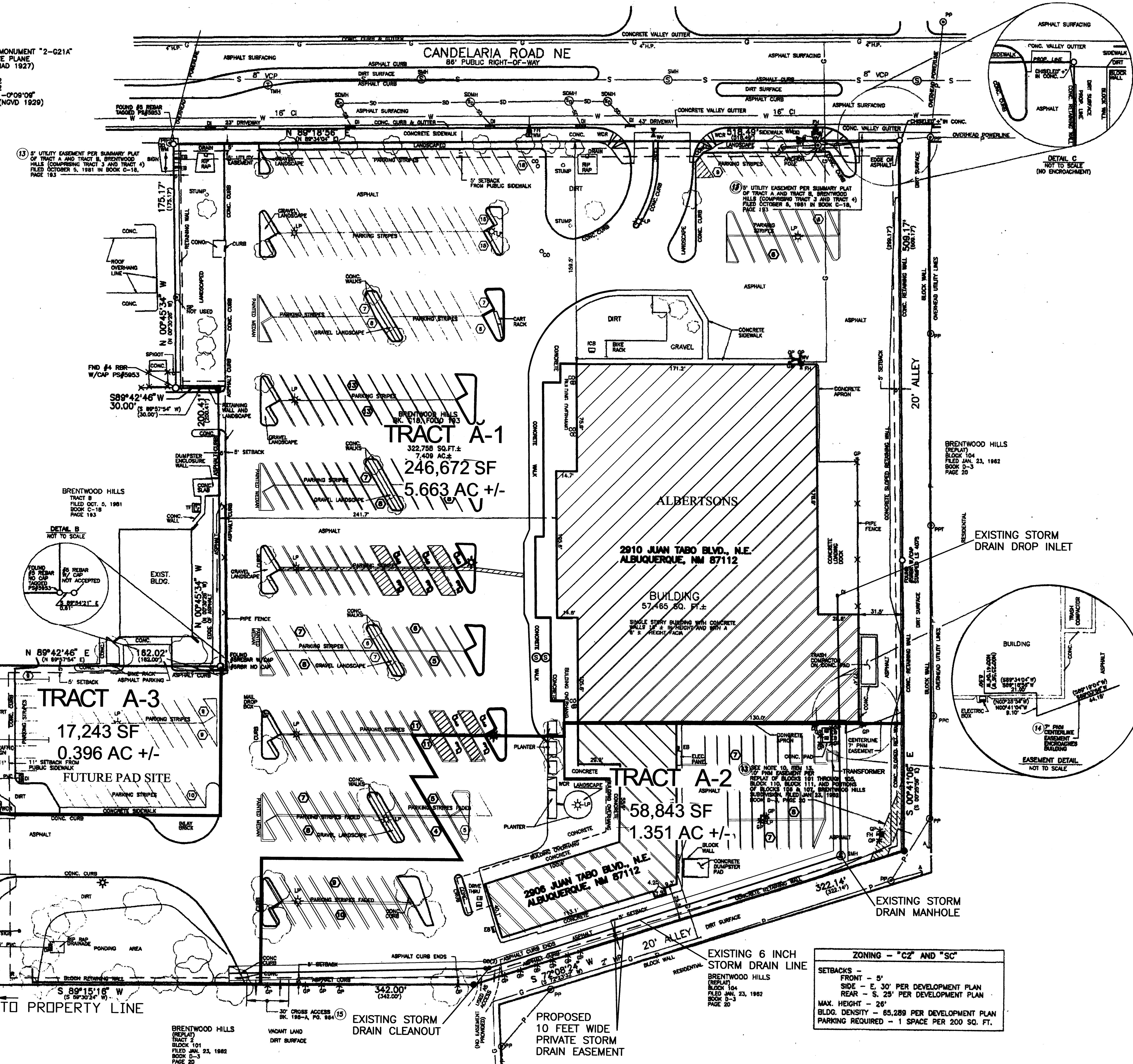
**SURVEY NOTES**

1. BASIS OF BEARINGS IS NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927. GRID BEARING BETWEEN ACS MONUMENT "10-H22" AND "2-G21A" S N 00°10'14" W.
2. ROTATION ANGLE FROM GRID TO RECORD IS +0°15'08".
3. DATA SHOWN IN SINGLE PARENTHESES (X) IS PER PLAT OF RECORD, "SUMMARY PLAT OF TRACT A AND TRACT B, BRENTWOOD HILLS, COMPRISING TRACT 3 AND 4", FILED OCTOBER 5, 1981, RECORDED IN BOOK C18, FOLIO 193.
4. ALL DISTANCES ARE GROUND DISTANCES.
5. ZONE ATLAS: H-22-Z.
6. THE FIELD SURVEY WAS PERFORMED DURING MAY OF 2007.
7. PRESENT ZONING CLASSIFICATION FOR THE SUBJECT PROPERTY IS C-2. SEE CITY OF ALBUQUERQUE ZONING CODE BOOK, PAGE 170.
8. PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN, IN ACCORDANCE WITH CURRENT NATIONAL FLOOD INSURANCE PROGRAM, "FIRM" (FLOOD INSURANCE RATE MAP) NUMBER 35001C0357E DATED NOVEMBER 19, 2003.
9. 286 VISIBLE REGULAR PARKING SPACES, 10 HANDICAP SPACES.
10. MONUMENTS NOT ACCEPTED HEREON REFERS TO FOUND MONUMENTS NOT WITHIN POSITIONAL TOLERANCE.



ACS BRASS CAP MONUMENT "2-G21A"  
NEW MEXICO STATE PLANE  
CENTRAL ZONE (NAD 1927)  
N = 420,717.75  
E = 1,500,252.92  
C.F. = 0.9998352  
CONVERGENCE = -0°09'09"  
ELEV. = 5666.13 (NGVD 1929)

BASIS OF GRID BEARING  
N 00°10'14" W  
SEE SURVEY NOTE 1



**LEGEND**

- SET #4 REBAR W/CAP PS#10855
- FOUND EXISTING MONUMENT (TAGGED PS#10855) (DESCRIPTION AS NOTED)
- ▲ ALBUQUERQUE CONTROL SYSTEM MONUMENT (ACS)
- △ POWER POLE (PP)
- ⊙ ANCHOR (A)
- ⊙ SEWER MANHOLE (SMH)
- ⊙ WATER VALVE (WV)
- P — OVERHEAD POWER LINE
- SAS — SANITARY SEWER LINE
- ⊙ TELEPHONE MANHOLE (TMH)
- ⊙ LIGHT POLE W/ MAST ARM LIGHT (LP)
- ⊙ STORM DRAIN MANHOLE (SDMH)
- SD — STORM DRAIN LINE
- W — WATER LINE
- C — GAS LINE
- ⊙ ELECTRONIC BOX (EB)
- ⊙ CLEAN OUT (CO)
- ⊙ WATER METER (WM)
- ⊙ FENCE (TYPE AS NOTED)
- ⊙ TREE
- ⊙ WHEEL CHAIR RAMP (WCR)
- ⊙ ELECTRIC TRANSFORMER (TF)
- ⊙ NUMBER OF VISIBLE REGULAR PARKING SPACES PER PARKING BAY SEE SURVEY NOTE 9
- ⊙ IRRIGATION CONTROL BOX (CB)
- I — CONCRETE PARKING STOP (CPC)

PROPOSED 1 INCH WATER SERVICE CONNECTION W/ METER

PROPOSED 4 INCH SANITARY SEWER SERVICE CONNECTION

10.0' FACE OF CURVE TO PROPERTY LINE

- NOTES:**
- 1) THE OWNERS OF TRACTS A-1, A-2 AND A-3 SHALL ENTER INTO A BLANKET CROSS ACCESS EASEMENT AGREEMENT.
  - 2) A PRIVATE CROSS-LOT EASEMENT ACROSS TRACT A-2 FOR THE BENEFIT OF TRACT A-1, TO BE MAINTAINED BY TRACT A-2, SHALL BE CONSUMMATED BETWEEN THE TWO OWNERS.
  - 3) THE OWNERS OF TRACTS A-1, A-2 AND A-3 SHALL ENTER INTO A PRIVATE 10 FEET STORM DRAIN EASEMENT BETWEEN PARCELS TO ALLOW FOR MAINTENANCE ACTIVITIES ON THE EXISTING 6 INCH STORM DRAIN LINE ALONG THE EASTERN AND SOUTHERN BOUNDARY, AS OUTLINED ABOVE.

- UTILITY NOTES**
- 1) UNDERGROUND UTILITIES SHOWN HEREON ARE AS PER FIELD LOCATION. ADDITIONAL INFORMATION IS FROM MUNICIPALITY AND UTILITY ATLAS MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES (IN SERVICE OR ABANDONED) IN THE AREA. FURTHER, THE SURVEYOR DOES NOT WARRANT THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
  - 2) CONTACT NEW MEXICO ONE CALL SYSTEM, INC. (505) 260-1990 IN ALBUQUERQUE BEFORE EXCAVATING TO HAVE UNDERGROUND UTILITY LINES MARKED.
  - 3) ALL PROPOSED TRACTS A-1, A-2 AND A-3 HAVE SEPARATE WATER AND SANITARY SEWER SERVICE CONNECTIONS.

ZONING - "C2" AND "SC"

SETBACKS -  
FRONT - 5'  
SIDE - E, 30' PER DEVELOPMENT PLAN  
REAR - S, 25' PER DEVELOPMENT PLAN  
MAX. HEIGHT - 28'  
BLDG. DENSITY - 65,289 PER DEVELOPMENT PLAN  
PARKING REQUIRED - 1 SPACE PER 200 SQ. FT.

ACS BRASS CAP MONUMENT "10-H22"  
NEW MEXICO STATE PLANE  
CENTRAL ZONE (NAD 1927)  
N = 420,728.75  
E = 1,498,557.28  
C.F. = 0.9998388  
CONVERGENCE = -0°09'09"  
ELEV. = 5611.101 (NGVD 1929)

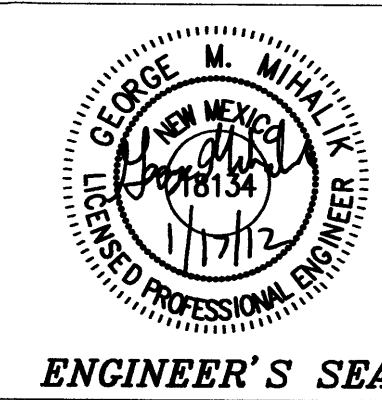
**SMA**  
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**PROJECT NAME:** SITE DEVELOPMENT PLAN  
**BRENTWOOD HILLS, TRACT A**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

**PREPARED FOR:** SW JUAN TABO, LLC

<b>SCALE</b>	1" = 40'	<b>DRAWN BY:</b>	GMM
<b>DATE:</b>	7-25-2011	<b>PROJECT NO.</b>	2421031
<b>REVISED:</b>		<b>SHEET</b>	1 OF 1





ALTA/ACSM SURVEY  
TRACT A  
**BRENTWOOD HILLS SUBDIVISION**  
(FORMERLY A PORTION OF TRACT 3 AND TRACT 4)  
WITHIN  
SECTION 10, T.10 N., R. 4 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MAY 2007

LEGAL DESCRIPTION

TRACT "A" OF THE SUMMARY PLAT OF TRACT A AND B, BRENTWOOD HILLS (FORMERLY A PORTION OF TRACT 3 AND TRACT 4), AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 5, 1981, RECORDED IN VOLUME C-18, FOLIO 193.

SURVEY NOTES

1. BASIS OF BEARINGS IS NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927. GRID BEARING BETWEEN ACS MONUMENT "10-H22" AND "2-G21A" S N 00°10'14" W.
2. ROTATION ANGLE FROM GRID TO RECORD IS +0°15'08".
3. DATA SHOWN IN SINGLE PARENTHESIS (X) IS PER PLAT OF RECORD, "SUMMARY PLAT OF TRACT A AND TRACT B, BRENTWOOD HILLS, COMPRISING TRACT 3 AND 4", FILED OCTOBER 5, 1981, RECORDED IN BOOK C18, FOLIO 193.
4. ALL DISTANCES ARE GROUND DISTANCES.
5. ZONE ATLAS: H-22-Z.
6. THE FIELD SURVEY WAS PERFORMED DURING MAY OF 2007.
7. PRESENT ZONING CLASSIFICATION FOR THE SUBJECT PROPERTY IS C-2. SEE CITY OF ALBUQUERQUE ZONING CODE BOOK, PAGE 170.
8. PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN, IN ACCORDANCE WITH CURRENT NATIONAL FLOOD INSURANCE PROGRAM, "FIRM" (FLOOD INSURANCE RATE MAP) NUMBER 35001C0357E DATED NOVEMBER 19, 2003.
9. 286 VISIBLE REGULAR PARKING SPACES, 10 HANDICAP SPACES.
10. MONUMENTS NOT ACCEPTED HEREDON REFERS TO FOUND MONUMENTS NOT WITHIN POSITIONAL TOLERANCE.

SCHEDULE B - SECTION II (EXCEPTIONS):

11. PROPERTY IS SUBJECT TO RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA, RECORDED IN BOOK 77, PAGE 276, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
12. PROPERTY IS SUBJECT TO RESTRICTIONS FILED IN BOOK D 652, PAGE 534, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, BUT OMITTING ANY RESTRICTION BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN TO THE EXTENT OF SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604.
13. EASEMENTS ARE SHOWN AND PROVIDED FOR ON THE RECORDED PLATS FILED JANUARY 23, 1982 IN BOOK D 3, PAGE 20 AND FILED OCTOBER 5, 1981 IN BOOK C18, PAGE 193, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
14. EASEMENTS GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT RECORDED JUNE 12, 1982 IN BOOK MISC. 837, PAGE 394 AS DOCUMENT NO. 82-30803, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
15. ACCESS EASEMENT AGREEMENT RECORDED FEBRUARY 6, 1985 IN BOOK MISC. 198-A, PAGE 984 AS DOCUMENT NO. 85-8723, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
16. EASEMENTS FOR UTILITIES RECORDED IN BOOK 988, PAGE 9188 AS DOCUMENT NUMBER 002-89435, (NOT PLATTED).
17. UTILITIES (WATER, GAS, ELECTRIC, TELEPHONE AND SEWER) ARE AVAILABLE AND SERVICE THE PROPERTY AND ALL UTILITY LINES ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS OR THROUGH APPURTENANT EASEMENTS WHICH STREETS AND EASEMENTS ARE SHOWN ON THE SURVEY. (NOT PLATTED)

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF NEW MEXICO, CERTIFIES TO NEWMEX SURVEYING LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, BARCLAY CAPITAL REAL ESTATE INC., COMMONWEALTH LAND TITLE INSURANCE COMPANY AND LANDAMERICA ALBUQUERQUE TITLE, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AS FOLLOWS:

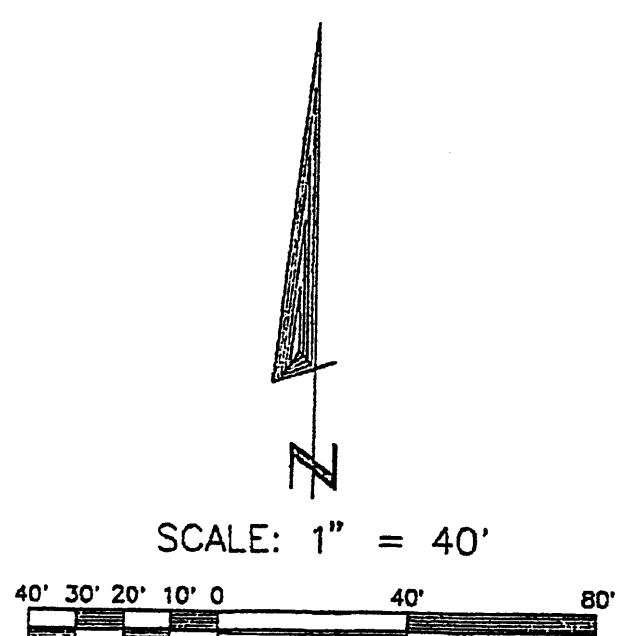
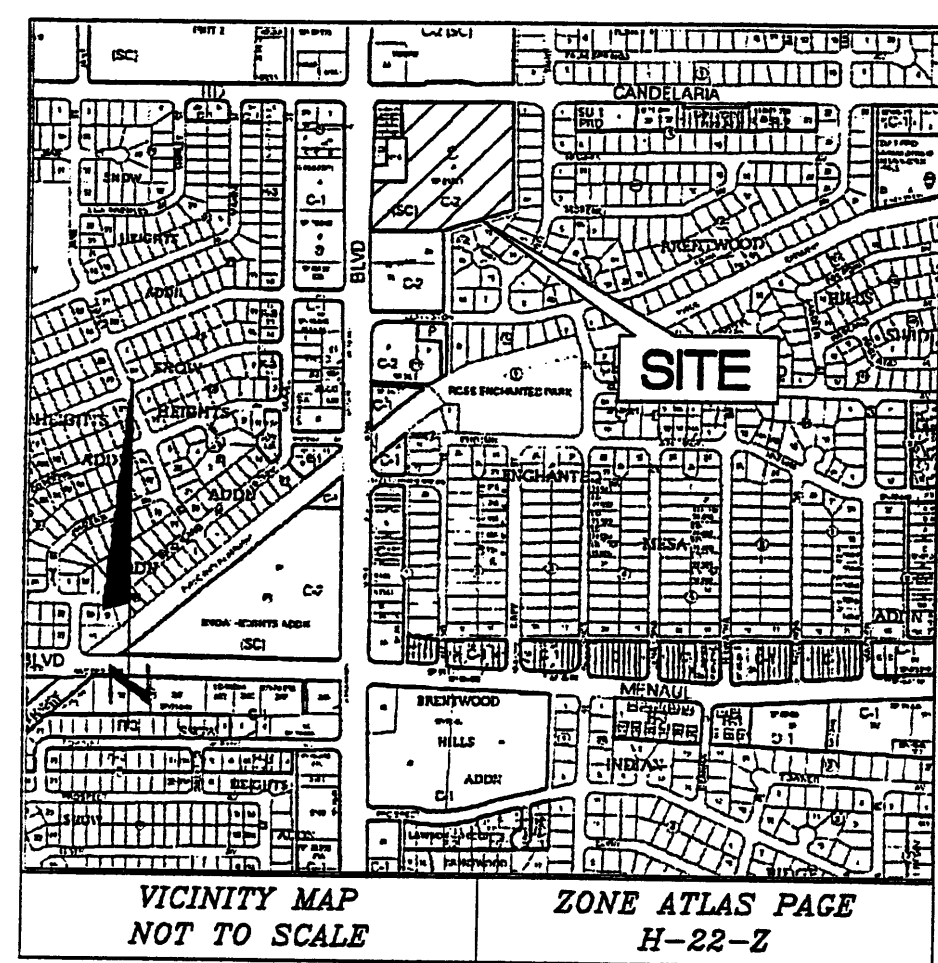
1. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 7(c), 7(b)(1), 8, 9, 10, 11(c) (AS TO UTILITIES, SURFACE MATTERS ONLY) AND 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
2. THE SURVEY WAS MADE ON THE GROUND ON APRIL 2007 BY ME OR UNDER MY SUPERVISION AND ACCURATELY SHOWS THE LEGAL DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL VISIBLE ABOVE-GROUND BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS INCLUDING SIDEWALKS, CURBS, STAIRS, AND SPACES AND FENCES) SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
3. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OF RIGHTS OF WAY OF WHICH UNDERSIGNED HAS BEEN ADVISED.
4. THERE ARE NO OBSERVABLE ABOVE GROUND ENCROACHMENTS (C) ON THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS, OR RIGHTS OF WAY, OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS, OR ALLEYS ON THE SUBJECT PROPERTY.
5. THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER (ABOVE OR BELOW GROUND) AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE COMMITMENT NO. 8214002948 DATED OCTOBER 11, 2006, TOGETHER WITH APPROPRIATE RECORDING REFERENCES TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THIS SURVEY. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THAT TITLE COMMITMENT. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM DETAIL, SIDE YARD AND REAR YARD LINES, PROVISIONS AND RESTRICTIONS OF RECORD FOR THE SUBJECT PROPERTY REFERENCED IN SUCH TITLE COMMITMENT.
6. THE PROPERTY HAS DIRECT ACCESS TO JUAN TABO BOULEVARD N.E. AND CANDELARIA ROAD N.E., A DESIGNATED PUBLIC STREET OR HIGHWAY, BY WAY OF THE ACCESS EASEMENT RECORDED IN BOOK 198-A, PAGE 984.
7. EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR WRIGHT OR EGRESS.
8. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
9. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 35001C0357E, WITH A DATE OF IDENTIFICATION OF NOVEMBER 19, 2003, FOR COMMUNITY NO. 35001C0357E, IN BERNALILLO COUNTY, NEW MEXICO, SAID PRECISES ARE SHOWN ON THE SURVEY.

SKETCH PLAT

SOUDER, MILLER & ASSOCIATES  
3451 Candelaria Road NE  
Albuquerque, NM 87107  
Engineering • Environmental Surveying  
Phone (505) 256-7364 Toll-Free (877) 299-0842 Fax (505) 256-7600  
www.soudermiller.com

PROJECT NAME:	ALTA/ACSM LAND TITLE SURVEY BRENTWOOD HILLS, TRACT 3 AND 4 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO		
PREPARED FOR:			
SCALE:	1" = 40'	DRAWN BY:	KCW
DATE:	9-21-2007	PROJECT NO.:	07071
REVISED:		SHEET	1 OF 1

SURVEYOR'S SEAL

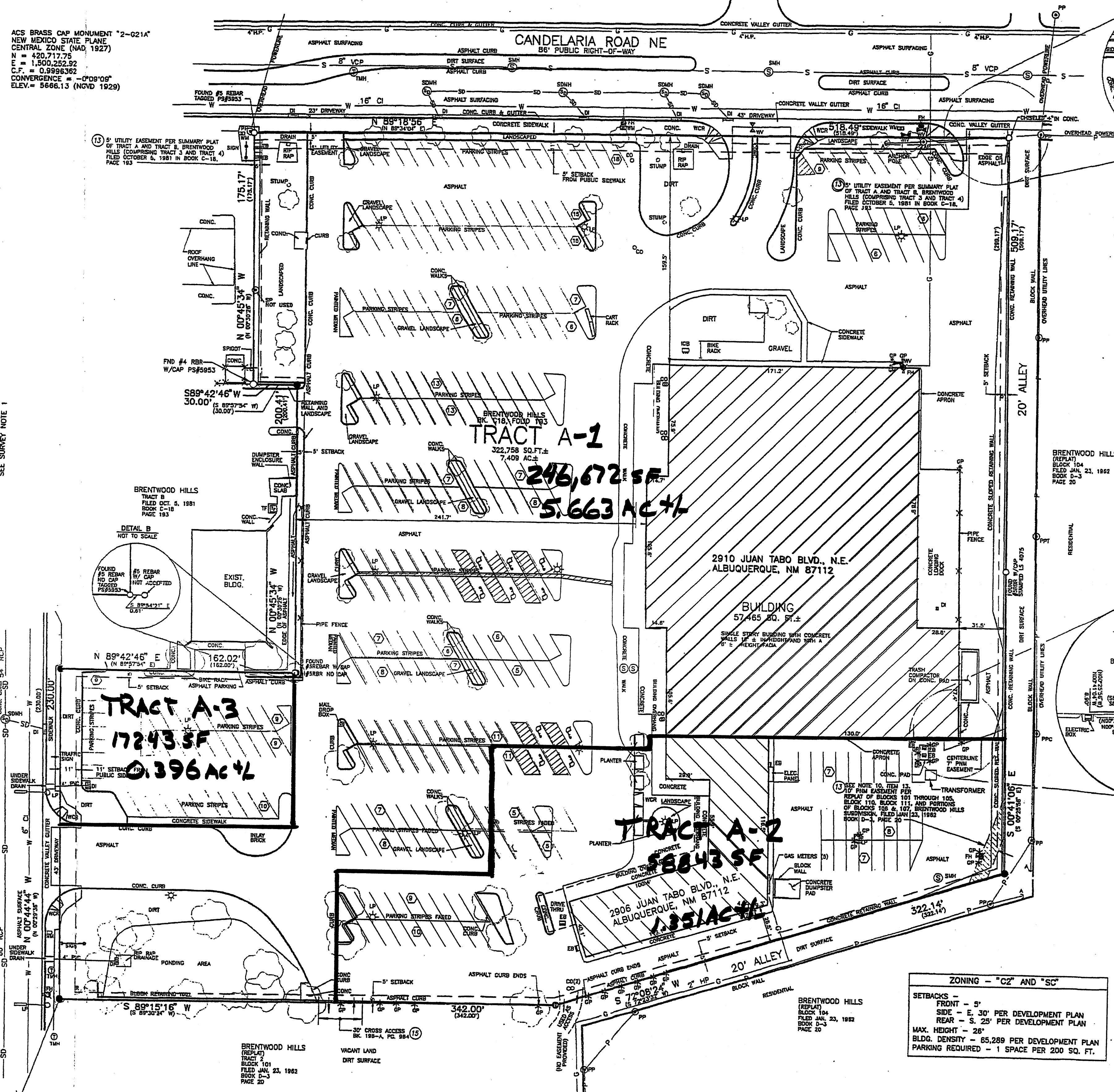


ACS BRASS CAP MONUMENT "2-021A"  
NEW MEXICO STATE PLANE  
CENTRAL ZONE (NAD 1927)  
N = 420,717.75  
E = 1,500,252.92  
C.P.F. = 0.9998362  
CONVERGENCE = -0°09'09"  
ELEV. = 5666.13 (NGVD 1929)

BASIS OF GRID BEARING  
N 00°10'14" W  
SEE SURVEY NOTE 1

JUAN TABO BLVD NE  
16' C.C.P.  
100' PUBLIC RIGHT-OF-WAY

ACS BRASS CAP MONUMENT "10-H22"  
NEW MEXICO STATE PLANE  
CENTRAL ZONE (NAD 1927)  
N = 420,728.75  
E = 1,496,557.28  
C.P.F. = 0.9998368  
CONVERGENCE = -0°09'09"  
ELEV. = 5611.101 (NGVD 1929)



ZONING - "C2" AND "S2"  
SETBACKS -  
FRONT - 5'  
SIDE - E. 30' PER DEVELOPMENT PLAN  
REAR - S. 25' PER DEVELOPMENT PLAN  
MAX. HEIGHT - 28'  
BLDG. DENSITY - 65,289 PER DEVELOPMENT PLAN  
PARKING REQUIRED - 1 SPACE PER 200 SQ. FT.

UTILITY NOTES

- 1) UNDERGROUND UTILITIES SHOWN HEREON ARE PER FIELD LOCATION. ADDITIONAL INFORMATION IS FROM MUNICIPALITY AND UTILITY ATLAS MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES (IN SERVICE OR ABANDONED) IN THE AREA. FURTHER, THE SURVEYOR DOES NOT WARRANT THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION.
- 2) CONTACT NEW MEXICO ONE CALL SYSTEM, INC. (505) 260-1990 IN ALBUQUERQUE BEFORE EXCAVATING TO HAVE UNDERGROUND UTILITY LINES MARKED.

SOURCE: 07/01/07/071 SURVEY ALTA/ACSM SURVEY