



Supplemental Form (SF)

SUBDIVISION

☒ Major subdivision action
☐ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

S Z ZONING & PLANNING

Annexation

V Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
P Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

SITE DEVELOPMENT PLAN

☐ for Subdivision
☐ for Building Permit
☐ Administrative Amendment/Approval (AA)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

D Street Name Change (Local & Collector)**L A APPEAL / PROTEST of...**

Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

STORM DRAINAGE (Form D)☐ Storm Drainage Cost Allocation Plan

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Isaacson & Arfman, P.A.

PHONE: 268-8828

ADDRESS: 128 Monroe Street NE

FAX:

CITY: Albuquerque

STATE NM

ZIP 87108

E-MAIL: asaw@iacivil.com

APPLICANT: Western Albuquerque Land Holdings, LLC

PHONE: (480) 970-4003

ADDRESS: c/o Garrett Development Corporation

6991 East Camelback Road, Suite D-212

FAX:

CITY: Scottsdale

STATE AZ

ZIP 85251

E-MAIL:

Proprietary interest in site: Owner

List all owners:

DESCRIPTION OF REQUEST: Approval of Extension of Preliminary Plat

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes ☒ No ☐

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Tracts B & J, The Crossing and Tract R

Block: 3

Unit: 3

Subdiv/Addn/TBKA: Stormcloud (tbka Stormcloud Subdivision Unit 4 and 5)

Existing Zoning: SU-2/R-LT

Proposed zoning: Same

MRGCD Map No NA

Zone Atlas page(s): H-9

UPC Code: 100905913119031506

100905919825731507

100905905513832161

CASE HISTORY: 13DRB-70438; 13DRB-70478; 13DRB-70483; 13DRB-70495; 13DRB-70547; 13DRB-70548; 14DRB-70044

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 06DRB-01234;

06DRB-01235; 06DRB-01236; 06DRB-01045; 06DRB-01398; 09DRB-70371; 09DRB-70394; 10DRB-70258; 11DRB-70163; 12DRB-70043;

CASE INFORMATION: 12DRB-70044; 12DRB-70045; 12DRB-70046; 12DRB-70047; 12DRB-70277; 14DRB-70059; 14DRB-70044

Within city limits? ☒ Yes ☐ No

Within 1000FT of a landfill? No

No. of existing lots: 4 No. of proposed lots: 259 Total site area (acres): 86.2777

LOCATION OF PROPERTY BY STREETS: On or Near: Tierra Pintada Blvd. NW

Between: West of Unser Blvd. NW and

Check if project was previously reviewed by: Sketch Plat/Plan ☒ or Pre-application Review Team(PRT) ☐ Review Date: 06/22/2011

SIGNATURE

Aisa Nilsson-Weber

DATE 2-15-16

(Print Name) Aisa Nilsson-Weber

Applicant: ☒ Agent: ☐**FOR OFFICIAL USE ONLY**☐ INTERNAL ROUTING

- ☐ All checklists are complete
☐ All fees have been collected
☐ All case #s are assigned
☐ AGIS copy has been sent
☐ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers

Action

S.F.

Fees

Revised: 4/2012

Hearing date

Project # 1005029

Staff signature & Date

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

- ☐ SKETCH PLAT REVIEW AND COMMENT (DRB22)
- Your attendance is required.

Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 copies

Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies

Zone Atlas map with the entire property(ies) clearly outlined

Letter briefly describing, explaining, and justifying the request

List any original and/or related file numbers on the cover application

- ☒ EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)
- Your attendance is required.

Preliminary Plat reduced to 8.5" x 11"

Zone Atlas map with the entire property(ies) clearly outlined

Letter briefly describing, explaining, and justifying the request

Copy of DRB approved infrastructure list

Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request

List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

- ☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)
- Your attendance is required.

Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies

Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only

Design elevations & cross sections of perimeter walls 3 copies

Zone Atlas map with the entire property(ies) clearly outlined

Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat

Copy of recorded SIA

Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer

List any original and/or related file numbers on the cover application

DXF file and hard copy of final data for AGIS is required.

- ☐ MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)
- Your attendance is required.

5 Acres or more: Certificate of No Effect or Approval

Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) 6 copies for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal

Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only

Design elevations and cross sections of perimeter walls (11" by 17" maximum) 3 copies

Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) 6 copies

Zone Atlas map with the entire property(ies) clearly outlined

Letter briefly describing, explaining, and justifying the request

Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat

Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer

Fee (see schedule)

List any original and/or related file numbers on the cover application

Infrastructure list if required (verify with DRB Engineer)

DXF file and hard copy of final data for AGIS is required.

- ☐ AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)
- Your attendance is required.

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies

Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies

Zone Atlas map with the entire property(ies) clearly outlined

Letter briefly describing, explaining, and justifying the request

Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat

List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year
- I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.
- Åsa Nilsson-Weber

Applicant name (print)

Åsa Nilsson-Weber

2-15-16

ALBUQUERQUE
NEW MEXICO

100

Applicant signature / date
- Form revised October 2007

Checklists complete

Fees collected

Case #s assigned

Related #s listed

Application case numbers

-

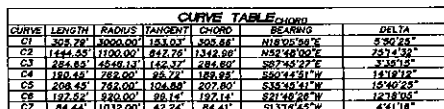
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Planner signature / date

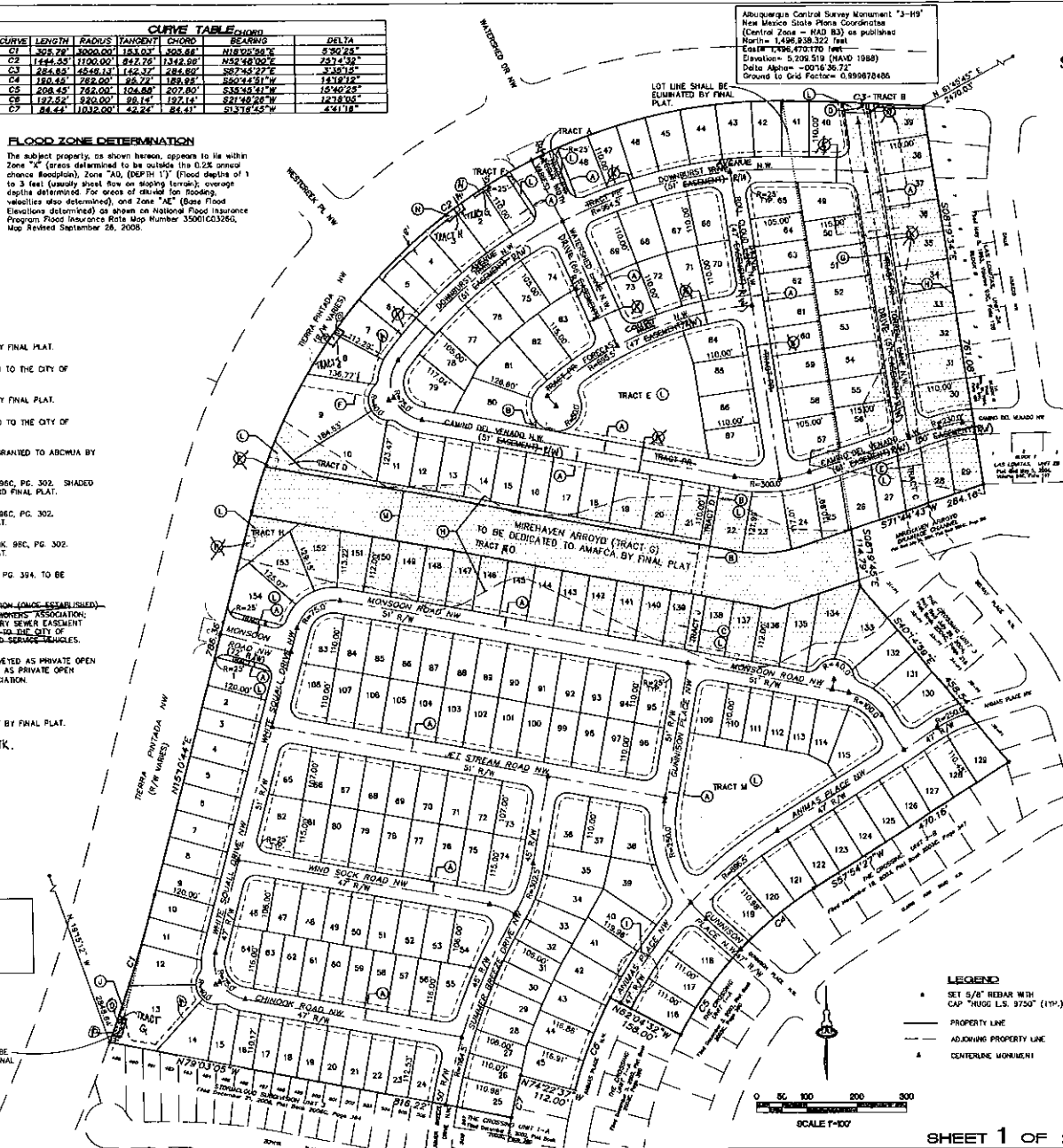
Project # 1005029



The subject property, as shown hereon, appears to lie within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), Zone "AD," (DEPM 1') (Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined), and Zone "AE" (Base Flood Elevations determined) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C0326G, Map Revised September 26, 2008.

10. PUE TO BE GRANTED BY FINAL PLAT, TYP.
- B. 20' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO ABCSWA BY FINAL PLAT.
- C. 25' PUBLIC DRAINAGE AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE AND ABCSWA BY FINAL PLAT.
- D. 40' PUBLIC WATERLINE EASEMENT TO BE GRANTED TO ABCSWA BY FINAL PLAT.
- E. 50' PUBLIC DRAINAGE AND WATERLINE EASEMENT TO BE GRANTED TO THE CITY OF ALBUQUERQUE AND ABCSWA BY FINAL PLAT
- F. 25' PUBLIC WATERLINE AND SANITARY SEWER EASEMENT TO BE GRANTED TO ABCSWA BY FINAL PLAT.
- G. EXISTING 50' PUBLIC WATERLINE EASEMENT FILED 7/9/1996 BK. 96C, PG. 302. SHADED PORTION OF EASEMENT TO BE VACATED BY VACATION ACTION AND FINAL PLAT.
- H. EXISTING TEMPORARY DRAINAGE EASEMENT FILED 7/9/1996 BK. 96C, PG. 302. EASEMENT TO BE VACATED BY VACATION ACTION AND FINAL PLAT.
- I. EXISTING TEMPORARY TUNNELLING EASEMENT FILED 7/5/1998 BK. 98C, PG. 302. EASEMENT TO BE VACATED BY VACATION ACTION AND FINAL PLAT.
- J. EXISTING PUBLIC UTILITY EASEMENT FILED 12/21/06, BK. 2006C, PG. 394. TO BE VACATED BY VACATION ACTION AND FINAL PLAT.
- K. ~~TRACT R SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION (NOW ESTABLISHED FOR PRIVATE BENEFIT) AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. TRACT R SHALL BE COVERED BY A EASEMENT AND SANITARY SEWER EASEMENT GRANTED TO ABCSWA. A PUBLIC DRAINAGE EASEMENT OWNED TO THE CITY OF ALBUQUERQUE HAS AN ACCESS EASEMENT FOR LANDSCAPE AND SERVICE MANHOLES.~~
G
I
TRACTS A-R, UNITS 5 AND TRACTS R-W, UNIT 4 SHALL BE CONVEYED AS PRIVATE OPEN SPACE TO THE HOMEOWNERS ASSOCIATION. TRACTS A-R, UNITS 5 AND TRACTS R-W, UNIT 4 SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- M. TRACT R SHALL BE DEDICATED TO AMFACA BY FINAL PLAT.
- N. ~~10' PUE~~ EASEMENT TO BE GRANTED TO ABCSWA FOR PRIV VAULT BY FINAL PLAT.
- O. 10' PUE TO BE GRANTED BY FINAL PLAT TO CENTURYLINK.
- P. ~~50' PUE~~ PUE TO BE GRANTED BY FINAL PLAT. TO PNM

Albuquerque Control Survey Monument
New Mexico State Plane Coordinates
(Central Zone - NAD 83) as published
North= 1,498,608.626 feet
East= 1,491,701.376 feet
Delta Alpha= -0077°09.70"
Ground to Grid Factor= 0.999670930



BEING A REPLAT OF
TRACTS B AND J THE CROSSINGS AND
TRACT B BUTCHER OLD SUBDIVISION UNIT

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY 2012 AMENDED
FEBRUARY, 2013

SEE SHEET 2 OF 2.

ACS MONUMENT 4-H9
ELEVATION: 5209.315 (NAYO 1986)

1. NUMBER OF EXISTING TRACTS IS 3.

2. TOTAL ACRES:
EXISTING TRACT B, J, AND R = 55.2461 AC.
NET ACRES:
UNIT 4 = 3.6381 AC.
UNIT 5 = 21.4038 AC.
NORTHAVEN ARROYO = 2.8017

3. NUMBER OF PROPOSED RESIDENTIAL LOTS:
UNIT 4 = 154 LOTS
UNIT 5 = 87 LOTS
TOTAL NUMBER OF LOTS = 241 LOTS
PROPOSED DENSITY:
UNIT 4 = 4.36 DU/ACRE
UNIT 5 = 4.36 DU/ACRE

4. EXISTING ZONING: SU-2/R-1 AND R-D
PROPOSED ZONING: SU-2/R-1 AND R-D
PROPOSED RESIDENTIAL DEVELOPMENT, SINGLE FAMILY DETACHED
RESIDENTIAL LOT SUBTRACTS SHALL CONFORM TO R-1/L AND R-D
ZONING REQUIREMENTS.

5. LOT LINES WILL BE PUBLIC BY PLAT DEDICATION AND BE
MAINTAINED BY THE CITY OF ALBUQUERQUE.

6. THE BOUNDARY BETWEEN THE STREETS WILL
BE DEDICATED AND DEEMED TO AND MAINTAINED BY THE FUTURE
GENERAL CLOUD UNIT 5 HOMEOWNERS ASSOCIATION.

7. NO LOT SHALL HAVE RIGHT-OF-ACCESS TO PIEDRA PLATA HWY.

8. ALL STREETS HAVE RIGHT-OF-WAY, EASEMENTS AND PAVING
WIDTHS PER DPM STANDARDS, EXCEPT WHERE DESIGN VARIANCES
ARE APPROVED.

9. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES
FOR THIS DEVELOPMENT MUST BE MONITORED AND COORDINATED WITH
ASCDMA.

10. OPEN SPACE PROVIDED FOR LOTS WITHIN THE R-D ZONING IS
SATISFIED BY USABLE OPEN SPACE ON THE LOTS AND DETACHED
OPEN SPACE TRACT.

1. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN THUS * WILL BE MARKED BY A NO. 5 IRON REBAR WITH PLASTIC CAP STAMPED "PLS #4750".
2. ALL STREET CORNER POINTS SHOWN THUS * WILL BE SET USING THE STANDARD 1" ALUMINUM MONUMENT STAMPED "CENTERLINE MONUMENT-DO NOT DISTURB, PS #4750".
3. BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
4. BASIS OF BEARINGS WILL BE NMSP GRID BEARINGS.
5. DISTANCES WILL BE GROUND DISTANCES.
6. MARKER/LOS WILL BE OFFSET AT ALL POINTS OF CURVATURE.
7. POINTS OF TANGENCY, STREET INTERSECTIONS AND ALL OTHER POINTS TO BE SET USING CURVATURE MONUMENTATION.

2/19/13 *[Signature]* 1-24-12
CITY SURVEYOR DATE

BY: MARK WEST, VICE PRESIDENT
BARCLAYS CAPITAL REAL ESTATE, INC.
AS SERVICE MEMBER



ISAACSON & ARFMAN, P.A.
Consulting Engineering Associates
 128 Monroe Street N.E.
 Albuquerque, New Mexico 87106
 Ph: 505-268-8878 www.isaacson.com
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LEGAL DESCRIPTION

That certain parcel of land situated within the Town of Alameda Grant in Projected Sections 9 and 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising Tracts B and J, The Crossing, as the same is shown and designated on the plat entitled "PLAT OF THE CROSSING, ALBUQUERQUE, NEW MEXICO, APRIL, 1996", filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 8, 1996 in Volume 80C, Folio 302, and Tract R, Stormcloud Subdivision Unit 3, as the same is shown and designated on the plat entitled "PLAT OF STORMCLOUD SUBDIVISION UNIT 3, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST, 2006", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 21, 2006, in Plot Book 2006C, Page 394, more particularly described by survey performed by Russ P. Rugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Grid Bearings (Central Zone - MAG 83) and ground distances as follows:

BEGINNING at the northeasterly corner of the parcel herein described, said point also being the northeasterly corner of said Tract A, The Crossing, and also being a point on the southerly right of way line of Tierra Pintada Boulevard N.W., and also being the northeasterly corner of Lot 9, Block 8, Los Lomitos Unit 2A, as the same is shown and designated on the plat thereof, filed May 8, 1993, in Volume 83C, Folio 128, whence Albuquerque Control Survey Monument "3-H9" bears N 67°45'45" E, 2,470.03 feet distant; thence, along the westerly boundaries of said Block 8, Los Lomitos, Unit 2A; Lot 1A, Block 8, Los Lomitos, Unit 2A, as the same is shown and designated on the plat thereof, filed December 21, 1994, in Volume 94C, Folio 455, Computed Del Varadero N.W., and Lot 1, Block 7, Los Lomitos Unit 2B, as the same is shown and designated on the plat thereof, filed May 5, 2004, in Plot Book 2004C, Page 147;

S 08°19'34" E, 761.08 feet to a corner, said point also being the southeasterly corner of said Lot 1, Block 7, Los Lomitos, Unit 2B, and also being the southeasterly corner of said Tract A, The Crossing, and also being an angle point on the northerly boundary of Marshoven Arroyo Drainage Channel, The Crossing, Unit 3, as the same is shown on the plat thereof, filed July 26, 2004, in Plot Book 2004C, Page 216; thence, along the northerly, then westerly boundaries of said Marshoven Arroyo; Lots 31 P-1 thru 36 P-1; Henry Fork Road N.W., of said plat filed in Plot Book 2004C, Page 216; and lot 50, The Crossing, Unit 2-B, as the same is shown and designated on the plat thereof, filed November 18, 2003, in Plot Book 2003C, Page 347, the following three courses:

S 71°44'43" W, 284.16 feet to a corner, said corner also being the southeasterly corner of said Tract J, The Crossing, and also being a point on the easterly boundary of said Tract B, The Crossing; thence,

S 08°19'45" E, 114.79 feet to a corner; thence, S 40°17'59" E, 458.54 feet to the eastern-most corner of the parcel herein described, said point also being the eastern-most corner of said Tract B, The Crossing, and also being a corner on the westerly boundary of said Lot 50, The Crossing, Unit 2-B; thence, along the northeasterly boundaries of Lots 40 thru 48 and 50, of said plat filed in Plot Book 2003C, Page 347; Guinnes Place N.W., and Lots 37-P1 thru 39-P1, The Crossing, Unit 1-A, as the same is shown and designated on the plat thereof, filed December 3, 2002, in Plot Book 2002C, Page 380, the following 3 courses,

S 57°54'27" W, 470.16 feet to a point of curvature; thence, Southwesterly, 190.45 feet on the arc of a curve to the left (said curve having a radius of 762.00 feet, a central angle of 14°19'12", and a chord that bears S 50°44'51" W, 189.95 feet) to an angle point; thence,

Southwesterly, 208.45 feet on the arc of a curve to the left (said curve having a radius of 762.00 feet, a central angle of 15°40'25", and a chord that bears S 35°45'41" W, 207.80 feet) to a corner, said corner also being the eastern-most corner on Lot 14-P1, The Crossing, Unit 1-A, of said plat filed in Plot Book 2002C, Page 380; thence, along the northerly, then westerly boundaries of said Lot 14-P1 and Animas Place N.W.; thence, along the northeasterly right of way line of said Animas Place N.W.; thence, along the northeasterly right of way line of said Animas Place N.W.

Southwesterly, 197.53 feet on the arc of a curve to the left (said curve having a radius of 920.00 feet, a central angle of 12°18'05", and a chord that bears S 21°40'26" W, 192.14 feet) to a corner, said corner also being the northeasterly corner of Lot 13-P1, The Crossing, Unit 1-A, of said plat filed in Plot Book 2002C, Page 380; thence, along the northerly, then westerly boundaries of said Lot 13-P1, the following two courses:

N 74°22'37" W, 112.00 feet to a corner; thence, Southwesterly, 84.44 feet on the arc of a curve to the left (said curve having a radius of 1032.00 feet, a central angle of 0°41'18", and a chord that bears S 13°16'45" W, 84.41 feet) to the southern-most corner of the parcel herein described, said point also being the southern-most corner of said Tract B, The Crossing, and also being the northeasterly corner of Lot 507, Stormcloud Subdivision, Unit 3, as the same is shown and designated on the plat thereof, filed December 31, 2006, in Plot Book 2006C, Page 394; thence, along the northerly boundaries of said lot 507, Summer Breeze Drive N.W., and Lots 489 thru 505, Stormcloud Subdivision, Unit 3, of said plat filed in Plot Book 2006C, Page 394;

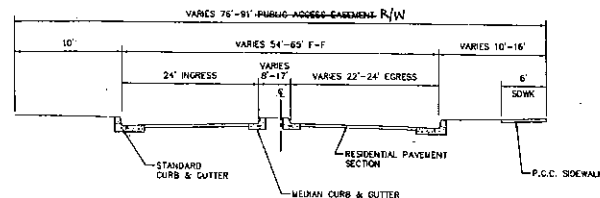
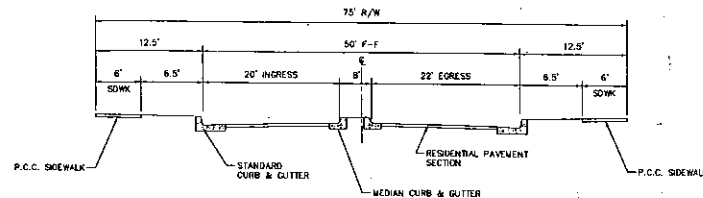
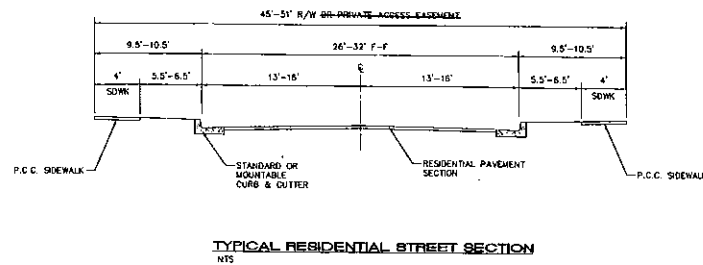
N 79°03'05" W, 615.22 feet to the southeasterly corner of the parcel herein described, said point also being the southeasterly corner of said Tract R, Stormcloud Subdivision, Unit 3, and also being the northeasterly corner of said Lot 489, Stormcloud Subdivision, Unit 3, and also being a point on the easterly right of way line of said Tierra Pintada Boulevard N.W., whence Albuquerque Control Survey Monument "361-A1" bears N 19°15'12" W, 2,848.84 feet distant; thence, along the easterly, then southeasterly, then southerly right of way line of said Tierra Pintada Boulevard N.W. the following four courses:

Northerly, 305.79 feet on the arc of a curve to the left (said curve having a radius of 3000.00 feet, a central angle of 0°55'02", and a chord that bears N 18°05'56" E, 305.66 feet) to a point of tangency; thence,

N 15°10'44" E, 796.36 feet to a point of curvature; thence, Northwesterly, 1444.55 feet on the arc of a curve to the right (said curve having a radius of 1100.00 feet, a central angle of 75°14'32", and a chord that bears N 52°48'00" E, 1342.96 feet) to a point of compound curvature, said point also being the northeasterly corner of said Tract B, The Crossing, and also being the northeasterly corner of said Tract J, The Crossing; thence,

Easterly, 284.65 feet on the arc of a curve to the right (said curve having a radius of 4546.13 feet, a central angle of 0°33'51", and a chord that bears S 67°45'27" E, 284.60 feet) to the point of beginning.

Said parcel contains 55,241.6 acres, more or less



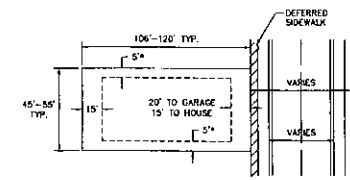
STORMCLOUD SUBDIVISION UNITS 4 AND 5

BENKA REPLAT OF TRACTS B AND J THE CROSSING AND TRACT R STORMCLOUD SUBDIVISION UNIT 3

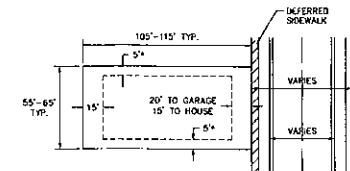
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

JANUARY 2012

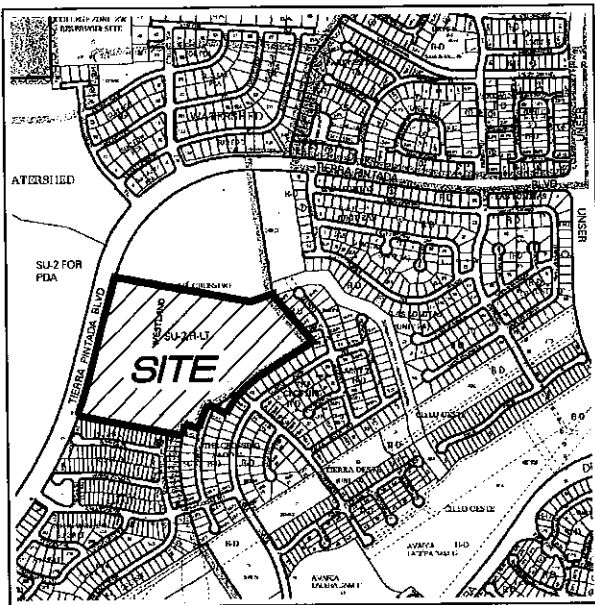
AMENDED FEBRUARY 2013



MIN. LOT AREA=4770 SF



MIN. LOT AREA=5775 SF



VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plot or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus @. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do Not Disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- City of Albuquerque Zone Atlas Page H-9-Z.
- No lot shall have direct access to Tierra Pintada Blvd. N.W.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of lots created: 154
- Total number of Tracts created: 6
- Public Street right of way dedicated by this plat: 6.9703 Ac.
- Gross Subdivision acreage: 31.0361 Ac.
- Total miles of new right of way: 1.17 mi.

SHEET INDEX

- Sheet 1 of 8 Approvals, General Notes, Purpose of plat
Sheet 2 of 8 Legal Description, Free Consent & Dedication
Sheet 3 of 8 Overall Existing Plat and Tract
Sheets 4-7 New Subdivision Lots, Tracts, right of way and easements
Sheet 8 of 8 Curve and Line Tables

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer

Date

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- 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.
- Qwest Corporation d/b/a Century Link QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

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

DISCLAIMER

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

PURPOSE OF PLAT

The purpose of this plat is to:

- Create 154 New Lots and 6 Tracts as shown hereon.
- Dedicate the Public Street right of way as shown hereon.
- Grant the New Public Utility Easements as shown hereon.
- Show the Temporary Public Turnaround Easement VACATED by 13DRB-70478.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, 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.

Russ P. Hugg
NMP S. No. 9750
April 24, 2013



PLAT OF STORMCLOUD SUBDIVISION UNIT 4

(BEING A REPLAT OF TRACT N, STORMCLOUD SUBDIVISION UNIT 5)

SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN

PROJECTED SECTION 9
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

PROJECT NUMBER: 1005029

Application Number: 13DRB-70547

PLAT APPROVAL

UTILITY APPROVALS

<i>Fernando Vilal</i> Public Service Company of New Mexico	6-18-13 Date
<i>[Signature]</i> New Mexico Gas Company	5/20/13 Date
<i>[Signature]</i> Qwest Corporation, d/b/a CenturyLink QC	5/17/13 Date
<i>[Signature]</i> Comcast	5/20/13 Date

CITY APPROVALS

<i>Paul P. Acosta</i> City Surveyor Department of Municipal Development	5-9-13 Date
Rail Property Division	Date
Environmental Health Department	Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	05-22-13 Date
<i>Alban Pester</i> ABQWIA	05/22/13 Date
<i>Carol S. Dumont</i> Parks and Recreation Department	5-22-13 Date
<i>Lynn M. Magan</i> AMAPCA	5-29-13 Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SHEET 1 OF 8

SURVOTEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.E. Albuquerque, New Mexico 87114
Phone: 505-897-3348 Fax: 505-897-3377

110445 UNIT 4 04-24-13.dwg

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Atresco Grant in Projected Section 9 Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising Tract N, Stormcloud Unit 5, as the same is shown and designated on the plat entitled "PLAT OF STORMCLOUD SUBDIVISION UNIT 5 (BEING A REPLAT OF TRACTS B AND J, THE CROSSING AND TRACT R, STORMCLOUD SUBDIVISION, UNIT 3) SITUATE WITHIN THE TOWN OF ATRESCO GRANT IN PROJECTED SECTION 9, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New

Mexico, on _____, 2013 in Plat Book 2003C, Page _____, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Grid Bearings (Central Zone - NAD 83) and ground distances as follows:

BEGINNING at the southwestern corner of the parcel herein described, said point also being the southwestern corner of said Tract N, Stormcloud Subdivision Unit 5, and also being a point on the easterly right of way line of Tierra Pintada Boulevard N.W., and also being the northwestern corner of Lot 489, Stormcloud Subdivision Unit 3, as the same is shown and designated on the plat thereof, filed December 21, 2006, in Plat Book 2006C, Page 394, whence Albuquerque Control Survey Monument "BM 41" bears N 19°15'12" W, 2848.64 feet distant; Thence, along said easterly right of way line of Tierra Pintada Boulevard N.W.,

Northerly, 305.79 feet on the arc of a curve to the left (said curve having a radius of 3000.00 feet, a central angle of 05°50'25", and a chord that bears N 18°05'56" E, 305.66 feet) to a point of tangency; Thence,

N 15°10'44" E, 779.58 feet to the northwestern corner of the parcel herein described, said point also being the northwestern corner of said Tract N, Stormcloud Subdivision Unit 5, and also being the southwestern corner of Tract O, Stormcloud Subdivision Unit 5; Thence,

S 79°28'48" E, 1055.88 feet to an angle point; Thence,

N 71°45'15" E, 182.04 feet to the northeastern corner of the parcel herein described, said point also being the northeastern corner of said Tract N, Stormcloud Subdivision Unit 5, and also being the southeastern corner of said Tract O, Stormcloud Subdivision Unit 5, and also being the northwestern corner of Lot 31-P1, The Crossing Unit 3, as the same is shown and designated on the plat thereof, filed July 26, 2004, in Plat Book 2004C, Page 216, whence Albuquerque Control Survey Monument "J-18" bears N 47°42'05" E, 3137.88 feet distant; Thence,

S 08°19'45" E, 12.64 feet to an angle point; Thence,

S 40°14'59" E, 458.54 feet to the eastern-most corner of the parcel herein described, said point also being the eastern-most corner of said Tract N, Stormcloud Subdivision Unit 5, and also being a corner on the westerly boundary of Lot 50, The Crossing Unit 2-B as the same is shown and designated on the plat thereof, filed November 18, 2003, in Plat Book 2003C, Page 347; Thence, along the northwestern boundaries of Lots 40 thru 48 and 50, of said plat filed in Plat Book 2003C, Page 347; Gunnison Place N.W.; and Lots 37-P1 thru 39-P1, The Crossing, Unit 1-A, as the same is shown and designated on the plat thereof, filed December 3, 2002, in Plat Book 2002C, Page 380, the following 3 courses,

S 57°54'27" W, 470.16 feet to a point of curvature; Thence,

Southwesterly, 190.45 feet on the arc of a curve to the left (said curve having a radius of 762.00 feet, a central angle of 14°19'12", and a chord that bears S 50°44'51" W, 189.95 feet) to an angle point; Thence,

Southwesterly, 208.45 feet on the arc of a curve to the left (said curve having a radius of 762.00 feet, a central angle of 15°40'25", and a chord that bears S 35°45'41" W, 207.80 feet) to a corner, said corner also being the eastern-most corner on Lot 14-P1, The Crossing, Unit 1-A, of said plat filed in Plat Book 2002C, Page 380; Thence, along the northeastern boundaries of said Lot 14-P1 and Animas Place N.W.,

N 62°04'32" W, 158.00 feet to a corner, said corner also being the northern-most corner of the northeastern terminus of said Animas Place N.W.; Thence, along the northwesterly right of way line of said Animas Place N.W.,

Southwesterly, 197.52 feet on the arc of a curve to the left (said curve having a radius of 920.00 feet, a central angle of 12°18'05", and a chord that bears S 21°48'28" W, 197.14 feet) to a corner, said corner also being the northwestern corner of Lot 13-P1, The Crossing, Unit 1-A, of said plat filed in Plat Book 2002C, Page 380; Thence, along the northerly, then westerly boundaries of said Lot 13-P1, the following two courses:

N 74°22'37" W, 112.00 feet to a corner; Thence,

Southerly, 84.44 feet on the arc of a curve to the left (said curve having a radius of 1032.00 feet, a central angle of 04°41'16", and a chord that bears S 13°16'45" W, 84.41 feet) to the southern-most corner of the parcel herein described, said point also being the southern-most corner of said Tract N, Stormcloud Subdivision Unit 5, and also being the northeastern corner of Lot 507, Stormcloud Subdivision, Unit 3, as the same is shown and designated on the plat thereof, filed December 31, 2006, in Plat Book 2006C, Page 394; Thence, along the northerly boundaries of said Lot 507, Summer Breeze Drive N.W., and Lots 489 thru 505, Stormcloud Subdivision, Unit 3, of said plat filed in Plat Book 2006C, Page 394,

N 79°03'05" W, 816.22 feet to the point of beginning.

Said parcel contains 31.0361 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATED and now comprising "PLAT OF STORMCLOUD SUBDIVISION UNIT 4 (BEING A REPLAT OF TRACT N, STORMCLOUD SUBDIVISION, UNIT 5) SITUATE WITHIN THE TOWN OF ATRESCO GRANT IN PROJECTED SECTION 9, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wished and desires of the undersigned owner(s) and proprietor(s). Said owner(s) and proprietor(s) do hereby dedicate the public street right-of-way as shown hereon to the City of Albuquerque in fee simple with special warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, subject to matters of record. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act; provided, however, that nothing in this plat shall be construed or shall operate to convey any part of those certain items of personal property known as "PID Eligible Infrastructure Improvements," as such term is defined in that certain Infrastructure Development and Acquisition Agreement by and among the CITY OF ALBUQUERQUE, NEW MEXICO, a charter municipality, THE LOWER PETROGLYPHS PUBLIC IMPROVEMENT DISTRICT, a political subdivision of the State of New Mexico, and WESTERN ALBUQUERQUE LAND HOLDINGS LLC, a Delaware limited liability company, and, to the extent applicable, any other parties to the Infrastructure Development and Acquisition Agreement, to be recorded in the office of the County Clerk of Bernalillo County, New Mexico, which PID Eligible Infrastructure Improvements shall be conveyed by bill of sale or other appropriate instrument apart from this plat.

OWNER(S)

Western Albuquerque Land Holdings, LLC

By:

Mark West, Vice President
Barclays Capital Real Estate, Inc.
As Servicing Member

ACKNOWLEDGMENT

STATE OF New York
COUNTY OF New York SS

The foregoing instrument was acknowledged before me this 1
day of May, 2013, by Mark West

Kristina Wall
Notary Public

KRISTINA WALL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01W6258817
Qualified in New York County
My Commission Expires April 02, 2016

My commission expires 1/16/2016

PLAT OF STORMCLOUD SUBDIVISION UNIT 4

(BEING A REPLAT OF TRACT N, STORMCLOUD SUBDIVISION UNIT 5)

SITUATE WITHIN
THE TOWN OF ATRESCO GRANT
IN
PROJECTED SECTION 9
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

FLOOD ZONE DETERMINATION

The subject property, as shown hereon, appears to lie within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), Zone "A0" (DEPTH 1") (Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain), average depths determined. For areas of alluvial fan flooding, velocities also determined), and Zone "A5" (Base Flood Elevations determined) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C0326H, Map Revised August 18, 2012.

A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN A 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP". A LETTER OF MAP REVISION (LOMR) WILL BE REQUESTED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TO REMOVE THE EXISTING FLOOD PLAIN, UNTIL THE LOMR IS ISSUED BY FEMA, PROPERTY OWNERS MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

APS AGREEMENT

The Property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded in the office of the County Clerk of Bernalillo County, New Mexico on

05/03/2013, 2013 as Doc. # 2013049342

PRIVATE TRACT DESIGNATIONS

Tracts G, H, J, K, L and M shall be conveyed to the Stormcloud Unit 4 Homeowners Association once established. These tracts shall be maintained by said Association.

Uses for tracts are listed below:

TRACT	USE
G	PNM, Comcast and Centurylink surface equipment/PUE
H	Private landscaping/PUE
J	Maintenance access road for COA and A.B.C.W.U.A. Storm Drain and Waterline Easement, and AMAFCA access.
K,L	Private Landscaping/PUE
M	Private park.



SHEET 2 OF 8

SURV TEK, INC.

Consulting Surveyors
8984 Valley View Drive, N.E. Albuquerque, New Mexico 87114
Phone: 606-887-3588
Fax: 606-887-3577

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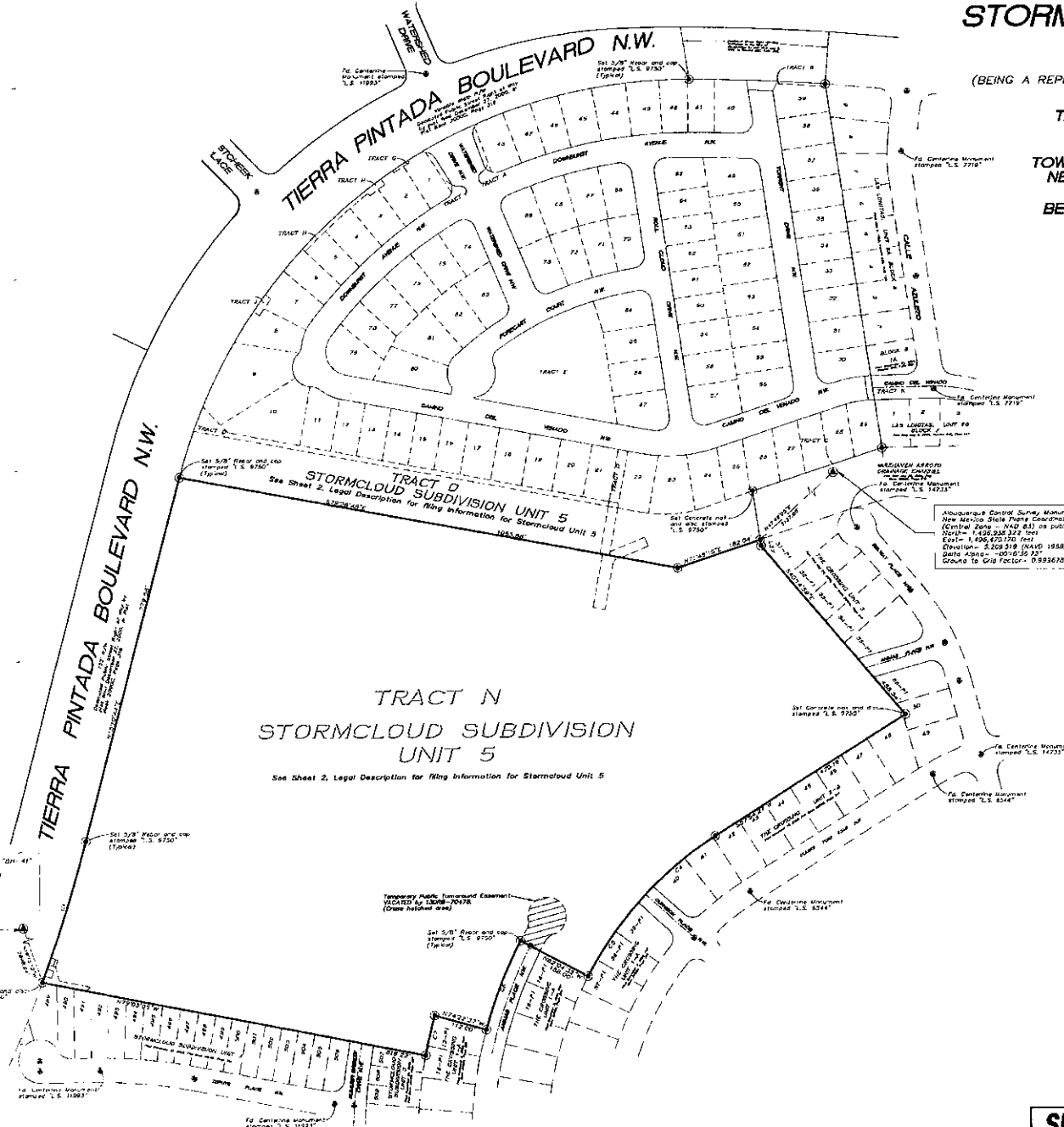
PLAT OF
STORMCLOUD SUBDIVISION
UNIT 4

(BEING A REPLAT OF TRACT N, STORMCLOUD SUBDIVISION UNIT 5)

SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN

PROJECTED SECTION 9
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

EXISTING TRACT



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SURV TEK, INC.

Consulting Surveyors
9304 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3088
Fax: 505-897-3977

PLAT OF STORMCLOUD SUBDIVISION UNIT 4

(BEING A REPLAT OF TRACT N, STORMCLOUD SUBDIVISION UNIT 5)

SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
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TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

NEW EASEMENTS

- (A) 10' Public Utility Easement granted by this plat.
- (B) 7' X 2' Public Utility Easement granted by this plat (centered on lot lines).
- (C) 40' X 25' Public Service Company of New Mexico Easement granted by this plat.

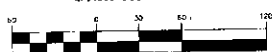
EXISTING EASEMENTS

Existing Easements C thru J as listed below were granted by plat of Stormcloud Unit 5. See Sheet 2, Legal description for filing information.

- (D) Existing 10' Public Utility Easement.
- (E) Existing Public Utility Easement granted to PNM.
- (F) Existing Public Utility Easement granted to CenturyLink.
- (G) Existing Public Utility Easement granted to Comcast.
- (H) Existing Public Waterline Easement granted to Albuquerque Bernalillo County Water Utility Authority.
- (I) Existing Public Storm Drain Easement granted to the City of Albuquerque.
- (J) Existing Public Drainage Easement granted to the City of Albuquerque and Public Waterline Easement granted to Albuquerque Bernalillo County Water Utility Authority.

Albuquerque Central Survey Monument "G11-41"
New Mexico State Plane Coordinates
(Central Zone - NAD 83) as published
North: 1,498,608.828 feet
East: 1,491,701.375 feet
Cello Alpha: -0077 09 70"
Ground to Grid Factor: 0.999670930

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

TERRA PINTADA BOULEVARD N.W.

WHITE SOUALL DRIVE N.W.

WIND SOCK ROAD N.W.

CHINOOK ROAD N.W.

SUMMER BREEZE DRIVE N.W.

STORMCLOUD SUBDIVISION UNIT 3

ZEPPHIR PLACE N.W.

TRACT G

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

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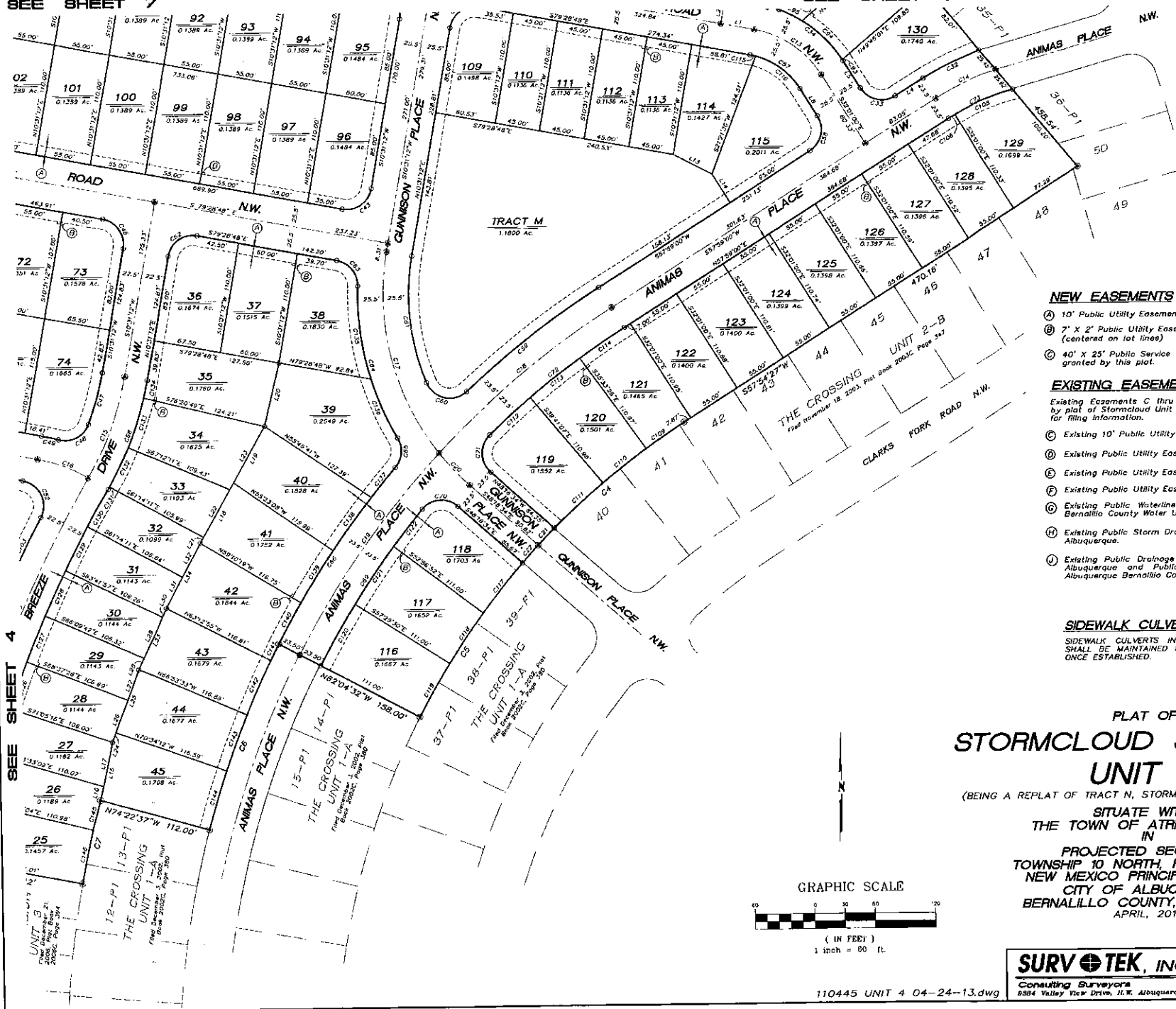
LOT 263

LOT 264

LOT 265

SEE SHEET 7

SEE SHEET 6

**NEW EASEMENTS**

- (A) 10' Public Utility Easement granted by this plat.
- (B) 7' X 2' Public Utility Easement granted by this plat. (centered on lot lines)
- (C) 40' X 25' Public Service Company of New Mexico Easement granted by this plat.

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SIDEWALK CULVERT MAINTENANCE NOTE

SIDEWALK CULVERTS INSTALLED ADJACENT TO TRACT M SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION ONCE ESTABLISHED.

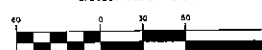
PLAT OF STORMCLOUD SUBDIVISION UNIT 4

(BEING A REPLAT OF TRACT N, STORMCLOUD SUBDIVISION UNIT 5)

SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft

SHEET 5 OF 8

SURVOTEK, INC.

Consulting Surveyors
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-697-5386
Fax: 505-697-5377

110445 UNIT 4 04-24-13.dwg

NEW EASEMENTS

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PLAT OF STORMCLOUD SUBDIVISION UNIT 4

(BEING A REPLAT OF TRACT N, STORMCLOUD SUBDIVISION UNIT 5)

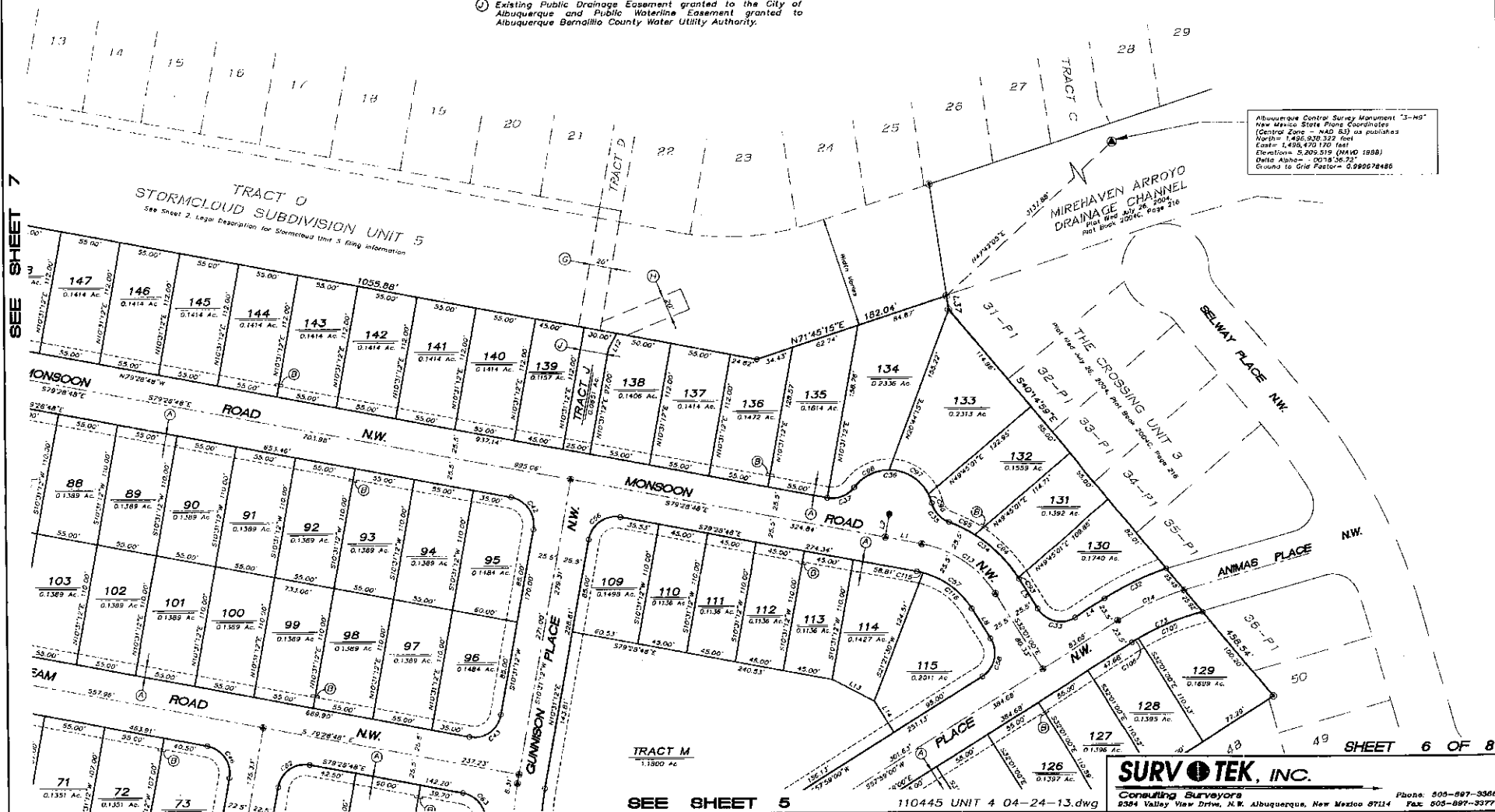
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft



PLAT OF
STORMCLOUD SUBDIVISION
UNIT 4

(BEING A REPLAT OF TRACT N, STORMCLOUD SUBDIVISION UNIT 5)

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BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

NEW EASEMENTS

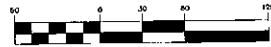
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- (B) 7' X 2' Public Utility Easement granted by this plat.
(centered on lot lines)
- (C) 40' X 25' Public Service Company of New Mexico Easement
granted by this plat.

EXISTING EASEMENTS

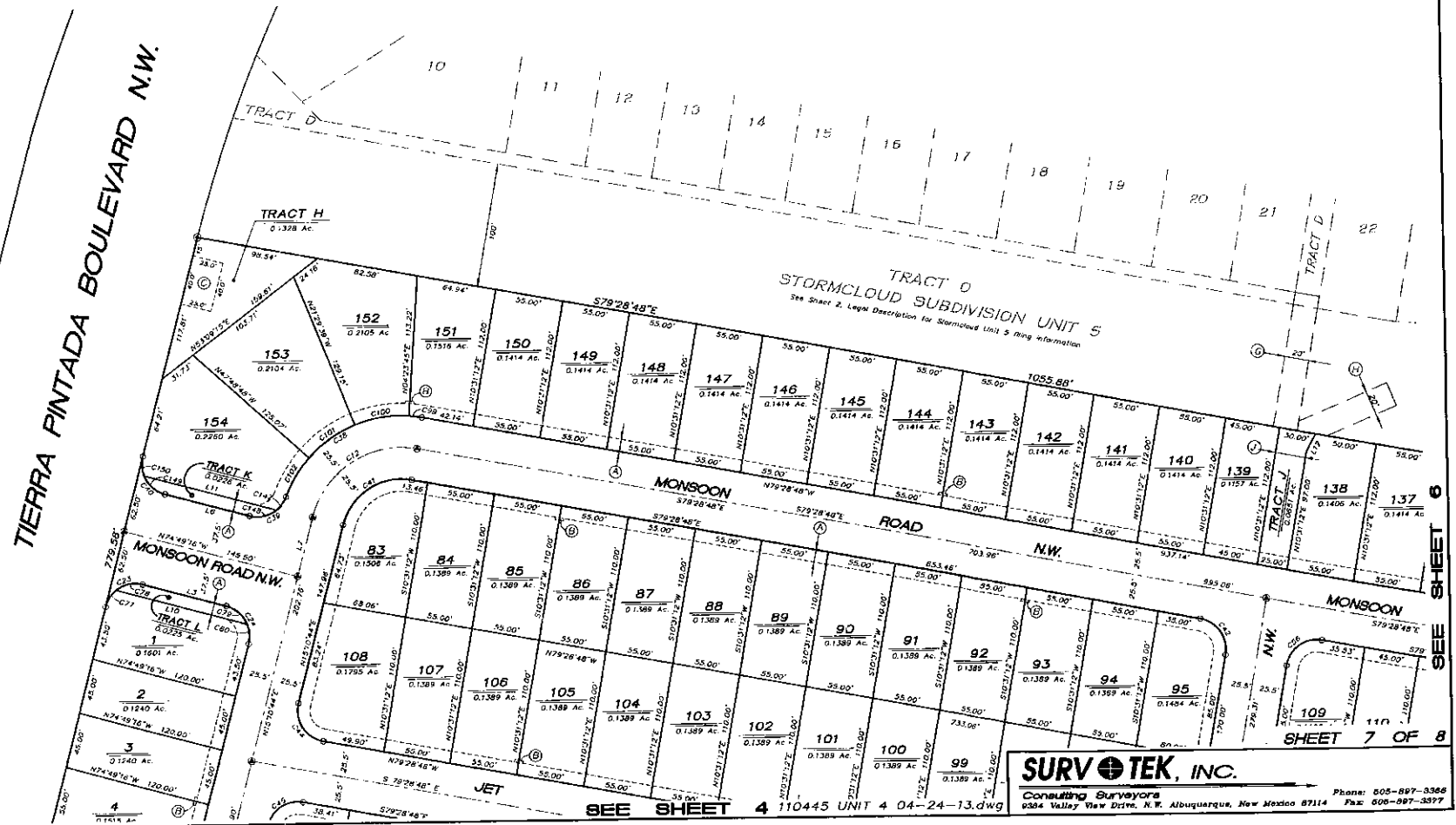
Existing Easements C thru J as listed below were granted
by plat of Stormcloud Unit 5. See Sheet 2, Legal description
for filing information.

- (C) Existing 10' Public Utility Easement.
- (D) Existing Public Utility Easement granted to PNM.
- (E) Existing Public Utility Easement granted to CenturyLink.
- (F) Existing Public Utility Easement granted to Comcast.
- (G) Existing Public Waterline Easement granted to Albuquerque
Bernillo County Water Utility Authority.
- (H) Existing Public Storm Drain Easement granted to the City of
Albuquerque.
- (J) Existing Public Drainage Easement granted to the City of
Albuquerque and Public Waterline Easement granted to
Albuquerque Bernillo County Water Utility Authority.

GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft



SURV TEK, INC.

Consulting Surveyors
9304 Valley View Drive, N.E. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

SEE SHEET 4 110445 UNIT 4 04-24-13.dwg

SEE SHEET 6

SHEET 7 OF 8

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	325.76	3000.00	153.03	309.66	N18°09'59"E
C2	DELETED	DELETED	DELETED	DELETED	DELETED
C3	DELETED	DELETED	DELETED	DELETED	DELETED
C4	190.45	762.00	95.22	189.95	S50°44'51"W
C5	208.45	762.00	104.88	207.80	S35°45'41"W
C6	192.52	920.00	99.14	197.14	S21°46'28"W
C7	84.44	1032.00	42.22	84.41	S13°16'45"W
C8	404.69	1164.30	204.41	402.66	S20°52'11"W
C9	136.99	1164.30	68.57	136.21	S14°20'08"W
C10	267.21	1164.30	134.45	267.12	S24°17'29"W
C11	123.91	25.00	81.36	110.28	S12°02'02"E
C12	111.71	75.00	69.14	101.67	S57°50'58"W
C13	82.84	100.00	43.98	80.49	N55°44'54"W
C14	67.36	250.00	33.89	67.18	S65°42'08"W
C15	107.48	302.30	54.31	106.91	N20°41'55"E
C16	33.85	150.00	27.22	53.56	N69°11'45"W
C17	212.69	250.00	113.20	208.34	S13°51'11"E
C18	225.65	896.50	113.42	225.05	S50°46'22"W
C19	244.68	896.50	123.11	243.92	S35°44'36"W
C20	43.85	250.00	21.98	43.80	S43°15'04"E
C21	23.53	762.00	11.76	23.53	S44°28'19"W
C22	23.50	762.00	11.78	23.50	S42°42'52"W
C23	39.27	25.00	25.00	39.36	S69°10'44"W
C24	39.27	25.00	25.00	39.36	N29°49'16"W
C25	30.21	97.00	15.23	30.08	S06°15'26"W
C26	16.34	25.00	8.47	16.05	N16°03'27"E
C27	93.21	40.00	93.12	73.51	S31°58'27"E
C28	16.34	25.00	8.47	16.05	N80°02'21"W
C29	30.21	97.00	15.23	30.08	S70°22'58"E
C30	41.27	25.00	27.08	36.74	N32°12'26"W
C31	86.00	1192.00	43.02	85.99	S13°01'55"W
C32	63.47	273.50	31.88	63.33	S64°37'54"W
C33	39.27	25.00	25.00	39.36	S77°01'00"E
C34	82.83	125.80	42.99	81.34	N50°55'29"W
C35	24.19	25.00	13.14	23.26	S42°06'31"E
C36	69.43	40.00	69.20	71.94	N78°26'11"W
C37	27.49	25.00	15.32	26.13	N69°00'55"E
C38	139.10	100.50	93.29	128.26	S60°52'13"W
C39	36.63	25.00	22.49	33.44	N63°11'59"E
C40	39.27	25.00	25.00	39.36	S29°49'16"E
C41	73.73	49.50	45.63	67.10	S57°50'58"W
C42	39.27	25.00	25.00	39.36	N44°28'48"W
C43	39.27	25.00	25.00	39.36	N55°11'12"E
C44	41.10	25.00	27.14	36.76	S32°09'02"E
C45	37.24	25.00	23.05	33.89	S57°50'58"W
C46	39.27	25.00	25.00	39.36	N34°28'48"W
C47	53.17	280.00	26.67	53.09	N15°57'36"E
C48	36.36	25.00	22.81	33.70	N63°46'48"E
C49	17.08	123.50	8.55	17.07	N76°39'36"W
C50	41.50	25.00	27.12	36.76	S32°09'02"E
C51	37.24	25.00	23.05	33.89	S57°50'58"W
C52	46.94	25.00	34.15	40.34	N25°41'16"W
C53	173.32	1187.00	86.82	173.17	S23°55'17"W
C54	35.25	25.00	21.27	32.40	N60°07'45"E
C55	82.61	50.00	54.24	73.51	S19°09'02"E
C56	39.27	25.00	25.00	39.36	S53°11'12"W
C57	65.72	74.50	32.71	59.97	S64°44'54"W
C58	39.27	25.00	25.00	39.36	N12°59'00"E
C59	16.71	920.00	84.09	167.47	S52°45'40"W
C60	48.11	25.00	35.88	41.03	S27°19'31"E
C61	128.16	224.50	65.88	126.43	S05°50'06"E
C62	39.27	25.00	25.00	39.36	S25°11'12"W
C63	35.75	25.00	21.71	32.78	N38°30'55"W
C64	152.68	273.50	81.07	150.49	S15°22'34"E
C65	41.15	25.00	27.06	29.18	N55°21'27"E
C66	210.69	920.00	105.91	210.43	S34°29'29"W
C67	395.87	1142.00	200.46	394.87	S20°55'17"W
C68	115.47	325.00	58.35	114.87	N20°41'55"E
C69	185.88	873.00	93.34	185.63	S14°01'39"W
C70	39.27	25.00	25.71	39.84	S85°55'58"W
C71	41.44	25.00	27.27	36.85	S00°47'33"E
C72	172.08	873.00	86.31	171.78	S32°20'14"W
C73	21.44	226.50	16.07	21.14	S87°01'08"W
C74	DELETED	DELETED	DELETED	DELETED	DELETED
C75	DELETED	DELETED	DELETED	DELETED	DELETED
C76	16.09	25.00	8.33	15.81	S33°36'50"W
C77	23.18	25.00	12.50	22.36	S78°16'50"W
C78	23.18	25.00	12.50	22.36	N48°15'22"W
C79	16.09	25.00	8.33	15.81	N03°15'22"W
C80	20.46	97.00	10.27	20.42	S69°08'10"W
C81	9.75	97.00	4.88	9.74	S00°12'52"W
C82	24.69	40.00	12.75	24.30	S17°05'59"W
C83	32.48	40.00	17.20	31.60	S63°50'41"E
C84	32.48	40.00	17.20	31.60	S20°22'26"E
C85	3.55	40.00	1.78	3.55	N83°49'01"E
C86	26.06	97.00	13.11	25.99	S68°58'54"E
C87	4.74	97.00	2.37	4.74	S28°04'47"E
C88	118.45	3000.00	59.23	118.45	N19°55'11"E
C89	86.38	3000.00	43.19	86.37	N17°55'55"E
C90	55.02	3000.00	27.81	55.02	N16°14'54"E
C91	45.95	3000.00	22.62	45.94	N15°37'03"E
C92	1.27	125.50	0.64	1.27	N32°18'26"W
C93	55.67	125.50	28.30	55.21	N45°18'20"W
C94	25.89	125.50	12.99	25.84	N63°55'23"W
C95	8.60	40.00	4.30	8.59	N20°32'43"W
C96	43.85	40.00	24.42	41.69	N58°06'52"W
C97	36.98	40.00	19.43	35.98	S63°58'19"W
C98	10.74	100.50	5.38	10.74	N82°32'32"W
C99	45.41	100.50	23.10	45.03	S81°27'03"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C101	46.17	100.50	23.50	45.26	S55°20'47"W
C102	36.78	100.50	18.60	36.57	S31°42'13"W
C103	76.32	1187.00	38.17	76.31	S26°15'43"W
C104	97.00	1187.00	48.53	96.97	S22°04'46"W
C105	64.12	226.50	32.28	63.81	S67°56'40"W
C106	7.32	226.50	3.66	7.32	S28°24'31"W
C107	80.58	75.00	31.83	58.76	S02°31'05"E
C108	63.53	75.00	31.81	61.65	S55°12'52"E
C109	46.22	762.00	23.12	46.21	S56°10'12"W
C110	54.90	762.00	27.46	54.89	S52°22'05"W
C111	65.80	762.00	32.92	65.78	S47°49'49"W
C112	55.21	873.00	27.62	55.20	S48°30'10"W
C113	62.90	873.00	31.46	62.88	S52°22'43"W
C114	53.95	873.00	26.98	53.94	S58°12'44"W
C115	5.29	74.50	2.86	5.21	N22°16'56"W
C116	56.00	74.50	29.40	54.69	N53°33'02"W
C117	63.55	762.00	31.80	63.54	S39°26'29"W
C118	60.43	762.00	30.23	60.42	S34°46'49"W
C119	60.96	762.00	30.50	60.95	S30°12'59"W
C120	69.84	873.00	34.84	69.82	S30°12'59"W
C121	69.23	873.00	34.44	69.22	S34°46'49"W
C122	46.91	873.00	23.46	46.90	S18°35'29"W
C123	60.12	1142.00	30.07	60.12	S12°28'27"W
C124	49.14	1142.00	24.57	49.13	S15°12'54"W
C125	49.12	1142.00	24.57	49.12	S17°40'48"W
C126	49.10	1142.00	24.55	49.09	S20°08'38"W
C127	49.09	1142.00	24.55	49.08	S22°36'29"W
C128	49.09	1142.00	24.55	49.08	S25°04'11"W
C129	49.09	1142.00	24.55	49.08	S27°31'56"W
C130	42.13	1142.00	21.07	42.12	S29°49'14"W
C131	2.69	325.00	1.44	2.69	N30°37'22"E
C132	42.95	325.00	21.51	42.92	N26°34'58"E
C133	51.67	325.00	25.89	51.61	N18°13'07"E
C134	17.77	325.00	8.89	17.77	N12°08'31"E
C135	93.40	920.00	47.15	92.95	S07°18'46"E
C136	64.28	920.00	32.29	64.14	S23°39'32"E
C137	39.40	920.00	19.20	38.40	S39°51'45"W
C138	65.07	920.00	32.55	65.06	S36°38'26"W
C139	60.80	920.00	30.41	60.79	S32°43'16"W
C140	46.62	920.00	23.32	46.62	S28°22'34"W
C141	18.30	920.00	9.15	18.30	S22°21'17"W
C142	59.05	920.00	29.53	59.04	S24°49'46"W
C143	59.05	920.00	29.53	59.04	S21°16'08"W
C144	61.13	920.00	30.58	61.12	S17°31'36"W
C145	30.19	1032.00	15.09	30.19	S14°12'06"W
C146	54.25	1032.00	27.13	54.24	S12°26'28"W
C147	13.45	25.00	6.89	13.25	N36°38'05"E
C148	23.18	25.00	12.50	22.36	N26°06'50"E
C149	23.18	25.00	12.50	22.36	S48°18'22"E
C150	16.09	25.00	8.33	15.81	S03°15'22"E
C151	63.46	3000.00	31.73	63.45	N19°21'46"E

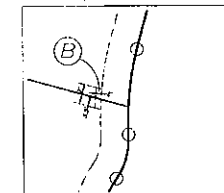
LINE TABLE		
LINE	LENGTH	BEARING
L1	33.73	S79°28'48"E
L2	21.00	N10°31'12"E
L3	70.00	S74°49'16"E
L4	32.55	S57°59'00"W
L5	31.83	N32°01'00"W
L6	70.70	N74°49'16"W
L7	49.29	N15°10'44"E
L8	31.83	S32°01'00"E
L9	9.43	S58°01'50"W
L10	110.00	N74°49'16"W
L11	110.70	N74°49'16"W
L12	15.81	N65°21'16"E
L13	42.97	S62°33'26"E
L14	33.42	S32°01'00"E
L15	58.87	N12°27'27"E
L16	14.21	N12°27'27"E
L17	44.65	N12°27'27"E
L18	68.88	N30°02'40"E
L19	64.35	N30°02'40"E
L20	64.50	N14°02'20"E
L21	6.79	N30°02'40"E
L22	54.28	N30°02'40"E
L23	71.96	N30°02'40"E
L24	10.09	N21°01'53"E
L25	86.53	N21°01'53"E
L26	44.53	N21°01'53"E
L27	32.09	N21°01'53"E
L28	12.43	N24°59'27"E
L29	44.51	N24°59'27"E
L30	9.59	N24°59'27"E
L31	34.94	N28°51'15"E
L32	38.21	N28°51'15"E
L33	66.53	N24°59'27"E
L34	73.15	N28°51'15"E
L35	15.09	S69°36'20"E
L36	40.00	S20°23'40"W
L37	12.64	S08°19'45"E
L38	15.06	N89°36'20"W

PLAT OF STORMCLOUD SUBDIVISION UNIT 4

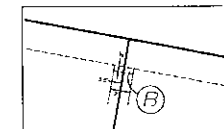
(BEING A REPLAT OF TRACT N, STORMCLOUD SUBDIVISION UNIT 5)

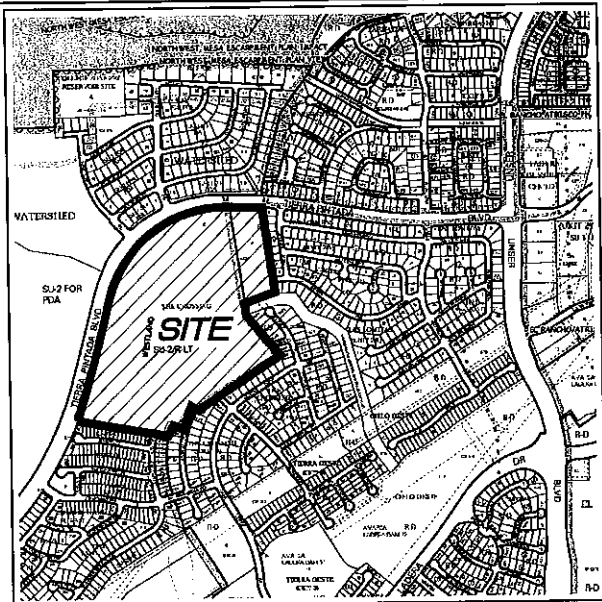
SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN

PROJECTED SECTION 9
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013



DETAIL 'A' 1' - 30'





VICINITY MAP
ZONE ATLAS PAGE H-9-2
Not To Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus @. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument- Do Not Disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- City of Albuquerque Zone Atlas Page H-9-2.
- No lot shall have direct access to Tierra Pintada Blvd. N.W.
- Total remaining open space requirement is met via the provision of detached open space per the provisions of Section 14-16-3-8(A)(3).

SUBDIVISION DATA

- Total number of existing Tracts: 3
- Total number of lots created: 87
- Total number of Tracts created: 12
- Public Street right of way dedicated by this plat: 5.2922 Ac.
- Gross Subdivision acreage: 55.2416 Ac.
- Total miles of new right of way: 0.85 mi.

SHEET INDEX

- Sheet 1 of 9 Approvals, General Notes, Purpose of plat
Sheet 2 of 9 Legal Description, Free Consent & Dedication
Sheet 3 of 9 Overall Existing Plat, Tracts and Vacated Easements and overall proposed platting exhibit
Sheets 4-8 New Subdivision Lots, Tracts, right of ways and easements
Sheet 9 of 9 Curve and Line Tables, Easement Details

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer

Date

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- 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.
- Qwest Corporation d/b/a Century Link QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

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

DISCLAIMER

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

PURPOSE OF PLAT

The purpose of this plat is to:

- Create 87 New Lots and 12 Tracts as shown hereon.
- Dedicate the Public Street right of way as shown hereon.
- Show the Easements Vacated by 150R8-70067.
- Grant the New Easements as shown hereon.
- Dedicate Tract "Q" as shown hereon to A.M.A.F.C.A. in fee simple with special warranty covenants for Drainage right of way.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, 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.

Russ P. Hugg
NMPS No. 9750
March 3, 2015



PLAT OF STORMCLOUD SUBDIVISION UNIT 5

(BEING A REPLAT OF TRACTS B AND J, THE CROSSING
AND TRACT R, STORMCLOUD SUBDIVISION, UNIT 3)

SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN

PROJECTED SECTION 9
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2015

PROJECT NUMBER: 1005029

Application Number:

PLAT APPROVAL

UTILITY APPROVALS

Public Service Company of New Mexico	4-14-2015
Ch. Kallio	Date
New Mexico Gas Company	4-14-2015
Ch. Kallio	Date
Qwest Corporation d/b/a CenturyLink QC	4/14/15
Ch. Kallio	Date
Comcast	4/14/15
Ch. Kallio	Date

CITY APPROVALS

Green P. Ramirez, P.E.	4/17/15
City Surveyor	Date
Department of Municipal Development	
Real Property Division	Date
Environmental Health Department	Date
Paula M. Hugg	5/6/15
Traffic Engineering, Transportation Division	Date
Bradley Cadena	05/06/15
ABQMA	Date
Carl S. Dumont	5/6/15
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SHEET 1 OF 9

SURVOTEK, INC.

Consulting Surveyors
8804 Valley View Drive, N.E., Albuquerque, New Mexico 87114 Phone: 505-897-3369
Fax: 505-897-3377

110445 UNIT 5_3-3-15.dwg

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Atrisco Grant in Projected Sections 9 and 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising Tracts B and J, The Crossing, as the same is shown and designated on the plat entitled "PLAT OF THE CROSSING, ALBUQUERQUE, NEW MEXICO, APRIL, 1998", filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 8, 1998 in Volume 96C, Folio 302, and Tract R, Stormcloud Subdivision Unit 3, as the same is shown and designated on the plat entitled "PLAT OF STORMCLOUD SUBDIVISION UNIT 3, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST, 2006", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 21, 2006, in Plat Book 2006C, Page 394, more particularly described by survey performed by Russ P. Rugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Grid Bearings (Central Zone - NAD 83) and ground distances as follows:

BEGINNING at the northeasterly corner of the parcel herein described, said point also being the northeasterly corner of said Tract J, The Crossing, and also being a point on the southerly right of way line of Tierra Pintada Boulevard N.W., and also being the northwesterly corner of Lot 9, Block 8, Los Lomitos Unit 24, as the same is shown and designated on the plat thereof, filed May 8, 1993, in Volume 93C, Folio 128, whence Albuquerque Control Survey Monument "3-H9" bears N 61°45'45" E, 2,470.03 feet distant; Thence, along the westerly boundaries of said Block 8, Los Lomitos, Unit 24; Lot 1A, Block 8, Los Lomitos, Unit 24, as the same is shown and designated on the plat thereof, filed December 21, 1994, in Volume 94C, Folio 425; Camino Del Venado N.W.; and Lot 1, Block 7, Los Lomitos Unit 28, as the same is shown and designated on the plat thereof, filed May 5, 2004, in Plat Book 2004C, Page 147.

S 08°19'34" E, 761.08 feet to a corner, said point also being the southwesterly corner of said Lot 1, Block 7, Los Lomitos, Unit 28, and also being the southeasterly corner of said Tract J, The Crossing, and also being an angle point on the northerly boundary of the same; Thence, along the northerly boundary of said Tract J, The Crossing, Unit 3, as the same is shown and designated on the plat thereof, filed July 26, 2004, in Plat Book 2004C, Page 218; Thence, along the northerly, then westerly boundaries of said Mirahaven Arroyo; Lots 31 P-1 thru 36 P-1; Henry Fork Road N.W. of said plat filed in Plat Book 2004C, Page 218; and lot 50, The Crossing, Unit 2-B, as the same is shown and designated on the plat thereof, filed November 18, 2003, in Plat Book 2003C, Page 347, the following three courses:

S 71°44'43" W, 284.16 feet to a corner, said corner also being the southwesterly corner of said Tract J, The Crossing, and also being a point on the easterly boundary of said Tract B, The Crossing; Thence,

S 08°19'45" E, 114.79 feet to a corner; Thence,

S 40°14'59" E, 458.54 feet to the eastern-most corner of the parcel herein described, said point also being the eastern-most corner of said Tract B, The Crossing, and also being a corner on the westerly boundary of said Lot 50, The Crossing, Unit 2-B; Thence, along the northwesterly boundaries of Lots 49 thru 48 and 50, of said plat filed in Plat Book 2003C, Page 347; Gunnison Place N.W.; and Lots 37-P1 thru 39-P1, The Crossing, Unit 1-A, as the same is shown and designated on the plat thereof, filed December 3, 2002, in Plat Book 2002C, Page 380, the following 3 courses,

S 57°54'27" W, 470.16 feet to a point of curvature; Thence,

Southwesterly, 190.45 feet on the arc of a curve to the left (said curve having a radius of 762.00 feet, a central angle of 14°19'12", and a chord that bears S 50°44'51" W, 189.95 feet) to an angle point; Thence,

Southwesterly, 208.45 feet on the arc of a curve to the left (said curve having a radius of 762.00 feet, a central angle of 15°40'25", and a chord that bears S 35°45'41" W, 207.80 feet) to a corner, said corner also being the eastern-most corner on Lot 14-P1, The Crossing, Unit 1-A, of said plat filed in Plat Book 2002C, Page 380; Thence, along the northeasterly boundaries of said Lot 14-P1 and Animas Place N.W.,

N 62°04'32" W, 158.00 feet to a corner, said corner also being the northern-most corner of the northeasterly terminus of said Animas Place N.W.; Thence, along the northwesterly right of way line of said Animas Place N.W.,

Southwesterly, 197.52 feet on the arc of a curve to the left (said curve having a radius of 920.00 feet, a central angle of 12°18'05", and a chord that bears S 21°46'26" W, 197.14 feet) to a corner, said corner also being the northeasterly corner of Lot 13-P1, The Crossing, Unit 1-A, of said plat filed in Plat Book 2002C, Page 380; Thence, along the northerly, then westerly boundaries of said Lot 13-P1, the following two courses:

N 74°22'37" W, 112.00 feet to a corner; Thence,

Southerly, 84.44 feet on the arc of a curve to the left (said curve having a radius of 1032.00 feet, a central angle of 04°41'16", and a chord that bears S 13°16'45" W, 84.41 feet) to the southern-most corner of the parcel herein described, said point also being the southern-most corner of said Tract B, The Crossing, and also being the northeasterly corner of Lot 507, Stormcloud Subdivision, Unit 3, as the same is shown and designated on the plat thereof, filed December 31, 2008, in Plat Book 2008C, Page 394; Thence, along the northerly boundaries of said lot 507, Summer Breeze Drive N.W., and Lots 489 thru 505, Stormcloud Subdivision, Unit 3, of said plat filed in Plat Book 2008C, Page 394,

LEGAL DESCRIPTION, continued

N 78°03'05" W, 816.22 feet to the southwesterly corner of the parcel herein described, said point also being the southwesterly corner of said Tract R, Stormcloud Subdivision, Unit 3, and also being the northwesterly corner of said Lot 489, Stormcloud Subdivision, Unit 3, and also being a point on the easterly right of way line of said Tierra Pintada Boulevard N.W., whence Albuquerque Control Survey Monument "BH-41" bears N 19°15'12" W, 2,848.64 feet distant; Thence, along the easterly, then southeasterly, then southerly right of way line of said Tierra Pintada Boulevard N.W. the following four courses:

Northerly, 305.79 feet on the arc of a curve to the left (said curve having a radius of 3000.00 feet, a central angle of 05°50'25", and a chord that bears N 18°05'56" E, 305.66 feet) to a point of tangency; Thence,

N 15°10'44" E, 786.38 feet to a point of curvature; Thence,

Northeasterly, 1444.55 feet on the arc of a curve to the right (said curve having a radius of 1100.00 feet, a central angle of 75°14'32", and a chord that bears N 52°48'00" E, 1342.98 feet) to a point of compound curvature, said point also being the northeasterly corner of said Tract R, The Crossing, and also being the northwesterly corner of said Tract J, The Crossing; Thence,

Easterly, 284.65 feet on the arc of a curve to the right (said curve having a radius of 4546.13 feet, a central angle of 03°35'15", and a chord that bears S 87°45'27" E, 284.60 feet) to the point of beginning.

Said parcel contains 55.2416 acres, more or less

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATED and now comprising "PLAT OF STORMCLOUD SUBDIVISION UNIT 5 (BEING A REPLAT OF TRACTS B AND J, THE CROSSING AND TRACT R, STORMCLOUD SUBDIVISION, UNIT 3) SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 9, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wished and desires of the undersigned owner(s) and proprietor(s). Said owner(s) and proprietor(s) do hereby dedicate the public street right-of-way as shown hereon to the City of Albuquerque in fee simple with special warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, subject to matters of record. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate Tract O, a drainage channel right-of-way shown hereon to Albuquerque Metropolitan Arroyo Flood Control Authority in fee simple. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act; provided, however, that nothing in this plat shall be construed or shall operate to convey any part of those certain items of personal property known as "PID Eligible Infrastructure Improvements," as such term is defined in that certain Infrastructure Development and Acquisition Agreement by and among the CITY OF ALBUQUERQUE, NEW MEXICO, a charter municipality, THE LOWER PETROGLYPHS PUBLIC IMPROVEMENT DISTRICT, a political subdivision of the State of New Mexico, and WESTERN ALBUQUERQUE LAND HOLDINGS LLC, a Delaware limited liability company, and to the extent applicable, any other parties to the Infrastructure Development and Acquisition Agreement, to be recorded in the office of the County Clerk of Bernalillo County, New Mexico, which PID Eligible Infrastructure Improvements shall be conveyed by bill of sale or other appropriate instrument apart from this plat. a act.

OWNERS

WESTERN ALBUQUERQUE LAND HOLDINGS, LLC a Delaware Limited Liability Company

By: FIVE MILE CAPITAL WESTLAND SPE, LLC a Delaware Limited Liability Company
Its: Servicing Member

By: FIVE MILE CAPITAL POOLING DOMESTIC, LLC a Delaware Limited Liability Company
It's sole member

By: FIVE MILE CAPITAL PARTNERS, LLC a Delaware Limited Liability Company
it's manager

By: _____

Name: Scott Leiman

Title: Managing Director

ACKNOWLEDGMENT FOR REPRESENTATIVE CAPACITY

STATE OF Connecticut

COUNTY OF Hartford SS

This instrument was acknowledged before me on July 28, 2015, by

Scott Leiman as Managing Director of Five Mile Capital Partners LLC, a Delaware limited liability company, Manager of Five Mile Capital Pooling Domestic LLC, a Delaware limited liability company, Sole Member of Five Mile Capital Westland SPE LLC, a Delaware limited liability company, Servicing Member for Western Albuquerque Land Holdings, LLC, a Delaware limited liability company, on behalf of said company.

Debra Oliver
Notary Public

DEBRA OLIVER
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES DECEMBER 31, 2016

DEBRA OLIVER
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES DECEMBER 31, 2016

PLAT OF

STORMCLOUD SUBDIVISION UNIT 5

(BEING A REPLAT OF TRACTS B AND J, THE CROSSING
AND TRACT R, STORMCLOUD SUBDIVISION, UNIT 3)

SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN

PROJECTED SECTION 9
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2015

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

FLOOD ZONE DETERMINATION

The subject property, as shown hereon, appears to lie within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain). Zone "A0" (DEPTH 1") (Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined), and Zone "AE" (Base Flood Elevations determined) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C0326H, Map Revised August 16, 2012.

A.M.A.F.C.A. NOTES

FINAL CONFIRMATION AND RELEASE OF A.M.A.F.C.A.'S TEMPORARY DRAINAGE EASEMENT (INTERIM FLOOD PLAIN DRAINAGE EASEMENT) WILL BE COMPLETED UPON ISSUANCE OF A LETTER OF MAP REVISION (LOMR) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND UPON ISSUANCE OF QUILCLAIM DEED(S) FROM A.M.A.F.C.A.

A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN A 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP". A LETTER OF MAP REVISION (LOMR) WILL BE REQUESTED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) TO REMOVE THE EXISTING FLOOD PLAIN UNTIL THE LOMR IS ISSUED BY FEMA. PROPERTY OWNERS MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.



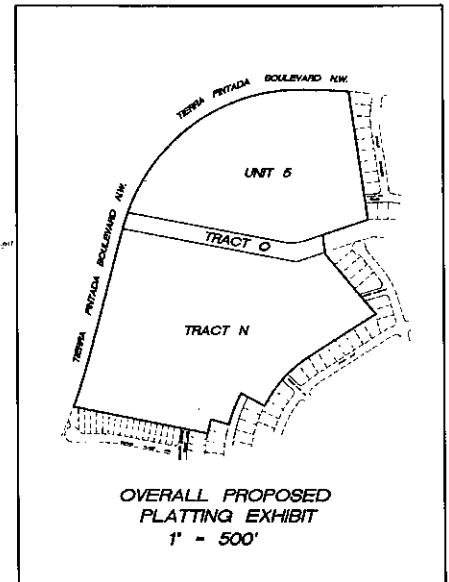
SHEET 2 OF 9

SURV TEK, INC.

Consulting Surveyors
3304 Valley View Drive, N.E. Albuquerque, New Mexico 87114
Phone: 505-887-3566
Fax: 505-887-3577

PROJECTED SECTION 9
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2015

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3388 Fax: 505-897-5377

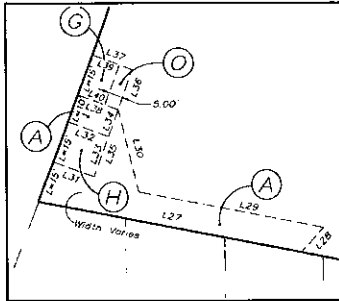


PLAT OF STORMCLOUD SUBDIVISION UNIT 5

(BEING A REPLAT OF TRACTS B AND J, THE CROSSING
AND TRACT R, STORMCLOUD SUBDIVISION, UNIT 3)

SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN

PROJECTED SECTION 9
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2015



DETAIL 'D' 1" = 30'

LINE	LENGTH	BEARING
L27	94.70	S29°03'05"E
L28	11.78	N56°53'42"E
L29	66.58	N72°03'05"W
L30	29.85	N14°27'21"W
L31	15.06	S69°36'20"E
L32	15.01	S69°36'20"E
L33	15.00	N20°23'40"E
L34	10.00	N40°23'40"E
L35	25.00	N20°23'40"E
L36	15.00	N20°23'40"E
L37	15.09	N69°36'20"W
L38	15.02	S69°36'20"E
L39	10.09	S69°36'20"E
L40	10.02	S69°36'20"E

Albuquerque Control Survey Monument "B1-41"
New Mexico State Plane Coordinates
(Central Zone - NAD 83) as published
North = 1,496,608.828 feet
East = 1,491,701.378 feet
Datum Alpha = -0017.0970"
Ground to Grid Factor = 0.999870930

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.



TIERRA PINTADA BOULEVARD N.W.

SIDEWALK CULVERT MAINTENANCE NOTE

SIDEWALK CULVERTS INSTALLED ADJACENT TO TRACT E
SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION
ONCE ESTABLISHED.

TRACT DESIGNATIONS

TRACTS A THROUGH K SHALL BE CONVEYED TO THE
HOMEOWNERS' ASSOCIATION ONCE ESTABLISHED. THESE
TRACTS SHALL BE MAINTAINED BY SAID ASSOCIATION.
USES FOR TRACTS ARE LISTED BELOW.

TRACT USE

- A LANDSCAPING
- B LANDSCAPING
- C MAINTENANCE ACCESS ROAD FOR COA, ABCWUA
AND AMAFCA/WATERLINE AND STORM DRAIN
EASEMENT
- D WATERLINE EASEMENT/AMAFCA MAINTENANCE
ACCESS EASEMENT
- E PRIVATE PARK
- F LANDSCAPING/PUBLIC PEDESTRIAN ACCESS
EASEMENT
- G WATERLINE EASEMENT FOR A.B.C.W.U.A. VAULT
- H WATERLINE EASEMENT FOR A.B.C.W.U.A. WATERLINE
AND VAULT
- J PNM, COMCAST AND CENTURYLINK SURFACE
EQUIPMENT/PUE.
- K LANDSCAPING/WATERLINE AND SANITARY SEWER
LINE EASEMENT/DRAINAGE EASEMENT AND PUBLIC
UTILITY EASEMENT
- N TO BE RETAINED BY OWNER FOR FUTURE
DEVELOPMENT
- O TO BE DEDICATED TO A.M.A.F.C.A. FOR DRAINAGE
CHANNEL

TRACT N

31.0361 Ac.

SEE SHEET 8

NEW EASEMENTS

- (A) 10' Public Utility Easement granted by this plat.
- (B) 10' Public Pedestrian Easement
- (C) Public Waterline Easement granted to A.B.C.W.U.A. by this
plat.
Public Storm Drain Easement granted to the City of
Albuquerque by this plat.
Maintenance Access Easement granted to A.M.A.F.C.A. by
this plat.
- (D) Public Waterline and Sanitary Sewer Easement granted to
A.B.C.W.U.A. by this plat.
- (E) Public Waterline Easement granted to A.B.C.W.U.A. by this
plat. (over all Tract Q)
- (F) Public Waterline Easement granted to A.B.C.W.U.A. by this
plat. (over all Tract H)
- (G) Public Utility Easement granted to CenturyLink by this plat.
- (H) Public Utility Easement granted to PNM by this plat.
- (I) Maintenance Access Easement granted to A.M.A.F.C.A. by
this plat.
- (J) Public Waterline Easement granted to A.B.C.W.U.A. by this
plat.
- (K) Public Storm Drain Easement granted to the City of
Albuquerque by this plat.
- (L) 9' Public Utility Easement granted by this plat.
- (M) 7' x 2' Public Utility Easement granted by this plat.
- (N) Public Utility Easement granted to Comcast by this plat.
- (O) Public Waterline and sanitary Sewer line easement granted to
ABCRUA, Public drainage easement granted to the City of
Albuquerque and Public Utility Easement granted this plat.
(Over all of Tract K)

SEE SHEET 5

SHEET 4 OF 9

SURV TEK, INC.

Consulting Surveyors Phone: 505-889-3888
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-887-3377

110445 UNIT 5_3-3-15.dwg

SIDEWALK CULVERT MAINTENANCE NOTE

SIDEWALK CULVERTS INSTALLED ADJACENT TO TRACT E SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION ONCE ESTABLISHED.

TRACT DESIGNATIONS

TRACTS A THROUGH K SHALL BE CONVEYED TO THE HOMEOWNERS' ASSOCIATION ONCE ESTABLISHED. THESE TRACTS SHALL BE MAINTAINED BY SAID ASSOCIATION. USES FOR TRACTS ARE LISTED BELOW.

TRACT USE

- | | |
|---|--|
| A | LANDSCAPING |
| B | LANDSCAPING |
| C | MAINTENANCE ACCESS ROAD FOR COA, ABCWUA AND AMAFCA/WATERLINE AND STORM DRAIN EASEMENT |
| D | WATERLINE EASEMENT/AMAFCA MAINTENANCE ACCESS EASEMENT |
| E | PRIVATE PARK |
| F | LANDSCAPING/PUBLIC PEDESTRIAN ACCESS EASEMENT |
| G | WATERLINE EASEMENT FOR A.B.C.W.U.A. VAULT |
| H | WATERLINE EASEMENT FOR A.B.C.W.U.A. WATERLINE AND VAULT |
| J | PNM, COMCAST AND CENTURYLINK SURFACE EQUIPMENT/PUE. |
| K | LANDSCAPING/WATERLINE AND SANITARY SEWER LINE EASEMENT/DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT |
| N | TO BE RETAINED BY OWNER FOR FUTURE DEVELOPMENT |
| O | TO BE DEDICATED TO A.M.A.F.C.A. FOR DRAINAGE CHANNEL. |

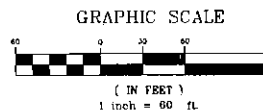
NEW EASEMENTS

- (A) 10' Public Utility Easement granted by this plot.
- (B) 10' Public Pedestrian Easement
- (C) Public Waterline Easement granted to A.B.C.W.U.A. by this plot.
Public Storm Drain Easement granted to the City of Albuquerque by this plot.
Maintenance Access Easement granted to A.M.A.F.C.A. by this plot.
- (D) Public Waterline and Sanitary Sewer Easement granted to A.B.C.W.U.A. by this plot.
- (E) Public Waterline Easement granted to A.B.C.W.U.A. by this plot. (over all Tract G)
- (F) Public Waterline Easement granted to A.B.C.W.U.A. by this plot. (over all Tract H)
- (G) Public Utility Easement granted to CenturyLink by this plot.
- (H) Public Utility Easement granted to PNM by this plot.
- (J) Maintenance Access Easement granted to A.M.A.F.C.A. by this plot.
- (K) Public Waterline Easement granted to A.B.C.W.U.A. by this plot.
- (L) Public Storm Drain Easement granted to the City of Albuquerque by this plot.
- (M) 9' Public Utility Easement granted by this plot.
- (N) 7' x 2' Public Utility Easement granted by this plot.
- (O) Public Utility Easement granted to Comcast by this plot.
- (P) Public Waterline and sanitary Sewer line easement granted to ABCWUA. Public drainage easement granted to the City of Albuquerque and Public Utility Easement granted this plot. (Over all of Tract K)

TRACT N

31.0361 Ac.

Temporary Public Turnaround Easement granted to the City of Albuquerque by plat filed July 9, 1998, in Volume 98C, Page 302 TO REMAIN



PLAT OF
STORMCLOUD SUBDIVISION
UNIT 5

(BEING A REPLAT OF TRACTS B AND J, THE CROSSING AND TRACT R, STORMCLOUD SUBDIVISION, UNIT 3)

SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN

PROJECTED SECTION 9
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2015

SHEET 5 OF 9

SURVOTEK, INC.

Consulting Surveyors
2284 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone: 505-997-3566
Fax: 505-997-3377

110445 UNIT 5_3-3-15.dwg

SEE SHEET 8

LINE TABLE		
LINE	LENGTH	BEARING
L41	129.82	N79°28'48"W
L42	15.81	S28°52'17"W
L43	97.00	S10°31'12"W
L44	25.00	N79°28'48"W
L45	112.00	N10°31'12"E
L46	30.00	S79°28'48"E

PLAT OF
STORMCLOUD SUBDIVISION
UNIT 5

(BEING A REPLAT OF TRACTS B AND J, THE CROSSING
AND TRACT R, STORMCLOUD SUBDIVISION, UNIT 3)

SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN

PROJECTED SECTION 9
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2015

TRACT N
31.0361 AC.

NEW EASEMENTS

- 10' Public Utility Easement granted by this plat.
- 10' Public Pedestrian Easement
- Public Waterline Easement granted to A.B.C.W.U.A. by this plat.
- Public Storm Drain Easement granted to the City of Albuquerque by this plat.
- Maintenance Access Easement granted to A.M.A.F.C.A. by this plat.
- Public Waterline and Sanitary Sewer Easement granted to A.B.C.W.U.A. by this plat.
- Public Waterline Easement granted to A.B.C.W.U.A. by this plat. (over all Tract G)
- Public Waterline Easement granted to A.B.C.W.U.A. by this plat. (over all Tract H)
- Public Utility Easement granted to CenturyLink by this plat.
- Public Utility Easement granted to PNM by this plat.
- Maintenance Access Easement granted to A.M.A.F.C.A. by this plat.
- Public Waterline Easement granted to A.B.C.W.U.A. by this plat.
- Public Storm Drain Easement granted to the City of Albuquerque by this plat.
- 9' Public Utility Easement granted by this plat.
- 7' x 2' Public Utility Easement granted by this plat.
- Public Utility Easement granted to Comcast by this plat.
- Public Waterline and sanitary Sewer line easement granted to ABCWUA, Public drainage easement granted to the City of Albuquerque and Public Utility Easement granted this plat. (over all of Tract K)
- Public Waterline Easement granted to ABCWUA and Public drainage easement granted to the City of Albuquerque.
- SURV**

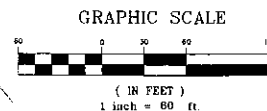
SEE SHEET 5

110445 UNIT 5_3-3-15.dwg

SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.E.

Phone: 805-897-3366
Fax: 805-897-3377



PLAT OF STORMCLOUD SUBDIVISION UNIT 5

(BEING A REPLAT OF TRACTS B AND J, THE CROSSING
AND TRACT R, STORMCLOUD SUBDIVISION, UNIT 3)

SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN

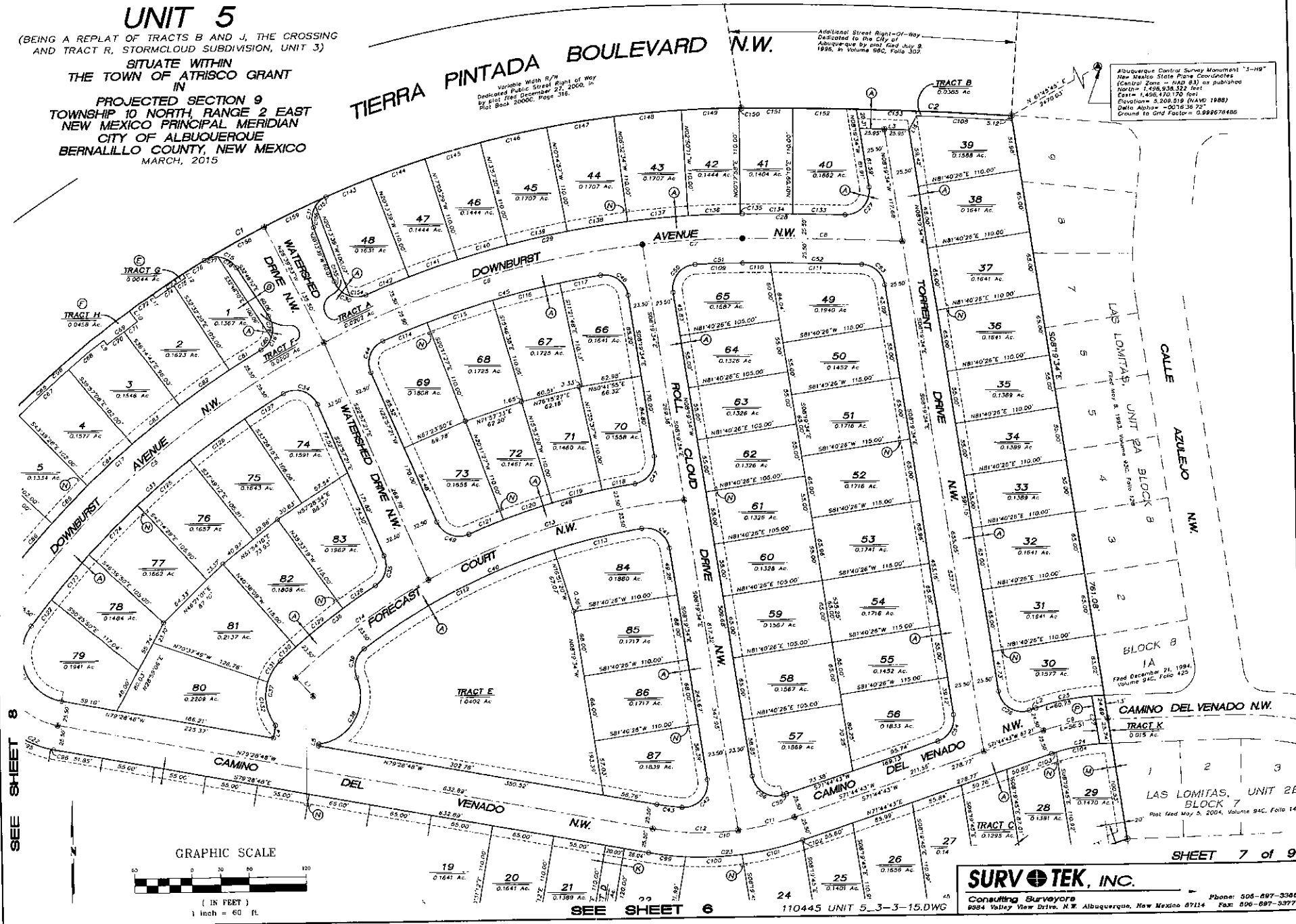
PROJECTED SECTION 9
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2015

TIERRA PINTADA BOULEVARD N.W.

Variable Width R/W
Dedicated Public Street Right of Way
by plat filed December 27, 2006, in
Plot Book 20000, Page 316.

Adjacent Street Right-of-Way
Dedicated to the City of
Albuquerque by plat filed July 9,
1986, in Volume 960, Page 302.

Albuquerque Control Survey Monument "3-H9"
New Mexico State Plane Coordinates
(Central Zone - NAD 83) as published
North = 1,496,938.322 feet
East = 1,406,420.130 feet
Elevation = 3,209.519 (NAD 1988)
Delta Alpha = -0016 36 72"
Ground to Grid Factor = 0.999678480



SEE SHEET 8

SEE SHEET 6

110445 UNIT 5-3-15.DWG

SHEET 7 of 9

SURV TEK, INC.

Consulting Surveyors
8884 Valley View Drive, N.E. Albuquerque, New Mexico 87114
Phone: 505-697-3368
Fax: 505-697-3377

PLAT OF STORMCLOUD SUBDIVISION UNIT 5

(BEING A REPLAT OF TRACTS B AND J, THE CROSSING
AND TRACT R, STORMCLOUD SUBDIVISION, UNIT 3)

SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN

PROJECTED SECTION 9
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2015

SIDEWALK CULVERT MAINTENANCE NOTE

SIDEWALK CULVERTS INSTALLED ADJACENT TO TRACT E
SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION
ONCE ESTABLISHED.

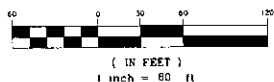
TRACT DESIGNATIONS

TRACTS A THROUGH K SHALL BE CONVEYED TO THE
HOMEOWNERS' ASSOCIATION ONCE ESTABLISHED. THESE
TRACTS SHALL BE MAINTAINED BY SAID ASSOCIATION.
USES FOR TRACTS ARE LISTED BELOW.

TRACT USE

- A LANDSCAPING
- B LANDSCAPING
- C MAINTENANCE ACCESS ROAD FOR COA, ABCWUA
AND AMAFCA/WATERLINE AND STORM DRAIN
EASEMENT
- D WATERLINE EASEMENT/AMAFCA MAINTENANCE
ACCESS EASEMENT
- E PRIVATE PARK
- F LANDSCAPING/PUBLIC PEDESTRIAN ACCESS
EASEMENT
- G WATERLINE EASEMENT FOR A.B.C.W.U.A. VAULT
- H WATERLINE EASEMENT FOR A.B.C.W.U.A. WATERLINE
AND VAULT
- J PNM, COMCAST AND CENTURYLINK SURFACE
EQUIPMENT/PUE
- K LANDSCAPING/WATERLINE AND SANITARY SEWER
LINE EASEMENT/DRAINAGE EASEMENT AND PUBLIC
UTILITY EASEMENT
- N TO BE RETAINED BY OWNER FOR FUTURE
DEVELOPMENT
- O TO BE DEDICATED TO A.M.A.F.C.A. FOR DRAINAGE
CHANNEL.

GRAPHIC SCALE



TERRA PINTADA BOULEVARD N.W.

SEE DETAIL 'A' SHEET 9

NEW EASEMENTS

- ① 10' Public Utility Easement granted by this plat.
- ② 10' Public Pedestrian Easement
- ③ Public Waterline Easement granted to A.B.C.W.U.A. by this plat.
Public Storm Drain Easement granted to the City of Albuquerque by this plat.
Maintenance Access Easement granted to A.M.A.F.C.A. by this plat.
- ④ Public Waterline and Sanitary Sewer Easement granted to A.B.C.W.U.A. by this plat.
- ⑤ Public Waterline Easement granted to A.B.C.W.U.A. by this plat. (over all Tract C)
- ⑥ Public Waterline Easement granted to A.B.C.W.U.A. by this plat. (over all Tract M)
- ⑦ Public Utility Easement granted to CenturyLink by this plat.
- ⑧ Public Utility Easement granted to PNM by this plat.
- ⑨ Maintenance Access Easement granted to A.M.A.F.C.A. by this plat.
- ⑩ Public Waterline Easement granted to A.B.C.W.U.A. by this plat.
- ⑪ Public Storm Drain Easement granted to the City of Albuquerque by this plat.
- ⑫ 9' Public Utility Easement granted by this plat.
- ⑬ 7' x 2' Public Utility Easement granted by this plat.
- ⑭ Public Utility Easement granted to Comcast by this plat.
- ⑮ Public Waterline and sanitary Sewer line easement granted to ABCWUA. Public drainage easement granted to the City of Albuquerque and Public Utility Easement granted this plat. (over all of Tract K)

TRACT N
31.0361 Ac.



SHEET 8 OF 9

SURV TEK, INC.

Consulting Surveyors
6084 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-887-3368
Fax: 505-887-3372

SEE SHEET 4

110445 UNIT 5_3-3-15.dwg

SEE SHEET 7

SEE SHEET 6

PLAT OF STORMCLOUD SUBDIVISION UNIT 5

(BEING A REPLAT OF TRACTS B AND J, THE CROSSING
AND TRACT R, STORMCLOUD SUBDIVISION, UNIT 3)

SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
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MARCH, 2015

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- ⑬ 7' x 2' Public Utility Easement granted by this plat.
- ⑭ Public Utility Easement granted to Comcast by this plat.
- ⑮ Public Waterline and sanitary Sewer line easement granted to A.B.C.W.U.A. by this plat.
Public Storm Drain Easement granted to the City of Albuquerque and Public Utility Easement granted by this plat. (Over all of Tract K)

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	1444.55'	1100.00'	847.76'	1342.96'	N52°48'00"E
C2	284.65'	4546.11'	142.37'	284.60'	S87°45'27"E
C3	130.57'	260.00'	66.72'	129.21'	S86°07'52"E
C4	153.08'	75.00'	122.26'	127.86'	S21°00'24"E
C5	436.92'	964.50'	221.66'	431.88'	S50°24'15"W
C6	351.17'	964.50'	172.55'	349.23'	S73°45'20"W
C7	104.68'	964.50'	52.39'	104.63'	S87°18'43"W
C8	167.32'	4099.50'	83.71'	167.36'	N88°24'33"W
C9	69.58'	230.00'	35.06'	69.31'	S80°24'41"W
C10	150.66'	300.00'	76.95'	149.09'	N86°07'52"E
C11	90.82'	300.00'	45.54'	90.72'	N77°31'29"E
C12	89.29'	300.00'	45.23'	89.46'	S88°03'16"E
C13	282.53'	695.50'	143.24'	280.60'	S73°32'38"W
C14	173.36'	695.50'	87.13'	172.91'	S54°15'56"W
C15	38.22'	25.00'	23.97'	34.61'	N76°36'12"W
C16	42.38'	25.00'	26.13'	36.13'	N13°28'03"E
C17	384.82'	990.00'	194.87'	352.40'	S48°36'09"E
C18	52.16'	100.50'	26.30'	54.47'	S21°34'32"W
C19	17.27'	25.00'	9.00'	16.93'	N25°43'39"E
C20	95.46'	400.00'	100.85'	74.36'	S22°45'43"E
C21	17.27'	25.00'	9.00'	16.93'	N71°20'04"W
C22	49.01'	100.50'	25.00'	49.52'	S65°30'39"E
C23	163.47'	325.50'	83.30'	161.76'	N86°07'52"E
C24	53.09'	204.50'	25.95'	51.95'	S39°02'34"W
C25	23.81'	454.50'	77.16'	23.55'	S80°07'12"W
C26	43.60'	25.00'	28.28'	38.28'	S58°17'26"E
C27	43.74'	25.00'	29.92'	38.37'	N41°47'39"E
C28	107.53'	4126.00'	53.77'	107.53'	N88°49'56"W
C29	405.57'	990.00'	205.67'	402.74'	S78°41'06"W
C30	40.50'	25.00'	26.26'	36.22'	S66°38'21"E
C31	38.11'	25.00'	23.86'	34.52'	S23°28'34"W
C32	101.03'	49.50'	50.69'	84.59'	S21°00'24"E
C33	361.32'	939.00'	182.92'	339.09'	S48°29'25"W
C34	42.56'	25.00'	28.52'	37.60'	N71°43'16"W
C35	35.23'	25.00'	21.25'	32.38'	N17°24'42"E
C36	127.43'	719.00'	63.88'	127.26'	S52°42'07"W
C37	73.53'	50.00'	45.23'	67.08'	S05°29'39"W
C38	92.92'	50.00'	66.03'	80.18'	N08°28'42"E
C39	33.29'	25.00'	19.56'	30.81'	N31°01'11"W
C40	319.90'	672.00'	163.04'	316.89'	S67°30'35"W
C41	39.50'	25.00'	25.23'	35.52'	N53°35'22"W
C42	45.07'	25.00'	31.60'	39.21'	N43°19'21"E
C43	26.58'	274.50'	13.30'	26.37'	S82°15'12"E
C44	39.14'	25.00'	24.87'	35.26'	S21°53'39"W
C45	238.57'	939.00'	119.93'	232.83'	S74°01'27"W
C46	56.43'	25.00'	35.16'	35.47'	N63°30'45"W
C47	39.07'	25.00'	24.80'	35.21'	N36°28'42"E
C48	182.46'	719.00'	91.72'	181.97'	S73°56'45"W
C49	32.43'	25.00'	25.16'	35.47'	S68°08'24"E
C50	41.76'	25.00'	27.63'	37.07'	S39°31'57"E
C51	48.65'	939.00'	24.83'	48.65'	S88°54'22"W
C52	124.52'	4074.00'	62.29'	124.56'	N88°42'11"W
C53	34.92'	25.00'	20.79'	31.97'	N48°04'36"W
C54	34.94'	25.00'	21.00'	32.16'	N31°42'35"E
C55	3.80'	274.50'	1.90'	3.80'	N72°08'30"E
C56	43.26'	25.00'	29.34'	38.06'	S87°53'39"E
C57	54.48'	1100.00'	27.24'	54.47'	S21°29'36"W
C58	148.75'	1100.00'	74.49'	148.64'	S26°47'10"W
C59	75.95'	1100.00'	37.99'	75.93'	S32°38'17"W
C60	75.95'	1100.00'	37.99'	75.93'	S32°38'17"W
C61	62.23'	1100.00'	31.12'	62.22'	S38°26'58"W
C62	60.21'	1100.00'	30.11'	60.20'	S41°38'17"W
C63	178.74'	1092.00'	89.57'	178.94'	S47°53'41"W
C64	59.77'	1092.00'	29.89'	59.76'	S44°46'27"W
C65	70.64'	1092.00'	35.33'	70.63'	S48°11'43"W
C66	48.33'	1092.00'	24.17'	48.33'	S51°18'59"W
C67	40.00'	1086.00'	20.00'	40.00'	S53°38'12"W
C68	22.21'	1086.00'	11.11'	22.21'	S53°10'08"W
C69	17.79'	1086.00'	8.89'	17.79'	S54°13'26"W
C70	29.85'	1100.00'	14.92'	29.85'	S58°26'49"W
C71	38.00'	1095.00'	19.00'	38.00'	S57°31'06"W
C72	23.64'	1095.00'	11.82'	23.64'	S56°50'34"W
C73	14.36'	1095.00'	7.18'	14.36'	S57°50'13"W
C74	26.56'	1100.00'	13.28'	26.56'	S58°34'16"W
C75	15.04'	25.00'	7.76'	14.81'	S76°49'54"W
C76	23.16'	25.00'	12.50'	22.36'	N59°24'05"W
C77	23.16'	25.00'	12.50'	22.36'	N66°14'27"W
C78	17.20'	25.00'	8.95'	16.86'	N40°01'38"E
C79	39.34'	990.00'	19.67'	39.34'	S56°35'59"W
C80	64.04'	990.00'	32.03'	64.03'	S55°36'29"W
C81	64.04'	990.00'	32.03'	64.03'	S51°54'06"W
C82	64.04'	990.00'	32.03'	64.03'	S48°11'43"W
C83	54.19'	990.00'	27.10'	54.18'	S44°46'27"W
C84	54.12'	990.00'	27.10'	54.18'	S41°18'17"W
C85	44.98'	990.00'	22.49'	44.98'	S38°46'07"W
C86	18.81'	100.50'	9.43'	18.78'	S32°06'20"W
C87	36.38'	100.50'	18.38'	36.16'	S16°22'52"W
C88	14.25'	25.00'	7.33'	14.06'	N22°20'57"E
C89	3.02'	25.00'	1.51'	3.02'	N42°08'32"E
C90	53.93'	40.00'	31.96'	49.94'	S06°58'35"W
C91	37.17'	40.00'	20.05'	35.65'	S81°16'24"E
C92	4.35'	100.00'	2.18'	4.35'	S68°00'42"E
C93	45.86'	100.50'	23.34'	45.46'	S64°36'49"E
C94	3.15'	100.50'	1.57'	3.15'	S78°34'58"E
C95	42.48'	1100.00'	21.24'	42.48'	S35°43'21"W
C96	220.06'	1100.00'	110.41'	219.72'	S48°56'16"W
C97	19.05'	325.50'	19.55'	39.03'	S82°55'02"E
C98	58.90'	325.50'	29.53'	58.92'	N88°27'42"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C101	65.28'	325.50'	32.75'	65.17'	N77°31'56"E
C102	0.24'	325.50'	0.12'	0.24'	N71°45'58"E
C103	5.24'	204.50'	2.62'	5.24'	S22°28'44"W
C104	59.94'	204.50'	30.18'	59.72'	S81°38'32"W
C105	18.24'	260.00'	9.12'	18.23'	N23°45'17"E
C106	98.78'	260.00'	49.99'	98.19'	N86°38'54"E
C107	13.55'	260.00'	6.78'	13.55'	S80°58'25"E
C108	102.14'	4541.13'	51.07'	102.13'	N86°35'40"W
C109	48.65'	939.00'	24.83'	48.65'	S88°54'22"E
C110	28.60'	4074.00'	14.30'	28.60'	N88°22'40"W
C111	95.86'	4074.00'	47.93'	95.96'	N88°30'07"W
C112	224.80'	672.00'	113.46'	223.75'	S63°42'20"W
C113	95.10'	672.00'	47.53'	95.02'	S77°05'35"W
C114	50.23'	939.00'	25.12'	50.22'	S68°16'36"W
C115	72.33'	939.00'	36.19'	72.32'	S72°00'58"W
C116	72.33'	939.00'	36.19'	72.32'	S76°28'47"W
C117	43.67'	939.00'	21.84'	43.67'	S78°58'09"W
C118	35.26'	719.00'	17.63'	35.25'	S79°46'40"W
C119	53.93'	719.00'	26.96'	53.92'	S76°15'27"W
C120	53.96'	719.00'	26.99'	53.94'	S71°57'33"W
C121	39.32'	719.00'	19.67'	39.32'	S68°14'33"W
C122	34.46'	939.00'	17.23'	34.46'	S81°31'05"W
C123	61.73'	939.00'	30.86'	61.72'	S41°27'10"W
C124	28.60'	939.00'	14.30'	28.60'	S45°32'51"W
C125	72.46'	939.00'	36.23'	72.44'	S49°58'10"W
C126	71.82'	939.00'	35.93'	71.81'	S54°22'17"W
C127	48.36'	939.00'	24.18'	48.36'	S58°02'12"W
C128	41.83'	719.00'	20.92'	41.84'	S56°09'43"W
C129	63.76'	719.00'	31.80'	63.73'	S81°34'16"W
C130	21.83'	719.00'	10.92'	21.83'	S48°29'40"W
C131	25.95'	20.00'	13.28'	25.66'	S42°45'15"W
C132	47.56'	50.00'	25.76'	45.80'	S09°22'35"E
C133	54.65'	4125.00'	27.43'	54.65'	N88°27'59"W
C134	52.68'	4125.00'	26.34'	52.68'	N89°12'47"W
C135	2.10'	990.00'	1.05'	2.10'	S88°38'23"W
C136	54.19'	990.00'	27.10'	54.18'	S82°43'54"W
C137	64.04'	990.00'	32.03'	64.03'	S82°18'37"W
C138	64.04'	990.00'	32.03'	64.03'	S81°38'15"W
C139	64.04'	990.00'	32.03'	64.03'	S77°53'52"W
C140	54.19'	990.00'	27.10'	54.18'	S74°28'36"W
C141	54.19'	990.00'	27.10'	54.18'	S71°20'26"W
C142	48.79'	990.00'	24.40'	48.78'	S68°21'39"W
C143	51.18'	1100.00'	25.50'	51.18'	S68°28'23"W
C144	60.21'	1100.00'	30.11'	60.20'	S21°20'26"W
C145	60.21'	1100.00'	30.11'	60.20'	S24°28'36"W
C146	71.16'	1100.00'	35.59'	71.14'	S27°53'52"W
C147	71.16'	1100.00'	35.59'	71.14'	S61°36'15"W
C148	71.16'	1100.00'	35.59'	71.14'	S65°18'37"W
C149	60.21'	1100.00'	30.11'	60.20'	S68°43'54"W
C150	2.33'	1100.00'	1.17'	2.33'	N89°36'23"W
C151	54.08'	4546.11'	27.04'	54.08'	N89°13'08"W
C152	66.36'	4546.11'	33.18'	66.36'	N88°27'06"W
C153	164.21'	4546.11'	82.11'	164.20'	N89°59'55"W
C154	17.32'	25.00'	9.02'	16.98'	N86°47'45"E
C155	23.18'	25.00'	12.50'	22.36'	S46°47'33"E
C156	23.18'	25.00'	12.50'	22.36'	S08°20'18"W
C157	14.92'	25.00'	7.46'	14.70'	S50°00'17"W
C158	71.91'	1100.00'	35.97'	71.90'	S61°28'09"W
C159	72.28'	1100.00'	36.15'	72.27'	S65°13'27"W
C160	305.79'	3000.00'	153.03'	305.66'	N18°05'56"E
C161	180.45'	762.00'	95.72'	189.95'	S50°44'51"W
C162	208.45'	762.00'	104.88'	207.80'	S35°45'41"W
C163	187.52'	920.00'	93.74'	197.14'	S21°46'26"W
C164	84.44'	1032.00'	42.24'	84.41'	S31°19'45"W
C165	93.99'	1100.00'	47.03'	93.96'	S17°37'26"W

LINE TABLE	
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ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

Thomas O. Isaacson, PE(RET.) & LS(RET.) . Fred C. Arfman, PE . Åsa Nilsson-Weber, PE

February 15, 2016

Mr. Jack Cloud
DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87103

RE: Stormcloud Subdivisions, Units 4 & 5
Existing Legal: Tracts B & J, The Crossing and Tract R, Stormcloud Unit 3
Zone Atlas Map: H-9
DRB Project No. 1005029

Dear Mr. Cloud:

Isaacson & Arfman, acting as agents for the Owner of the above referenced site, is submitting a request for approval of a one-year extension of the preliminary plat, including design variances and sidewalk deferral/waiver, for the referenced project.

The site is located east and south of Tierra Pintada Blvd, NW and west of Unser Blvd, NW--see attached zone atlas map. Mirehaven Arroyo separates the two units with Unit 5 on the north side and Unit 4 on the south side.

A one-year extension of the preliminary plat for Units 4 and 5 was approved at DRB on February 25, 2015. The final preliminary plat was approved with delegation of signatures on May 6, 2015 for Unit 5 and May 22, 2013 for Unit 4. Please see attached copies of the preliminary plat and final preliminary plats.

Since the Developer has not yet found a buyer for the two subdivisions, we are requesting a one-year extension of the preliminary plat/final preliminary plats.

Please call me at 268-8828 if you have questions regarding this submittal.

Thank you.

Sincerely,

ISAACSON & ARFMAN, P.A.

Åsa Nilsson-Weber, P.E.

Attachments

ORIGINAL

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

STORMCLOUD SUBDIVISION, UNIT 4

PROPOSED NAME OF PLAT

REPLAT OF TRACTS B & J, THE CROSSING & TRACT R, STORMCLOUD SUBDIVISION, UNIT 3

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst
							Inspector	P.E.	Engineer
		UNIT 4							
		8"	WATERLINE, 3WR Waterline PVC C-900	Chinook Rd NW	Summer Breeze Dr NW	White Squall Dr NW	/	/	/
		6"	Waterline PVC C-900	Wind Sock Rd NW	Summer Breeze Dr NW	White Squall Dr NW	/	/	/
		8"	Waterline PVC C-900	White Squall Dr NW	Chinook Rd NW	Monsoon Rd NW	/	/	/
		10"	Waterline PVC C-900	Summer Breeze Dr NW	S Property Line Existing 10" WL	Jet Stream Rd NW	/	/	/
		8"	Waterline PVC C-900	Monsoon Rd NW	White Squall Dr NW	Gunnison Pl NW	/	/	/
		6"	Waterline PVC C-900	Monsoon Rd NW	Gunnison Pl NW	Animas Pl NW	/	/	/
		6"	Waterline PVC C-900	Jet Stream Rd NW	White Squall Dr NW	Summer Breeze Dr NW	/	/	/
		10"	Waterline PVC C-900	Jet Stream Rd NW	Summer Breeze Dr NW	Gunnison Pl NW	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst
							Inspector	P.E.	Engineer
		6"	Waterline PVC C-900	Gunnison PI NW	Animas PI NW	Jet Stream Rd NW	/	/	/
		10"	Waterline PVC C-900	Gunnison PI NW	Jet Stream Rd NW	Monsoon Rd NW	/	/	/
		10"	Waterline PVC C-900	Public Easement E of Lot 139	Monsoon Rd NW	Lots 138/139 N Line	/	/	/
		6"	Waterline PVC C-900	Animas PI NW	Lot 117 Existing 6" Waterline	Monsoon Rd NW	/	/	/
		4"	Waterline PVC C-900	Animas PI NW	Lots 128/129	Monsoon Rd NW	/	/	/
		10"	Waterline PVC C-900***	20' Waterline Easement	Public Easement N of Monsoon Rd NW	Public Easement S of Camino Del Venado NW	/	/	/
		6"	WATERLINE, 2W Waterline PVC C-900	Animas PI NW	Gunnison PI NW	Lot 117 Existing 6" Waterline	/	/	/
		6"	Waterline PVC C-900	Gunnison PI NW	Animas PI NW	E Property Line Existing 8" Waterline	/	/	/
		8"	SANITARY SEWER Sanitary Sewer Line SDR-35	Chinook Rd NW	Summer Breeze Dr NW	White Squall Dr NW	/	/	/
		8"	Sanitary Sewer Line SDR-35	Wind Sock Rd NW	Summer Breeze Dr NW	Lot 46	/	/	/
		8"	Sanitary Sewer Line SDR-35	White Squall Dr NW	Chinook Rd NW	Lot 1	/	/	/
		8"	Sanitary Sewer Line SDR-35	Summer Breeze Dr NW	South Property Line Existing 8" SAS	Lot 35	/	/	/
		8"	Sanitary Sewer Line SDR-35	Monsoon Rd NW	Lot 154	Animas PI NW	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst
							Inspector	P.E.	Engineer
		8"	Sanitary Sewer Line SDR-35	Jet Stream Rd NW	Lot 65	Gunnison Pl NW	/	/	/
		8"	Sanitary Sewer Line SDR-35	Animas Pl NW	Lot 117	Lot 116 Existing 8" SAS	/	/	/
		8"	Sanitary Sewer Line SDR-35	Animas Pl NW	Lot 120	N Property Line Existing 8" SAS	/	/	/
		8"	Sanitary Sewer Line SDR-35	Gunnison Pl NW	Animas Pl NW	Jet Stream Rd NW	/	/	/
		10"	Sanitary Sewer Line SDR-35	Gunnison Pl NW	E Property Line Existing 10" SAS	Animas Pl NW	/	/	/
		28' F-F	PAVING Residential Pavement C&G on Both Sides 4' Sidewalk on Both Sides	Chinook Rd NW	Summer Breeze Dr NW	White Squall Dr NW	/	/	/
		28' F-F	Residential Pavement C&G on Both Sides 4' Sidewalk on Both Sides	Wind Sock Rd NW	White Squall Dr NW	Summer Breeze Dr NW	/	/	/
		28' F-F	Residential Pavement C&G on Both Sides 4' Sidewalk on Both Sides	White Squall Dr NW	Chinook Rd NW	Wind Sock Rd NW	/	/	/
		30' F-F	Residential Pavement C&G on Both Sides 4' Sidewalk on Both Sides	White Squall Dr NW	Wind Sock Rd NW	Monsoon Rd NW	/	/	/
		32' F-F	Residential Pavement C&G on Both Sides 4' Sidewalk on Both Sides	Summer Breeze Dr NW	S Property Line	Chinook Rd NW	/	/	/
		26' F-F	Residential Pavement C&G on Both Sides 4' Sidewalk on Both Sides	Summer Breeze Dr NW	Chinook Rd NW	Jet Stream Rd NW	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		30' F-F	Residential Pavement C&G on Both Sides 4' Sidewalk on Both Sides	Monsoon Rd NW	White Squall Dr NW	Animas Pl NW	/	/	/
		30' F-F	Residential Pavement C&G on Both Sides 4' Sidewalk on Both Sides	Jet Stream Rd NW	Gunnison Pl NW	White Squall Dr NW	/	/	/
		28' F-F	Residential Pavement C&G on Both Sides 4' Sidewalk on Both Sides	Animas Pl NW	S Property Line	NE Property Line	/	/	/
		50' F-F	Residential Pavement C&G on Both Sides & Median C&G 6' Sidewalk on Both Sides	Monsoon Rd NW (Entrance)	Tierra Pintada Blvd NW E R/W	White Squall Dr NW	/	/	/
		30' F-F	Residential Pavement C&G on Both Sides 4' Sidewalk on Both Sides	Gunnison Pl NW	Monsoon Rd NW	Animas Pl NW	/	/	/
		28' F-F	Residential Pavement C&G on Both Sides 4' Sidewalk on Both Sides	Gunnison Pl NW	Animas Pl NW	SE Property Line	/	/	/
		10'	Trail on East Side Only	Tierra Pintada Blvd NW	South Property Line, Unit 4	South Property Line, Unit 5	/	/	/
		18"-24"	STORM SEWER Storm Sewer Pipe RCP	Chinook Rd NW	Lots 55/56	Summer Breeze Dr NW	/	/	/
		24"	Storm Sewer Pipe RCP	Summer Breeze Dr NW	Lots 27/28	Chinook Rd NW	/	/	/
		42"	Storm Sewer Pipe RCP	Summer Breeze Dr NW	Chinook Rd NW	S Property Line Exst 36" Storm Drain	/	/	/
		24"	Storm Sewer Pipe RCP	Monsoon Rd NW	Lots 139/140	Gunnison Pl NW	/	/	/

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
		36"	Storm Sewer Pipe RCP	Gunnison Pl NW	Monsoon Rd NW	Jet Stream Rd NW	/	/	/
		24"	Storm Sewer Pipe RCP	Jet Stream Rd NW	Gunnison Pl NW	Summer Breeze Dr NW	/	/	/
		24"	Storm Sewer Pipe RCP	Summer Breeze Dr NW	Jet Stream Rd NW	Lots 34/35	/	/	/
		36"	Storm Sewer Pipe RCP	Public Easement E of Lot 139	Monsoon Rd NW	N Property Line Unit 4	/	/	/
		36"	Storm Sewer Pipe RCP	Mirehaven Arroyo (Tract O)	Public Easement N of Monsoon Rd NW	Mirehaven Arroyo (Tract O)	/	/	/
		\$25,000	LOMR***	Mirehaven Arroyo (Tract O)	East Property Line Unit 4	West Property Line Unit 4	/	/	/
		53' Top Width	Shotcrete Channel***	Mirehaven Arroyo (Tract O)	East Property Line Unit 4	West Property Line Unit 4	/	/	/
		3'	Sidewalk Culvert	Animas Pl NW	West of Lot 124		/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private		City Cnst Engineer
							Inspector	P.E.	
							/	/	/
							/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature Date							City User Dept. Signature Date		

NOTES

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.

Street lights per City requirements.

1. Water infrastructure to include services, valves, fittings, valve boxes, and fire hydrants as required.
2. Catch basin and manholes connection included with storm sewer pipe.
3. Sanitary sewer to include manholes and service connections as required.
4. Signage and striping per DRC.
5. Certified grading and drainage and walls for SIA/Financial Release.
- **6. Sidewalks which front the lots will be deferred and built during the construction of the individual houses.
7. Wall certification from Registered Engineer and/or Registered Architect prior to Release of Financial Guarantee.
8. Certification that perimeter wall has been constructed per DRB approved design prior to Release of Financial Guarantee.
9. Approval of LOMR is required for release of SIA and Financial Guarantee.
- ***10. To be constructed with development of either Unit (4 or 5) constructed first.

AGENT / OWNER

Asa Nilsson-Weber, PE
NAME (print)

Isaacson & Arfman, P.A.
FIRM

Asa Nilsson-Weber 5-7-13
SIGNATURE - date

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 5-22-13
DRB CHAIR - date

[Signature] 5-22-13
TRANSPORTATION DEVELOPMENT - date

[Signature] 05/22/13
ABCWUA - date

[Signature] 5-22-13
CITY ENGINEER - date

Carol S. Dumont 5-22-13
PARKS & GENERAL RECREATION - date

AMAFCA - date

- date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



OFFICIAL NOTICE OF DECISION

February 25, 2015

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

Project# 1005029
15DRB-70068 EXT OF MAJOR PRELIMINARY PLAT

ISAACSON AND ARFMAN PA agent(s) for WESTERN ALBUQUERQUE LAND HOLDINGS, LLC request(s) the above action(s) for all or a portion of Tract(s) B & J, THE CROSSING AND TRACT R, **STORMCLOUD (TBKA STORMCLOUD SBD UNIT 4 AND 5) Unit(s) 3**, zoned SU-2/R-LT, located on TIERRA PINTADA WEST OF UNSER containing approximately 86.2777 acre(s). (H-9)

At the February 25, 2015 Development Review Board meeting, the one-year extension of the preliminary plat was approved with the condition that the expired vacation be re-approved, and that previous conditions of final plat still apply.

Please note that a Preliminary Plat approval date is the date of the DRB action plus the 15-day appeal period. The Preliminary Plat approval is effective one year from that date. The DRB must take action on the Preliminary Plat approval is null and void. (REF: Chapter 14 Article 14 Part 3-4 (E) Revised Ordinance.)



Jack Cloud, DRB Chair