Bohannan A Huston

December 21, 2018

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

www.bhinc.com

voice: 505.823.1000 facsimile: 505.798.7988 toll free: 800.877.5332

Ms. Kym Dicome, DRB Chair City of Albuquerque Planning Department 600 2nd Street NW Albuquerque, NM 87103

Re: Del Webb at Mirehaven Phase 3 (TR N-2-B-2 BULK PLAT FOR TRACTS N-2-B-1, N-2-B-2 & N-2-C-

1) - Final Plat DRB 1006864

Dear Ms. Dicome:

Enclosed for Development Review Board (DRB) final plat are copies of the following information:

- Development Review Application
- Form S(2)
- Seven (7) copies of each of the Final Plat
- Three (3) Perimeter Wall Exhibits
- Zone Atlas Page
- Copy of recorded SIA
- Digital Copy including DXF file

This final plat is being presented to the Development Review Board for the purpose of obtaining City review and approval. It represents the third phase of the private, age restricted residential development at Mirehaven and encompasses approximately 23.07 acres subdivided into 87 lots of varying sizes and 12 Private Open Space Parcels. We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

Bohannan Huston, Inc.

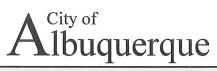
Yolanda Padilla Moyer, P.E.

Senior Project Manager

Community Development and Planning Group

Enclosures

Cc: Kevin Patton, Pulte Group





DEVELOPMENT REVIEW APPLICATION

Effective 5/17/18

Please check the appropriate box and refer to s	supplemental forms for sub	mittal requirements. All fe	es must be paid at the time of application.
Administrative Decisions	☐ Historic Certificate of Ap (Form L)	propriateness – Major	☐ Wireless Telecommunications Facility Waiver (Form W2)
☐ Archaeological Certificate (Form P3)	☐ Historic Design Standard	ds and Guidelines (Form L)	Policy Decisions
☐ Historic Certificate of Appropriateness – Minor (Form L)	☐ Master Development Pla	an <i>(Form P1)</i>	☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
☐ Alternative Signage Plan (Form P3)	☐ Site Plan – EPC includir (Form P1)	ng any Variances – EPC	☐ Adoption or Amendment of Historic Designation (Form L)
☐ WTF Approval <i>(Form W1)</i>	☐ Site Plan – DRB (Form I	P2)	☐ Amendment of IDO Text (Form Z)
☐ Minor Amendment to Site Plan (Form P3)	■ Subdivision of Land – M	inor (Form S2)	☐ Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	☐ Subdivision of Land – M	ajor <i>(Form S1)</i>	☐ Amendment to Zoning Map – EPC (Form Z)
☐ Conditional Use Approval <i>(Form ZHE)</i>	☐ Vacation of Easement o	r Right-of-way (Form V)	☐ Amendment to Zoning Map – Council (Form Z)
☐ Demolition Outside of HPO (Form L)	☐ Variance – DRB (Form \	/)	Appeals
☐ Expansion of Nonconforming Use or Structure (Form ZHE)	☐ Variance – ZHE (Form 2	ZHE)	☐ Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)
APPLICATION INFORMATION			
Applicant: Pulte Development of New Mexico)		Phone: 505-341-9850
Address: 7601 Jefferson St NE Suite 320			Email: kevin.patton@pultegroup.com
City: Albuquerque		State: NM	Zip: 87109
Professional/Agent (if any): Bohannan Huston I	nc.		Phone: 505-823-1000
Address: 7500 Jefferson St NE			Email: ypadilla@bhinc.com
City: Albuquerque		State: NM	Zip: 87109
Proprietary Interest in Site: Owner		List <u>all</u> owners:	
BRIEF DESCRIPTION OF REQUEST			
	Final Pla	t Approval	
SITE INFORMATION (Accuracy of the existing I	egal description is crucial!	Attach a separate sheet if	necessary.)
Lot or Tract No.: TR N-2-B-2 BULK PLAT FOR TRAC	TS N-2-B-1, N-2-B-2 & N-2-C-1	Block:	Unit:
Subdivision/Addition: Watershed Subdivision		MRGCD Map No.:	UPC Code: 100805935214140102
Zone Atlas Page(s): H-08-Z	Existing Zoning:		Proposed Zoning: No change
# of Existing Lots: 1	# of Proposed Lots: 87		Total Area of Site (acres): 23.0746
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: MIREHAVEN PKWY NW ALBUQUERQUE NM 8	Between: Tierra Pinta	da Blvd	and: Echo Canyon
CASE HISTORY (List any current or prior proje	ct and case number(s) that	may be relevant to your re	quest.)
	22		
Signature: Wolundi Tad	ll. Min		Date: 12/21/18
Printed Name: Volunda Pad	Ma Moder		☐ Applicant or 爲 Agent
FOR OFFICIAL USE ONLY	ya * mes ya malan ∱ak at		THE RESERVE OF THE PROPERTY OF THE PARTY OF
Case Numbers		Action	Fees
-	Ψ		
-	1		
-			
Meeting/Hearing Date:		T.	Fee Total:
Staff Signature:		Date:	Project #

FORM S2: SUBDIVISION OF LAND - MINOR ACTIONS

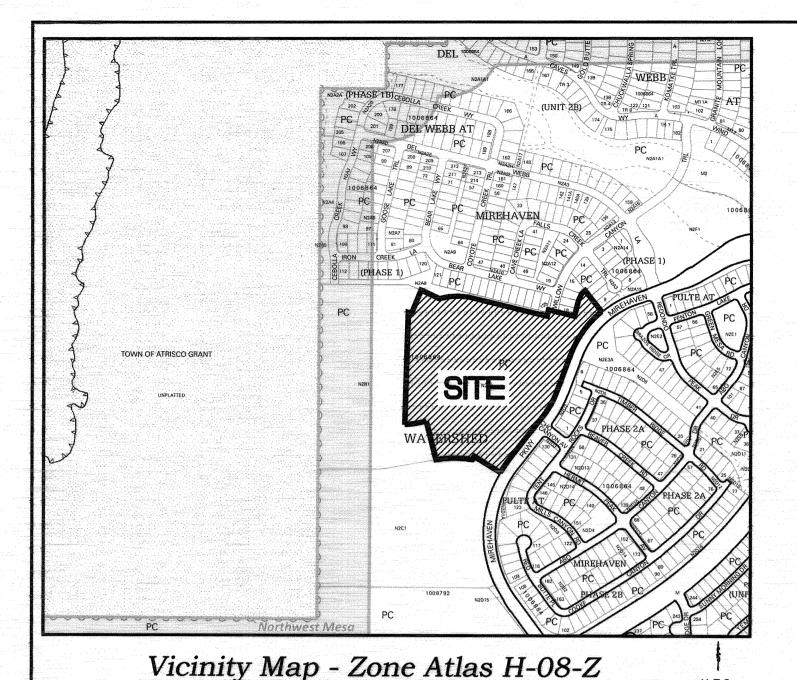
Staff Signature:

Date:

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

A Variance - DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2. INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS Interpreter Needed for Hearing? _____ if yes, indicate language: Zone Atlas map with the entire site clearly outlined and labeled SKETCH PLAT REVIEW AND COMMENT Scale drawing of the proposed subdivision plat (7 copies, folded) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded) Letter describing, explaining, and justifying the request MAJOR SUBDIVISION FINAL PLAT APPROVAL Proposed Final Plat (7 copies, 24" x 36" folded) Design elevations & cross sections of perimeter walls (3 copies) Copy of recorded IIA DXF file and hard copy of final plat data for AGIS submitted and approved Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A) Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded) Cross sections of proposed streets (3 copies, 11" by 17" maximum) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I) Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information Proposed Infrastructure List, if applicable Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer DXF file and hard copy of final plat data for AGIS submitted and approved MINOR AMENDMENT TO PRELIMINARY PLAT Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded) Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded) Infrastructure List, if applicable Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2) Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1. I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete. Signature: Date: **Printed Name:** □ Applicant or ⋈ Agent Mourer FOR OFFICIAL USE ONLY Project Number: Case Numbers _

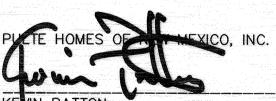


Legal Description

TRACTS N-2-B-2 OF THE WATERSHED SUBDIVISION, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE BULK PLAT ENTITLED "BULK PLAT FOR TRACTS N-2-B-1, N-2-B-2 & N-2-C-1, WATERSHED SUBDIVISION, BEING COMPRISED OF TRACTS N-2-B AND N-2-C, WATERSHED SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 14, 2017, IN BOOK 2017C, PAGE 143.

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDÉFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.



DIRECTOR OF LAND PLANNING AND ENTITLEMENTS PULTE HOMES OF NEW MEXICO, INC.

STATE OF NEW Mexico) COUNTY OF BERNALILLO

MY COMMISSION EXPIRES

OFFICIAL SEAL Polly E. Lydens NOTARY PUBLIC My Commission Expires: 10 19 19

December 13, 2018 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON BY: KEVIN PATTON, DIRECTOR OF LAND PLANNING AND ENTITLEMENTS, PULTE HOMES

Bv		Pou	w E	luce	lens
NOTARY	PUBLI	2	0	-V-	

Indexing Information

Projected Section 8, Township 10 North, Range 2 East, N.M.P.M. Town of Atrisco Grant Subdivision: Watershed Subdivision Owner: Pulte Homes of New Mexico, Inc. UPC #: 100805935214140102

Purpose of Plat

- SUBDIVIDE EXISTING TRACT AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.

Treasurer's Certificate

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

100805935214140102

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for Del Webb @ Mirehaven, Unit 3A Being Comprised of Tract N-2-B-2 Watershed Subdivision City of Albuquerque Bernalillo County, New Mexico November 2018

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number:

Application Number: Plat Approvals:

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NM Electric Se	ervices				2000
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90 0	> C (
west Corp d	b/a CenturyLink			.	<u> </u>
	D) a contai yenn			17 1.01	10
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	200puy			12/18	12
401-				14/10/	70
amagat				<i>/</i>	

City Approvals:

Sommer M. City Surveyor	Risenhoores P.S.	
Traffic Engineer		
ABCWUA		

AMAFCA

City Engineer

DRB Chairperson, Planning Department

Code Enforcement

Surveyor's Certificate

"I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON. THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE. AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr. Date N.M.R.P.S. No. 14271

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



Sheet 1 of 6

Subdivision Data

GROSS ACREAGE	.23.0746 ACRES
ZONE ATLAS PAGE NO	H-08-Z
NUMBER OF EXISTING TRACTS	1
NUMBER OF LOTS CREATED	
NUMBER OF TRACTS CREATED	
MILES OF FULL-WIDTH STREETS	0.749 MILES
MILES OF HALF-WIDTH STREETS	0.00 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE	0.00 ACRES
DATE OF SURVEY	AUGUST 2018

Notes

- FIELD SURVEY PERFORMED IN AUGUST 2017.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD
- MEASURÉD BEARINGS AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES AS SHOWN ON THE PLAT OF RECORD.
- 5. PRIVATE BLANKET PEDESTRIAN ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT OVER TRACTS 'C', 'M' AND 'V'. SHOWN HEREON UNDER EASEMENT NOTES AS [7]
- 6. PUBLIC BLANKET DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT OVER TRACT 'M'. SHOWN HERON UNDER EASEMENT NOTES AS [8]
- TRACT '1' IS GRANTED AS A PERMANENT PRIVATE ACCESS EASEMENT, RESERVED FOR, GRANTED TO, AND TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION, WITH THE FILING OF THIS PLAT.
- 8. TRACTS 'C', 'D', 'G', 'H', 'I', 'J', 'K', 'M', 'U', 'V' AND 'W' WILL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION

Documents

PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 14, 2017, IN BOOK 2017C, PAGE 143.

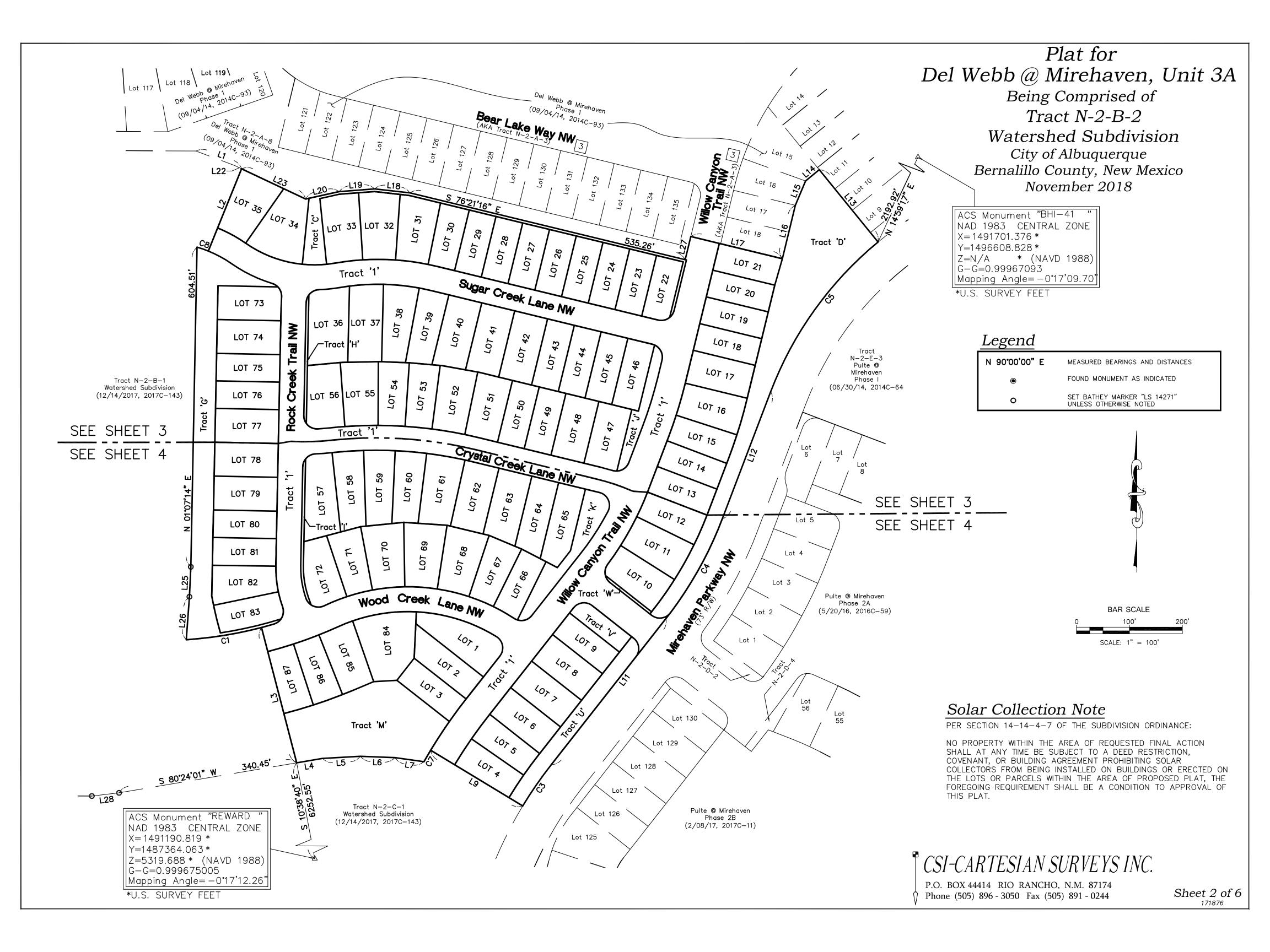
Public Utility Easements

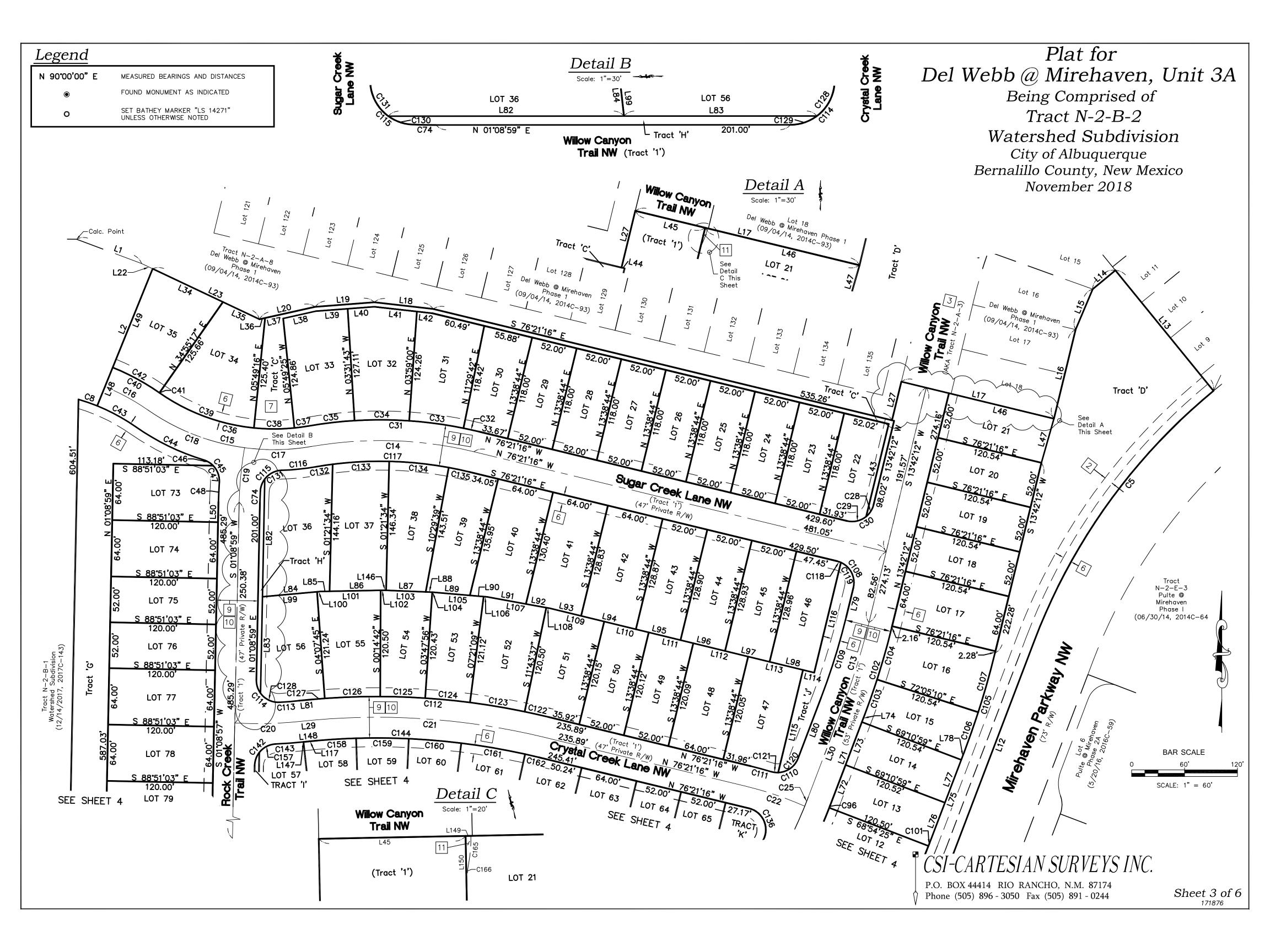
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

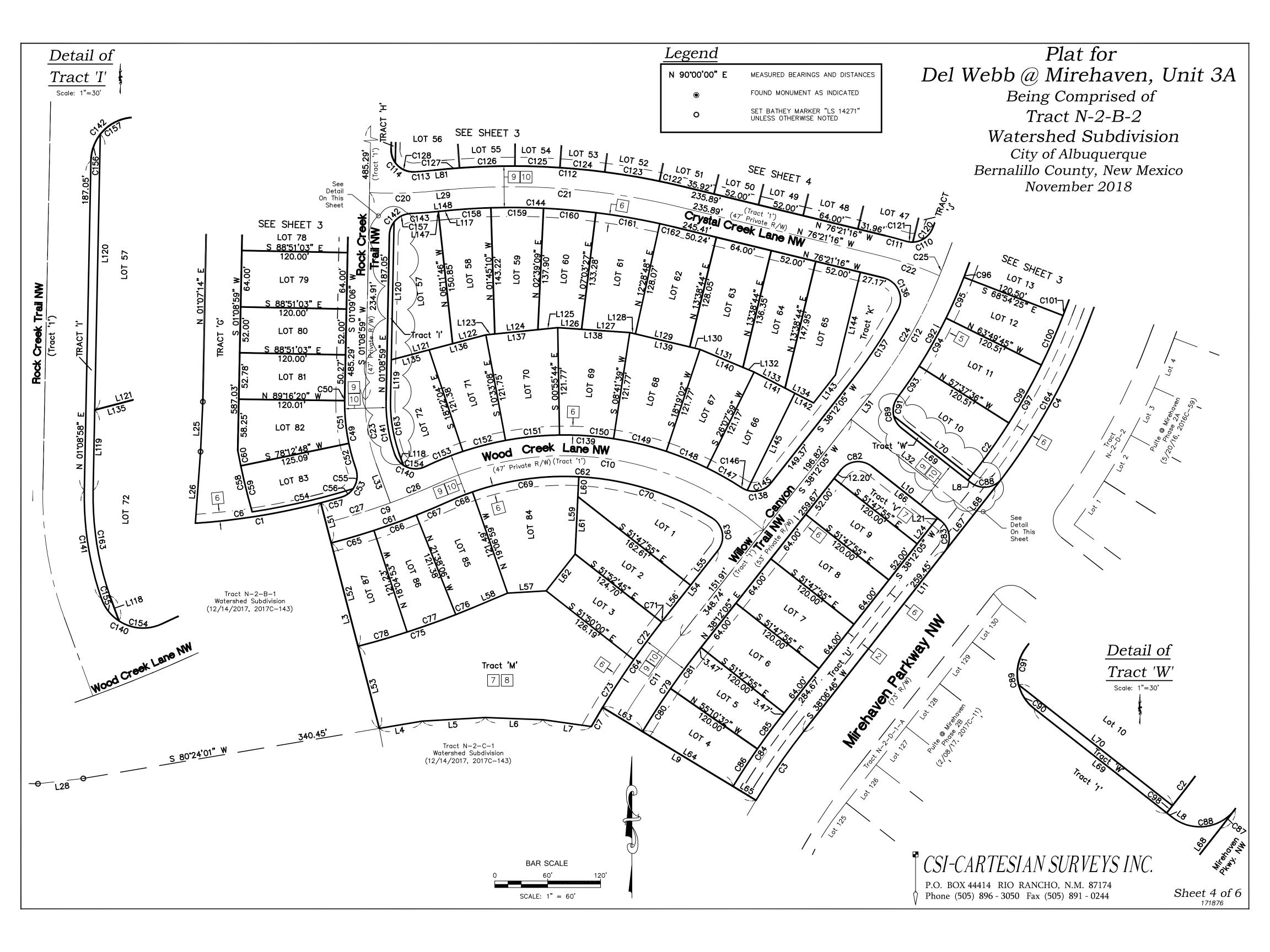
- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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







Parcel Table							
Parcel Name	Area (Sq. Ft.)	Area (Acres)					
LOT 1	9,804	0.2251					
LOT 2	7,628	0.1751					
LOT 3	6,642	0.1525					
LOT 4	6,544	0.1502					
LOT 5	6,524	0.1498					
LOT 6	7,680	0.1763					
LOT 7	7,680	0.1763					
LOT 8	7,680	0.1763					
LOT 9	6,240	0.1433					
LOT 10	8,216	0.1886					
LOT 11	8,307	0.1907					
LOT 12	6,743	0.1548					
LOT 13	6,301	0.1447					
LOT 14	6,267	0.1439					
LOT 15	6,545	0.1503					
LOT 16	8,123	0.1865					
LOT 17	7,715	0.1771					
LOT 18	6,268	0.1439					
LOT 19	6,268	0.1439					
LOT 20	6,268	0.1439					

	Parcel Table	
Parcel Name	Area (Sq. Ft.)	Area (Acre
LOT 21	6,319	0.1451
LOT 22	6,071	0.1394
LOT 23	6,136	0.1409
LOT 24	6,136	0.1409
LOT 25	6,136	0.1409
LOT 26	6,136	0.1409
LOT 27	6,136	0.1409
LOT 28	6,136	0.1409
LOT 29	6,136	0.1409
LOT 30	6,334	0.1454
LOT 31	8,498	0.1951
LOT 32	8,909	0.2045
LOT 33	9,030	0.2073
LOT 34	10,516	0.2414
LOT 35	9,007	0.2068
LOT 36	10,790	0.2477
LOT 37	9,343	0.2145
LOT 38	8,207	0.1884
LOT 39	7,499	0.1722
LOT 40	8,482	0.1947

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	Parcel Table	
Parcel Name	Area (Sq. Ft.)	Area (Acres)
LOT 41	8,266	0.1898
LOT 42	8,246	0.1893
LOT 43	6,702	0.1539
LOT 44	6,704	0.1539
LOT 45	6,705	0.1539
LOT 46	6,706	0.1540
LOT 47	7,691	0.1766
LOT 48	7,685	0.1764
LOT 49	6,246	0.1434
LOT 50	6,247	0.1434
LOT 51	7,878	0.1809
LOT 52	8,131	0.1867
LOT 53	6,605	0.1516
LOT 54	6,592	0.1513
LOT 55	8,133	0.1867
LOT 56	8,128	0.1866
LOT 57	9,422	0.2163
LOT 58	7,937	0.1822
LOT 59	7,648	0.1756
LOT 60	7,353	0.1688

	Parcel Table			Parcel Table	
!	Area (Sq. Ft.)	Area (Acres)	Parcel Name	Area (Sq. Ft.)	Area (Acres)
	8,795	0.2019	LOT 81	6,281	0.1442
	8,293	0.1904	LOT 82	7,629	0.1751
	8,410	0.1931	LOT 83	6,726	0.1544
	7,369	0.1692	LOT 85	8,053	0.1849
	7,688	0.1765	LOT 86	6,652	0.1527
	6,334	0.1454	LOT 87	6,579	0.1510
	7,029	0.1614	Tract '1'	192,954	4.4296
	8,647	0.1985	Tract 'C'	8,281	0.1901
	8,647	0.1985	Tract 'D'	52,768	1.2114
	8,646	0.1985	Tract 'G'	34,532	0.7927
	7,035	0.1615	Tract 'H'	1,165	0.0267
	7,667	0.1760	Tract 'l'	1,347	0.0309
	7,655	0.1757	Tract 'J'	5,103	0.1171
	7,680	0.1763	Tract 'K'	9,113	0.2092
	6,240	0.1433	Tract 'M'	33,754	0.7749
	6,240	0.1433	Tract 'U'	11,349	0.2605
	7,680	0.1763	Tract 'V'	4,330	0.0994
	7,680	0.1763	Tract 'W'	552	0.0127
	7,680	0.1763			

	Line Table	
Line #	Direction	Length (ft)
L1	S 69°28'52" E	78.76'
L2	S 22°01'38" W	167.75'
L3	S 14°33'43" E	264.29'
L4	N 80°24'01" E	49.38'
L5	N 86°42'59" E	71.57
L6	S 87°47'56" E	65.57
L7	S 82°01'48" E	55.25'
L8	S 51°47'55" E	4.14'
L9	S 58°47'39" E	203.42'
L10	S 51°47'55" E	99.89'
L11	S 38°06'46" W	351.31'
L12	S 20°49'01" W	257.31'
L13	S 39°06'33" E	176.25
L14	N 50°16'30" E	33.41'
L15	N 22°57'21" E	49.83'
L16	N 13°38'44" E	104.00'
L17	S 76°21'16" E	178.00'
L18	S 83°32'17" E	67.17
L19	N 85°37'22" E	67.32
L20	N 77°25'21" E	64.68
L21	S 51°47'55" E	4.89'
L22	S 64°41'53" E	13.85'
L23	S 64°41'53" E	133.93'
L24	N 38°12'05" E	37.20'
L25	S 02°39'25" W	56.63'
L26	S 04°10'06" W	81.48'
L27	N 13°38'44" E	45.07
L28	N 83"18'14" E	51.79'
L29	S 84°23'04" W	15.67'
L30	S 20°49'01" W	110.18'
L31	S 3812'05" W	36.56
L32	S 51°47'55" E	176.31
L33	S 20°02'44" E	47.45
L34	S 64°41'53" E	88.10'
L35	S 64°41'53" E	45.83'
L36	N 77°25'21" E	6.57'

ble			Line Table			Lin
	Length (ft)	Line #	Direction	Length (ft)	Line #	Direc
Ε	78.76'	L37	N 77°25'21" E	58.11'	L73	N 20°49
W	167.75'	L38	N 77°25'21" E	37.85'	L74	N 20°49
Ε	264.29'	L39	N 85°37'22" E	36.21'	L75	S 20°50
E	49.38'	L40	N 85°37'22" E	30.28'	L76	S 20°50
Ε	71.57'	L41	S 83°32'17" E	48.61'	L77	S 20°50
Ε	65.57'	L42	S 83°32'17" E	17.77'	L78	S 20°50
Ε	55.25'	L43	S 13°42'12" W	108.02	L79	S 13°42
Ε	4.14'	L44	N 76°17'48" W	2.44'	L80	S 20°49
Ε	203.42'	L45	S 76°21'16" E	55.49'	L81	S 84°23
Ε	99.89'	L46	S 76°21'16" E	122.51'	L82	N 01°08
W	351.31'	L47	S 15°52'23" W	52.04'	L83	N 01°08
W	257.31'	L48	N 22°01'38" E	47.00'	L84	S 84°48
Ε	176.25	L49	N 22°01'38" E	120.75	L85	S 88°51
Ε	33.41'	L50	N 01°08'59" E	23.02'	L86	N 88°5′
Ε	49.83'	L51	S 14°33'43" E	47.00'	L87	N 87°40
Ε	104.00'	L52	S 14'33'43" E	121.08'	L88	S 87*40
Ε	178.00'	L53	S 14'33'43" E	96.21'	L89	N 85°03
Ε	67.17'	L54	S 3812'05" W	101.87'	L90	N 85°03
Ε	67.32'	L55	S 3812'05" W	50.25	L91	N 79°41
Ε	64.68'	L56	S 3812'05" W	51.63'	L92	N 79°41
Ε	4.89'	L57	N 86°37'08" E	43.96'	L93	N 76°19
Ε	13.85'	L58	N 67°13'47" E	42.37	L94	S 76°19
Ε	133.93'	L59	N 02°43'01" E	87.84'	L95	N 76°19
Ε	37.20'	L60	N 02°43'01" E	22.54'	L96	N 76°19
W	56.63'	L61	N 02°43'01" E	65.30'	L97	N 76°19
W	81.48'	L62	N 38°10'00" E	53.00'	L98	S 76°19
Ε	45.07'	L63	S 58°47'39" E	53.00'	L99	N 84°48
Ε	51.79'	L64	S 58°47'39" E	120.00'	L100	N 84°48
W	15.67'	L65	S 58°47'39" E	30.42'	L101	N 88 * 5′
W	110.18'	L66	S 51°47'55" E	95.00'	L102	N 88 ° 5′
W	36.56'	L67	N 38°06'46" E	52.46'	L103	S 87°40
Ε	176.31	L68	N 38°06'46" E	39.40'	L104	S 87°40
Ε	47.45'	L69	S 51°47'55" E	95.67'	L105	S 85°03
Ε	88.10'	L70	S 51°47'55" E	110.99'	L106	S 85°03
Ε	45.83'	L71	N 20°49'01" E	110.18'	L107	S 79 ° 4′
E	6.57'	L72	N 20°49'01" E	48.81'	L108	S 79 ° 4′

Line Table

		Line Table	
Length (ft)	Line #	Direction	Length (ft)
58.11'	L73	N 20°49'01" E	52.00'
37.85'	L74	N 20°49'01" E	9.37'
36.21'	L75	S 20°50'16" W	110.18'
30.28'	L76	S 20°50'16" W	48.81'
48.61'	L77	S 20°50'16" W	52.00'
17.77	L78	S 20°50'16" W	9.37'
108.02'	L79	S 13°42'12" W	34.01'
2.44'	L80	S 20°49'01" W	73.60'
55.49'	L81	S 84°23'04" W	15.90'
122.51'	L82	N 01°08'59" E	133.60'
52.04'	L83	N 01°08'59" E	109.40'
47.00'	L84	S 84°48'26" W	65.96'
120.75	L85	S 88°51'30" W	10.49'
23.02'	L86	N 88°51'30" E	61.60'
47.00'	L87	N 87°40'59" W	44.93'
121.08'	L88	S 87°40'59" E	8.49'
96.21'	L89	N 85°03'02" W	41.76'
101.87'	L90	N 85°03'02" W	19.47'
50.25'	L91	N 79°41'43" W	44.83'
51.63'	L92	N 79°41'43" W	27.26
43.96'	L93	N 76°19'10" W	36.79'
42.37'	L94	S 76"19'10" E	64.00'
87.84'	L95	N 76°19'10" W	52.00'
22.54'	L96	N 76°19'10" W	52.00'
65.30'	L97	N 76°19'10" W	52.00'
53.00'	L98	S 76°19'10" E	52.00'
53.00'	L99	N 84°48'26" E	62.20'
120.00'	L100	N 84°48'26" E	3.75'
30.42'	L101	N 88*51'30" E	68.34'
95.00'	L102	N 88°51'30" E	3.75'
52.46'	L103	S 87°40'59" E	54.79'
39.40'	L104	S 87°40'59" E	1.09'
95.67'	L105	S 85°03'02" E	57.47'
110.99'	L106	S 85°03'02" E	3.76'
110.18'	L107	S 79°41'43" E	68.34'
48.81'	L108	S 79*41'43" E	3.75'

	Line Table	
Line #	Direction	Length (ft)
L109	S 76°19'10" E	63.78'
L110	S 76°19'10" E	52.00'
L111	S 76°19'10" E	52.00'
L112	S 76°19'10" E	64.00'
L113	S 76°19'10" E	64.00'
L114	S 76°19'10" E	13.00'
L115	S 13°38'44" W	119.84
L116	S 13°38'44" W	128.58'
L117	N 84°23'04" E	15.28'
L118	S 20°01'10" E	15.32'
L119	S 01°08'59" W	45.65
L120	N 01°08'59" E	156.40'
L121	S 75°13'23" W	71.93'
L122	S 75°13'23" W	38.95'
L123	S 84°14'51" W	10.12'
L124	S 84°14'51" W	49.17'
L125	S 84°14'51" W	22.62'
L126	N 86°07'14" W	27.04
L127	S 86°07'14" E	54.87
L128	N 76°29'20" W	6.53'
L129	N 76°29'20" W	63.43'
L130	N 76°29'20" W	11.96'
L131	N 67°15'48" W	52.71'
L132	N 67°15'48" W	13.81'
L133	N 62°34'09" W	39.50'
L134	N 62°34'09" W	36.48'
L135	S 75°13'23" W	44.36'
L136	S 75'13'23" W	66.53'
L137	S 84°14'51" W	81.91'
L138	N 86°07'14" W	81.91'
L139	N 76°29'20" W	81.91
L140	N 67°15'48" W	66.51'
L141	N 62°34'09" W	52.03'
L142	N 62°34'09" W	23.95
L143	N 37°59'04" E	40.21
L144	N 13°38'44" E	120.00'

Parcel Name LOT 61

LOT 62

LOT 63

LOT 64

LOT 65

LOT 66

LOT 67 LOT 68

LOT 69 LOT 70

LOT 71

LOT 72

LOT 73

LOT 74

LOT 75

LOT 76

LOT 77

LOT 78

LOT 79

LOT 80

6,240

	Line Table						
Line #	Direction	Length (ft)					
L145	S 26°08'07" W	122.67'					
L146	S 87°40'59" E	2.46'					
L147	N 84*23'04" E	0.40'					
L148	S 84°23'04" W	15.67'					
L149	S 76°15'06" E	2.00'					
L150	N 13°42'12" E	20.35					

0.1433

Plat for Del Webb @ Mirehaven, Unit 3A

Being Comprised of

Tract N-2-B-2 Watershed Subdivision City of Albuquerque Bernalillo County, New Mexico November 2018

Easement Notes

- 1 INTENTIONALLY OMITTED
- 2 EXISTING 10' FLOATING PUBLIC PEDESTRIAN ACCESS EASEMENT CONFINED TO THE SIDEWALK AS-BUILT PER CITY PROJECT NO. CPN650482 AND CPN650381.
- 3 TRACT N-2-A-3 IS A PRIVATE COMMONS AREA OWNED AND MAINTAINED BY THE DEL WEBB HOA AND IS SUBJECT TO A BLANKET PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT, FOR THE BENEFIT OF AND TO BE MAINTAINED BY THE RESIDENCE WITHIN THE DEL WEBB COMMUNITY. TRACT N-2-A-3 IS ALSO SUBJECT TO A BLANKET PUBLIC SUBSURFACE SANITARY SEWER AND WATER EASEMENT GRANTED TO AND MAINTAINED BY ABCWUA. TRACT N-2-A-3 IS ALSO SUBJECT TO A BLANKET SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE TO BE OPERATED AND MAINTAINED BY THE CITY OF ALBUQUERQUE (9/4/14, 2014C-93)
- 4 INTENTIONALLY OMITTED
- 5 INTENTIONALLY OMITTED
- 6 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 7 BLANKET PRIVATE PEDESTRIAN ACCESS EASEMENT WITHIN TRACTS 'C', 'M' AND 'V' GRANTED WITH THIS PLAT TO THE HOMEOWNER'S ASSOCIATION
- 8 BLANKET PUBLIC DRAINAGE EASEMENT ACROSS TRACT 'M' GRANTED WITH THE FILING OF THIS PLAT
- 9 TRACT '1' IS A TRACT TO BE OWNED BY THE DEL WEBB HOA. TRACT '1' CONTAINS THE FOLLOWING BLANKET EASEMENTS:
 - PUBLIC SUBSURFACE SANITARY SEWER, PUBLIC SUBSURFACE WATERLINE EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE.
 - A PUBLIC SUBSURFACE DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE FOR OWNERSHIP, OPERATIONS AND MAINTENANCE OF ALL DRAINAGE INFRASTRUCTURE.
 - A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT AND A PRIVATE SURFACE DRAINAGE EASEMENT GRANTED TO THE DEL WEBB HOA FOR THE OWNERSHIP, OPERATIONS AND MAINTENANCE OF THE SIDEWALK AND ROADWAY INFRASTRUCTURE TO SERVE THE RESIDENCES IN DEL WEBB.
 - A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT BENEFITTING TRACT N-2-B-1, WATERSHED SUBDIVISION (12/14/2017, 2017C-143) TO BE MAINTAINED BY THE DEL WEBB HOA
- 10 PNM, NM GAS COMPANY, CENTURYLINK (QWEST), AND COMCAST SHALL HAVE THE RIGHT TO CROSS PRIVATE STREETS (TRACT '1') AT LOCATIONS AS MUTUALLY AGREED UPON BY THE OWNER AND SAID NAMED PUBLIC UTILITY COMPANY.
- 11 PRIVATE PEDESTRIAN EASEMENT GRANTED WITH THE FILING OF THIS PLAT TO THE HOME OWNER'S ASSOCIATION

CSI-CARTESIAN SURVEYS INC.

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

Sheet 5 of 6 171876

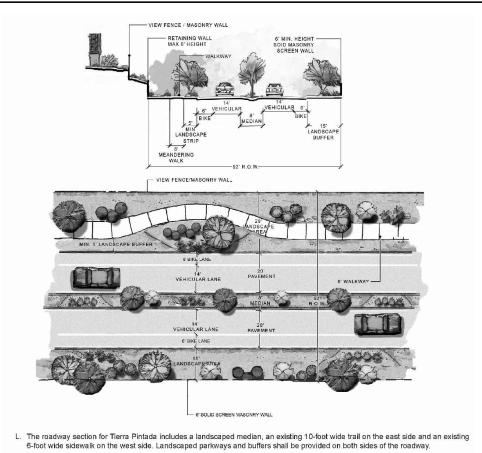
Plat for Del Webb @ Mirehaven, Unit 3A Being Comprised of Tract N-2-B-2 Watershed Subdivision City of Albuquerque Bernalillo County, New Mexico November 2018

			Curve Tab	ole	
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
	144.27	776.50	10*38'42"	144.06'	N 80°45'38" E
C2	74.76	697.00	6*08'45"	74.73'	S 35°26'28" W
C3	94.66	779.50	6°57'29"	94.60'	S 34°38'02" W
C4	217.50	720.50	17 ° 17'46"	216.68'	N 29°27'53" E
C5	351.83	679.50	29*40'00"	347.92'	S 35°39'01" W
C6	168.45	776.50	12 ° 25'46"	168.12	N 79°52'06" E
C7	25.14	976.50	1*28'31"	25.14	S 30°28'06" W
C8	22.44	221.50	5°48'15"	22.43'	N 70°52'32" W
C9	137.16	800.00	9*49'24"	136.99'	N 70°31'35" E
C10	392.06	343.00	65 ° 29'29"	371.07	N 81°38'23" W
C11	115.99	950.00	6°59'44"	115.92'	S 34°42'13" W
C12	166.82	550.00'	17*22'41"	166.18'	N 29°30'45" E
C13	99.33	800.00	7*06'49"	99.26'	N 17°15'37" E
C14	184.87	450.00'	23'32'19"	183.58'	N 88°07'26" W
C15	195.77	250.00	44*52'02"	190.81	S 77°27'34" E
C16	55.36	245.00'	12 ° 56'50"	55.25'	N 61°29'59" W
C17	76.84	250.00	17 ° 36'40"	76.54'	N 88°54'45" E
C18	118.93	250.00	27°15'22"	117.81'	S 68'39'14" E
C19	62.30'	400.00'	8 ° 55'25"	62.23'	S 05°36'41" W
C20	75.39'	455.00'	9*29'34"	75.30'	N 88°34'11" E
C21	261.10'	800.00	18 ° 41'59"	259.94'	N 85°42'16" W
C22	70.76	400.00'	10°08'11"	70.67'	N 71°17'11" W
C23	73.99'	200.00	21°11'43"	73.56'	S 09°26'53" E
C24	155.41'	550.00'	16 ° 11'24"	154.90'	N 30°06'23" E
C25	11.40'	550.00'	1°11'17"	11.40'	N 21°25'03" E
C26	60.59	800.00	4 ° 20'23"	60.58'	N 67°47'04" E
C27	76.57	800.00	5*29'01"	76.54	N 72°41'46" E
C28	16.09'	25.00'	36 ° 52'12"	15.81'	N 32°08'18" E
C29	23.16'	25.00'	53°04'20"	22.34'	S 77°06'34" W
C30	39.24	25.00'	89*56'32"	35.34'	N 58°40'28" E
C31	194.53	473.50'	23'32'19"	193.16'	N 88°07'26" W
C32	17.77'	473.50'	2*09'01"	17.77	N 77°25'47" W
C33	62.08'	473.50'	7°30'43"	62.03'	N 82°15'39" W
C34	62.08'	473.50'	7°30'43"	62.03'	N 89°46'22" W
C35	52.60'	473.50'	6°21'52"	52.57'	S 83°17'21" W
C36	177.37'	226.50'	44*52'02"	172.87'	S 77°27'34" E
C37	16.14'	226.50	4*05'02"	16.14'	S 82°08'55" W
C38	45.98'	226.50	11°37'50"	45.90'	S 89°59'39" E
C39	115.25	226.50	29°09'10"	114.01'	N 69*36'09" W
C40	60.67	268.50'	12 ° 56'50"	60.54	N 61°29'58" W
C41	0.25'	268.50'	0°03'09"	0.25'	N 55°03'08" W
C42	60.43	268.50	12*53'41"	60.30'	N 61°31'33" W

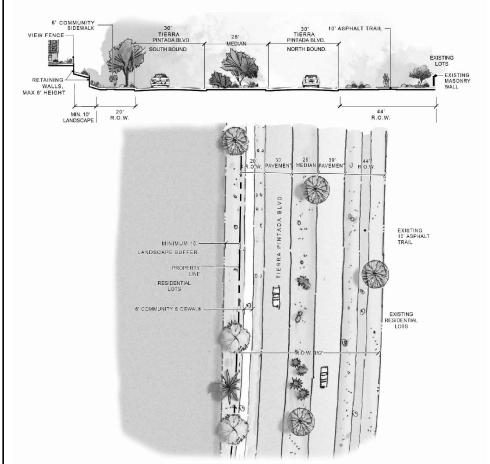
			Curve Tab	ole	
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C43	50.05'	221.50'	12 ° 56'50"	49.95'	N 61°29'59" W
C44	85.98'	273.50	18°00'43"	85.63'	S 64°01'55" E
C45	33.66'	25.00'	77*09'10"	31.18'	N 34°27'41" W
C46	12.60'	25.00'	28 ° 52'05"	12.46'	N 58°36'14" W
C47	21.07'	25.00'	48 ° 17'05"	20.45'	S 20°01'39" E
C48	21.92'	423.50	2*57'55"	21.91'	S 02°37'56" W
C49	80.33'	223.50	20*35'36"	79.90'	S 09°08'49" E
C50	1.63'	223.50	0°25'07"	1.63'	S 00°56'25" W
C51	48.83'	223.50'	12 ° 31'02"	48.73	S 05°31'39" E
C52	29.87	223.50	7*39'26"	29.85	S 15°36'53" E
C53	40.62'	25.00'	93*05'50"	36.30'	N 27°06'18" E
C54	117.56	773.04	8*42'49"	117.45'	N 77°04'51" E
C55	23.78'	25.00'	54 ° 29'52"	22.89'	N 07°48'19" E
C56	16.84	25.00'	38 ° 35'58"	16.53'	N 54°21'14" E
C57	24.18'	776.50	1*47'04"	24.18'	N 74°32'45" E
C58	71.39'	735.47	5*33'43"	71.37'	S 13°12'37" E
C59	53.72'	735.47	4°11'05"	53.71'	S 13°53'56" E
C60	17.68'	735.47	1*22'38"	17.68'	S 11°07'04" E
C61	141.19'	823.50	9*49'24"	141.02'	N 70°31'35" E
C62	311.91'	319.50'	55 ° 56'02"	299.67	N 86°25'06" W
C63	42.17	25.00'	96°39'10"	37.35'	S 10°07'30" E
C64	119.23	976.50	6 ° 59'44"	119.15'	S 34°42'13" W
C65	50.58'	823.50'	3 ° 31'09"	50.57	N 73°40'42" E
C66	51.08'	823.50'	3°33'14"	51.07'	N 70°08'31" E
C67	39.53'	823.50'	2*45'01"	39.53'	N 66 ° 59'23" E
C68	29.38'	319.50'	5"16'08"	29.37'	S 68°14'57" W
C69	122.55	319.50'	21°58'38"	121.80'	S 81°52'20" W
C70	159.97'	319.50'	28 ° 41'16"	158.31'	S 72°47'43" E
C71	1.37'	976.50	0*04'50"	1.37'	S 38°09'40" W
C72	53.13'	976.50	3*07'02"	53.12'	S 36°33'45" W
C73	89.87	976.50	5*16'23"	89.84	S 32°22'02" W
C74	13.17'	376.50	2*00'17"	13.17'	S 02°09'08" W
C75	137.81	945.25	8'21'12"	137.69'	N 71°24'23" E
C76	21.19'	945.25	1°17'03"	21.19'	N 67°52'18" E
C77	58.60'	945.25	3°33'08"	58.59'	N 7017'23" E
C78	58.02'	945.25	3'31'01"	58.01'	N 73°49'28" E
C79	112.76	923.50	6 ° 59'44"	112.69'	S 34°42'13" W
C80	58.32'	923.50'	3 ° 37'07"	58.31'	N 33°00'55" E
C81	54.43'	923.50	3 ° 22'37"	54.42'	N 36°30'47" E
C82	39.27	25.00'	90°00'00"	35.36'	S 83°12'05" W
C83	39.23'	25.00'	89*54'41"	35.33'	N 06°50'34" W
C84	98.10'	803.50	6 ° 59'44"	98.04	S 34°42'13" W

			Curve Tab	ole	
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C85	47.36	803.50	3°22'37"	47.35'	S 36°30'47" W
C86	50.75	803.50	3°37'07"	50.74	S 33°00'55" W
C87	13.61	720.50	1°04'56"	13.61'	N 37°34'18" E
C88	39.78	25.00'	91°10'16"	35.71'	N 82°36'58" E
C89	38.61'	25.00'	88°28'55"	34.88'	S 07°33'27" E
C90	16.42'	25.00'	37*38'12"	16.13'	S 32*58'49" E
C91	22.19'	25.00'	50°50'43"	21.46'	N 11°15'39" E
C92	159.58'	576.50	15 ° 51'37"	159.07'	N 28°45'12" E
C93	43.37	576.50	4 ° 18'36"	43.36'	N 34°31'42" E
C94	62.41	576.50	6 ° 12'09"	62.38'	N 29°16'19" E
C95	50.62	576.50'	5 ° 01'50"	50.60'	N 23°39'20" E
C96	3.19'	576.50'	0'19'02"	3.19'	N 20°58'54" E
C97	220.49	697.00	18 ° 07'29"	219.57'	N 29°52'46" E
C98	5.20'	697.00	0°25'40"	5.20'	N 38°43'40" E
C99	75.45	697.00	6 ° 12'09"	75.42'	S 29°16'01" W
C100	61.29'	697.00	5*02'19"	61.27'	S 23°38'47" W
C101	3.77'	697.00	0'18'36"	3.77'	S 20°58'19" W
C102	102.62	826.50	7*06'49"	102.55'	N 17°15'37" E
C103	41.88'	826.50	2*54'11"	41.87'	N 19 ° 21'56" E
C104	60.74	826.50	41238"	60.73'	N 15°48'31" E
C105	117.58'	947.04	7*06'49"	117.51	N 17°15'37" E
C106	47.98'	947.04	2*54'11"	47.98'	N 19°21'56" E
C107	69.60'	947.04	4 ° 12'38"	69.58'	S 15*48'31" W
C108	39.30'	25.00'	90°03'28"	35.37'	N 31°19'32" W
C109	96.04	773.50	7*06'49"	95.97	N 17°15'37" E
C110	37.56	25.00'	86°04'34"	34.12'	N 63°51'18" E
C111	24.00'	423.50'	3°14'51"	24.00'	N 74°43'51" W
C112	268.88'	823.50'	18°42'28"	267.69'	N 85°42'30" W
C113	22.03'	431.50'	2*55'32"	22.03'	S 85°16'15" W
C114	41.20'	25.00'	94°24'58"	36.69'	S 46°03'30" E
C115	37.12'	25.00'	85°03'42"	33.80'	S 45°41'07" W
C116	38.71'	273.50'	8*06'33"	38.68'	N 84°09'41" E
C117	175.22	426.50'	23'32'19"	173.99'	N 88°07'26" W
C118	4.58'	25.00'	10°29'20"	4.57'	S 71°06'36" E
C119	34.72	25.00'	79 ° 34'08"	32.00'	N 26°04'52" W
C120	29.43	25.00'	67 ° 27 ' 15"	27.76'	N 54°32'39" E
C121	8.13'	25.00'	18 ° 37'19"	8.09'	N 82°25'04" W
C122	27.58	823.50'	1 ° 55'07"	27.58'	N 7718'50" W
C123	62.87	823.50'	4°22'27"	62.86'	N 80°27'37" W
C124	51.08'	823.50'	3 ° 33'14"	51.07'	N 84°25'27" W
C125	51.08'	823.50'	3°33'14"	51.07'	N 87°58'41" W
C126	62.87	823.50	4°22'27"	62.86'	S 88°03'28" W

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\mid	C #	1		Curve Tab		01 1 5: 1:
F	Curve #	Length	Radius	Delta	Chord Length	Chord Direction
F	C127	13.41'	823.50'	0.55,59"	13.41'	S 85°24'15" W
F	C128	25.11'	25.00'	57°32'46"	24.07'	N 64°29'36" W
L	C129	16.09'	25.00'	36°52'12"	15.81'	S 17°17'07" E
L	C130	14.85'	25.00'	34°02'07"	14.63'	S 20°10'20" W
L	C131	22.26'	25.00'	51°01'35"	21.54'	N 62°42'11" E
L	C132	19.52'	426.50'	2 ' 37'20"	19.52'	N 81°25'05" E
L	C133	64.24	426.50'	8 ' 37'49"	64.18'	N 87 ° 02'39" E
L	C134	68.00'	426.50'	9*08'06"	67.93'	S 84°04'23" E
	C135	23.46'	426.50'	3*09'05"	23.45'	S 77°55'48" E
L	C136	45.47	25.00'	104°11'57"	39.45'	N 24°15'17" W
L	C137	94.63	523.50'	10°21'24"	94.50'	N 33°01'23" E
L	C138	37.09'	25.00'	85*00'01"	33.78'	N 80°42'06" E
L	C139	376.21	366.50	58 ° 48'48"	359.91'	N 86°12'17" W
	C140	42.11	25.00'	96 ° 30'09"	37.30'	S 67°21'36" E
	C141	62.41'	176.50'	20°15'31"	62.08'	S 08°58'46" E
	C142	37.71'	25.00'	86 ° 26'09"	34.24'	S 44°22'04" W
	C143	31.19'	477.49	3°44'34"	31.19'	N 85°42'58" E
	C144	253.20'	776.50	18*40'58"	252.08'	N 85°41'44" W
	C145	30.15'	25.00'	69*06'15"	28.36'	N 72°45'13" E
	C146	6.94'	25.00'	15 ° 53'47"	6.91'	S 64'44'47" E
	C147	45.22'	366.50	7*04'08"	45.19'	N 60°19'57" W
	C148	49.99'	366.50	7*48'57"	49.96'	N 67°46'29" W
	C149	61.56'	366.50'	9*37'23"	61.48'	N 76°29'39" W
	C150	61.56'	366.50'	9*37'23"	61.48'	N 86°07'03" W
	C151	61.56'	366.50	9*37'23"	61.48'	S 84°15'34" W
	C152	49.99'	366.50	7*48'57"	49.96'	S 75°32'24" W
l	C153	46.33'	366.50	7*14'36"	46.30'	S 68°00'37" W
ľ	C154	25.62'	25.00'	58°42'44"	24.51'	S 86°15'19" E
ľ	C155	16.49'	25.00'	37°47'25"	16.19'	S 38°00'14" E
ľ	C156	16.09'	25.00'	36 ° 52 ' 12"	15.81'	S 19'35'05" W
	C157	21.63'	25.00'	49 ° 33'58"	20.96'	N 62*48'09" E
	C158	44.51'	776.50	3°17'04"	44.51	S 86°36'19" W
l	C159	59.70'	776.50	4 ° 24'19"	59.69'	N 89°33'00" W
r	C160	59.70'	776.50	4 ° 24'19"	59.69'	N 85°08'41" W
H	C161	73.49	776.50	5 ° 25'21"	73.46	N 80°13'51" W
	C162	15.80'	776.50	1*09'56"	15.79'	N 76°56'13" W
F	C163	60.64	171.50'	20'15'31"	60.32'	S 08'58'46" E
F	C164	203.89	720.50	16°12'50"	203.21	S 28'55'25" W
	C165	10.27	52.00'	11°18'45"	10.25	N 19°18'06" E
_	C166	10.21	52.00'	11 ° 15 ' 17"	10.20'	S 19'19'50" W
L		L		· · · · · · · · · · · · · · · · · · ·	L	



- M. TIERRA PINTADA BOULEVARD Illustrative Section and Plan Views





DEL WEBB @ MIREHAVEN PHASE 3 / PHASE 4

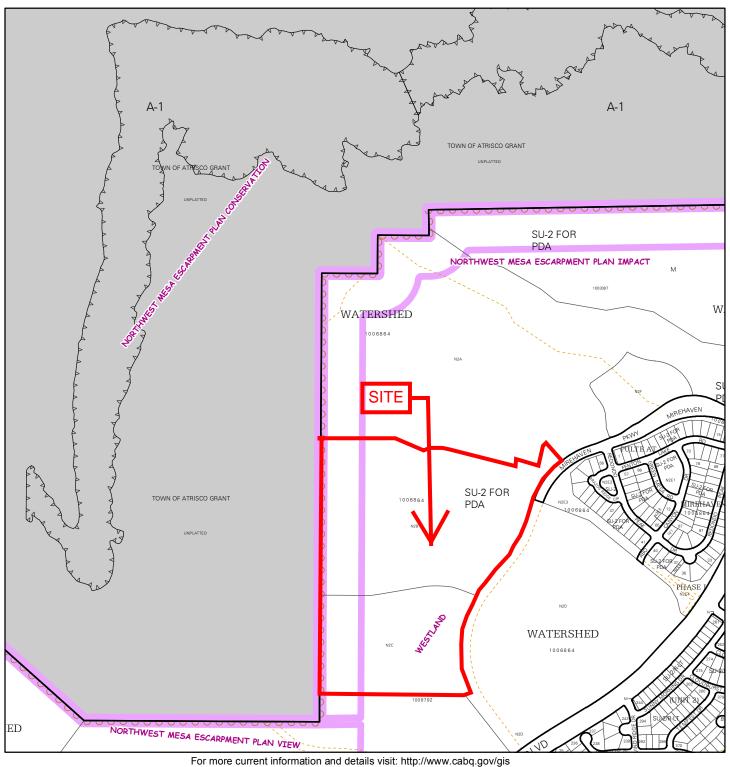
WALL EXHIBIT

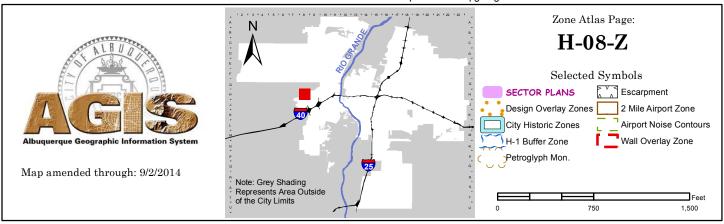
April, 2018

PROPSED PERIMETER WALL LOCATION









No. of Lots: **87**

INFRASTRUCTURE IMPROVEMENTS AGREEMENT (Procedure B)

AGREEMENT TO CONSTRUCT PUBLIC AND/OR PRIVATE SUBDIVISION IMPROVEMENTS

THIS AGREEMENT is made this day of November, 2017, by and between the City of Albuquerque, New Mexico ("City"), a municipal corporation, whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and Pulte Development of New Mexico, Inc. ("Developer"), a [state the type of business entity, for instance, "New Mexico corporation," "general partnership," "joint venture," "individual," etc.:], a Michigan Corporation, whose address is 7601 Jefferson NE Suite 320 and whose telephone number is 505-349-9952 (Paul Wymer), is made in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Replat of Tract N-2-B-1, N-2-B-2, and Tract N-2-C-1, Watershed Subdivision, recorded on December 14, 2017 (2017C-0143) in the records of the Bernalillo County Clerk, State of New Mexico (the "Developer's Property"). The Subdivider certifies that the Subdivision is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Pulte Homes of New Mexico Inc., a Michigan Corporation ("Owner").

The Developer has submitted and the City has approved a preliminary plat or Site Development Plan identified as **Del Webb** @ Mirehaven Phase 3A describing Developer's Property ("Developer's Property").

As a result of the development of the Developer's Property, the Integrated Development Ordinance ("I.D.O.") requires the Developer, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Developer's Property, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the final plat, building permit or the Site Plan.

2. <u>Improvements and Construction Deadline</u>. The Developer agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required infrastructure listing ("Improvements"), to the satisfaction of the City, on or before the **November 1**, 2020, ("Construction Completion Deadline"), at no cost to the City. The Improvements are shown in greater detail on the Developer's proposed and approved plans, which have been filed with the City Engineer and are identified as Project No. <u>650482</u>.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Developer meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See DPM, Chapter 5.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City's Development Review Board ("DRB"), unless the DRB grants an extension, not to exceed one additional year per extension, and the Developer processes an amendment to the Agreement. If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Developer may obtain an extension of the Construction Completion Deadline if the Developer shows adequate reason for the extension.

- 3. <u>Albuquerque Bernalillo County Water Utility Authority</u>. Pursuant to the Memorandum of Understanding between the City of Albuquerque and the Albuquerque Bernalillo County Water Utility Authority ("ABCWUA") dated March 21, 2007, the City is authorized to act on behalf of the ABCWUA with respect to improvements that involve water and sewer infrastructure.
 - 4. Work Order Requirements. The City agrees to issue a Work Order after:
- A. The Developer causes to be submitted all documents, and meets all requirements listed in Development Process Manual ("DPM"), Chapter 2, Work Order Process, including submitting a Certificate of Insurance in a form acceptable to the City. The certificate must establish that the Developer has procured, or has caused to be procured, public liability insurance in the amount of not less than One Million Dollars (\$1,000,000) combined single limit for accidents or occurrences which cause bodily injury, death or property damage as a result of any condition of the Developer's Property, the Improvements, or the Developer's construction activities within, or related to the Developer's Property. The insurance policy must name the City of Albuquerque, its employees and elected officials, as their interest may appear, as additional insured. If the Improvements include water and wastewater infrastructure, the insurance policy must name the ABCWUA, its employees, officers and agents, as their interest may appear, as additional insureds. The Developer must maintain the insurance until the City accepts the public Improvements and/or approves the private Improvements. The cancellation provision must provide that if the policy is either canceled prior to the expiration date of the policy or is materially changed or not renewed, the issuing company will mail thirty (30) days written notice to the City, attention City Engineer.
- B. The Developer complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount	
Engineering Fee	3.6%	
Street Excavation and Barricading	As required per City-approved	
Ordinance and street restoration fees	estimate (Figure 7)	

Note: The Developer must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

The Improvements shall be inspected,

COA# **650482**

5. Surveying, Inspection and Testing.

IIA Procedure B

surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:
A. <u>Construction Surveying</u> . Construction surveying for the construction of the public Improvements shall be performed by <u>CSI-Cartesian</u> and construction surveying of the private Improvements shall be performed by <u>CSI-Cartesian</u>
. If the construction surveying and the Developer shall ensure that the City, the City may monitor the construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by
the entity performing the survey. The Developer shall pay the City a reasonable fee for any construction surveying performed by the City.
B. <u>Construction Inspection Methods</u> . Inspection of the construction of the public Improvements shall be performed by <u>Bohannan Huston</u> , Inc. and inspection of the private Improvements shall be performed by <u>Bohannan Huston</u> , Inc. both New Mexico Registered Professional Engineers. If the inspection is performed by an entity other than the City, the City may monitor the inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data to the City which the City requires for review. The City retains the right to perform its own general overall inspection of the construction project at any time prior to final acceptance of the Improvements, if deemed necessary or advisable by the City Engineer. The Developer shall pay the City a reasonable fee for the level of inspection performed by the City.
C. Field Testing. Field testing of the construction of the public Improvements shall be performed by Bohannan Huston, Inc. , and field testing of the private Improvements shall be performed by Bohannan Huston, Inc. both certified testing laboratories under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. If any field testing is performed by an entity other than the City, the City may monitor the field testing and the Developer shall ensure that the field testing entity provides

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all field testing results, reports and related data to the City which the City requires for review. The Developer shall pay the City a reasonable fee for any field testing performed by the City.

- D. <u>Additional Testing</u>. The City retains the right to perform all additional testing which the City Engineer deems is necessary or advisable, and the Developer shall pay the City a reasonable fee therefore.
- 6. <u>Financial Guaranty</u>. If final plat approval is not requested prior to construction of the Developer's Property, a financial guaranty is not required. If final plat approval is requested, the Developer must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's I.D.O.requirements, the Developer has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guar Amount: \$2.663.769	
Name of Financial Insti XL Specialty	itution or Surety providing Guaranty: y Insurance Company
	all Guaranty (Construction Completion Deadline): er 1, 2020
If Guaranty is a Letter of	of Credit or Loan Reserve, then last day City able to call
Guaranty is:	
Additional information	•

- 7. <u>Notice of Start of Construction</u>. Before construction begins, the Developer shall deliver an acceptable Notice to Proceed to the City and shall arrange for a preconstruction conference and all required inspections.
- 8. Completion, Acceptance and Termination. When the City receives Developer's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Chapter 2). If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Developer's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Developer has provided to assure the materials and workmanship, as required by the I.D.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

- 9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Developer will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat.
- 10. <u>Reduction of Financial Guaranty Upon Partial Completion</u>. The Developer shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:
- A. <u>Loan Reserve Financial Guaranty</u>. If a loan reserve letter was provided as the Financial Guaranty, the Developer must follow the procedures and meet the requirements detailed in the DPM, Chapter 2.
- B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Developer must submit the following documents to the City for review and approval:
- (1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;
- (2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the I.D.O.
- (3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. <u>Indemnification</u>. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Developer, its agents,

representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

- 12. <u>Assignment</u>. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.
- 13. <u>Release</u>. If the Developer's Property or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest to the Developer has entered into an Infrastructure Improvement Agreement with the City. Thereafter, if the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.
- 14. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Developer shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.
- 15. <u>Binding on Developer's Property</u>. The provisions of this Agreement constitute covenants running with Developer's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the <u>Developer</u> and the Owner and their heirs, successors and assigns.
- 16. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.
- 17. <u>Entire Agreement</u>. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

- 18. <u>Changes to Agreement</u>. Changes to this Agreement are not binding unless made in writing, signed by both parties.
- 19. <u>Construction and Severability</u>. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.
- 20. <u>Captions</u>. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.
- 21. <u>Form Not Changed</u>. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City Legal Department on this form.
- 22. <u>Authority to Execute</u>. If the Developer signing below is not the Owner of the Developer's Property, the Owner must execute the Power of Attorney below.

Executed on the date stated in the first paragraph of this Agreement.

DEVELOPER: Parte Development of NM, Inc.,	CITY OF ALBUQUERQUE
a Michigan Corp.	
By [Signature]	By:
By [Signature] Name [Print]: Kevin Patton	Skahab Biazar, P.E., City Engineer
Title: Director of Land Planning & Entitlements	Dated:
Dated: WISUS	

DEVELOPER'S NOTARY

STATE OF NEW MEXICO	
COUNTY OF <u>Mysali lio</u>) ss.	
This instrument was acknowledged before me	e on this 15 day of October, 2018, by
[name of person:] Kevin Patton	, [title or capacity, for instance,
"President" or "Owner":]	g & Entitlements of
[Developer:] Pulte Development of NM, Inc., a N	lichigan Corp
PUBLIC	Notary Public Surdens Notary Public My Commission Expires: 10/18/19
<u>CITY'S</u>	NOTARY
STATE OF NEW MEXICO)	
COUNTY OF BERNALILLO) ss.	
This instrument was acknowledged before me	on this 20th day of November, 2018,
by Shahab Biazar, P.E., City Engineer of the City of	of Albuquerque, a municipal corporation, on behalf of
said corporation.	
ALLE CEAL	Charlot Labadie
CTTE	Notary Public
[POWER OF ATTORNEY	My Commission Expires: Hanch 15, 2021 A ATTACHED I ATTACHED IF DEVELOPER HE DEVELOPER'S PROPERTY]

IIA Procedure B

COA# 650482

[To be used with SIA Procedure B, B-Modified, or Sidewalk Deferral

POWER OF ATTORNEY

NOTE: Must be signed and notarized by the owner if the Subdivider is not the owner of the Subdivision.

STATE OF New Mexico)
) ss.
COUNTY OF Bernalillo)

[State name of present real property owner exactly as shown on the real estate document conveying title in the Subdivision to the present owner:] Pulte Homes of New Mexico, Inc., a Michigan corporation ("Owner"), of [address:] 7601 Jefferson St NE Suite 320 [City:] Albuquerque, [State:] NM [zip code:] 87109, hereby makes, constitutes and appoints [name of Subdivider:] Pulte Development of New Mexico, Inc., a Michigan corporation ("Subdivider") as my true and lawful attorney in fact, for me and in my name, place and stead, giving unto the Subdivider full power to do and perform all and every act that I may legally do through an attorney in fact, and every proper power necessary to meet the City of Albuquerque's ("City") subdivision requirements regarding the real estate owned by me and described in Section 1 of the Subdivision Improvements Agreement ("Agreement") above, including executing the Agreement and related documents required by the City, with full power of substitution and revocation, hereby ratifying and affirming what the Subdivider lawfully does or causes to be done by virtue of the power herein conferred upon the Subdivider.

This Power of Attorney can only be terminated: (1) by a sworn document signed and notarized by the Owner, which shall be promptly delivered to the City Engineer in order to provide notice to City of the termination of this Power of Attorney; or (2) upon release of the Agreement by the City.

NOTE: Alternate wording may be acceptable, but must be submitted to the City Legal Department for review and approval before the final contract package is submitted to the City for review. The City may require evidence of ownership and/or authority to execute the Power of Attorney, if the Owner is not the Subdivider. If Owner is a corporation, the Power of Attorney must be signed by the president or by someone specifically empowered by the Board of Directors, in which case the corporate Secretary's certification and a copy of the Board's resolution empowering execution must accompany this document.

OWNER: Pulte Homes of New Mexico, Inc., a	Michigan corporation
By [Signature:]:	Dated:
	•
	le: Director of Land Planning &
Entitlements	
The foresting Dower of Attorney was selenavel	edged before me on <u>January 23</u> ,
2019 by [name of person:] <u>Kevin Patton</u>	, [title or
capacity, for instance "President":] <u>Director</u>	of Land Planning &
<u>Entitlements</u>	of [Owner:] Pulte Homes of New Mexico, Inc.
a Michigan corporation on behalf of the	e Owner.
	Notary Public & Lyplana
(SEAL)	Notary Public (
(GEAL)	Trotally I dolle 5
	My Commission Expires: 10/18/19
OFFICIAL SEAL	, (
Polly E. Lydens	
NOTARY PUBLIC STATE OF NEW MEXICO	
Complesion Expires: 10 19 19	

ORIGINAL

Figure 12

Date Submitted:
Date Site Plan Approved:
Date Preliminary Plat Approved:
Date Preliminary Plat Expires:

DRB Project No.

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

DEL WEBB AT MIREHAVEN PHASE 3 & 4 (TRACT M AND TRACT N-2-A-1, WATERSHED)

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 issing, the DRC Chair may include those items in the issing and related financial guarantees. Likewise, if the DRC Chair determines that appurtenant or non-assential items can be deleted from the issing, 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 which are necessary to complete the project and which normally are the Subdividor's responsibility will be required as a condition of project acceptance and close out by the City.

					SIA Sequence #												Sequence #
					COA DRC Project#												COA DRC
8" DIA	8" DIA	8" DIA	8" DIA	8" DIA	Size PUBLIC SANITAR	(48.64)	6" DIA	10"-DIA. (3WR)	8" DIA	6" DIA. (4W)	4" DIA (3WR)	6" DIA	6" DIA (4W)	10" DIA (3WR)	8" DIA	PUBLIC WATER	Size
SANITARY SEWER W/ NEC.	SANITARY SEWER WI NEC. MH'S & SERVICES	SANITARY SEWER W/ NEC. MH'S & SERVICES	SANITARY SEWER W/ NEC. MH'S & SERVICES	SANITARY SEWER W/ NEC. MH'S & SERVICES	Size Typa of Improvement PUBLIC SANITARY SEWER IMPROVEMENTS -PHASE 3A	rno, Muo picco	WATERLINE WINEC VALVES	WATERLINE WINEC. VALVES FH'S, MJ'S & RJ'S	WATERLINE W/ NEC, VALVES FITS, MJ'S & RJ'S	WATERLINE WI NEC, VALVES	WATERLINE W/ NEC. VALVES	WATERLINE W/ NEC. VALVES	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WATERLINE W/ NEC. VALVES FH'S, MJ'S & RJ'S	WATERLINE WINEC, VALVES FH'S, MJ'S & RJ'S	PUBLIC WATERLING IMPROVEMENTS-PHASE 3A	Type of Improvement
WOOD CREEK LANE	CRYSTAL CREEK LANE	SUGAR CREEK LANE	ROCK CREEK TRAIL	WILLOW CANYON TRAIL	Location		WOOD CREEK LANE	ECHO CANYON LANE	ECHO CANYON LANE	CRYSTAL CREEK LANE	SUGAR CREEK LANE	SUGAR CREEK LANE	ROCK CREEK TRAIL	WILLOW CANYON TRAIL	WILLOW CANYON TRAIL		Location
PHASE 3/V 3B BOUNDARY	LOT 57	PHASE 3A/3B BOUNDARY	LOT 83	PHASE 3A/ 4 BOUNDARY	From		PHASE 3A/ 3B BOUNDARY	WILLOW CANYON TRAIL	WILLOW CANYON TRAIL	ROCK CREEK TRAIL	5' PAST EAST PROPERTY LINE OF LOT 43	PHASE 3A/ 3B BOUNDARY	WOOD CREEK LANE	ECHO CANYON LANE	PHASE 3A/4 BOUNDARY		From
WILLOW CANYON TRAIL	WILLOW CANYON TRAIL	WILLOW CANYON TRAIL	SUGAR CREEK LANE	NORTH BOUNDARY	Το		WILLOW CANYON TRAIL	MIREHAVEN PARKWAY	MIREHAVEN PARKWAY	WILLOW CANYON TRAIL	WILLOW CANYON TRAIL	WILLOW CANYON TRAIL	SUGAR CREEK LANE	NORTH BOUNDARY	NORTH BOUNDARY		07
,	-		-		Privato Inspector		-		1		1	1	1	1		inspector	Privato
1	1	,	1	,	City		-	1	,	,		,	1	1	1	Inspector	City
	-	1	1	1	City Cost Engineer		_			1	1	1	1	I		Engineer	City Cost
															-		

1		,	-		,		,	1		Inspector
,	,		,	,	,		1		T	City
-	,		,	-		1		1	1	City Cost Engineer

								Suppose #	- Andrews							
								COA DRC	Liolacta							
28' F-F		28° F-F	28º F.∓	28' F-F	NOTE	ALL SIDEWAL	"PROVIDE / IN	Size	PUBLIC WATERL	8" DIA (4W)	6" DIA (4W)	(AM) VIO	8" DIA	(4W)	B" DIA (4W)	
RESIDENTIAL PAVING W/ PCC	SIDEWALK ?* ON BOTH SIDES	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE	TRAIL ON WEST SIDE RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE	STREET LIGHTS AS REQUIRED BER THE COA DOWN	ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS	""PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRO	Type of improvement	PUBLIC WATERLINE IMPROVEMENTS-PHASE 4	WATERLINE WINEC. VALVES	WATERLINE WI NEC. VALVES FH'S, MJ'S & RJ'S	WATERLINE WI NEC. VALVES FH'S. MJ'S & RJ'S	WATERLINE WINEC. VALVES FHS, MJ'S & RJ'S	WATERLINE WINEC, VALVES FH'S, MJ'S & RJ'S	The state of the s	FH'S, MJ'S & RJ'S
PEBBLE CREEK TRAIL		CEBOLLA CREEK WAY	SUGAR CREEK LANE	WOOD CREEK LANE	THE COADON	GE OF LOTS	GNAGE ASSOCIATED W/ THE DEV	Location		WILLOW CANYON TRAIL	BUFFALO BROOK WAY	GNEISS TRAIL	CEBOLLA CREEK WAY	LOST CREEK WAY	COUGAR CREEK LANE	
WOOD CREEK LANE		PHASE 38/4 BOUNDARY	CEBOLLA CREEK WAY	CEBOLLA CREEK WAY			/ELOPMENT AS APPROVED BY TH	From		COUGAR CREEK LANE	COUGAR CREEK LANE	COUGAR CREEK LANE	COUGAR CREEK LANE	CEBOLLA CREEK WAY		CEBOLLA CREEK WAY
SUCAR OREGE AND		NORTH BOUNDARY	PHASE 3A/ 3B BOUNDARY	PHASE 3/J 3B BOUNDARY			E CITY DRC	То	•	PHASE 3A/ 4 BOUNDARY	LOST CREEK WAY	LOST CREEK WAY	PHASE 30/4 BOUNDARY		WILLOW CANYON TRAIL	WILLOW CANYON TRAIL WILLOW CANYON TRAIL
		1				_		Private	Inspector	1	1	-	1			1
		,				~			inspector		1		1	1		,
			_			~			City Cost				_		-	

DESIGN REVIEW CO	SIGNATURE MAXIMUM TIME A IMPROVEMENTS	PREPARED BY						Scquence #
DESIGN REVIEW COMMITTEE REVISIONS REVISION	BOHANNAN HUSTON INC. FIRM. SIGNATURE MAXIMUM TIME ALLOW TO CONSTRUCT IMPROVEMENTS WITHOUT A DRB EXTENSION	AGENT/OWNER YOLANDA PADILLA MOYER P.E. PREPARED BY PRINT NAME						Project#
DATE	Mush	m m	*ALL SIDEWAL	NOTE:	œ	28' F.F	28° F-F	PRIVATE ROADY
DRC CHAIR	HOLLAND DEVELOPMENT ABCWUA ABCWUA Code Catorewant	DEVELOPMENT REVIEW BOARD MEMBER APPROVALS	*ALL SIDEWALKS TO BE DEFERRED ALONG FRONTAGE OF LOTS **PROVIDE / INSTALL THE NECESSARY ROADWAY SIGNAGE ASSOCIATED W/ THE DEVELOPMENT AS APPROVED BY THE CITY DRO	TRAIL STREET LIGHTS AS REQUIRED PER THE COA DPM	TRAIL	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	RESIDENTIAL PAVING W/ PCC CURB & GUTTER & PCC 4' WIDE SIDEWALK ON BOTH SIDES	Size Type of improvement Lo PRIVATE ROADWAY IMPROVEMENTS - PHASE 4 (CONTINUED)
USER DE	hand	IEMBER APPROVALS	GE OF LOTS GNAGE ASSOCIATED W/ THE DEVE	LINEAR PARK R THE COA DPM	WEST OF LOT 1	COUGAR CREEK LANE	LOST CREEK WAY	Location
USER DEPARTMENT	7/11/18 7/11/18 7/11/18	7.11.18	LOPMENT AS APPROVED BY THE C	CEBOLLA CREEK WAY	CEBOLLA CREEK WAY	CEBOLLA CREEK WAY	CEBOLLA CREEK WAY	From
	AMAFCA OTY ENGINEER OTY	PARKS & RECREATION	ITY DRC	WILLOW CANYON TRAIL	SOUTH BOUNDARY	WILLOW CANYON TRAIL	WILLOW CANYON TRAIL	To
	handle .	ral		~		- 1		Private
AGENT/OWNER				1	1		+	City
	DATE DATE	DATE		,	-			City Cost Engineer

Joshua Lutz

From:	Yolanda Padilla Moyer
Sent:	Wednesday, December 19, 2018 2:47 PM
To:	Joshua Lutz; Abraham Ortiz
Subject:	FW: Project 1006864 (CPN650482)
Here is the approva	al email for the dxf.
Yolanda	
Sent: Wednesday, I	esiandenise@gmail.com> December 19, 2018 2:44 PM
	Moyer <ypadilla@bhinc.com> ect 1006864 (CPN650482)</ypadilla@bhinc.com>
Yolanda,	
Here is the dxf appr	roval for Del Webb 3A.
Date: Wed, Dec 19, Subject: RE: Project To: D King < cartesia	Sophia S. <ssthompson@cabq.gov></ssthompson@cabq.gov>
Hi Denise,	
Your dxf for Waters	shed Subdivision has been approved. This email will also notify the DRB office.
As a side note, in funumber (ie. 100686	sture, please provide a project number beginning with PR2018 if applicable as well as the old project 64).
Thank you.	
Sophia	



SOPHIA THOMPSON

gis specialist
o 505.924.3803
e ssthompson@cabq.gov
cabq.gov/planning
From: D King [mailto:cartesiandenise@gmail.com] Sent: Wednesday, December 19, 2018 10:47 AM To: Planning Plat Approval Cc: Yolanda Padilla Moyer Subject: Project 1006864 (CPN650482)
Good morning,
Attached you will find the DXF file for the above referenced project, as well as a PDF for the plat. The ground to grid factor is 0.9996675047 with a base point of N=0, E=1,640,416.667.
Please let me know if you have any questions.
Thanks,
Denise King

CADD Tech CSI-Cartesian Surveys Inc.

PO Box 44414

Rio Rancho NM 87174

(company) 505-896-3050 Ext. 109

(fax) 505-891-0244

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Email: cartesiandenise@gmail.com

This message has been analyzed by Deep Discovery Email Inspector.

Thanks,

Denise King

CADD Tech CSI-Cartesian Surveys Inc. PO Box 44414 Rio Rancho NM 87174 (company) 505-896-3050 Ext. 109 (fax) 505-891-0244 www.cartesiansurveys.com

Email: cartesiandenise@gmail.com