

# Amendment Site Development Plan for Tract "A" Brentwood Park Complex City of Albuquerque Bernalillo County, New Mexico June 2010

### Parking Data

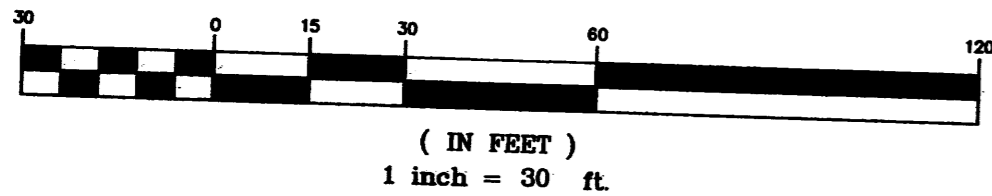
Per Original Site Plan 2-78-59  
30 Apartments x 2 Parking Spaces Each = 60 Regular Parking Spaces  
• 61 Parking Spaces Total

### Per Existing Conditions

Tract A-1  
• 8 Apartments x 2 Parking Spaces Each  
16 Parking Spaces Required - 18 Parking Spaces Provided

Tract A-2  
• 22 Apartments x 2 Parking Spaces Each  
44 Parking Spaces Required - 46 Parking Spaces Provided

### GRAPHIC SCALE



### Legend

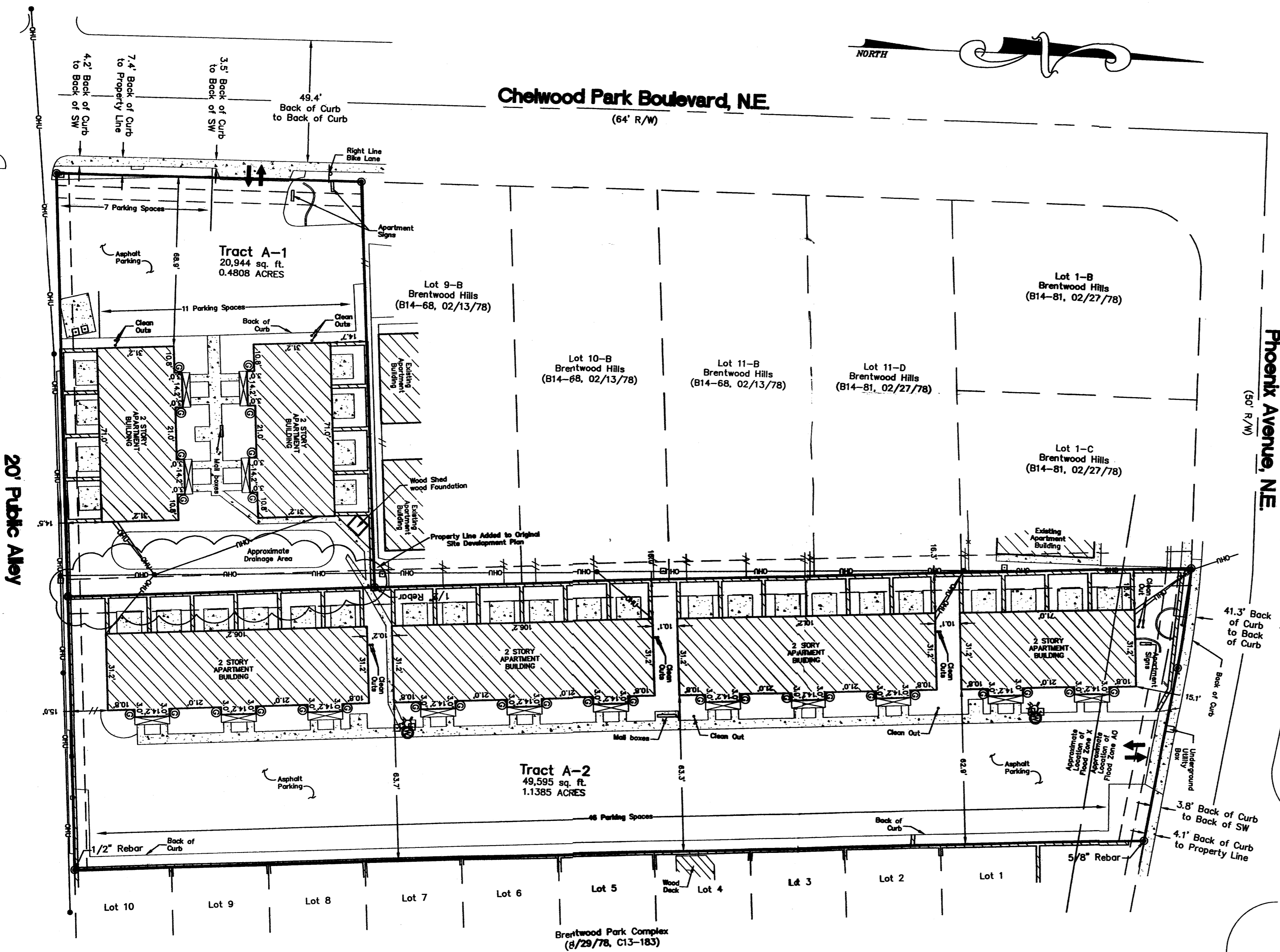
	FOUND AS INDICATED
	SET BATHEY MARKER "LS 14271"
	WATER METER
	GAS METER
	FIRE HYDRANT
	OVERHEAD UTILITY LINES
	TRANSFORMER
	GUY WIRE
	UTILITY PEDESTAL
	UTILITY POLE
	INGRESS/EGRESS
	WOOD FENCE
	WIRE FENCE
	SIGN
	COVERED AREA
	BOLLARD
	CHAIN LINK FENCE
	WALL
	CONCRETE AREA
	WROUGHT IRON FENCE

**ADMINISTRATIVE AMENDMENT**  
**FILE # 10-10078 PROJECT # 1008357**  
*subdivide property into 2 tracts -*  
*Tract A-1 + A-2*

---

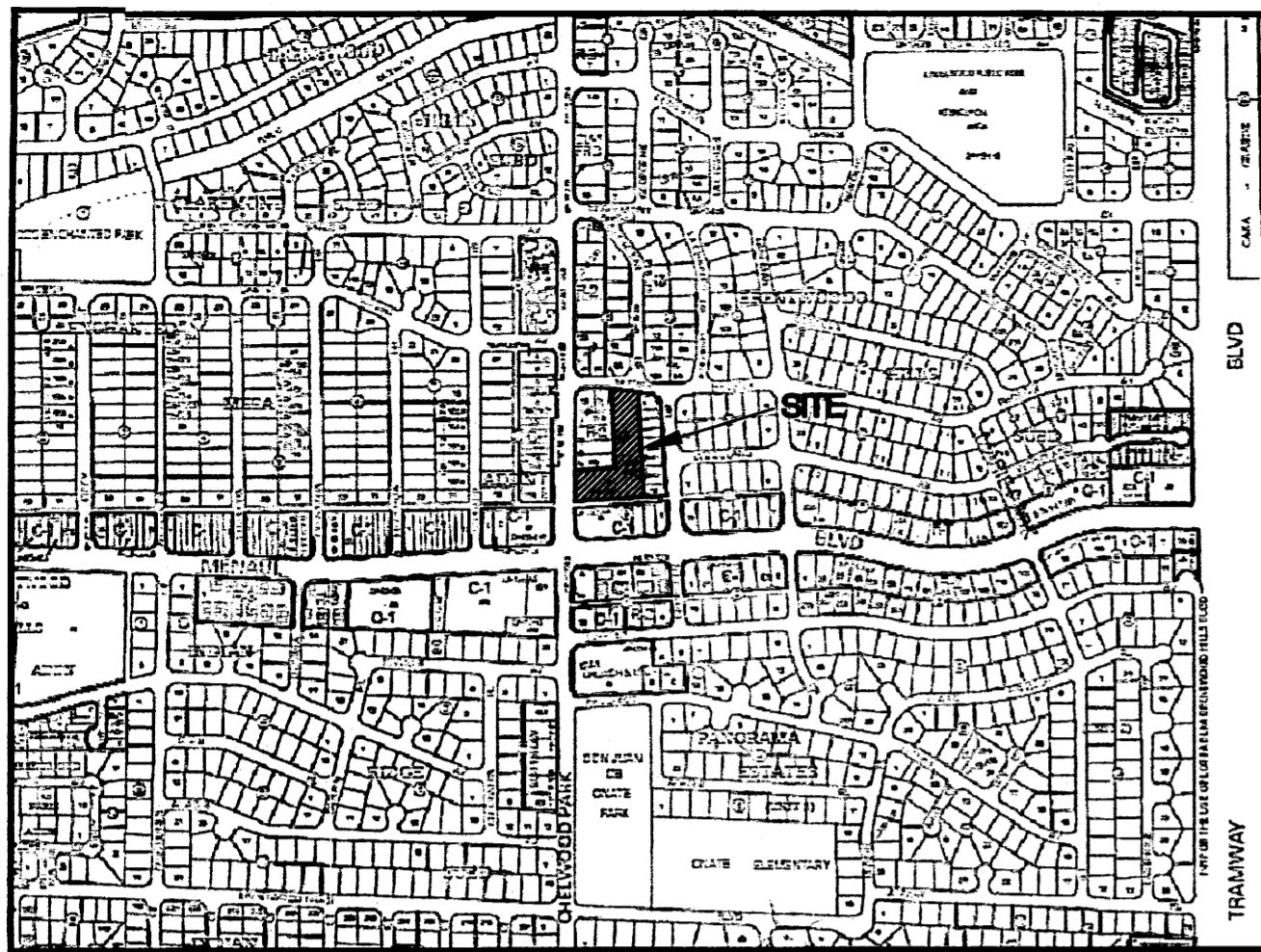
*Manning* 7/15/10

**APPROVED BY** **DATE**



**CARTESIAN SURVEYS**

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



Vicinity Map Zone Atlas H-22-Z

**Purpose of Plat**

- 1.) CREATE TWO TRACTS FROM THE EXISTING TRACT AS SHOWN HEREON.
- 2.) GRANT EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE. . . . . 1.6194 ACRES  
 ZONE ATLAS PAGE NO. . . . . H-22-Z  
 NUMBER OF EXISTING TRACTS. . . . . 1 TRACT  
 NUMBER OF TRACTS CREATED. . . . . 2 TRACTS  
 AREA DEDICATED TO THE CITY OF ALBUQUERQUE. . . . . 0  
 MILES OF FULL WIDTH STREETS. . . . . 0.00  
 MILES OF HALF WIDTH STREETS. . . . . 0.00  
 DATE OF SURVEY. . . . . MARCH 2010  
 UTILITY CONTROL LOCATION SYSTEM LOG NUMBER. . . . . 2010143240  
 ZONING. . . . . SU-1/PRD

**Notes**

1. FIELD SURVEY PERFORMED IN JANUARY 2006 WITH SUPPLEMENTAL DATA COLLECTED IN MARCH 2010.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS IS NEW MEXICO STATE PLANE COORDINATES (NAD 1983-GRID).
4. THE SUBJECT PROPERTY IS WITHIN SECTION 10, TOWNSHIP 10 NORTH, RANGE 4 EAST.

**Free Consent**

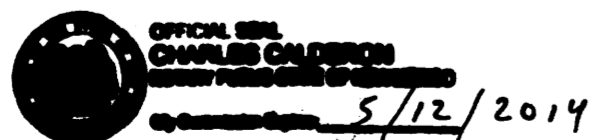
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT A PUBLIC UTILITY EASEMENT SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN 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 THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*Ryan Centerwall*  
 RYAN CENTERWALL MEMBER  
 CHELWOOD PARK DEVELOPERS, LLC

5-18-10  
 DATE

**Acknowledgment**

STATE OF New Mexico }  
 COUNTY OF Sandoval } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 18<sup>th</sup> 2010 BY RON CENTERWALL

*Ron Centerwall*  
 NOTARY PUBLIC

5-12-2014  
 MY COMMISSION EXPIRES

**Indexing Information**

Projected Section 10, Township 10 North, Range 4 East  
 Subdivision: Brentwood Park Complex Within Brentwood Hills Subdivision  
 Owner: Chelwood Park Developers LLC  
 UPC #102205930833213001

**Legal Description**

TRACT LETTERED "A" OF BRENTWOOD PARK COMPLEX, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 29, 1978 IN PLAT BOOK C13, FOLIO 183 AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF HEREIN DESCRIBED PARCEL, MARKED WITH A 5/8" REBAR, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PHOENIX AVENUE NE, WHENCE A TIE TO ACS MONUMENT "11\_G22" BEARS N 15°17'49" W, A DISTANCE OF 2150.60 FEET;

THENCE, FROM THE POINT OF BEGINNING, S 03°40'47" E, A DISTANCE OF 437.19 FEET TO THE SOUTHEAST CORNER OF HEREIN DESCRIBED PARCEL, BEING MARKED WITH A 1/2" REBAR, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF A 20' PUBLIC ALLEY;

THENCE, COINCIDING WITH SAID RIGHT OF WAY LINE, S 86°32'27" W, A DISTANCE OF 282.99 FEET TO THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCEL, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CHELWOOD PARK BOULEVARD NE;

THENCE, COINCIDING WITH SAID RIGHT OF WAY LINE, N 00°22'41" W, A DISTANCE OF 123.85 FEET TO AN ANGLE POINT, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, LEAVING SAID RIGHT OF WAY LINE, N 86°10'34" E, A DISTANCE OF 165.17 FEET TO AN ANGLE POINT, MARKED WITH A 1/2" REBAR;

THENCE, N 03°36'19" W, A DISTANCE OF 333.61 FEET TO A POINT OF CURVATURE, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PHOENIX AVENUE NE;

THENCE, COINCIDING WITH SAID RIGHT OF WAY THE FOLLOWING TWO COURSES:

40.84 FEET ALONG A CURVE TO THE RIGHT, NON-TANGENT TO THE PREVIOUS COURSE, WITH A RADIUS OF 397.55 FEET, A DELTA OF 5°53'10", AND A CHORD BEARING S 84°29'13" E, A DISTANCE OF 40.82 FEET TO A POINT OF TANGENCY, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

S 81°32'38" E, A DISTANCE OF 71.56 FEET TO THE POINT OF BEGINNING, CONTAINING 1.6194 ACRES (70,539 SQ. FT.) MORE OR LESS.

**Public Utility Easement**

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 for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

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

**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM) 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.

Plat of  
**Tracts A-1 and A-2**  
**Brentwood Park Complex**

comprising of  
 Tract A, Brentwood Park Complex  
 Situate within Section 10, Township 10  
 North, Range 4 East, NMPM  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 May 2010

**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 \_\_\_\_\_

**City approvals:**

<i>[Signature]</i> City Surveyor	5-21-10 Date
_____ Traffic Engineer, Transportation Division	_____ Date
_____ ABCWJA	_____ Date
_____ Parks and Recreation Department	_____ Date
_____ AMAFCA	_____ Date
_____ City Engineer	_____ Date
_____ DRB Chairperson, Planning Department	_____ Date

**Utility approvals:**

<i>[Signature]</i> PNM Electric Services	5-20-10 Date
_____ New Mexico Gas Company	_____ Date
<i>[Signature]</i> Qwest Telecommunications	05-21-10 Date
_____ Comcast	_____ Date

**Surveyor's Certificate**

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

*[Signature]* 5/17/10  
 WILL PLOTNER JR. DATE  
 N.M.R.P.S. No. 14271

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



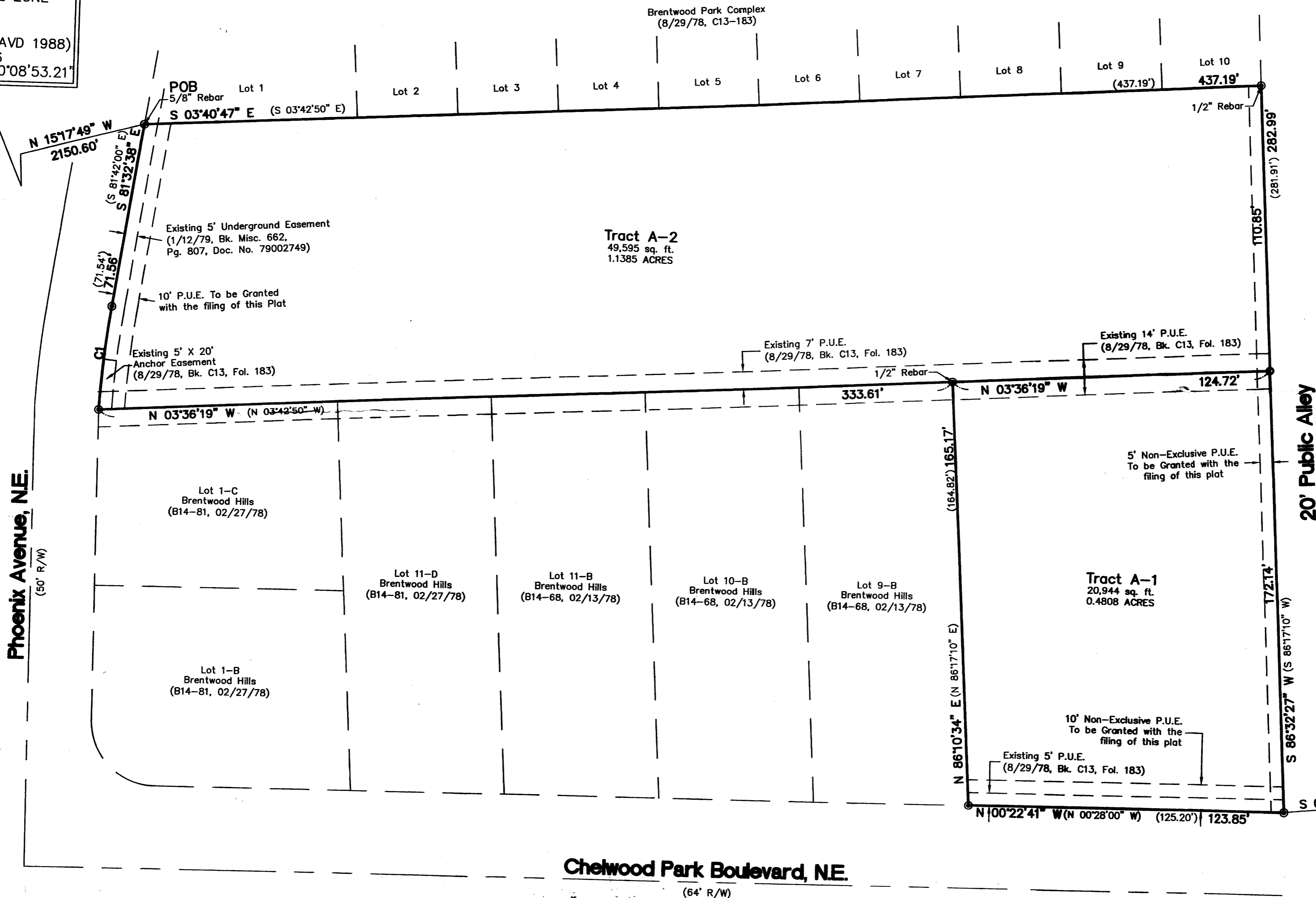
Plat of  
**Tracts A-1 and A-2**  
**Brentwood Park Complex**  
 comprising of  
 Tract A, Brentwood Park Complex  
 Situate within Section 10, Township 10  
 North, Range 4 East, NMPM  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 May 2010

# Legend

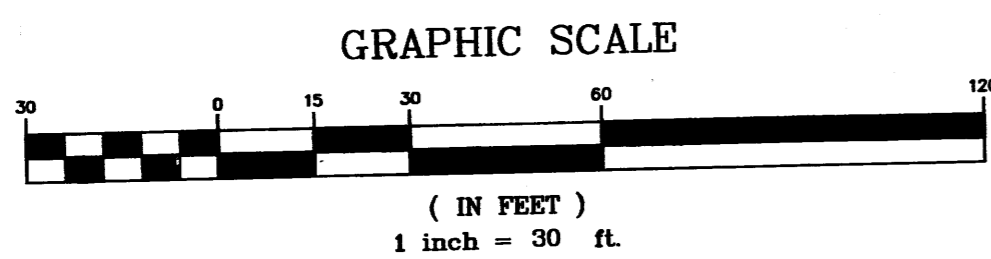
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊙	UNLESS OTHERWISE NOTED, FOUND BATHEY MARKER WITH CAP "LS 14271"
○	SET BATHEY MARKER WITH CAP "LS 14271"

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	40.84' (40.83')	397.55' (397.55)	5°53'10"	40.82'	S 84°29'13" E

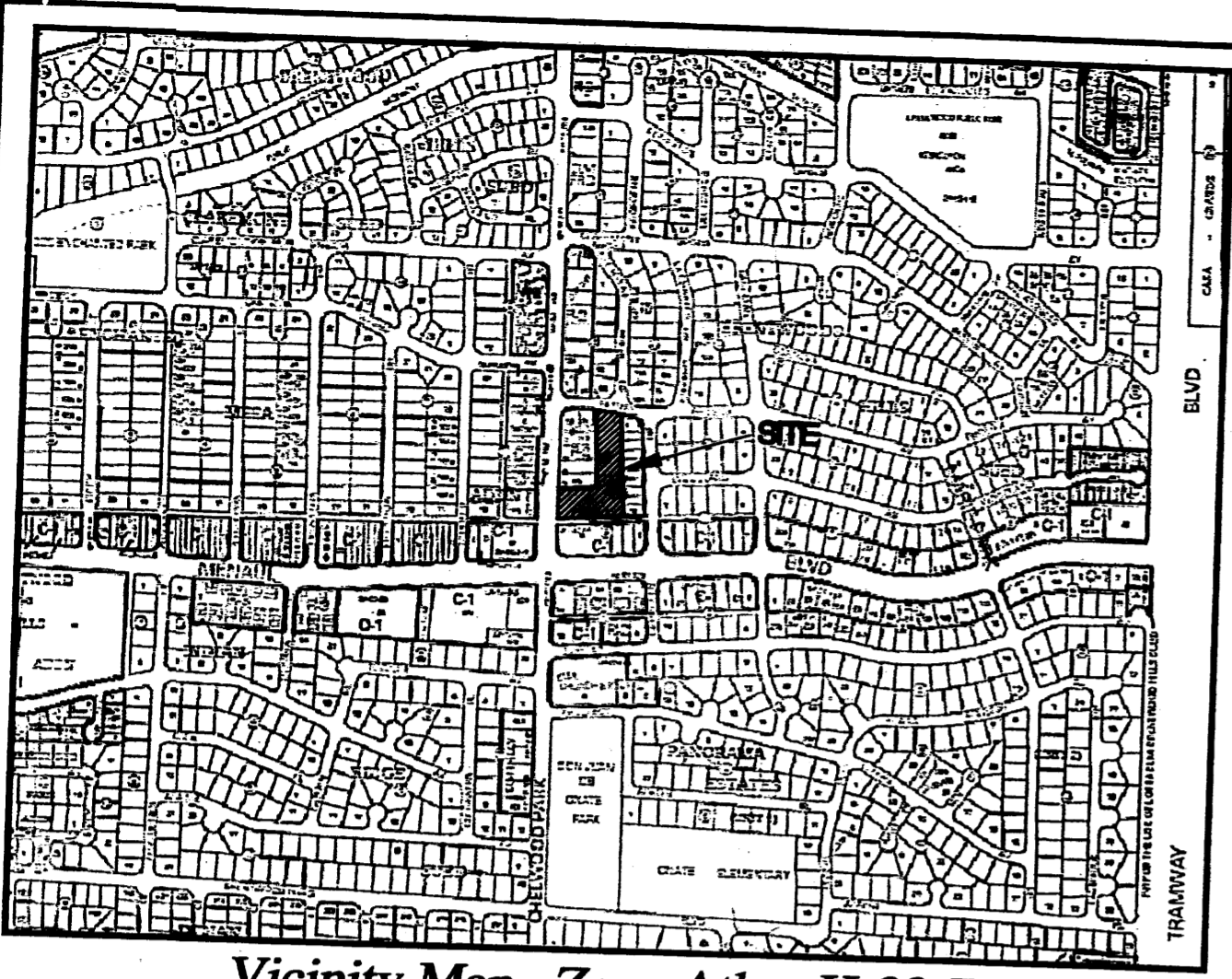
ACS Monument "11\_G22"  
 NAD 1983 CENTRAL ZONE  
 X=1563417.820  
 Y=1497740.652  
 Z=5697.065 (NAVD 1988)  
 G-G=0.999638126  
 Mapping Angle=-0°08'53.21"



ACS Monument "6\_H22A"  
 NAD 1983 CENTRAL ZONE  
 X=1563754.032  
 Y=1494986.518  
 Z=5709.108 (NAVD 1988)  
 G-G=0.999637490  
 Mapping Angle=-0°08'50.73"



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



Vicinity Map Zone Atlas H-22-Z

**Purpose of Plat**

- 1.) CREATE TWO TRACTS FROM THE EXISTING TRACT AS SHOWN HEREON.
- 2.) GRANT EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE	1.6194 ACRES
ZONE ATLAS PAGE NO.	H-22-Z
NUMBER OF EXISTING TRACTS	1 TRACT
NUMBER OF TRACTS CREATED	2 TRACTS
AREA DEDICATED TO THE CITY OF ALBUQUERQUE	0
MILES OF FULL WIDTH STREETS	0.00
MILES OF HALF WIDTH STREETS	0.00
DATE OF SURVEY	MARCH 2010
UTILITY CONTROL LOCATION SYSTEM LOG NUMBER	2010143240
ZONING	SU-1/PRD

**Notes**

1. FIELD SURVEY PERFORMED IN JANUARY 2006 WITH SUPPLEMENTAL DATA COLLECTED IN MARCH 2010.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS IS NEW MEXICO STATE PLANE COORDINATES (NAD 1983-GRID).
4. THE SUBJECT PROPERTY IS WITHIN SECTION 10, TOWNSHIP 10 NORTH, RANGE 4 EAST.

**Free Consent**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT A PUBLIC UTILITY EASEMENT SHOWN HEREON INCLUDING 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, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*Ryan Centerwall*  
 RYAN CENTERWALL MEMBER  
 CHELWOOD PARK DEVELOPERS, LLC

5-18-10  
 DATE

**Acknowledgment**

STATE OF New Mexico }  
 COUNTY OF Sandoval } SS

OFFICIAL SEAL  
 5/12/2014

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 18<sup>th</sup> 2010  
 BY RON CENTERWALL

*Ron Centerwall*  
 NOTARY PUBLIC  
 5-12-2014  
 MY COMMISSION EXPIRES

**Indexing Information**

Projected Section 10, Township 10 North, Range 4 East  
 Subdivision: Brentwood Park Complex Within Brentwood Hills Subdivision  
 Owner: Chelwood Park Developers LLC  
 UPC #102205930833213001

DOCH 2010088229  
 09/01/2010 11:42 AM Page: 1 of 2  
 PLAT R: \$12.00 B: 2010C P: 0187 R. Toulous Olivares, Bernalillo Cour

**Legal Description**

TRACT LETTERED "A" OF BRENTWOOD PARK COMPLEX, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 29, 1978 IN PLAT BOOK C13, FOLIO 183 AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF HEREIN DESCRIBED PARCEL, MARKED WITH A 5/8" REBAR, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PHOENIX AVENUE NE, WHENCE A TIE TO ACS MONUMENT "11\_G22" BEARS N 15°17'49" W, A DISTANCE OF 2150.60 FEET;

THENCE, FROM THE POINT OF BEGINNING, S 03°40'47" E, A DISTANCE OF 437.19 FEET TO THE SOUTHEAST CORNER OF HEREIN DESCRIBED PARCEL, BEING MARKED WITH A 1/2" REBAR, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF A 20' PUBLIC ALLEY;

THENCE, COINCIDING WITH SAID RIGHT OF WAY LINE, S 86°32'27" W, A DISTANCE OF 282.99 FEET TO THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCEL, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CHELWOOD PARK BOULEVARD NE;

THENCE, COINCIDING WITH SAID RIGHT OF WAY LINE, N 00°22'41" W, A DISTANCE OF 123.85 FEET TO AN ANGLE POINT, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, LEAVING SAID RIGHT OF WAY LINE, N 86°10'34" E, A DISTANCE OF 165.17 FEET TO AN ANGLE POINT, MARKED WITH A 1/2" REBAR;

THENCE, N 03°36'19" W, A DISTANCE OF 333.61 FEET TO A POINT OF CURVATURE, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PHOENIX AVENUE NE;

THENCE, COINCIDING WITH SAID RIGHT OF WAY THE FOLLOWING TWO COURSES:

40.84 FEET ALONG A CURVE TO THE RIGHT, NON-TANGENT TO THE PREVIOUS COURSE, WITH A RADIUS OF 397.55 FEET, A DELTA OF 5°53'10", AND A CHORD BEARING S 84°29'13" E, A DISTANCE OF 40.82 FEET TO A POINT OF TANGENCY, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

S 81°32'38" E, A DISTANCE OF 71.56 FEET TO THE POINT OF BEGINNING, CONTAINING 1.6194 ACRES (70,539 SQ. FT.) MORE OR LESS.

**Public Utility Easement**

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 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 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) 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.

Plat of  
**Tracts A-1 and A-2**  
**Brentwood Park Complex**  
 comprising of

Tract A, Brentwood Park Complex  
 Situate within Section 10, Township 10  
 North, Range 4 East, NMPM  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 May 2010

*Danella Dandoval*  
 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 1008357

Application Number 10 DRB-70143

**City approvals:**

<i>[Signature]</i> City Surveyor	5-21-10 Date
<i>[Signature]</i> Traffic Engineer, Transportation Division	07/21/10 Date
<i>[Signature]</i> ABCMUA Parks and Recreation Department	07/21/10 Date
<i>[Signature]</i> AMAFCA City Engineer	7/21/10 Date
<i>[Signature]</i> DBB Chairperson, Planning Department	7-25-10 Date

**Utility approvals:**

<i>[Signature]</i> PNM Electric Services	5-20-10 Date
<i>[Signature]</i> New Mexico Gas Company	7-22-10 Date
<i>[Signature]</i> Qwest Telecommunications	05-21-10 Date
<i>[Signature]</i> Comcast	7-22-10 Date

**Surveyor's Certificate**

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

*[Signature]*  
 WILL PLOTNER JR.  
 N.M.R.P.S. No. 14271  
 DATE 5/17/10

**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 886-3050 Fax (505) 891-0244



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	40.84' (40.83')	397.55' (397.55)	5°53'10"	40.82'	S 84°29'13" E

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00'	S 8°27'22" W
L2	13.18'	S 51°1'30" E

**Easement Note**

1 CROSS LOT DRAINAGE EASEMENT BENEFITTING TRACTS A-1 AND A-2, AND TO BE MAINTAINED BY THE INDIVIDUAL OWNERS OF EACH TRACT, TO BE GRANTED WITH THE FILING OF THIS PLAT

**Legend**

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- ⊙ UNLESS OTHERWISE NOTED, FOUND BATHEY MARKER WITH CAP "LS 14271"
- SET BATHEY MARKER WITH CAP "LS 14271"

DOCH 2010088229

09/01/2010 11:42 AM Page: 2 of 2  
 PLAT R: \$12.00 B: 2010C P: 0107 R. Toulous Olivere, Bernalillo Cour

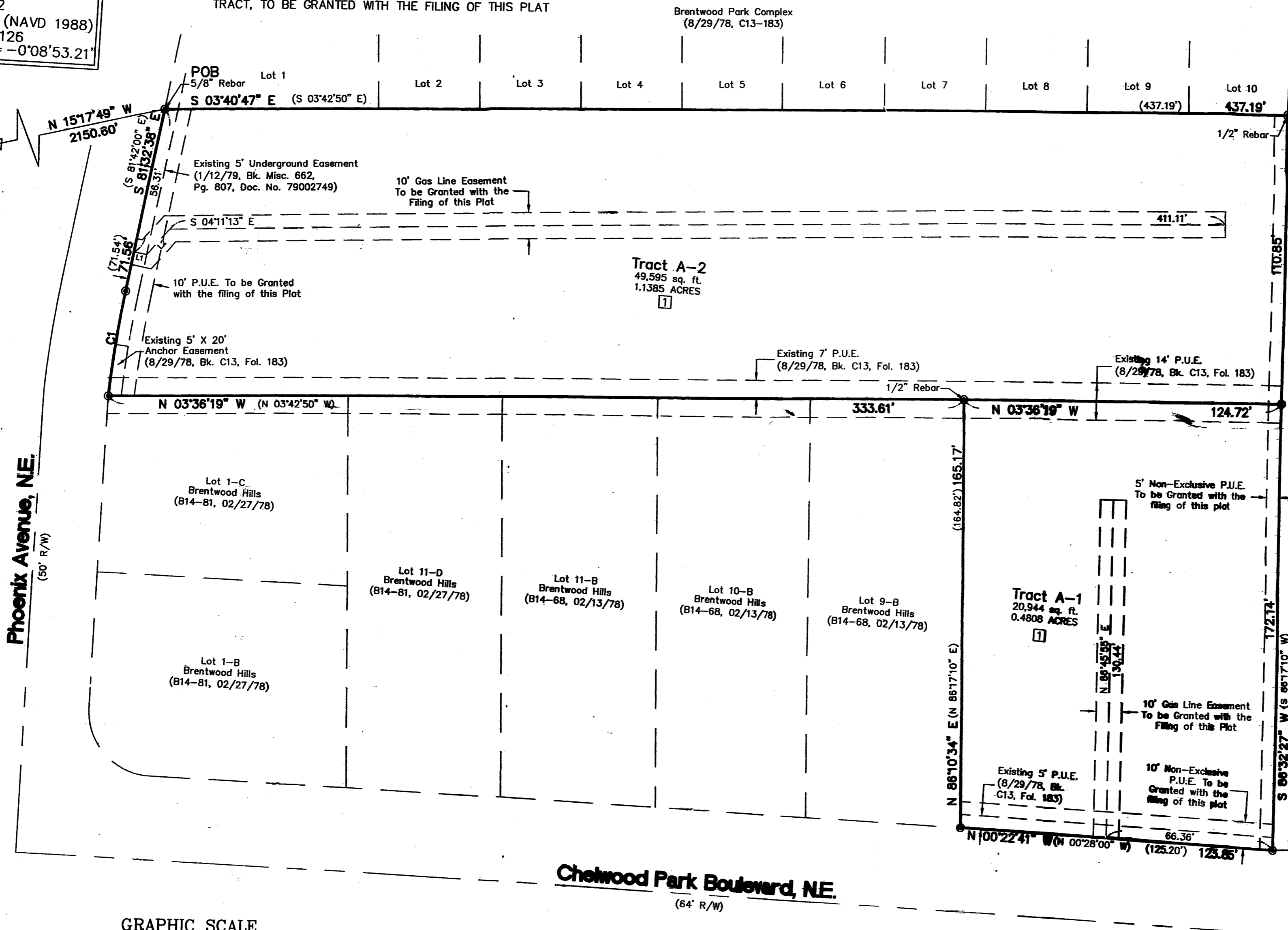
Plat of  
**Tracts A-1 and A-2**  
**Brentwood Park Complex**  
 comprising of  
 Tract A, Brentwood Park Complex  
 Situate within Section 10, Township 10  
 North, Range 4 East, NMPM  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 May 2010

ACS Monument "11\_G22"  
 NAD 1983 CENTRAL ZONE  
 X=1563417.820  
 Y=1497740.652  
 Z=5397.065 (NAVD 1988)  
 G-G=0.999638126  
 Mapping Angle=-0°08'53.21"

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

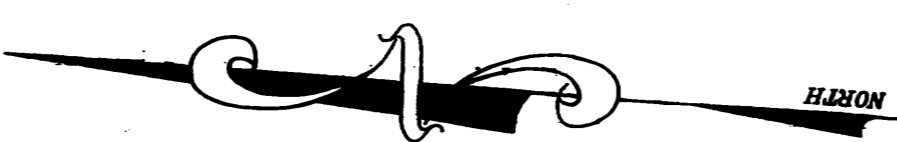
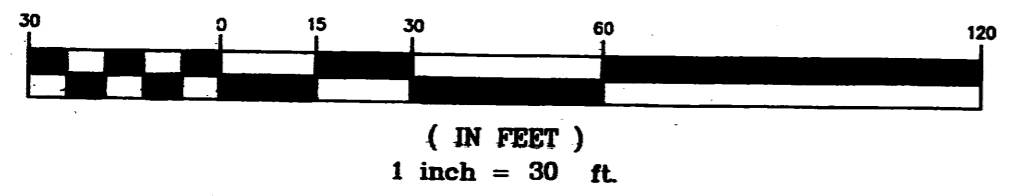


Phoenix Avenue, NE.  
 (50' R/W)

20' Public Alley

Chelwood Park Boulevard, NE.  
 (64' R/W)

GRAPHIC SCALE



ACS Monument "6\_H22A"  
 NAD 1983 CENTRAL ZONE  
 X=1563754.032  
 Y=1494986.518  
 Z=5709.108 (NAVD 1988)  
 G-G=0.999637490  
 Mapping Angle=-0°08'50.73"

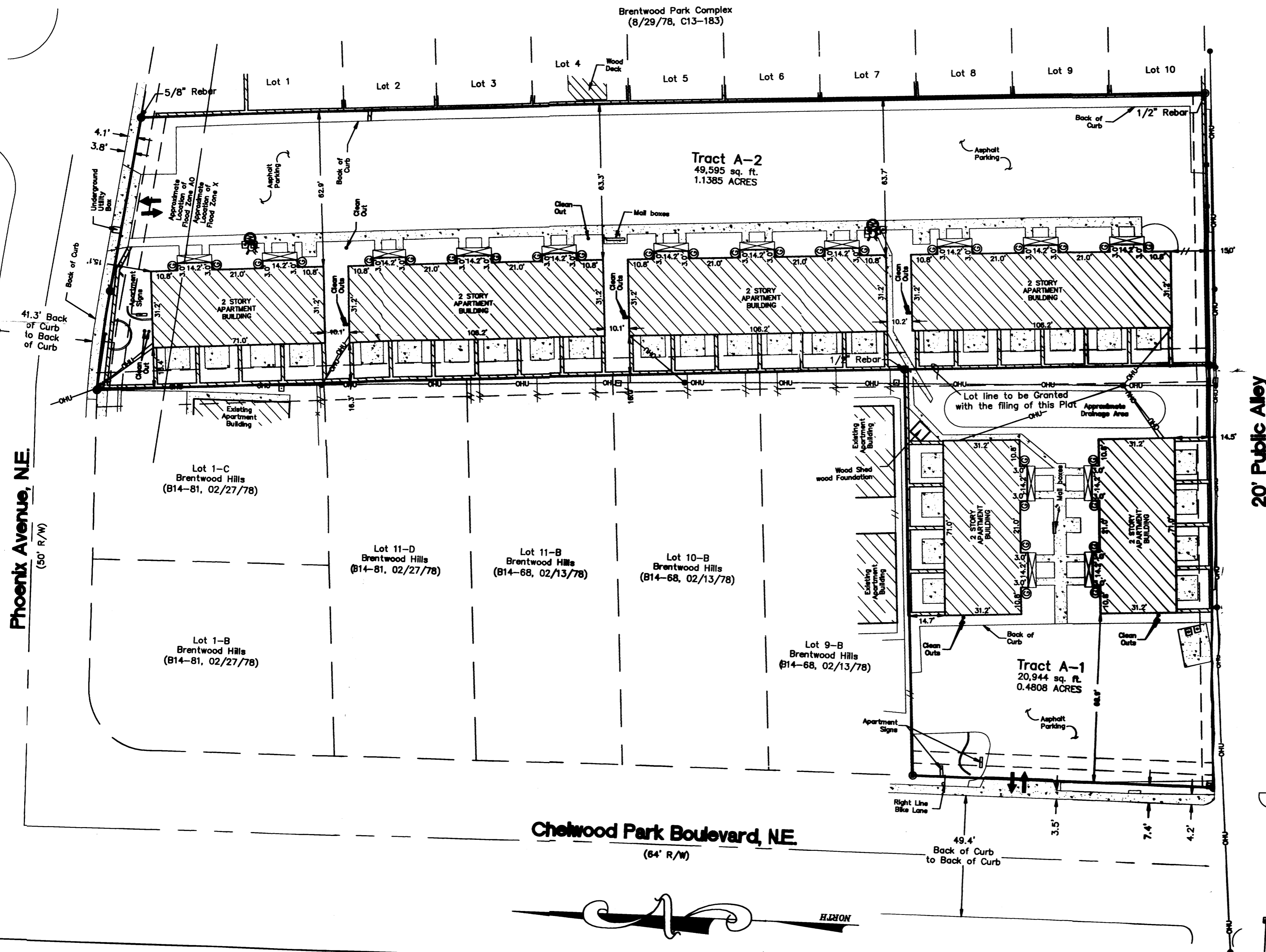
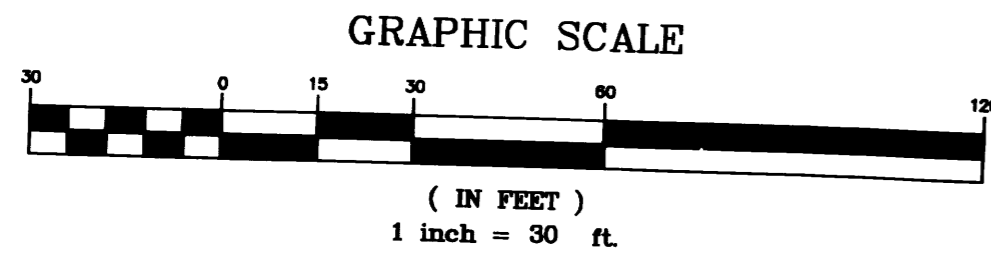
**CARTESIAN SURVEYS INC.**

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

**Site Plan**  
 for  
**Tract "A"**  
**Brentwood Park Complex**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 April 2010

**Legend**

	FOUND AS INDICATED
	SET BATHEY MARKER "LS 14271"
	WATER METER
	GAS METER
	FIRE HYDRANT
	OVERHEAD UTILITY LINES
	TRANSFORMER
	GUY WIRE
	UTILITY PEDESTAL
	UTILITY POLE
	INGRESS/EGRESS
	WOOD FENCE
	WIRE FENCE
	SIGN
	COVERED AREA
	BOLLARD
	CHAIN LINK FENCE
	WALL
	CONCRETE AREA
	WROUGHT IRON FENCE



**CARTESIAN SURVEYS**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505)898-3050 Fax (505)891-0244