

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

CLIENT/COURIER TRANSMITTAL

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

Requested by: Michael Balaskovits

Date: May 12, 2017

Time Due: This A.M.
 This P.M.
 Rush _____
 By Tomorrow

Phone: (505) 924-3880

Job No.: 20160155

Job Name: The Highlands

DELIVERY VIA

- Courier Federal Express
 Mail UPS
 Other

PICK UP

Item: _____

<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	DRB Application
2	1	Supplemental Information to DRB Form
3	6	Comment Response Letter
4	6	Final Plat
5	1	Overall Easement Exhibit (to be granted by paper document)
6	6	Easements to be granted via paper document & associated agreements
7	1	Proposed Preliminary Roadway Cross Sections

COMMENTS / INSTRUCTIONS

Jack,

Please find attached the Final Plat for the Highlands development. Let me know if you have any questions.

Thanks,
Mike

REC'D BY: _____ DATE: _____ TIME: _____



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

- D Street Name Change (Local & Collector)

L A APPEAL / PROTEST of...

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): BOHANNAN HUSTON, INC. (MIKE BALASKOVITS) PHONE: 505-823-1000
 ADDRESS: 7500 JEFFERSON ST. NE FAX: 505-798-7988
 CITY: ALBUQUERQUE STATE NM ZIP 87109 E-MAIL: MBALASKOVITS@BHINC.COM
APPLICANT: TITAN DEVELOPMENT CENTER LAND, LLC PHONE: 505-998-0163
 ADDRESS: 6300 RIVERSIDE PLAZA LANE NW #200 FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87120 E-MAIL: development.com
 Proprietary interest in site: DEVELOPER List all owners: _____

DESCRIPTION OF REQUEST: FINAL PLAT

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

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

Lot or Tract No. BLOCKS 3, 4, 5, 6, & 21 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: BROWNWELL & LAIL'S HIGHLAND ADDITION
 Existing Zoning: SU-2 Proposed zoning: N/A MRGCD Map No _____
 Zone Atlas page(s): K-15-Z UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc.): _____
DRB#1010879

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? NO
 No. of existing lots: 56 No. of proposed lots: 6 Total site area (acres): APPROX. 11.6 ACRES
 LOCATION OF PROPERTY BY STREETS: On or Near: NORTHEAST CORNER OF CENTRAL AND INTERSTATE 25
 Between: _____ and _____
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: 3-08-2017

SIGNATURE MIKE BALASKOVITS DATE 5/12/17
 (Print Name) MIKE BALASKOVITS Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate				\$ _____

Hearing date _____

Project # _____

Staff signature & Date _____



DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

TO: PROJECT NO. 1010879

ALL MEMBERS

Jack Cloud, DRB Chairman, Planning Department

Shahab Biazar, P.E. , Hydrology

Racquel Michel, P.E. , Transportation Development

Kristopher Cadena, P.E., ABCWUA

Carol Dumont , Parks/Municipal Development

NEXT HEARING DATE: 05-17-2017

NOTE: REQUESTS FOR DEFERRAL OF CASES WILL BE DISCUSSED BY THE BOARD AND THE APPLICANT AND/OR AGENT AT THE BEGINNING OF THE AGENDA. BOTH PARTIES MUST AGREE UPON THE DATE OF DEFERRAL. IF THE APPLICANT/AGENT IS NOT PRESENT, THE ADMINISTRATIVE ASSISTANT MUST RECEIVE A LETTER, PRIOR TO THE HEARING DATE, REQUESTING A SPECIFIC DEFERRAL DATE. THE BOARD WILL DISCUSS AND MAKE A DECISION AT THE HEARING. THE APPLICANT/AGENT WILL THEN BE INFORMED OF THE DEFERRAL DATE AND REASON. IF THE APPLICANT IS NOT PRESENT WHEN THEIR REQUEST IS CALLED, THEN THE REQUEST MAY BE INDEFINITELY DEFERRED ON A NO SHOW.

SUBMITTAL DESCRIPTION: _____

-REVISED PLAT

-OVERALL EXHIBIT FOR INTERIM EXHIBITS GRANTED TO COA

-EASEMENTS & AGREEMENTS GRANTED VIA PAPER DOCUMENT

-PROPOSED PRELIMINARY ROADWAY CROSS SECTIONS (REQUESTED BY TRANSPORTATION)

CONTACT NAME: MIKE BALASKOVITS

TELEPHONE: 823-1000 EMAIL: MBALASKOVITS@BHINC.COM

May 12, 2017

www.bhinc.com

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

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

Re: The Highlands – Final Plat DRB # 1010879

Dear Mr. Cloud:

Enclosed for Development Review Board (DRB) review and comment is a re-submittal of The Highlands Final Plat. Please see the responses to DRB comments (dated 05/03/17) below:

Hydrology Section

1. Hydrology is in the process of reviewing the Conceptual G&D Plan, and has concerns that need to be addressed (see separate letter from hydrology) prior to hydrology approval of the Preliminary/Final Plat.

Response: On a letter dated 05/04/17 from Hydrology it is stated that the "Conceptual Grading and Drainage Plan cannot be approved for Final Plat, nor is it required for Final Plat. Hydrology can approve the Final Plat as long as we have Public Drainage and Access Easements signed by the current owner(s) delivered into our hands before we approve the Final Plat". Please see the proposed Public Drainage easements provided on the plat and interim easements (granted via paper document) attached.

ABCWUA

1. The purpose of the plat needs to include the granting of public easements.
Response: Noted. Please see the plat and interim easements (granted via paper document) attached.
2. Include the following note on the plat: No structure shall be located along water and sanitary sewer alignments and/or easements. Any building or structure proposed to be within easements and/or corridors with existing infrastructure will require a realignment of the existing infrastructure along an alignment suitable to the Water Authority. Covered parking is not allowed within Water Authority easements.

Response: The above note has been added to the plat.

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

3. Copper Ave.: The proposed 60' public access & public drainage easement needs to include public waterline and public sanitary sewer as there is existing infrastructure along this corridor.

Response: Noted. A proposed 60' water & sanitary sewer easement has been added to the plat. See sheet 3.

4. Mulberry St.: In regards to the proposed water and sanitary sewer easement along the Mulberry St. corridor, a previous requirement of the developer was to pothole the existing infrastructure to determine the actual location necessary to establish the easement. Was potholing information obtained?

Response: Potholing is ongoing. Coordination with the City of Albuquerque, ART project and Bradbury Stamm was necessary to complete this work. New line spots were provided and align with the current location of the waterline. Once the potholing is complete, the new easement will be adjusted if necessary prior to recording.

5. Alley: There is an existing 8" sanitary sewer along an existing alley (north/south) within proposed Tract 2. The proposed plat does not grant an easement for this sanitary sewer line.

Response: An easement has been granted for this 8" sanitary sewer in the existing alley (north/south) within proposed Tract 2 on the plat. See sheet 3.

6. Alley: There is an existing 8" sanitary sewer along an existing alley (east/west) within proposed Tract 3 and Tract 4. The plat does not include a public sanitary sewer easement for this sanitary sewer line. The developer was to confirm whether or not the subject property is the only contributor to this sanitary sewer to determine whether or not the line can be abandoned or converted to a private sanitary sewer. If offsite properties are contributing to this line, then the line shall remain public and a public sanitary sewer easement shall be granted. If the subject property is the sole contributor to this line, then a public sanitary sewer easement is not required as the line would then be deemed private. Has confirmation been made?

Response: The existing 8" sanitary sewer line within the alley (east/west) within proposed Tracts 3 & 4 has been determined to only serve the subject property as it is a dead end line at the far east portion of proposed Tract 4.

7. Cedar St.: There is an existing 10" waterline along Cedar Ave. within proposed Tracts 4/5. The plat does provide for a public waterline easement along this corridor, but also accounts for a public sanitary sewer easement along the same corridor. There is an existing 8" sanitary sewer along Cedar St. within proposed Tract 5. The developer was to confirm whether or not the subject property is the only contributor to this sanitary sewer to determine whether or not the line can be abandoned or converted to a private sanitary sewer. If offsite properties are contributing to this line, then the line shall remain public and the public sanitary sewer easement shall remain. If the subject property is the sole contributor to this line, then a public sanitary sewer easement is not required as the line would then be deemed private. Has confirmation been made?

Response: Currently offsite properties are not contributing to this existing 8" line based on the asbuilts and field observations; however, keeping this line public will allow for future services for Tracts 3 and 4 preventing new connections to Copper.

8. Spruce St.: There is an existing 16" transmission line along Spruce St. within proposed Tract 6. The plat does not provide a public waterline easement for this segment. It is understood that a structure will be constructed along the Spruce St. vacation. The developer has been informed that a requirement will be to remove this waterline. Being that the waterline still exists, a public waterline easement shall be granted. Perhaps this can be accomplished by a paper easement which later be vacated once the 16" transmission line has been removed by the developer.

Response: Please see attached interim ABCWUA easement (granted via paper document)– Temporary Easement to include the existing 16" transmission line along vacated Spruce St.

9. For information only:
- a. Currently, Utility Development is performing the fire flow analysis for the site. An on-call consultant is also providing assistance in the field to determine the pressure zone delineations and status of existing waterlines proximate to the site. This effort will be used to determine the final results for fire flow and the existing waterlines that may nor may not be abandoned. The analysis will be done for each site and will be associated with the various subsequent availability statements that will be required for Site Development Plan for Building Permit approvals.

- b. The developer will be responsible for providing a sanitary sewer study to determine if the proposed development causes capacity issues downstream. Findings will be discussed in the subsequent availability statements and will be a requirement of Site Development Plan for Building Permit approvals.

Response: a) Noted. We will anticipate the results of this effort.

b) Noted. Coordination with ABCWUA is underway for this effort.

Transportation

1. Provide a sidewalk exhibit showing the location, width, and defining the distance from back of curb to the property line. Right of way dedication may be required.

Response: Please see attached for the conceptual proposed Sidewalk Exhibit for this platting effort. Much like the hydrology department and the ABCWUA, proposed easements for this development would be granted via paper documents at the time of a Site Plan for Building Permit submission once details have been solidified and accurate easements can be established.

This final plat is being presented to the Development Review Board for the purpose of obtaining City approval and sign off. The Highlands includes a total of 5 city blocks north of the Presbyterian Hospital currently subdivided. This plat proposes granting new easements necessary for the development, formally vacate right of way that has been approved at city council, dedicate right of way along Central, and subdivide the existing blocks into 6 new developable tracts.

Please distribute this information to the Development Review Board in preparation for review during the May 17th hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,



Mike Balaskovits, PE
Vice President
Community Development and Planning

MJB/egn
Enclosures

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

DEVELOPMENT REVIEW BOARD
TRANSPORTATION DEVELOPMENT

DRB Project Number: 1010879
Titan Development – Central & Cedar

AGENDA ITEM NO: 07

SUBJECT: Preliminary/ Final Plat

ENGINEERING COMMENTS:

1. Provide a sidewalk exhibit showing the location, width, and defining the distance from back of curb to the property line. Right of way dedication may be required.

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

RESOLUTION:

APPROVED ___; DENIED ___; DEFERRED ___; COMMENTS PROVIDED ___; WITHDRAWN ___

DELEGATED: _____ TO: (TRANS) (HYD) (WUA) (PRKS) (PLNG)

SIGNED: Racquel M. Michel, P.E.
Transportation Development
505-924-3991 or rmichel@cabq.gov

DATE: May 3, 2017

**Development Review Board (DRB)
Review Comments
Utility Development Section
Reviewer: Kristopher Cadena, P.E.
Phone: 505.289.3301**

DRB Project No: 1010879	Date: 05/03/2017	Item No: #7
Zone Atlas Page: K-15	Legal Description: Block(s) 3-6 and 21, Brownell & Lail's Highland Addition	
Location: NE Corner of Central and I-25		
Request For: 17DRB-70119 Minor – Preliminary/Final Plat Approval		

ABCWUA Comment:

Please provide written description of how the following comments were addressed with the next submittal.

1. The purpose of the plat needs to include the granting of public easements.
2. Include the following note on the plat: No structure shall be located along water and sanitary sewer alignments and/or easements. Any building or structure proposed to be within easements and/or corridors with existing infrastructure will require a realignment of the existing infrastructure along an alignment suitable to the Water Authority. Covered parking is not allowed within Water Authority easements.
3. Copper Ave.: The proposed 60' public access & public drainage easement needs to include public waterline and public sanitary sewer as there is existing infrastructure along this corridor.
4. Mulberry St.: In regards to the proposed water and sanitary sewer easement along the Mulberry St. corridor, a previous requirement of the developer was to pothole the existing infrastructure to

determine the actual location necessary to establish the easement. Was potholing information obtained?

5. Alley: There is an existing 8" sanitary sewer along an existing alley (north/south) within proposed Tract 2. The proposed plat does not grant an easement for this sanitary sewer line.
6. Alley: There is an existing 8" sanitary sewer along an existing alley (east/west) within proposed Tract 3 and Tract 4. The plat does not include a public sanitary sewer easement for this sanitary sewer line. The developer was to confirm whether or not the subject property is the only contributor to this sanitary sewer to determine whether or not the line can be abandoned or converted to a private sanitary sewer. If offsite properties are contributing to this line, then the line shall remain public and a public sanitary sewer easement shall be granted. If the subject property is the sole contributor to this line, then a public sanitary sewer easement is not required as the line would then be deemed private. Has confirmation been made?
7. Cedar St.: There is an existing 10" waterline along Cedar Ave. within proposed Tracts 4/5. The plat does provide for a public waterline easement along this corridor, but also accounts for a public sanitary sewer easement along the same corridor. There is an existing 8" sanitary sewer along Cedar St. within proposed Tract 5. The developer was to confirm whether or not the subject property is the only contributor to this sanitary sewer to determine whether or not the line can be abandoned or converted to a private sanitary sewer. If offsite properties are contributing to this line, then the line shall remain public and the public sanitary sewer easement shall remain. If the subject property is the sole contributor to this line, then a public sanitary sewer easement is not required as the line would then be deemed private. Has confirmation been made?
8. Spruce St.: There is an existing 16" transmission line along Spruce St. within proposed Tract 6. The plat does not provide a public waterline easement for this segment. It is understood that a structure will be constructed along the Spruce St. vacation. The developer has been informed that a requirement will be to remove this waterline. Being that the waterline still exists, a public waterline easement shall be granted. Perhaps this can be accomplished by a paper easement which can later be vacated once the 16" transmission line has been removed by the developer.
9. For information only:
 - a. Currently, Utility Development is performing the fire flow analysis for the site. An on-call consultant is also providing assistance in the field to determine the pressure zone delineations and status of existing waterlines proximate to the site. This effort will be used to determine the final results for fire flow and the existing waterlines that may or may not be abandoned. The analysis will be done for each site and will be associated with the various subsequent availability statements that will be required for Site Development Plan for Building Permit approvals.
 - b. The developer will be responsible for providing a sanitary sewer study to determine if the proposed development causes capacity issues downstream. Findings will be discussed in the subsequent availability statements and will be a requirement of Site Development Plan for Building Permit approvals.

DEVELOPMENT REVIEW BOARD - HYDROLOGY SECTION
 James D. Hughes, PE, Project Engineer | 505-924-3986 jhughes@cabq.gov

DRB Project Number: 1010879 Hearing Date: 5-03-2017

Project: Brownwell & Lail's Highland Addition Agenda Item No: 7

<input type="checkbox"/> Sketch Plat	<input checked="" type="checkbox"/> Minor Preliminary / Final Plat	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Temp Sidewalk Deferral	<input type="checkbox"/> Sidewalk Waiver/Variance	<input type="checkbox"/> Site Plan for Bldg. Permit <input type="checkbox"/> Site Plan for Subdivision	<input type="checkbox"/> Bulk Land Plat
<input type="checkbox"/> SIA Extension	<input type="checkbox"/> DPM Variance	<input type="checkbox"/> Vacation of Public Easement	<input type="checkbox"/> Vacation of Public Right of Way

ENGINEERING COMMENTS:

- Hydrology is in the process of reviewing the Conceptual G&D Plan, and has concerns that need to be addressed (see separate letter from hydrology) prior to hydrology approval of the Preliminary/Final Plat.

RESOLUTION/COMMENTS:

Parks & Rec:

Water:

Transportation:

Planning:

APPROVED
 DENIED

DELEGATED TO: TRANS HYD WUA PRKS PLNG
 Delegated For: _____
 SIGNED: I.L. SPSP SPBP FINAL PLAT
 DEFERRED TO _____



Richard J. Berry, Mayor

May 4, 2017

Mike Balaskovits
Bohannon Huston, Inc.
7500 Jefferson St NE
Albuquerque, NM 87109

RE: **The Highlands**
Conceptual Grading and Drainage Report
Plan Date: 4/25/17
Hydrology File: K15D034

Dear Mr. Balaskovits:

Based on the information provided in the submittal received on 4/25/17 the above-referenced Conceptual Grading and Drainage Plan cannot be approved for Final Plat, nor is it required for Final Plat. Hydrology can approve the Final Plat as long as we have Public Drainage and Access Easements signed by the current owner(s) delivered into our hands before we approve the Final Plat. Please provide a deed to prove ownership with the paper easements.

Prior to any further Site Plan approvals, an approved Drainage Report and Master Grading Plan will be required. Then more detailed Grading Plans will be required prior to building permit approval for each separate site. Depending on the results of the engineering design and analysis, cross lot drainage easements and maintenance agreements may also be required prior approval of Building Permits.

The Drainage Report and Master Grading Plan should address the following in accordance with the DPM:

1. Upstream offsite drainage basins need to be identified and analyzed for each location that offsite flows enter the site and for each downstream location where hydraulic capacity needs to be checked. The following two reports are available from AMAFCA and may be useful in analysis of the upstream offsite drainage basins.
 - a. *Lower Tijeras Arroyo Flow Capacities* prepared by RTI Inc. (Doc ID 375.03.01).
 - b. *The South Diversion Channel Capacity Analysis Report* by Easterling Consultants, Inc. (Doc ID 363.01.12.08).



Richard J. Berry, Mayor

2. Hydraulic capacity needs to be checked at each location where drainage exits this site. Hydraulic capacity of each storm drain should extend downstream to a reasonable control point and include flows from offsite basins that contribute to that downstream control point.
3. Storm water management ponds or downstream improvements will be required as necessary to provide capacity in all downstream public drainage infrastructures in accordance with the DPM.
4. The required Storm Water Quality should be estimated in the Report and Master Grading Plan and the required volume should be finalized prior to approval of the Site Plan(s) for Building Permit. Calculation of the actual SWQ volume to be constructed on each site and determination of the amount of the Fee in Lieu of Construction will be required prior to hydrology approval of the Grading Plan for Building Permit.
5. Any Public Drainage Infrastructure must be identified on an infrastructure list prior to hydrology approval of Site Plan(s) for Building Permit so the Master Grading plan and Drainage Report must include drainage analysis of all onsite and adjacent public infrastructure.
6. The Master Grading Plan should include onsite floor elevations and flow arrows to indicate onsite private drainage basins and all points of discharge into public drainage infrastructure.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

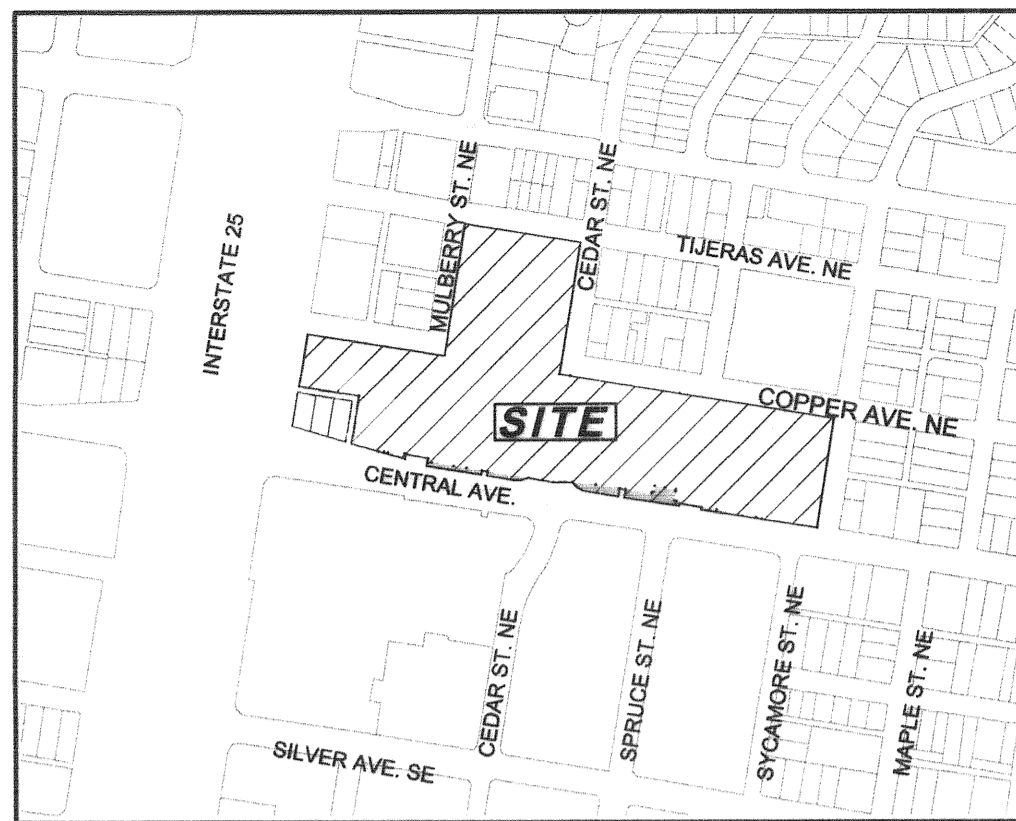
If you have any questions, please contact me at 924-3986 or jhughes@cabq.gov.

Sincerely,

James D. Hughes

Principal Engineer, Planning Dept.
Development Review Services

**PLAT OF
THE HIGHLANDS**
BLOCKS 3, 4, 5, 6, & 21
BROWNEWELL & LAIL'S HIGHLAND ADDITION
PROJECTED SECTION 21,
TOWNSHIP 10 NORTH, RANGE 3 EAST,
NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL 2017



LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index Number: K-15
3. Gross Subdivision Acreage: 11.7904 Ac..
4. Total number of Lots/Tracts Created: Six (6) Tracts.
5. 0 miles public street right-of-way created.
6. No private streets created.
7. Area of private streets created: N/A.
8. Date of Survey: March, 2016.
9. Plat is located within Town of Albuquerque Grant, projected Sections 21, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

PURPOSE OF PLAT

The purpose of this Plat is to Subdivide Blocks 3, 4, 5, 6 & 21 as the same are shown and designated on the Brownwell & Lail's Highland Addition Plat filed August 3, 1886, in Book B02, Page 032, to vacate and dedicate public rights-of-way and to vacate public and private easement as may be shown herein.

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.
- 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 (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

DESCRIPTION

A certain tract of land located within the Town of Albuquerque Grant, projected Section 21, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising a portion of Block 3, 4, 5, 6 and 21 of Brownwell & Lail's Highland Addition, 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 3, 1886 in Book B02, Page 032, and being more particularly described by New Mexico State Plane Grid Bearings (NAD83 Central Zone) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described and a point along the northerly Right-of-Way of East Central Ave, WHENCE the New Mexico State Highway Control Monument "1-25-27", a brass disc having New Mexico State Plane Grid Coordinates (NAD 83 Central Zone) N=1,484,404.486 and E=1,524,608.553, bears S 22°20'59" W a distance of 1295.73 feet;

THENCE along the westerly boundary of the tract herein described, the following two (2) courses:

- N 09°09'00" E a distance of 129.01 feet;
- N 80°51'00" W a distance of 166.00 feet to a point along the easterly right-of-way line of Oak Street;

THENCE continuing along the westerly boundary of the tract herein described, coincident with said easterly right-of-way line of Oak Street, N 09°09'00" E a distance of 142.00 feet to a point along the southerly right-of-way line of Copper Avenue NE and the northwest corner of the tract herein described;

THENCE along the northerly boundary of the tract herein described, coincident with said southerly right-of-way line of Copper Avenue NE, S 80°51'00" E a distance of 375.79 feet to a point along the easterly right-of-way line of Mulberry Street NE;

THENCE continuing along the northerly boundary of the tract herein described, coincident with said easterly right-of-way line of Mulberry Street NE, the following two (2) courses:

- N 08°17'12" E a distance of 60.06 feet;
- N 08°07'15" E a distance of 300.00 feet to a point along the southerly right-of-way line of Tjeras Avenue;

THENCE continuing along the northerly boundary of the tract herein described, coincident with said southerly right-of-way line of Tjeras Avenue NE, S 80°52'45" E a distance of 316.00 feet to a point along the westerly right-of-way line of Cedar Street NE;

THENCE continuing along the northerly boundary of the tract herein described, coincident with said westerly right-of-way line of Cedar Street NE, S 09°07'15" W a distance of 360.00 feet to a point along the southerly right-of-way line of Copper Avenue NE;

THENCE continuing along the northerly boundary of the tract herein described, coincident with said southerly right-of-way line of Copper Avenue NE, S 80°52'45" E a distance of 752.01 feet to a point along the westerly right-of-way line of Sycamore Street NE and the northeast corner of the tract herein described;

THENCE along the easterly boundary of the tract herein described, coincident with said westerly right-of-way line of Sycamore Street NE, S 09°08'23" W a distance of 300.00 feet to a point along said northerly right-of-way line of East Central Avenue and the southeast corner of the tract herein described;

THENCE along the southerly boundary of the tract herein described, the following twenty-six (26) courses:

- N 80°52'45" W a distance of 149.96 feet;
- N 78°40'30" W a distance of 15.96 feet;
- S 09°07'15" W a distance of 0.61 feet;
- N 80°52'45" W a distance of 150.07 feet;
- N 09°07'15" E a distance of 6.47 feet;
- N 80°22'08" W a distance of 60.05 feet;
- S 09°07'15" W a distance of 7.00 feet;
- N 80°52'45" W a distance of 149.77 feet;
- N 09°07'15" E a distance of 21.68 feet;
- N 80°21'58" W a distance of 16.16 feet;
- S 09°07'15" W a distance of 21.63 feet;
- N 80°52'28" W a distance of 94.54 feet;
- 39.30 feet along an arc of a curve to the right, having a radius of 67.88 feet, a central angle of 25°37'10" and a chord bearing N 53°07'48" W for a distance of 38.97 feet;
- 51.57 feet along an arc of a curve to the left, having a radius of 603.31 feet, a central angle of 4°53'51" and a chord bearing N 89°33'23" W for a distance of 51.55 feet;
- N 79°07'17" W a distance of 30.01 feet;
- N 80°51'06" W a distance of 38.70 feet;
- 41.91 feet along an arc of a curve to the right, having a radius of 83.76 feet, a central angle of 28°39'55" and a chord bearing S 83°28'21" W for a distance of 41.47 feet;
- N 80°57'24" W a distance of 71.45 feet;
- N 09°07'15" E a distance of 11.36 feet;
- N 82°37'40" W a distance of 15.91 feet;
- S 09°07'15" W a distance of 10.87 feet;
- N 80°52'45" W a distance of 149.99 feet;
- N 09°07'15" E a distance of 21.05 feet;
- N 77°46'15" W a distance of 60.20 feet;
- S 09°09'00" W a distance of 14.35 feet;
- N 73°38'05" W a distance of 151.20 feet to the POINT OF BEGINNING.

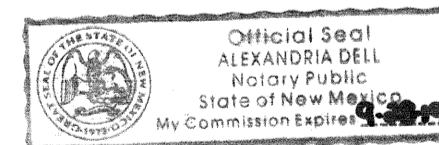
The above described tract contains ± 11.7904 acres, more or less.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements and dedicate public street right-of-way as may be shown on this plat in Fee Simple with Warranty Covenants.

Cedar Investors LLC, a New Mexico limited liability company

Name: [Signature]
Title: MANAGER



State of New Mexico)
 SS
County of Bernalillo)

This instrument was acknowledged before me on 21 day of April, 2017, by DAew Dolan
Manager, Cedar Investors, LLC

My Commission Expires: 9-28-19 Alexandria Dell
Notary Public

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927. Basis of Bearings is between City of Albuquerque Control Monuments "4_K15" and "5_K16A". Bearing = S84°17'47"E 5634.13'
2. Distances are ground distances.
3. Record block dimensions are 316 ft by 316 ft including 16 ft alleys, as the same is shown in Brownwell & Lail's Highland Addition, filed on August 3, 1886 in Book B02, Page 032. Record bearings and distances are not shown in this plat.
4. This Plat was prepared with information included in Title Commitment issued by Old Republic National Title Insurance Company, Commitment No. 1603902, Effective Date: April 3, 2017
5. Property is located within Zone "X" as shown on FEMA Flood Insurance Rate Map No. I 35001C0334G. Dated September 26, 2008.
6. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".

PROJECT NUMBER _____

APPLICATION NUMBER _____

UTILITY APPROVALS:

QWEST CORPORATION d/b/a CENTURYLINK QC _____ DATE _____

COMCAST CABLE _____ DATE _____

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

CITY APPROVALS:

Alan R. Benham P.S. 4/21/17
CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

REAL PROPERTY DIVISION _____ DATE _____

TAX CERTIFICATION

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

PROPERTY OWNER OF RECORD: _____

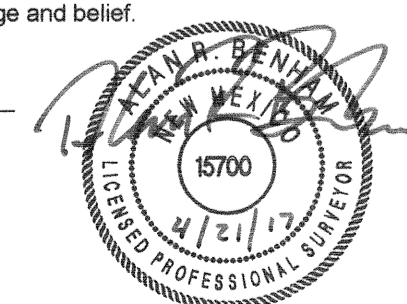
BERNALILLO COUNTY TREASURER'S OFFICE _____ DATE _____

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

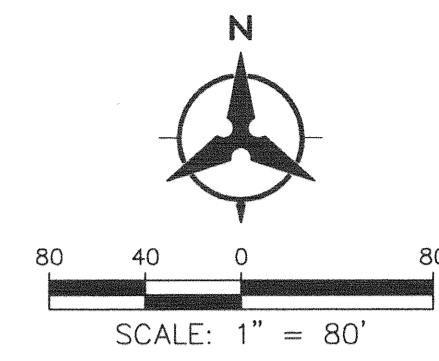
Alan R. Benham
Alan R. Benham
New Mexico Professional Surveyor 15700

Date: APRIL 21, 2017



Bohannon & Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

**PLAT OF
THE HIGHLANDS**
BLOCKS 3, 4, 5, 6, & 21
BROWNEWELL & LAIL'S HIGHLAND ADDITION
PROJECTED SECTION 21,
TOWNSHIP 10 NORTH, RANGE 3 EAST,
NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL 2017



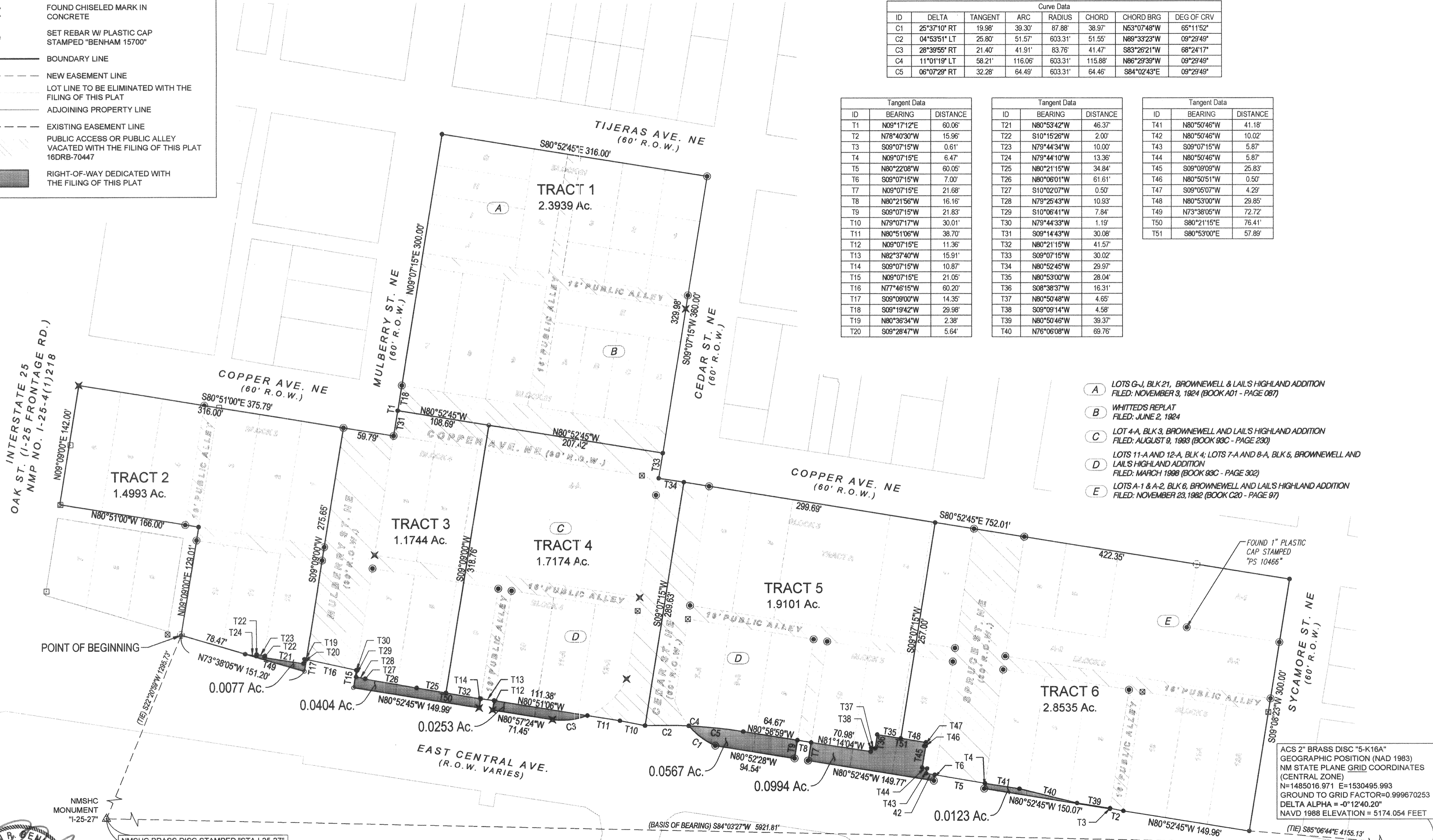
LEGEND	
	CITY OF ALBUQUERQUE CONTROL
	FOUND IRON PIPE
	FOUND IRON REBAR WITH NO CAP
	FOUND REBAR WITH CAP STAMPED "PS 10464" UNLESS OTHERWISE NOTED
	FOUND NAIL AND WASHER STAMPED "PS 10464"
	FOUND CHISELED MARK IN CONCRETE
	SET REBAR W/ PLASTIC CAP STAMPED "BENHAM 15700"
	BOUNDARY LINE
	NEW EASEMENT LINE
	LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT LINE
	PUBLIC ACCESS OR PUBLIC ALLEY VACATED WITH THE FILING OF THIS PLAT 16DRB-70447
	RIGHT-OF-WAY DEDICATED WITH THE FILING OF THIS PLAT

Curve Data							
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG	DEG OF CRV
C1	25°37'10" RT	19.98'	39.30'	87.88'	38.97'	N63°07'48"W	65°11'52"
C2	04°53'51" LT	26.80'	51.57'	603.31'	51.55'	N89°33'23"W	09°29'49"
C3	28°39'55" RT	21.40'	41.91'	83.76'	41.47'	S83°28'21"W	68°24'17"
C4	11°01'19" LT	58.21'	116.06'	603.31'	115.88'	N86°29'39"W	09°29'49"
C5	06°07'29" RT	32.28'	64.49'	603.31'	64.46'	S84°02'43"E	09°29'49"

Tangent Data		
ID	BEARING	DISTANCE
T1	N09°17'12"E	60.06'
T2	N78°40'30"W	15.96'
T3	S09°07'15"W	0.61'
T4	N09°07'15"E	6.47'
T5	N80°22'08"W	60.05'
T6	S09°07'15"W	7.00'
T7	N09°07'15"E	21.68'
T8	N80°21'56"W	16.16'
T9	S09°07'15"W	21.83'
T10	N79°07'17"W	30.01'
T11	N80°51'06"W	38.70'
T12	N09°07'15"E	11.36'
T13	N82°37'40"W	15.91'
T14	S09°07'15"W	10.87'
T15	N09°07'15"E	21.05'
T16	N77°46'16"W	60.20'
T17	S09°09'00"W	14.35'
T18	S09°09'14"W	29.98'
T19	N80°36'34"W	2.38'
T20	S09°28'47"W	5.64'

Tangent Data		
ID	BEARING	DISTANCE
T21	N80°53'42"W	46.37'
T22	S10°15'26"W	2.00'
T23	N79°44'34"W	10.00'
T24	N79°44'10"W	13.36'
T25	N80°21'15"W	34.84'
T26	N80°06'01"W	61.61'
T27	S10°02'07"W	0.50'
T28	N79°25'43"W	10.93'
T29	S10°06'41"W	7.84'
T30	N79°44'33"W	1.19'
T31	S09°14'43"W	30.08'
T32	N80°21'15"W	41.57'
T33	S09°07'15"W	30.02'
T34	N80°52'45"W	29.97'
T35	N80°53'00"W	28.04'
T36	S08°38'37"W	16.31'
T37	N80°50'48"W	4.65'
T38	S09°09'14"W	4.58'
T39	N80°50'46"W	39.37'
T40	N76°06'08"W	69.76'

Tangent Data		
ID	BEARING	DISTANCE
T41	N80°50'46"W	41.18'
T42	N80°50'46"W	10.02'
T43	S09°07'15"W	5.87'
T44	N80°50'46"W	5.87'
T45	S09°09'09"W	25.83'
T46	N80°50'51"W	0.50'
T47	S09°05'07"W	4.29'
T48	N80°53'00"W	29.85'
T49	N73°38'05"W	72.72'
T50	S80°21'15"E	76.41'
T51	S80°53'00"E	57.89'

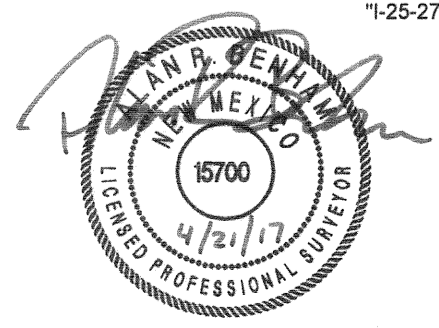


- (A) LOTS G-J, BLK 21, BROWNEWELL & LAIL'S HIGHLAND ADDITION FILED: NOVEMBER 3, 1924 (BOOK A01 - PAGE 087)
- (B) WHITTETS REPLAT FILED: JUNE 2, 1924
- (C) LOT 4-A, BLK 3, BROWNEWELL AND LAIL'S HIGHLAND ADDITION FILED: AUGUST 9, 1983 (BOOK 93C - PAGE 230)
- (D) LOTS 11-A AND 12-A, BLK 4; LOTS 7-A AND 8-A, BLK 5, BROWNEWELL AND LAIL'S HIGHLAND ADDITION FILED: MARCH 1988 (BOOK 93C - PAGE 302)
- (E) LOTS A-1 & A-2, BLK 6, BROWNEWELL AND LAIL'S HIGHLAND ADDITION FILED: NOVEMBER 23, 1982 (BOOK C20 - PAGE 97)

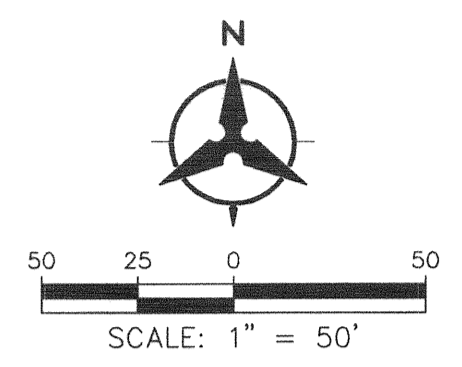
FOUND 1" PLASTIC CAP STAMPED "PS 10466"

ACS 2" BRASS DISC "5-K16A"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE)
N=1485016.971 E=1530495.993
GROUND TO GRID FACTOR=0.999670253
DELTA ALPHA = -0°13'20.86"
NAVD 1988 ELEVATION = 5174.054 FEET

NMSHC BRASS DISC STAMPED "STA I-25-27"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE)
N=1484404.489 E=1524608.553
GROUND TO GRID FACTOR=0.999676736
DELTA ALPHA = -0°13'20.86"
NAVD 1988 ELEVATION = 5000.315 FEET

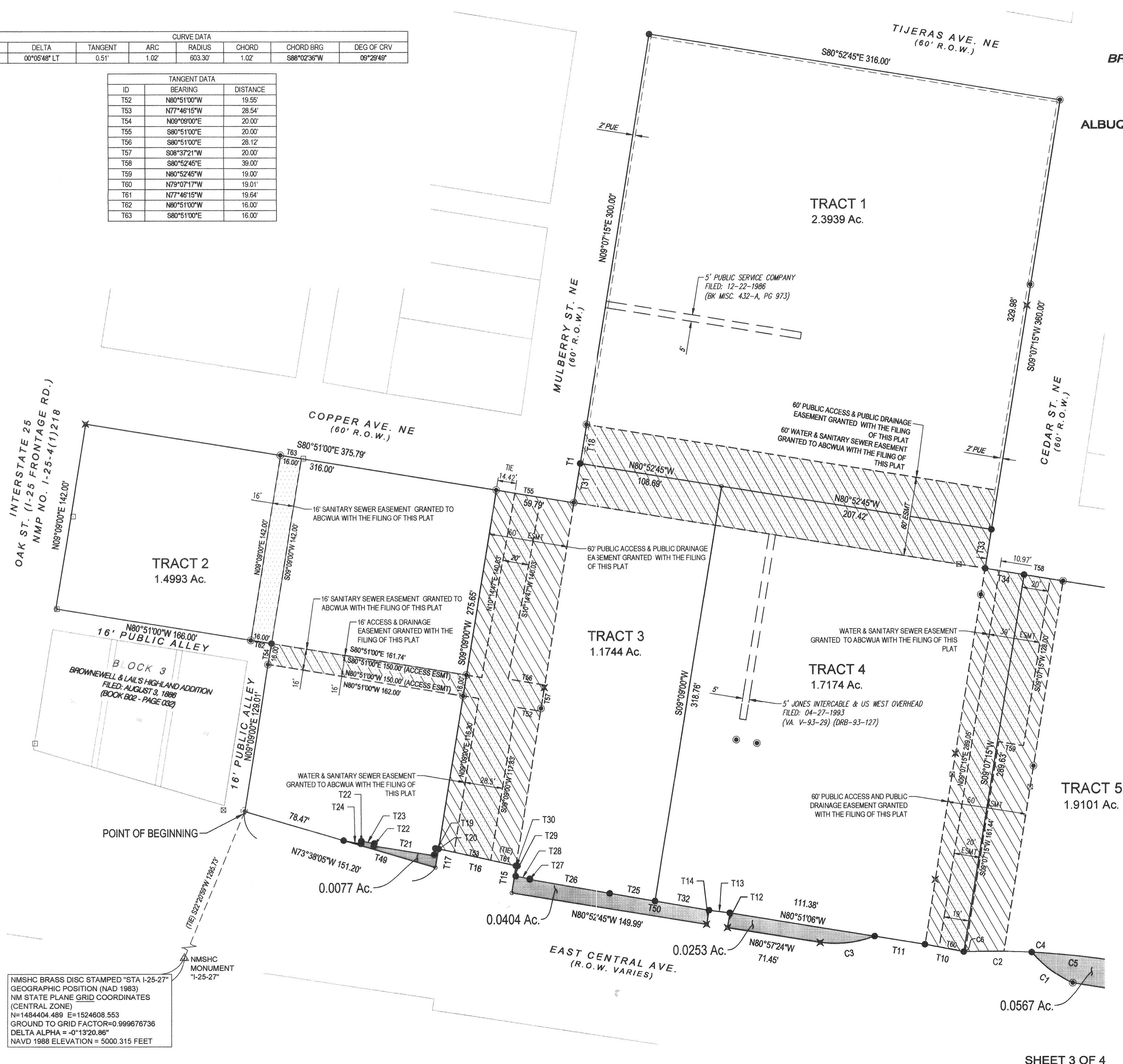


**PLAT OF
THE HIGHLANDS**
BLOCKS 3, 4, 5, 6, & 21
BROWNEWELL & LAIL'S HIGHLAND ADDITION
PROJECTED SECTION 21,
TOWNSHIP 10 NORTH, RANGE 3 EAST,
NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL 2017



CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C6	00°05'48" LT	0.51'	1.02'	603.30'	1.02'	S88°02'36"W

TANGENT DATA		
ID	BEARING	DISTANCE
T52	N80°51'00"W	19.55'
T53	N77°46'15"W	28.54'
T54	N09°09'00"E	20.00'
T55	S80°51'00"E	20.00'
T56	S90°51'00"E	28.12'
T57	S08°37'21"W	20.00'
T58	S80°52'45"E	39.00'
T59	N80°52'45"W	19.00'
T60	N79°07'17"W	19.01'
T61	N77°46'15"W	19.64'
T62	N80°51'00"W	16.00'
T63	S80°51'00"E	16.00'

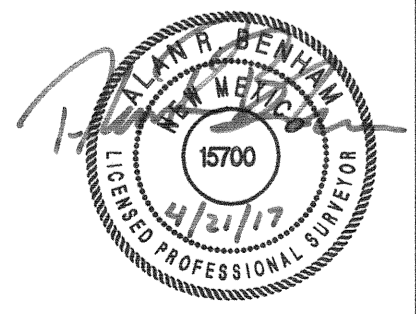


LEGEND

- CITY OF ALBUQUERQUE CONTROL
- FOUND IRON PIPE
- FOUND IRON REBAR WITH NO CAP
- FOUND REBAR WITH CAP STAMPED "PS 10464" UNLESS OTHERWISE NOTED
- FOUND NAIL AND WASHER STAMPED "PS 10464"
- FOUND CHISELED MARK IN CONCRETE
- SET REBAR W/ PLASTIC CAP STAMPED "BENH 15700"
- BOUNDARY LINE
- NEW EASEMENT LINE
- LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- RIGHT-OF-WAY DEDICATED WITH THE FILING OF THIS PLAT
- ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- ABCWUA EASEMENT GRANTED WITH THE FILING OF THIS PLAT

NOTE: NO STRUCTURE SHALL BE LOCATED ALONG WATER AND SANITARY SEWER ALIGNMENTS AND/OR EASEMENTS. ANY BUILDING OR STRUCTURE PROPOSED TO BE WITHIN EASEMENTS AND/OR CORRIDORS WITH EXISTING INFRASTRUCTURE WILL REQUIRE A REALIGNMENT OF THE EXISTING INFRASTRUCTURE ALONG AN ALIGNMENT SUITABLE TO THE WATER AUTHORITY. COVERED PARKING IS NOT ALLOWED WITHIN WATER AUTHORITY EASEMENTS

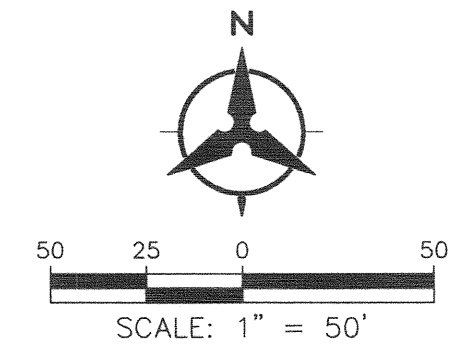
NMSHC BRASS DISC STAMPED "STA I-25-27"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE)
N=1484404.489 E=1524608.553
GROUND TO GRID FACTOR=0.999676736
DELTA ALPHA = -0°13'20.86"
NAVD 1988 ELEVATION = 5000.315 FEET



Bohannon & Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

P:\20160155\SURVEY\GRAPHICS\20160155_PLAT.dwg
Thu, 11-May-2017 - 11:40:am, Plotted by: AWANG

**PLAT OF
THE HIGHLANDS**
BLOCKS 3, 4, 5, 6, & 21
BROWNEWELL & LAIL'S HIGHLAND ADDITION
PROJECTED SECTION 21,
TOWNSHIP 10 NORTH, RANGE 3 EAST,
NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL 2017



LEGEND	
	CITY OF ALBUQUERQUE CONTROL
	FOUND IRON PIPE
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	SET REBAR W/ PLASTIC CAP STAMPED "BENHAM 15700"
	BOUNDARY LINE
	NEW EASEMENT LINE
	LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT LINE
	RIGHT-OF-WAY DEDICATED WITH THE FILING OF THIS PLAT
	ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT
	ABCWUA EASEMENT GRANTED WITH THE FILING OF THIS PLAT

NOTE: NO STRUCTURE SHALL BE LOCATED ALONG WATER AND SANITARY SEWER ALIGNMENTS AND/OR EASEMENTS. ANY BUILDING OR STRUCTURE PROPOSED TO BE WITHIN EASEMENTS AND/OR CORRIDORS WITH EXISTING INFRASTRUCTURE WILL REQUIRE A REALIGNMENT OF THE EXISTING INFRASTRUCTURE ALONG AN ALIGNMENT SUITABLE TO THE WATER AUTHORITY. COVERED PARKING IS NOT ALLOWED WITHIN WATER AUTHORITY EASEMENTS

TRACT 1
2.3939 Ac.

60' PUBLIC ACCESS & PUBLIC DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT
60' WATER & SANITARY SEWER EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT

TRACT 4
1.7174 Ac.

WATER & SANITARY SEWER EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT

60' PUBLIC ACCESS AND PUBLIC DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT

TRACT 5
1.9101 Ac.

16" PUBLIC UTILITY EASEMENT (ORD# 2647)

TRACT 6
2.8535 Ac.

10' PUBLIC SERVICE COMPANY EASEMENT FILED: 07-10-1973 (BK MISC. 321, PG 343)

FOUND 1" PLASTIC CAP STAMPED "PS 10466"

16" VACATED ALLEY PUE'S RESERVED (V-326, ORD #1919)

ACS 2" BRASS DISC "5-K16A"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES (CENTRAL ZONE)
N=1485016.971 E=1530495.993
GROUND TO GRID FACTOR=0.999670253
DELTA ALPHA = -0°12'40.20"
NAVD 1988 ELEVATION = 5174.054 FEET

ACS MONUMENT "5_K16A"



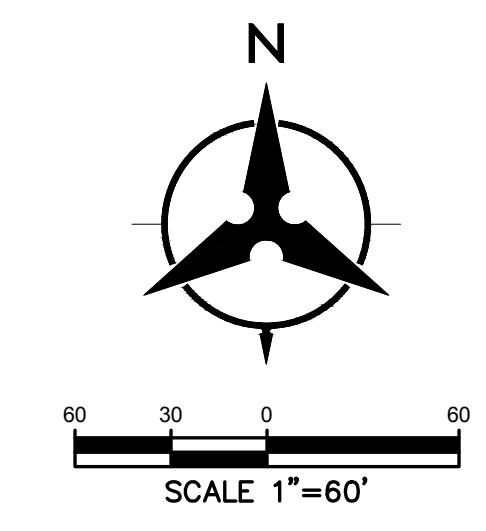
**TRACTS 1 THRU 6
HIGHLANDS
DEVELOPMENT**
(A SUBDIVISION OF BLOCKS 3, 4, 5, 6 & 21
BROWNEWELL & LAIL'S HIGHLAND ADDITION
PRESBYTERIAN PROPERTIES NORTH OF CENTRAL AVE.)

MAY 2017

PROPOSED INTERIM ABCWUA EASEMENTS



LEGEND	
	EXISTING TRACT BOUNDARY
	PROPOSED TRACT BOUNDARY
	PROPOSED EASEMENT LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAINAGE LINE
	PROPOSED INTERIM ABCWUA EASEMENT GRANTED VIA PAPER DOCUMENT



TRACTS 1 THRU 6 HIGHLANDS DEVELOPMENT

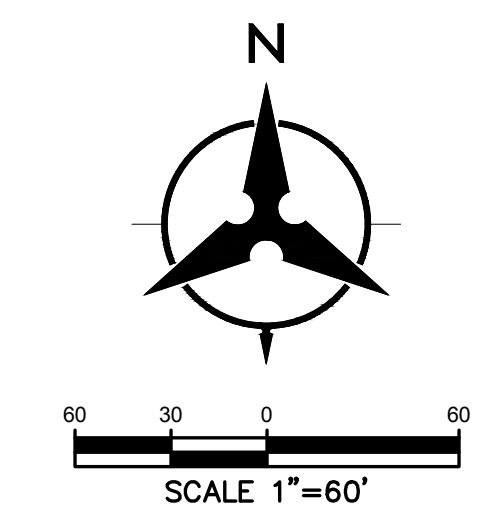
(A SUBDIVISION OF BLOCKS 3, 4, 5, 6 & 21
BROWNEWELL & LAIL'S HIGHLAND ADDITION
PRESBYTERIAN PROPERTIES NORTH OF CENTRAL AVE.)

MAY 2017

PROPOSED INTERIM PUBLIC DRAINAGE EASEMENTS



LEGEND	
	EXISTING TRACT BOUNDARY
	PROPOSED TRACT BOUNDARY
	PROPOSED EASEMENT LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAINAGE LINE
	PROPOSED INTERIM PUBLIC DRAINAGE EASEMENT GRANTED VIA PAPER DOCUMENT



PERMANENT EASEMENT

Grant of Permanent Easement, by Cedar Investors, LLC ("Grantor"), whose address is 6300 Riverside Plz Ln. NW, #200, Albuquerque, New Mexico, 87120, to the **Albuquerque Bernalillo County Water Utility Authority**, a New Mexico political subdivision ("Water Authority"), whose address is P.O. Box 568, Albuquerque, New Mexico, 87103-0568.

Grantor grants to the Water Authority a non-exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary sewer lines and facilities (collectively "Public Water and Sewer Lines"), together with the right to remove trees, shrubs, undergrowth and any other obstacles upon the Property if the Water Authority determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs or places any improvements or encroachments (collectively "Improvements") within or upon the Property, the Water Authority has the right to enter upon the Property at any time to inspect, install, maintain, repair, modify, replace or remove (collectively "Work") the Public Water and Sewer Lines as the Water Authority deems necessary or appropriate. If the Work affects any Improvements, the Water Authority shall not be financially liable or otherwise responsible for replacing, rebuilding or repairing the Improvements. If, in the opinion of the Water Authority, the Work could endanger the structural integrity or otherwise damage the Improvements, the Grantor shall, at his own expense, take whatever protective measures the Grantor deems necessary or appropriate to safeguard the Improvements.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any interest therein, and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the Water Authority and its successors and assigns until terminated.

GRANTOR *

By: [Signature]
[name] [and title if for a company]

Date: 5/12/2017

* BY URBAN PARTNERS, LLC
ITS MANAGER

Acknowledged:

Albuquerque Bernalillo County
Water Utility Authority

By: _____
Engineer

[corporate acknowledgment]

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 12 day of MAY, 2017 by KURT BROWNING,
AS MANAGER OF URBAN PARTNERS, LLC, [name], AS MANAGER OF [title] of
CEDAR INVESTORS, LLC [company name], a NM LLC [type of entity], on
behalf of said company.



[Signature]
NOTARY PUBLIC

Notary Public

My Commission Expires:

12/19/2020

[acknowledgement for individual]

STATE OF NEW MEXICO)
) ss
COUNTY OF _____)

This instrument was acknowledged before me on this ____ day of _____, by
_____ [name].

Notary Public

My Commission Expires:

EXHIBIT "A"

DESCRIPTION

An easement within the Town of Albuquerque Grant, within Projected Section 21, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising a portion of Tract 6, as shown on the plat entitled THE HIGHLANDS, filed in the office of the County Clerk of Bernalillo County, New Mexico on XXXXX, in Book XXXX, Page XXXX, and being more particularly described by New Mexico State Plane grid bearings (Central Zone, NAD83) and ground distances as follows:

BEGINNING at the southwest corner of the easement herein described, also being a point on the southerly boundary of said Tract 6, also being a point on the northerly right-of-way line of Central Avenue, WHENCE a found NMSHC Brass Disc Stamped "STA I-25-27" bears S 53°51'15" W a distance of 1744.29 feet;

THENCE along the westerly boundary of the easement herein described, leaving the southerly boundary of said Tract 6 and the northerly right-of-way line of Central Avenue, N 9°03'13" E a distance of 293.19 feet to the northwest corner of the easement herein described, also being a point on the northerly boundary of said Tract 6 and also being a point on the southerly right-of-way line of Copper Avenue NE;

THENCE along the northerly boundary of the easement herein described, coincident with the northerly boundary of said Tract 6 and the southerly right-of-way line of Copper Avenue NE, S 80°52'45" E a distance of 20.00 feet to the northeast corner of the easement herein described;

THENCE along the easterly boundary of the easement herein described, leaving the northerly boundary of said Tract 6 and the southerly right-of-way line of Copper Avenue NE, S 9°03'13" W a distance of 293.43 feet to the southeast corner of the easement herein described, also being a point on the southerly boundary of said Tract 6 and also being a point on the northerly right-of-way line of Central Avenue;

THENCE along the southerly boundary of the easement herein described, coincident with the southerly boundary of said Tract 6 and the northerly right-of-way line of Central Avenue, N 80°10'41" W a distance of 20.00 feet to the POINT OF BEGINNING.

The easement contains 0.1347 acres or 5866 sq. ft., more or less.

SURVEYOR'S CERTIFICATION

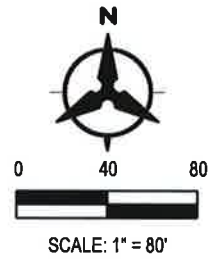
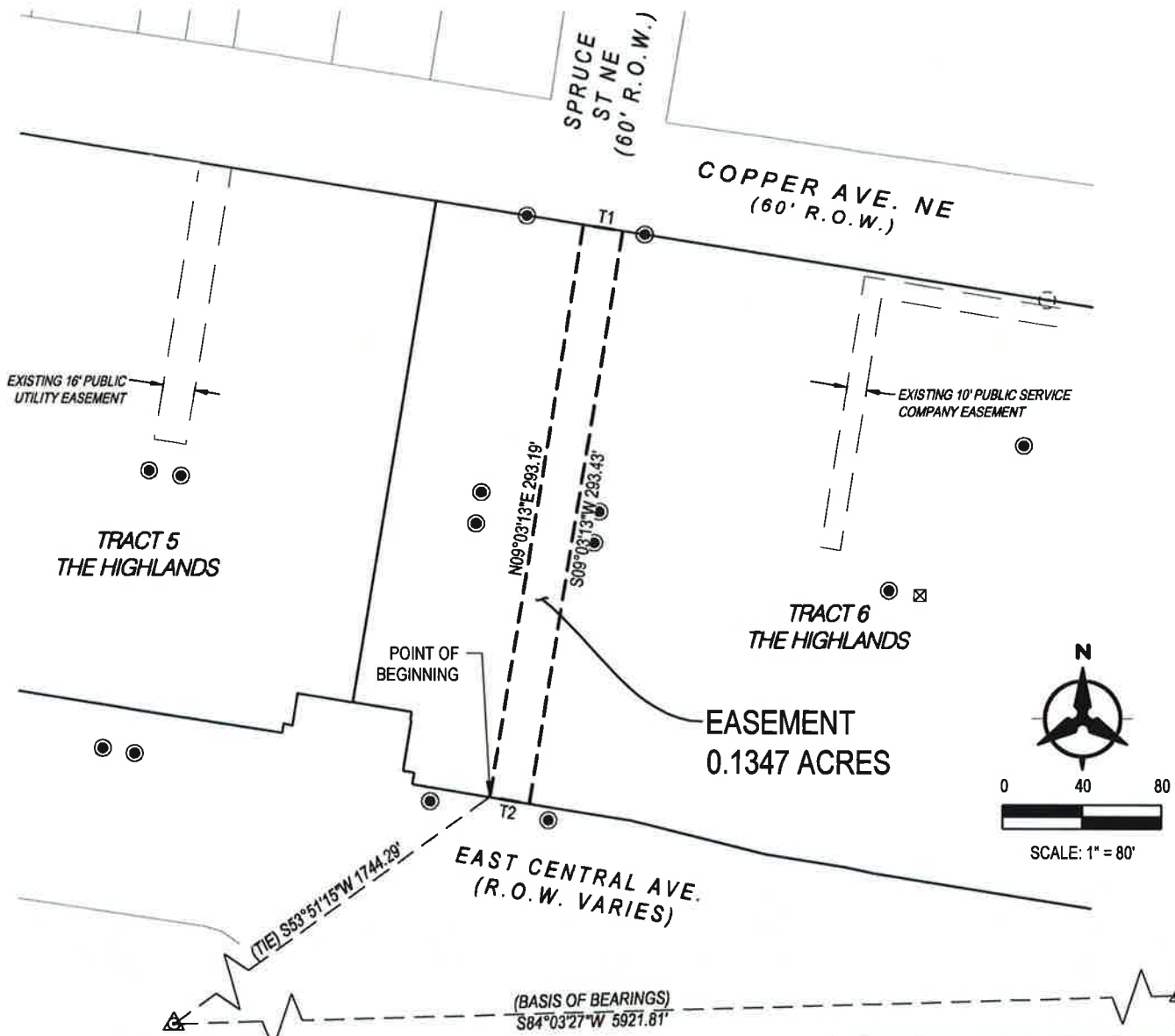
I, Alan R. Benham, an New Mexico Professional Surveyor No. 15700, do hereby certify that this Legal Description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico for Legal Descriptions as defined in NMAC 12.8.2.7.A(7); and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

Alan R. Benham
New Mexico Professional Surveyor No. 15700

Date _____



EXHIBIT "A"



NMSHC BRASS DISC STAMPED "STA I-25-27"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE GRID COORDINATES
 (CENTRAL ZONE)
 N=1484404.489 E=1524608.553
 GROUND TO GRID FACTOR=0.999676736
 DELTA ALPHA = -0°13'20.86"
 NAVD 1988 ELEVATION = 5000.315 FEET

LEGEND

- FOUND REBAR WITH CAP
- FOUND POST IN CONCRETE
- ⊠ FOUND WASHER
- TEMPORARY EASEMENT LINE
- - - EXISTING EASEMENT LINE

ACS 2" BRASS DISC "5-K16A"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE GRID COORDINATES
 (CENTRAL ZONE)
 N=1485016.971 E=1530495.993
 GROUND TO GRID FACTOR=0.999670253
 DELTA ALPHA = -0°12'40.20"
 NAVD 1988 ELEVATION = 5174.054 FEET

NOTES

1. DISTANCES ARE GROUND DISTANCES.
2. UNITS ARE U.S. SURVEY FEET.
3. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1983. BASIS OF BEARINGS IS BETWEEN NMSHC MONUMENT "STA I-25-27" AND CITY OF ALBUQUERQUE CONTROL MONUMENTS "5_K16A". BEARING = S84°03'27"W 5921.81'.

Tangent Data		
ID	BEARING	DISTANCE
T1	S80°52'45"E	20.00'
T2	N80°10'41"W	20.00'



Bohannon & Huston

TEMPORARY EASEMENT

DATE: 5/8/2017

REVISION NO. 0

SHEET: 2 OF 2

PERMANENT EASEMENT
(Public Drainage)

Grant of Permanent Easement between Cedar Investors LLC, a New Mexico limited liability company ("Grantor"), whose address is 6300 Riverside Plz Ln. NW, #200, Albuquerque, New Mexico, 87120, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Subject to existing rights of record, Grantor grants to the City a non-exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of Storm Drain Infrastructure, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this 12TH day of MAY, 2017.

APPROVED:

City Engineer

Dated

GRANTOR:



(Individual)

GRANTOR: *

By: _____

Its: MANAGER

(Corporation or Partnership)

* BY URBAN PARTNERS, LLC
ITS MANAGER

INDIVIDUAL

STATE OF _____)
)ss
COUNTY OF _____)

This instrument was acknowledged before me on ____ day of _____, 20____, by _____.

Notary Public

My Commission Expires:

CORPORATION

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 12 day of MAY, 2017, by KURT BROWNING, AS MANAGER OF URBAN PARTNERS, LLC AS MANAGER Of CEDAR INVESTORS, LLC a NEW MEXICO LIMITED LIABILITY COMPANY corporation, on behalf of the corporation.

E. Gomez
Notary Public



My Commission Expires:
12/19/2020

PARTNERSHIP

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on ____ day of _____, 20____, by _____, partner(s), on behalf of _____, a partnership.

Notary Public

My Commission Expires:

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____, 20____ by _____, City Engineer, Planning Department, for the City of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.

Notary Public

My Commission Expires:

(EXHIBIT "A" ATTACHED)

EXHIBIT "A"

DESCRIPTION

An easement within the Town of Albuquerque Grant, within Projected Section 21, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising a portion of Tract 3 and Tract 4, as shown on the plat entitled THE HIGHLANDS, filed in the office of the County Clerk of Bernalillo County, New Mexico on XXXXX, in Book XXXX, Page XXXX, and being more particularly described by New Mexico State Plane grid bearings (Central Zone, NAD83) and ground distances as follows:

BEGINNING at the southwest corner of the easement herein described, WHENCE a found NMSHC Brass Disc stamped, "STA-I-25-27", bears S 29°21'23" W a distance of 1464.72 feet;

THENCE along the westerly boundary of the easement herein described, N 8°29'53" E a distance of 16.00 feet to the northwest corner of the easement herein described;

THENCE along the northerly boundary of the easement herein described, S 80°52'45" E a distance of 316.07 feet to the northeast corner of the easement herein described;

THENCE along the easterly boundary of the easement herein described, S 8°50'40" W a distance of 16.00 feet to the southeast corner of the easement herein described;

THENCE along the southerly boundary of the easement herein described, N 80°52'45" W a distance of 315.97 feet to the POINT OF BEGINNING.

The easement contains ± 0.1161 acres or 5056 sq. ft., more or less.

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, an New Mexico Professional Surveyor No. 15700, do hereby certify that this Legal Description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico for Legal Descriptions as defined in NMAC 12.8.2.7.A(7); and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

Alan R. Benham
New Mexico Professional Surveyor No. 15700

Date



Bohannon  **Huston**

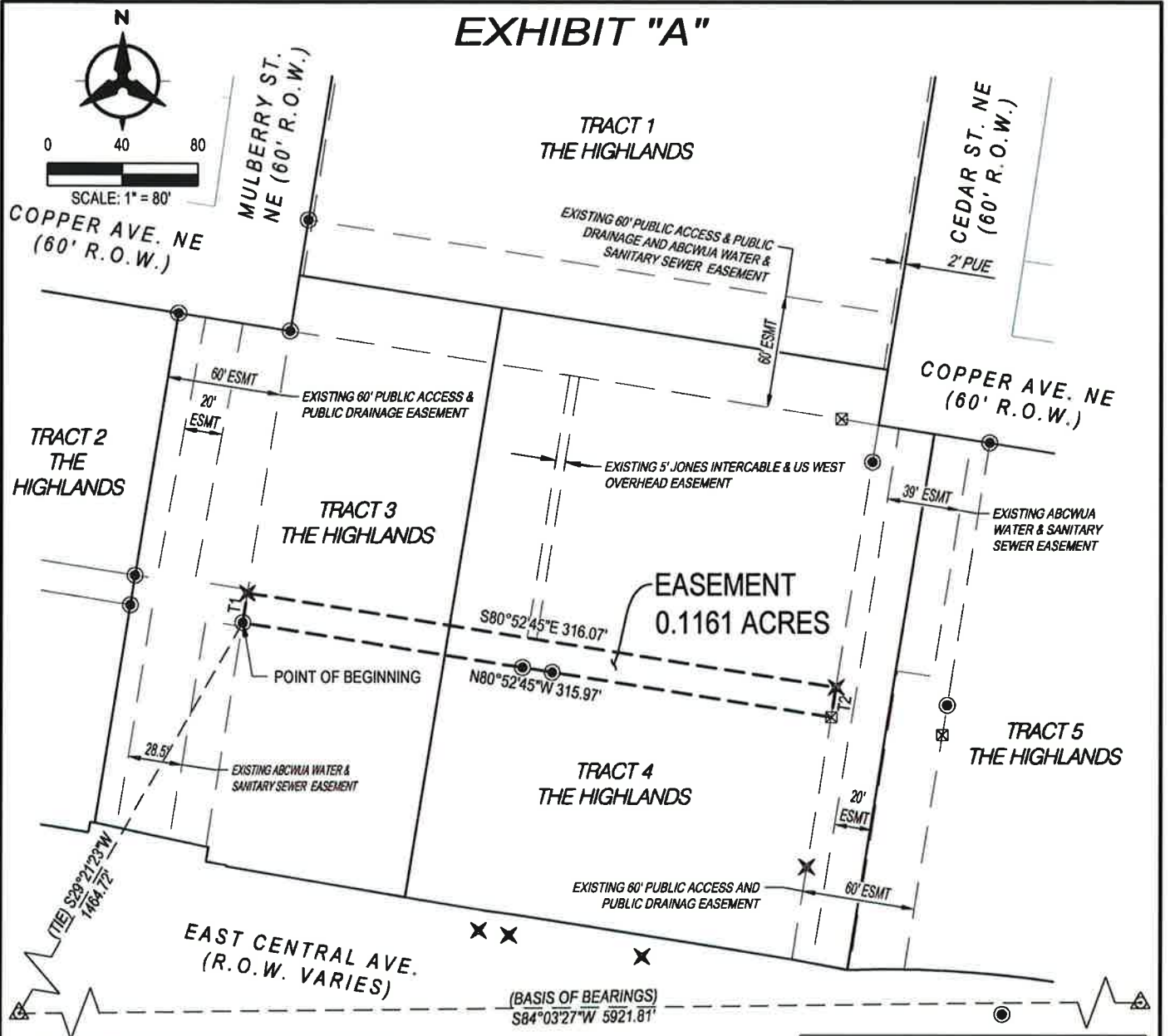
TEMPORARY EASEMENT

DATE: 5/8/2017

REVISION NO. 0

SHEET: 1 OF 2

EXHIBIT "A"



NMSHC BRASS DISC STAMPED "STA I-25-27"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE GRID COORDINATES
 (CENTRAL ZONE)
 N=1484404.489 E=1524608.553
 GROUND TO GRID FACTOR=0.999676736
 DELTA ALPHA = -0°13'20.86"
 NAVD 1988 ELEVATION = 5000.315 FEET

LEGEND

- ✕ FOUND CHISELED "X" IN CONCRETE
- FOUND REBAR WITH CAP
- ⊠ FOUND WASHER

- TEMPORARY EASEMENT LINE
- - - EXISTING EASEMENT LINE

ACS 2" BRASS DISC "5-K16A"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE GRID COORDINATES
 (CENTRAL ZONE)
 N=1485016.971 E=1530495.993
 GROUND TO GRID FACTOR=0.999670253
 DELTA ALPHA = -0°12'40.20"
 NAVD 1988 ELEVATION = 5174.054 FEET

NOTES

1. DISTANCES ARE GROUND DISTANCES.
2. UNITS ARE U.S. SURVEY FEET.
3. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1983. BASIS OF BEARINGS IS BETWEEN NMSHC MONUMENT "STA I-25-27" AND CITY OF ALBUQUERQUE CONTROL MONUMENTS "5_K16A". BEARING = S84°03'27"W 5921.81'.

Tangent Data		
ID	BEARING	DISTANCE
T1	N08°29'53"E	16.00'
T2	S08°50'40"W	16.00'



Bohannon & Huston

TEMPORARY EASEMENT

DATE: 5/8/2017

REVISION NO. 0

SHEET: 2 OF 2

PERMANENT EASEMENT
(Public Drainage)

Grant of Permanent Easement between Cedar Investors LLC, a New Mexico limited liability company ("Grantor"), whose address is 6300 Riverside Plz Ln. NW, #200, Albuquerque, New Mexico, 87120, and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Subject to existing rights of record, Grantor grants to the City a non-exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of Storm Drain Infrastructure, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this 12 day of MAY, 2017.

APPROVED:

City Engineer

Dated

GRANTOR:



(Individual)

GRANTOR:*

By: _____

Its: MANAGER

(Corporation or Partnership)

* BY URBAN PARTNERS, LLC
ITS MANAGER

INDIVIDUAL

STATE OF _____)
)ss
COUNTY OF _____)

This instrument was acknowledged before me on ____ day of _____, 20____, by

Notary Public

My Commission Expires:

CORPORATION

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

MANAGER OF URBAN PARTNERS, LLC AS MANAGER OF CEDAR INVESTORS, LLC NEW MEXICO LIMITED LIABILITY COMPANY
This instrument was acknowledged before me on 12 day of MAY, 2017, by KURT BROWNING, AS
corporation, on behalf of the corporation.

E. A. S. E.

Notary Public

My Commission Expires:

12/19/2020

PARTNERSHIP

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on ____ day of _____, 20____, by
_____, partner(s), on behalf of _____, a partnership.

Notary Public

My Commission Expires:

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____, 20____ by
_____, City Engineer, Planning Department, for the City of Albuquerque, a New
Mexico municipal corporation, on behalf of the corporation.

Notary Public

My Commission Expires:

EXHIBIT "A"

DESCRIPTION

An easement within the Town of Albuquerque Grant, within Projected Section 21, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising a portion of Tract 5 and Tract 6, as shown on the plat entitled THE HIGHLANDS, filed in the office of the County Clerk of Bernalillo County, New Mexico on XXXXX, in Book XXXX, Page XXXX, and being more particularly described by New Mexico State Plane grid bearings (Central Zone, NAD83) and ground distances as follows:

BEGINNING at the southwest corner of the easement herein described, WHENCE a found NMSHC Brass Disc Stamped "STA I-25-27" bears S 41°49'46" W a distance of 1633.31 feet;

THENCE along the westerly boundary of the easement herein described, N 8°56'58" E a distance of 16.00 feet to the northeast corner of the easement herein described;

THENCE along the northerly boundary of the easement herein described, S 80°52'45" E a distance of 315.93 feet;
THENCE N 9°07'15" E a distance of 142.00 feet to a point on the northerly boundary of said Tract 6, also being a point on the southerly right-of-way line of Copper Avenue NE;

THENCE coincident with the northerly boundary of said Tract 6 and the southerly right-of-way line of Copper Avenue NE, S 80°52'45" E a distance of 60.01 feet;

THENCE leaving the northerly boundary of said Tract 6 and the southerly right-of-way line of Copper Avenue NE, S 9°07'15" W a distance of 142.00 feet;

THENCE S 80°52'45" E a distance of 166.09 feet to the northeast corner of the easement herein described;

THENCE along the easterly boundary of the easement herein described, S 9°07'15" W a distance of 158.00 feet to the southeast corner of the easement herein described, also being a point on the southerly boundary of said Tract 6 and also being a point on the northerly right-of-way line of Central Avenue;

THENCE along the southerly boundary of the easement herein described, coincident with the southerly boundary of said Tract 6 and the northerly right-of-way line of Central Avenue, N 80°52'45" W a distance of 15.95 feet;

THENCE leaving the southerly boundary of said Tract 6 and the northerly right-of-way line of Central Avenue, N 9°07'15" E a distance of 141.85 feet;

THENCE N 80°49'20" W a distance of 150.07 feet;

THENCE S 9°07'15" W a distance of 135.53 feet to a point on the southerly boundary of said Tract 6, also being a point on the northerly right-of-way line of Central Avenue;

(Continued on Sheet 2)



EXHIBIT "A"

DESCRIPTION (continued from Sheet 1)

THENCE coincident with the southerly boundary of said Tract 6 and the northerly right-of-way line of Central Avenue, N 80°22'08" W a distance of 60.05 feet;

THENCE leaving the boundary of said Tract 6 and the northerly right-of-way line of Central Avenue, N 9°07'15" E a distance of 135.00 feet;

THENCE N 80°52'45" W a distance of 315.92 feet to the POINT OF BEGINNING;

The easement contains 0.6334 acres or 27592 sq. ft., more or less.

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, an New Mexico Professional Surveyor No. 15700, do hereby certify that this Legal Description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico for Legal Descriptions as defined in NMAC 12.8.2.7.A(7); and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

Alan R. Benham
New Mexico Professional Surveyor No.15700

Date



Bohannon  **Huston**

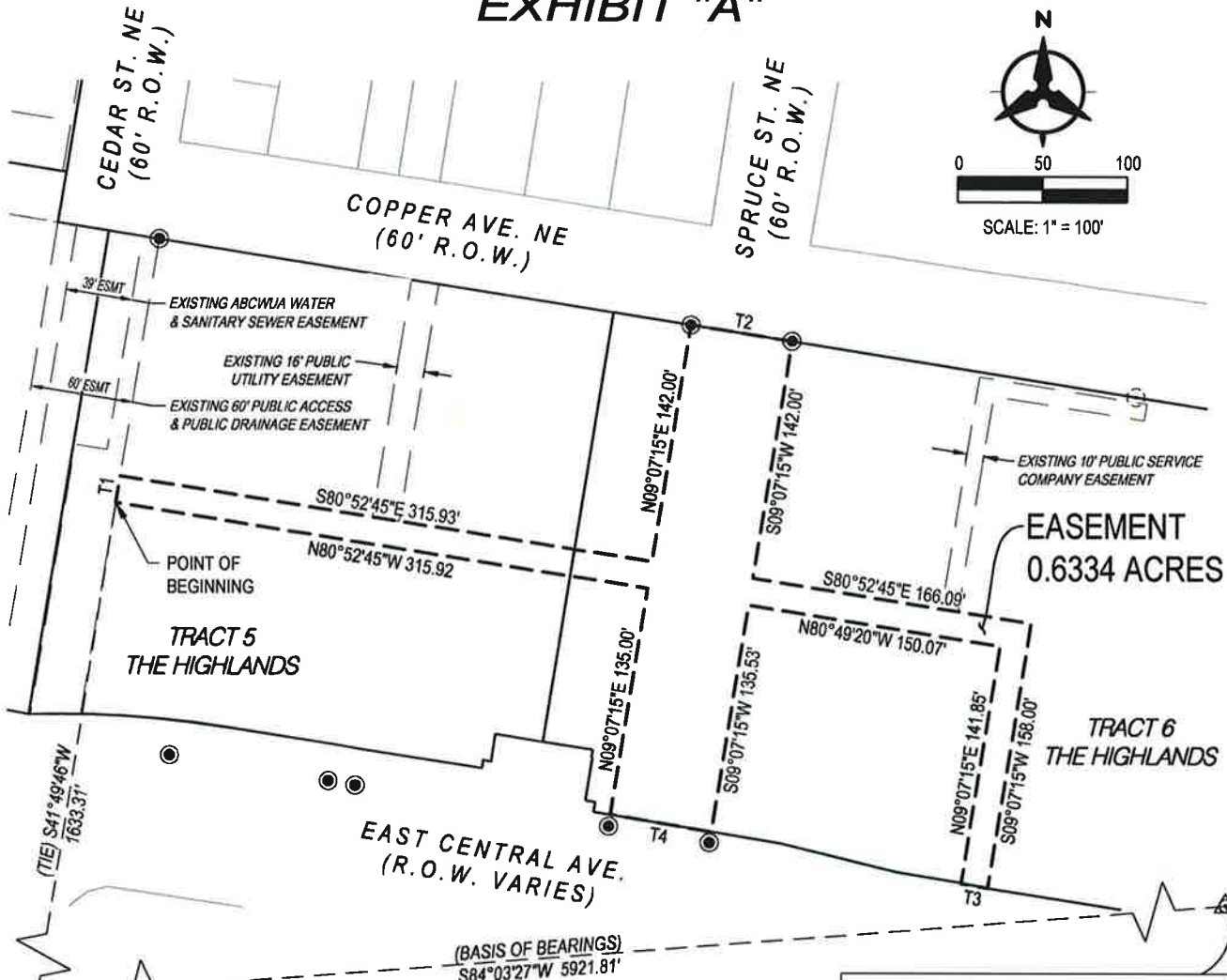
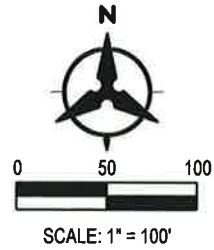
TEMPORARY EASEMENT

DATE: 5/8/2017

REVISION NO. 0

SHEET: 2 OF 3

EXHIBIT "A"



NMSHC BRASS DISC STAMPED "STA I-25-27"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 N=1484404.489 E=1524608.553
 GROUND TO GRID FACTOR=0.999676736
 DELTA ALPHA = -0°13'20.86"
 NAVD 1988 ELEVATION = 5000.315 FEET

ACS 2" BRASS DISC "5-K16A"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 N=1485016.971 E=1530495.993
 GROUND TO GRID FACTOR=0.999670253
 DELTA ALPHA = -0°12'40.20"
 NAVD 1988 ELEVATION = 5174.054 FEET

LEGEND

- FOUND REBAR WITH CAP
- ⊕ FOUND IRON PIPE
- TEMPORARY EASEMENT LINE
- EXISTING EASEMENT LINE

NOTES

1. DISTANCES ARE GROUND DISTANCES.
2. UNITS ARE U.S. SURVEY FEET.
3. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 1983. BASIS OF BEARINGS IS BETWEEN NMSHC MONUMENT "STA I-25-27" AND CITY OF ALBUQUERQUE CONTROL MONUMENTS "5_K16A". BEARING = S84°03'27"W 5921.81'.

Tangent Data		
ID	BEARING	DISTANCE
T1	N08°56'58"E	16.00'
T2	S80°52'45"E	60.01'
T3	N80°52'45"W	15.95'
T4	N80°22'08"W	60.05'



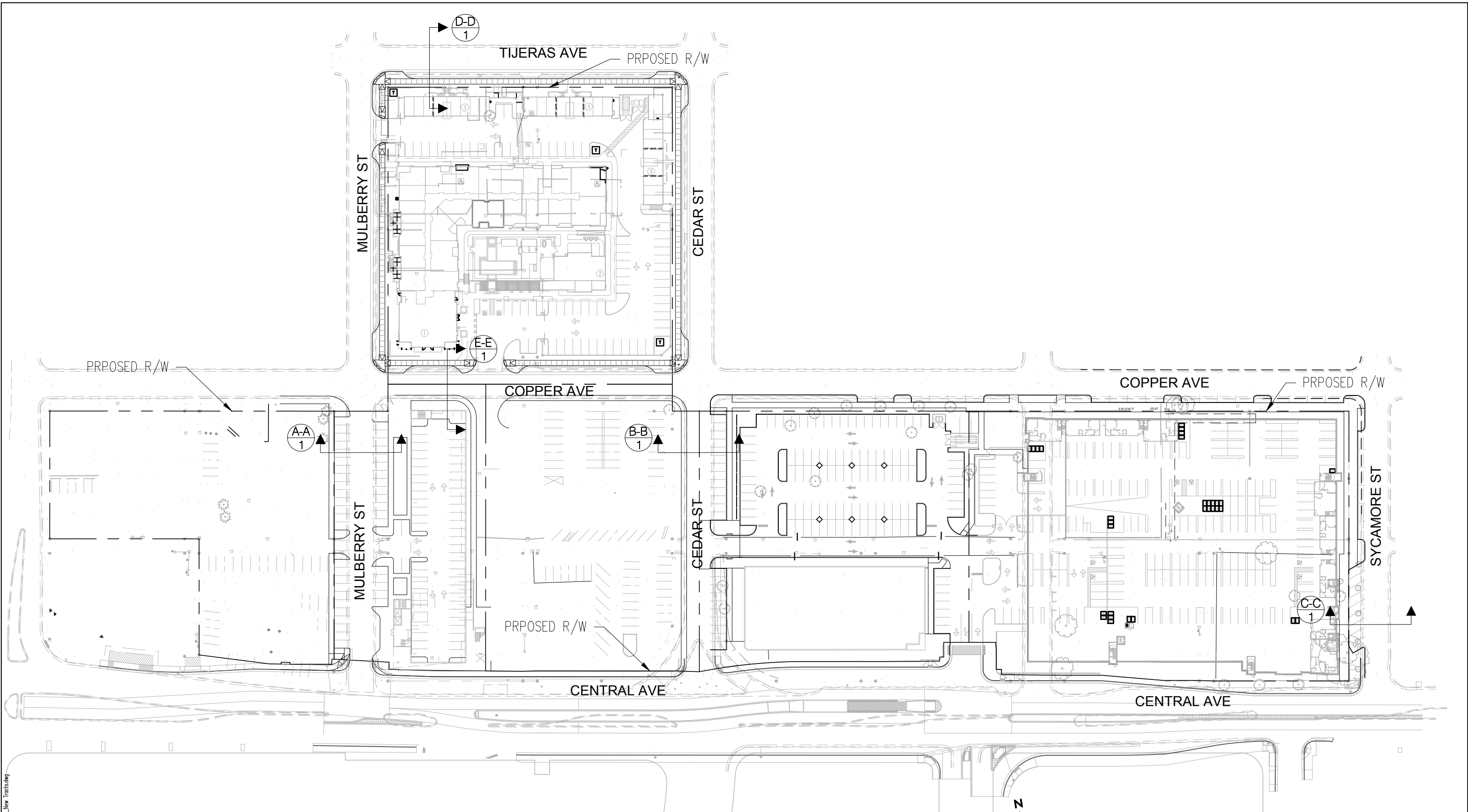
Bohannon & Huston

TEMPORARY EASEMENT

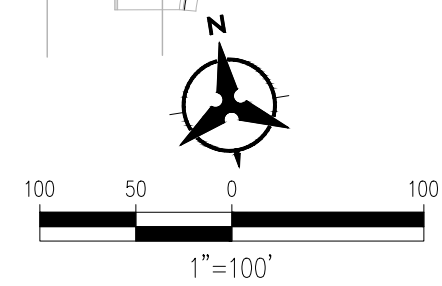
DATE: 5/8/2017

REVISION NO. 0

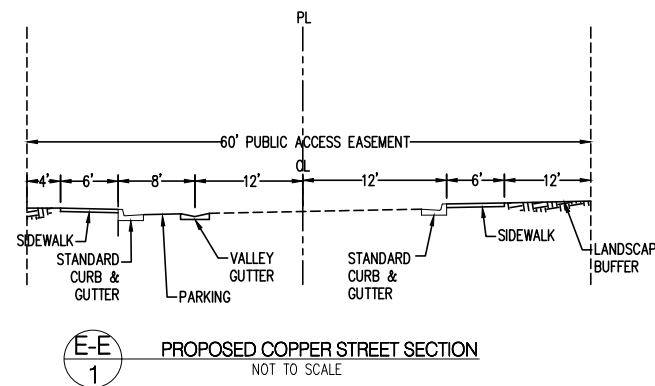
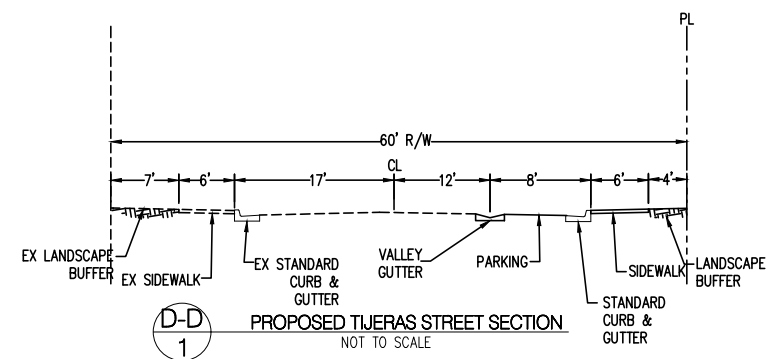
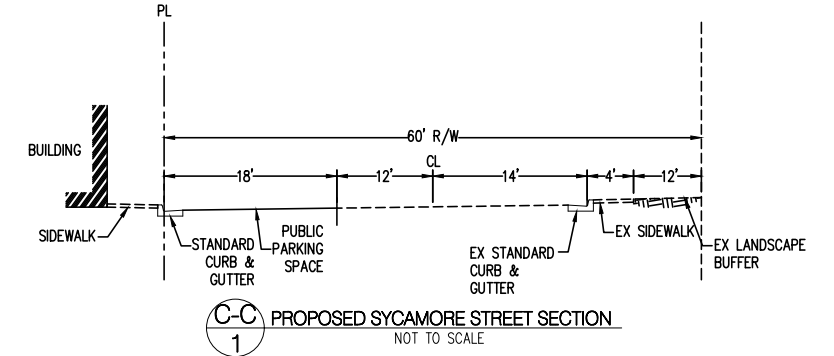
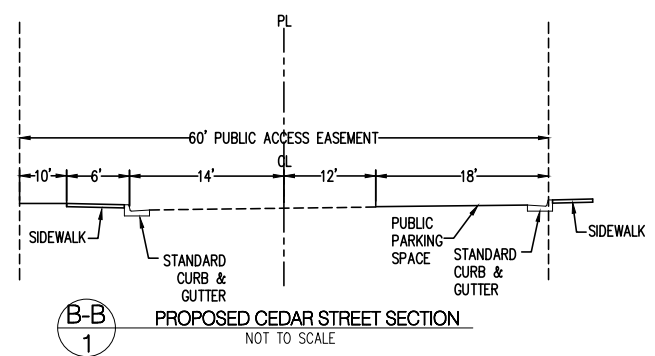
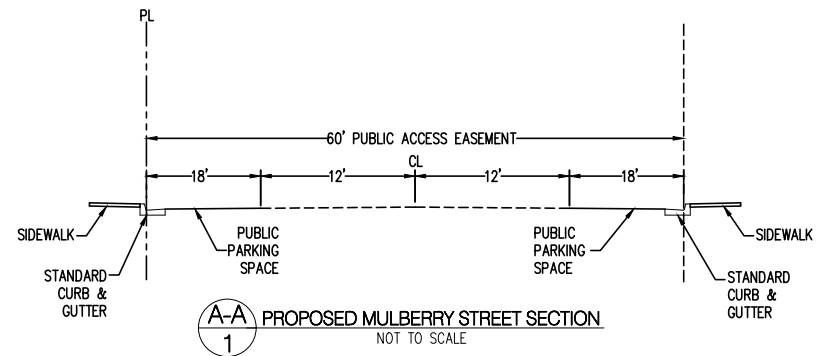
SHEET: 3 OF 3



P:\20160155\CDP Design\Workarea\Proposed SW New Tracts.dwg
 May 11, 2017 - 5:36pm
 Site Sketch



THE HIGHLANDS			
PROPOSED PRELIMINARY STREET SECTIONS			
DRAWN BY:	JAS	DATE:	05/11/2017
CHECKED BY:	MJB	PROJECT NO.	20160155
		SHEET NO.	1 of 2



P:\20160155\CDP Design\Workarea\Plot ProposedSections.dwg
May 11, 2017 - 5:36pm
Cress Sections



THE HIGHLANDS			
PROPOSED PRELIMINARY STREET SECTIONS			
DRAWN BY:	JAS	DATE:	05/11/2017
CHECKED BY:	MJB	PROJECT NO.	20160155
		SHEET NO.	2 of 2