

Sketch Plan Project Information

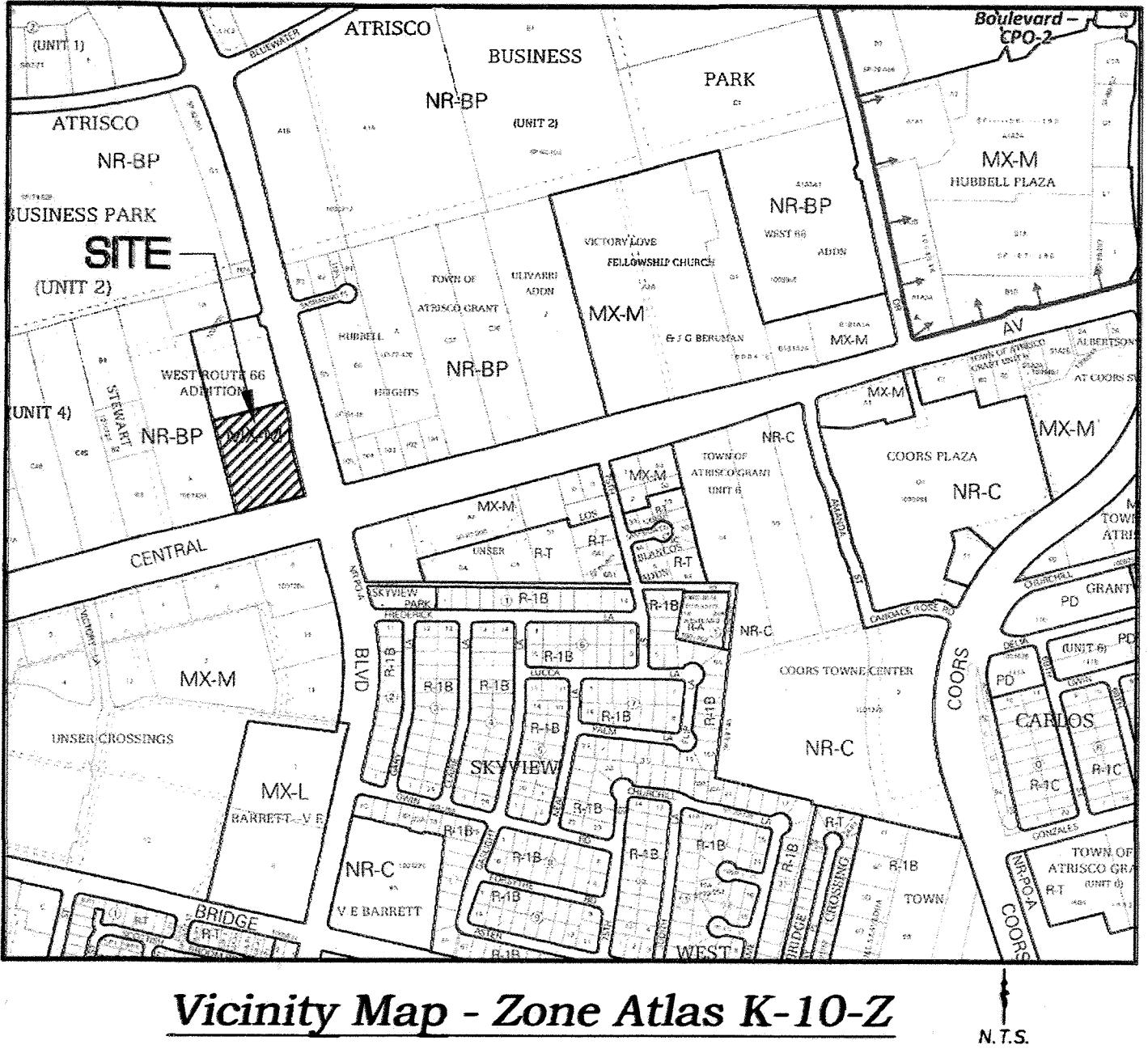
Proposed Consolidated Tract B-2-A (1.4636 AC)

Primary Use: Soccer Field/Open Space, 4,500 SF
Primary Use Parking Required: 18 Spaces (4 spaces/1,000 SF)

Accessory Use: Outdoor Dining/Seating Area, 4,000 SF
Accessory Use Parking Required: 12 Spaces (3 spaces/1,000 SF)

Accessory Use: Mobile Food Trucks
Accessory Use Parking Required: 0

Total Parking Required: 30 Spaces (No Reductions)
Total Parking Provided: 33 Spaces



Vicinity Map - Zone Atlas K-10-Z

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1906768 AND AN EFFECTIVE DATE OF SEPTEMBER 29, 2021.
2. PLAT OF RECORD FOR NUEVO ATRISCO, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 19, 2018, IN BOOK 2018C, PAGE 133, AS DOCUMENT NO. 2018091923.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 8, 2004, IN BOOK A86, PAGE 6144, AS DOCUMENT NO. 2004156577.
4. PLAT FOR TRACTS A-1 & A-2, NUEVO ATRISCO, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 17, 2019, IN BOOK 2019C, PAGE 34, AS DOCUMENT NO. 2019030710.
5. CONDOMINIUM PLAT FOR NUEVO ATRISCO CONDOMINIUM, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 5, 2021, AS DOCUMENT NO. 2021053223.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIE WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0328J, DATED NOVEMBER 4, 2016.

Indexing Information

Section 22, Township 10 North, Range 2 East, N.M.
as Projected into the Town of Atrisco Grant
Subdivision: Nuevo Atrisco
Owner: City of Albuquerque
UPC #: 101005709516131324

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 3.1362 ACRES
ZONE ATLAS PAGE NO. K-10-Z
NUMBER OF EXISTING LOTS..... 1
NUMBER OF LOTS CREATED..... 3
MILES OF FULL-WIDTH STREETS..... 0.0000 MILES
MILES OF HALF-WIDTH STREETS..... 0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0000 ACRES
DATE OF SURVEY..... OCTOBER 2021

DOC# 2022096247
11/01/2022 10:15 AM Page: 1 of 4
PLAT R: \$25.00 B: 2022C P: 0120 Linda Stover, Bernalillo County

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Legal Description

TRACT LETTERED "B" OF NUEVO ATRISCO, BEING A REPLAT OF TRACT B-1, WEST ROUTE 66 ADDITION II, SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 OCTOBER 19, 2018 IN MAP BOOK 2018C, FOLIO 133 AS DOCUMENT NUMBER 2018091923.

Solar Collection Note

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.

Sketch Plat Tracts B-2 & B-3, Nuevo Atrisco (Based on most recent recorded plat)

PROPERTY OWNER OF RECORD
City of Albuquerque
BERNALILLO COUNTY TREASURER'S OFFICE
Brandi Zamora 11-1-22

Plat for
Tracts B-1, B-2, and B-3
Nuevo Atrisco
Being Comprised of
Tract B
Nuevo Atrisco
City of Albuquerque
Bernalillo County, New Mexico
June 2022

Project Number: PR-2018-001405

Application Number: SD-2022-00100

Plat Approvals:

<i>RJ</i>	Jun 20, 2022
PNM Electric Services <i>Abdul A Bhuiyan</i>	Jun 17, 2022
Qwest Corp. d/b/a CenturyLink QC <i>Jeff Etcharko</i>	Jun 17, 2022
New Mexico Gas Company <i>Mike Martinez</i>	Jun 17, 2022
Comcast	

City Approvals:

Loren N. Risenhoover P.S. City Surveyor Ernest Armijo	6/13/2022
Blaine Carter ABCWUA <i>Blaine Carter</i>	Aug 3, 2022
Christina Sandoval Parks and Recreation Department <i>Christina Sandoval</i>	Aug 3, 2022
Concetta Trujillo Code Enforcement <i>Concetta Trujillo</i>	Aug 3, 2022
DRB Chairperson, Planning Department <i>DRB Chairperson</i>	Aug 4, 2022

Surveyor's Certificate

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

W.W. Plotner Jr.
W.W. Plotner Jr.
N.M.R.P.S. No. 14271
Date: 6/13/2022

CSI-CARTESIAN SURVEYS INC.

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

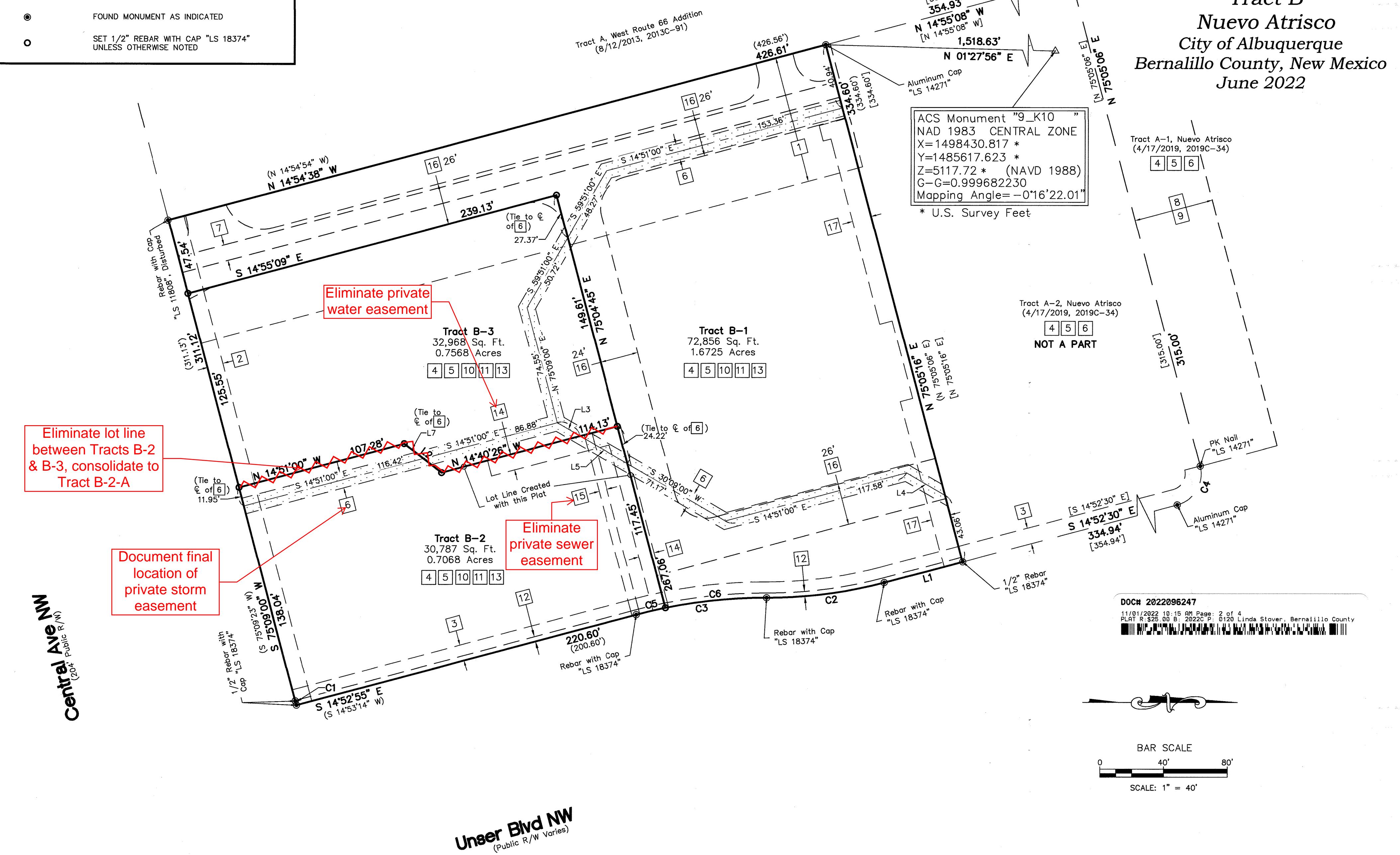


Sheet 1 of 4
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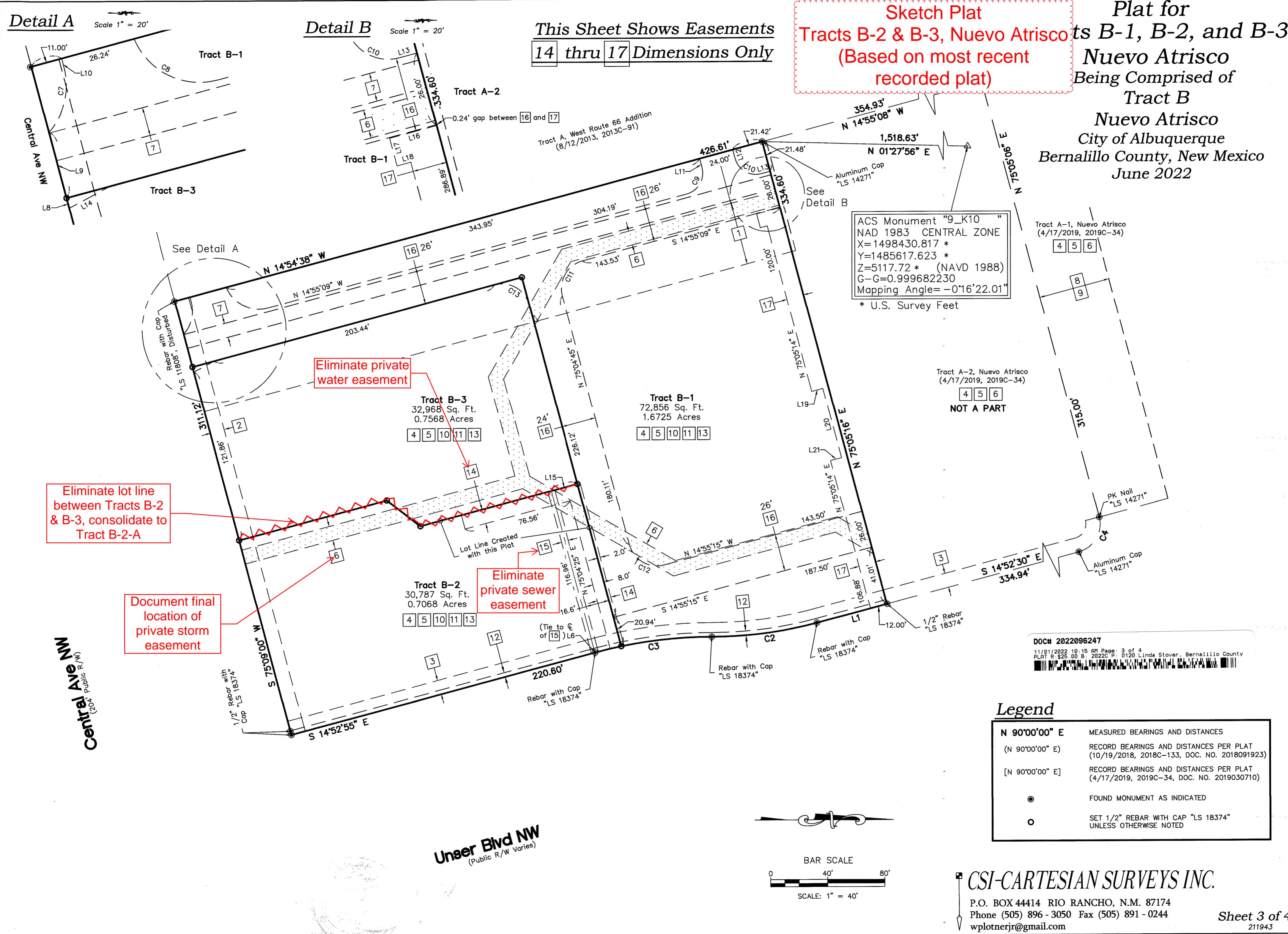
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES (N 90°00'00" E)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (10/19/2018, 2018C-133, DOC. NO. 2018091923)
●	RECORD BEARINGS AND DISTANCES PER PLAT (4/17/2019, 2019C-34, DOC. NO. 2019030710)
○	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

**Sketch Plat
Tracts B-2 & B-3, Nuevo Atrisco
(Based on most recent
recorded plat)**



**Plat for
Tracts B-1, B-2, and B-3
Nuevo Atrisco
Being Comprised of
Tract B
Nuevo Atrisco
City of Albuquerque
Bernalillo County, New Mexico
June 2022**



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Sheet 3 of 4
211943

Easement Notes

- 1 EXISTING PRIVATE TRAFFIC AND CIRCULATION EASEMENT BENEFITING AND MAINTAINED BY TRACT A, WEST ROUTE 66 ADDITION (8/12/2013, 2013C-91, DOC. NO. 2013089889) THE SIZE AND SHAPE OF EASEMENT IS MODIFIED BY THIS PLAT TO EXCLUDE THOSE FUTURE BUILDING ENVELOPES AND THE OWNER OF TRACT B-1 SHALL MAINTAIN SAID EASEMENT
- 2 EXISTING 10' P.U.E. (8/12/2013, 2013C-91, DOC. NO. 2013089889)
- 3 EXISTING 10' PUE (10/19/2018, 2018C-133, DOC. NO. 2018091923)
- 4 EXISTING PRIVATE BLANKET DRAINAGE EASEMENT BENEFITING THE OWNERS OF TRACT A, AND 1A, WEST ROUTE 66 ADDITION AND TO BE MAINTAINED BY THE OWNERS OF TRACTS A-1, A-2 AND B, NUEVO ATRISCO (10/19/2018, 2018C-133, DOC. NO. 2018091923)
- 5 EXISTING PRIVATE CROSS-LOT ACCESS & PARKING EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A-1, A-2 AND B, NUEVO ATRISCO (10/19/2018, 2018C-133, DOC. NO. 2018091923)
- 6 EXISTING FLOATING PRIVATE 20' WIDE STORM DRAIN EASEMENT BENEFITING TRACT A, JOINTLY MAINTAINED BY TRACTS A AND B (NOW B-1, B-2, AND B-3) (10/19/2018, 2018C-133, DOC. NO. 2018091923), NOW CONFINED AND DEFINED ACROSS TRACTS B-1, B-2, AND B-3 AS A 10 FOOT WIDE EASEMENT ON SHEET 2 OF THIS PLAT, SHOWN HEREON AS 
- 7 EXISTING 10' PNM EASEMENT (1/30/2020, DOC. NO. 2020009539)
- 8 EXISTING 50' PRIVATE ACCESS EASEMENT BENEFITING LOT 1A, WEST ROUTE 66 ADDITION AND TRACTS A-2 AND B, NUEVO ATRISCO TO BE MAINTAINED BY THE CITY OF ALBUQUERQUE (1/22/2009, 2009C-18) MAINTENANCE RESPONSIBILITIES REDEFINED IN DOCUMENT (4/17/2019, DOC. NO. 2019030711)
- 9 EXISTING 50' PERMANENT PRIVATE ACCESS EASEMENT BENEFITING TRACT A, WEST ROUTE 66 ADDITION AND MAINTAINED BY THE CITY OF ALBUQUERQUE (05/15/2009, DOC. NO. 2009054146)
- 10 EXISTING BLANKET, PERPETUAL DRAINAGE EASEMENT BENEFITING LOT 1, UNM HOSPITALS CLINIC (10/16/2009, DOC. NO. 2009115619)
- 11 EXISTING CONSTRUCTION/STAGING TEMPORARY EASEMENT OVER TRACT B, BENEFITING TRACT A-2, UNTIL COMPLETION OF CONSTRUCTION OF IMPROVEMENTS ON SAID TRACT (5/2/2019, DOC. NO. 2019036066)
- 12 3' SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 13 CROSS-LOT DRAINAGE EASEMENT EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES, BENEFITING THE OWNERS OF TRACTS B-1, B-2, AND B-3, MAINTAINED BY THE UNDERLYING TRACT OWNER, GRANTED WITH THE FILING OF THIS PLAT
- 14 10' PRIVATE WATERLINE EASEMENT BENEFITING TRACTS B-1 AND B-2, MAINTAINED BY THE UNDERLYING TRACT OWNER, GRANTED WITH THE FILING OF THIS PLAT
- 15 5' PRIVATE SANITARY SEWER LINE EASEMENT BENEFITING AND MAINTAINED BY TRACT B-3, GRANTED WITH THE FILING OF THIS PLAT
- 16 PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY TRACTS B-1, B-2, AND B-3, GRANTED WITH THE FILING OF THIS PLAT. DIMENSIONS SHOWN ON SHEET 3
- 17 PRIVATE WATERLINE EASEMENT, BENEFITING THE OWNERS OF TRACT A-2, MAINTAINED BY THE OWNERS OF TRACT B-1, GRANTED WITH THE FILING OF THIS PLAT

Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

LAWRENCE RAIL, CHIEF ADMINISTRATIVE OFFICE
CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION

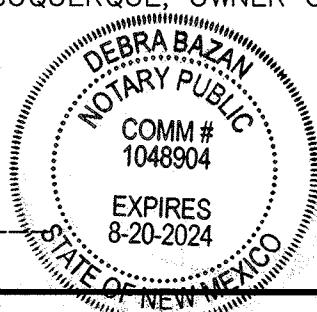
10/26/22
DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 26 October, 2022
BY: LAWRENCE RAEL, CHIEF ADMINISTRATIVE OFFICE, CITY OF ALBUQUERQUE, OWNER OF
TRACT B

By: Debra Bazein
NOTARY PUBLIC

MY COMMISSION EXPIRES 20 August 2024



Sketch Plat Tracts B-2 & B-3, Nuevo Atrisco (Based on most recent recorded plat)

Curve Table

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	2.76' (2.76')	35.00' (35.00')	4°31'05"	2.76'	S 73°46'21" W
C2	74.58' (74.55')	284.38' (284.38')	15°01'37"	74.37'	S 07°22'18" E
C3	82.75' (82.75')	315.62' (315.62')	15°01'17"	82.51'	S 07°22'18" E
C4	31.28' [31.28']	20.00' [20.00']	89°36'38"	28.19'	S 59°40'49" E
C5	18.80'	315.62' (315.62')	3°24'47"	18.80'	N 13°10'33" W
C6	63.95'	315.62' (315.62')	11°36'30"	63.84'	N 05°39'54" W
C7	24.44'	25.00'	56°00'38"	23.48'	N 76°54'49" W
C8	35.79'	25.00'	82°01'59"	32.81'	N 26°05'51" E
C9	23.56'	15.00'	90°00'00"	21.21'	N 59°55'09" W
C10	23.56'	15.00'	90°00'00"	21.21'	N 30°04'51" E
C11	31.42'	20.00'	90°00'06"	28.28'	S 59°55'12" E
C12	31.42'	20.00'	90°00'00"	28.28'	N 30°04'45" E
C13	31.42'	20.00'	89°59'54"	28.28'	S 30°04'48" W

Plat for
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Nuevo Atrisco
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Tract B
Nuevo Atrisco
City of Albuquerque
Bernalillo County, New Mexico
June 2022

DOC# 2022096247
11/01/2022 10:15 AM Page: 4 of 4
PLAT R:\$25.00 B: 2022C P: 0120 Linda Stover, Bernalillo County

Public Utility Easements

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

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

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

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

Disclaimer

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.

CSI-CARTESIAN SURVEYS INC.

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