



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.**

<b>SUBDIVISIONS</b>		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
<b>SITE PLANS</b>		<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
Review and comment on Sketch Plat submission (Form S2, cover letter, replat/site plan).			

<b>APPLICATION INFORMATION</b>			
Applicant: Nuevo Atrisco, LLC (Ron Lindsey)		Phone: 505-585-3111	
Address: 6801 Jefferson NE, Suite 100		Email: ron@mdgrealestate.com	
City: Albuquerque	State: New Mexico	Zip: 87109	
Professional/Agent (if any):		Phone:	
Address:		Email:	
City:	State:	Zip:	
Proprietary Interest in Site: <small>Currently party to Development and Disposition Agreement with the Albuquerque Metropolitan Redevelopment Agency</small>		List <u>all</u> owners: City of Albuquerque	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: Tract B		Block:	Unit:
Subdivision/Addition: Nuevo Atrisco		MRGCD Map No.:	UPC Code: 101005709516131324
Zone Atlas Page(s): K 10 Z		Existing Zoning: MX M	Proposed Zoning: MX M - no change
# of Existing Lots: 1		# of Proposed Lots: 3	Total Area of Site (Acres): 3.1362
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: NWC of Unser Blvd NW and Central Ave NW		Between:	and:
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
PR-2018-001405; 2018C133; 2016C151; 2013C091; 2009C018			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

<b>Signature:</b>		<b>Date:</b> 11/19/2021	
<b>Printed Name:</b> Ron Lindsey on behalf of Nuevo Atrisco, LLC		<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:	Date:	Project #	

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

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

**SKETCH PLAT REVIEW AND COMMENT**

Interpreter Needed for Hearing? No if yes, indicate language: \_\_\_\_\_

- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

**MAJOR SUBDIVISION FINAL PLAT APPROVAL**

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Proposed Final Plat
- \_\_\_ Design elevations & cross sections of perimeter walls
- \_\_\_ Copy of recorded IIA
- \_\_\_ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- \_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved

**SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)**

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- \_\_\_ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- \_\_\_ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal.
- \_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- \_\_\_ Sidewalk Exhibit and/or cross sections of proposed streets
- \_\_\_ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- \_\_\_ Proposed Infrastructure List, if applicable
- \_\_\_ Required notice with content per IDO Section 14-16-6-4(K)
  - \_\_\_ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- \_\_\_ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- \_\_\_ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- \_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved

**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

**MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST**

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- \_\_\_ A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- \_\_\_ Infrastructure List, if applicable

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

<p><b>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</b></p>	
<p>Signature: </p>	<p>Date: 11/19/2021</p>
<p>Printed Name: Ron Lindsey for Nuevo Atrisco, LLC</p>	<p><input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>
<p><b>FOR OFFICIAL USE ONLY</b></p>	
<p>Project Number: _____</p>	<p>Case Numbers</p>
<p>_____</p>	<p>-</p>
<p>_____</p>	<p>-</p>
<p>_____</p>	<p>-</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

## NUEVO ATRISCO, LLC

6801 JEFFERSON NE, SUITE 100 . ALBUQUERQUE, NEW MEXICO 87109 . PH:505-338-2149 . FAX:505-878-0002

November 18, 2021

Development Review Board  
City of Albuquerque Planning Department  
600 2<sup>nd</sup> Street NW  
Albuquerque, New Mexico 87102

Re: Sketch Plat/Site Plan Review & Comment for Tract B – Nuevo Atrisco

As the contract purchaser/ground lessee of the above mentioned site, Nuevo Atrisco, LLC (“Applicant”) is requesting the DRB review and comment on the proposed replat/site plan for the site. Copies of the proposed replat/site plan and the survey have been included for your review. Driveways, parking and structures depicted on the replat/site plan are merely for illustrative purposes, the scope of the proposed replat is limited to the creation of 3 platted lots.

The site currently consists of one platted parcel with no existing buildings or vertical improvements; no businesses are operated on the site. The site is currently owned by the City of Albuquerque (the “City”) and subject to the Development and Disposition Agreement (“DDA”) dated 11/4/2021 between the Metropolitan Development Authority of the City and the Applicant. Pursuant to the DDA, our proposed site plan envisions subdivision of the site into 3 lots as depicted on the sketch plat.

The most northern lot (“Lot 1”) will be owned by the city and ground leased to the Applicant. Under the ground lease, the Applicant will construct and operate a public plaza with a 3,200+/- building plus attached shade structures and 7+/- fixed location food trailers. The southern two lots (“Lot 2” and “Lot 3”) will be owned by the Applicant and improved with 2 retail/restaurant buildings. All 3 Lots will have the benefit of cross access and parking. The proposed project is in accordance with the DDA and will achieve the re-development goals of the Metropolitan Redevelopment Agency.

No additional curb cuts are proposed though the existing access agreements with adjacent properties will be used to enhance circulation. We understand this proposed replat action will require DRB approval. We also understand that other approvals for this project will be at the construction plan review level (building permit, TCL, grading & drainage, tapping permits or mini-work orders).

We appreciate your feedback on these items and our proposed redevelopment plan. Should you have any questions prior to our hearing date, please feel free to contact me to discuss.

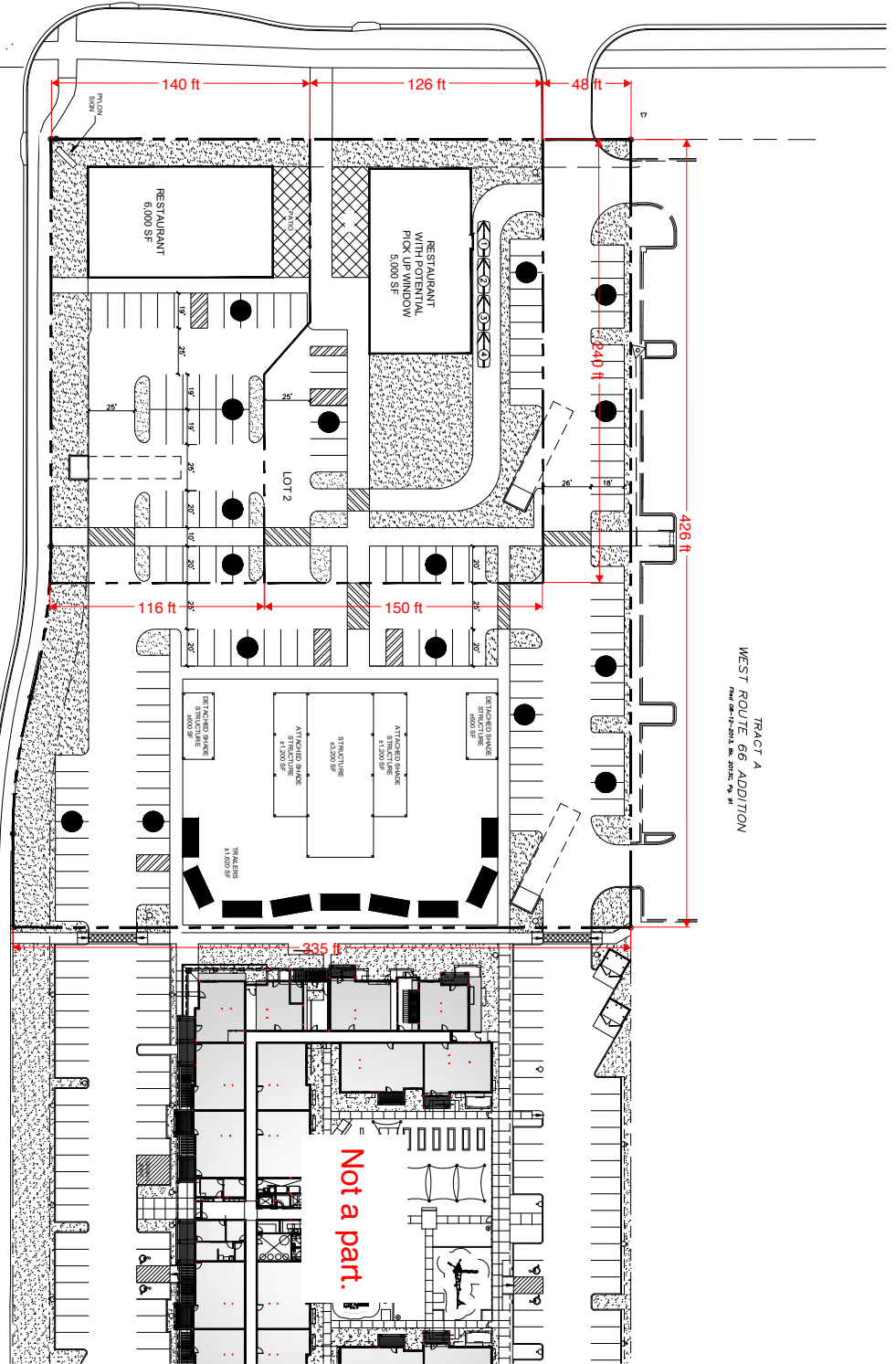
Sincerely,



Ron Lindsey  
Development Manager

WEST CENTRAL AVENUE

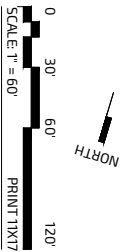
UNSER BOULEVARD N.W.



TRACT A  
WEST ROUTE 66 ADDITION  
Area 0.94 ±, 2014 sq. feet, 79.91'

**SITE DATA**

- LOT 1  
LOT AREA: 1.67 AC  
BUILDING AREA: 1,620 SF FOOD TRAILERS  
BUILDING AREA: 3,200 SF ENCLOSED  
BUILDING AREA: 3,600 SF SHADE  
PARKING: 69 SPACES
- LOT 2  
LOT AREA: 0.77 AC  
BUILDING AREA: 5,000 SF  
PARKING: 25 SPACES
- LOT 3  
LOT AREA: 0.70 AC  
BUILDING AREA: 6,000 SF  
PARKING: 36 SPACES



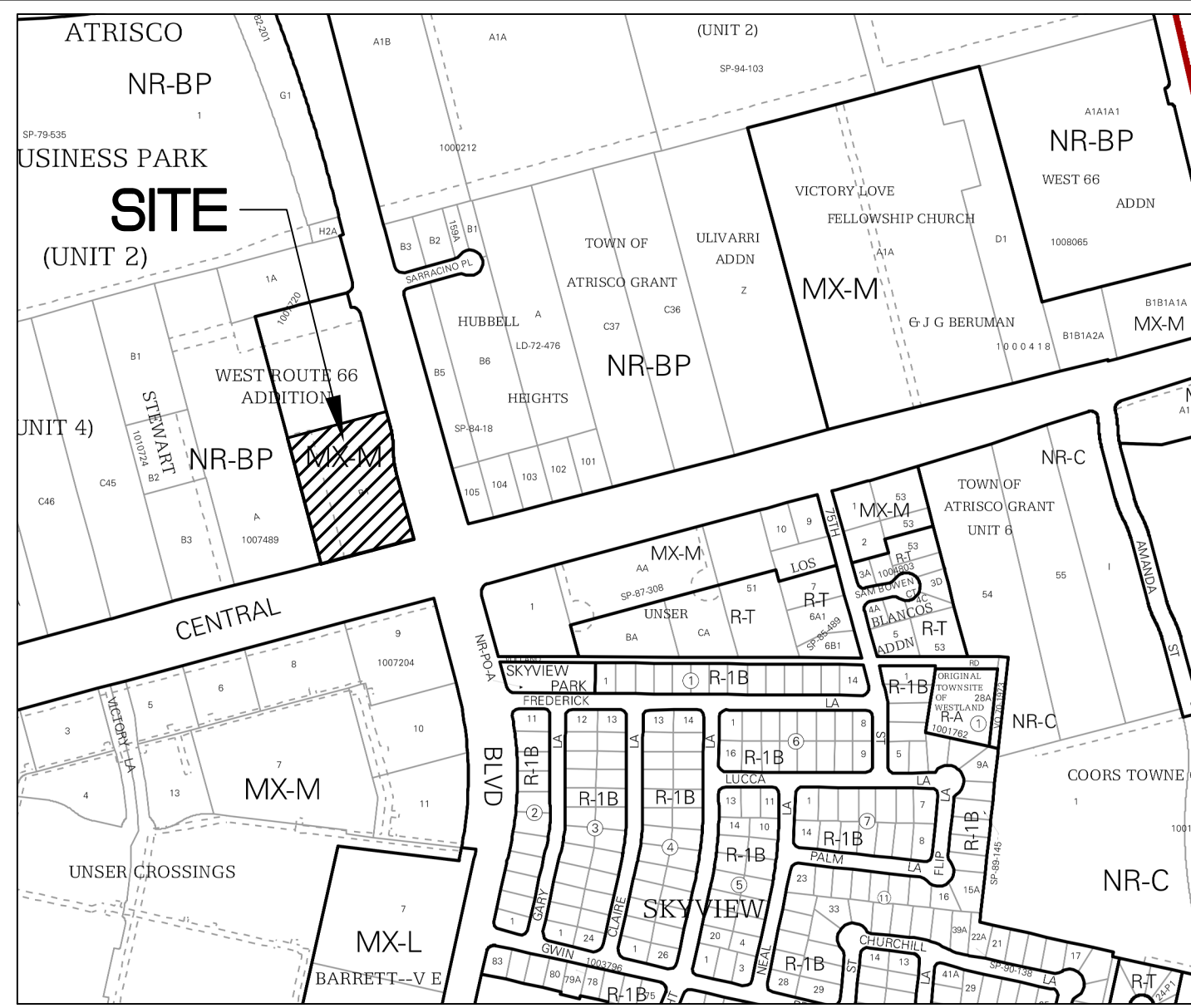
Project  
**ALBUQUERQUE,  
NEW MEXICO**  
CENTRAL AVENUE AND  
UNSER BOULEVARD

drawing title  
**PROPOSED  
SITE PLAN**

date  
**10/27/21**  
drawing no.  
**2.4b**



**Topographic Map,  
Boundary Survey and  
ALTA/NSPS Land Title Survey  
for  
Tract B  
Nuevo Atrisco  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2021**



**Vicinity Map - Zone Atlas K-10-Z**

**Indexing Information**

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

**Record and Measured 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.

**Documents**

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1906768 AND AN EFFECTIVE DATE OF SEPTEMBER 29, 2021.
- 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.
- 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.
- SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 6, 2006, IN BOOK A110, PAGE 2663, AS DOCUMENT NO. 2006002683.
- 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.
- CONDOMINIUM PLAT FOR NUEVO ATRISCO CONDOMINIUM, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 5, 2021, AS DOCUMENT NO. 2021053223.

**Notes**

- FIELD SURVEY PERFORMED IN OCTOBER 2021.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- PERTAINING TO TABLE A OPTION 7, NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
- PERTAINING TO TABLE A OPTION 16, NO EVIDENCE WAS OBSERVED INDICATING RECENT EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS.
- PERTAINING TO TABLE A OPTIONS 11(A) AND 11(B), WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. (NM811 TICKET NO. 21SE240459)
- THE PROPERTY DOES NOT HAVE DIRECT ACCESS TO UNSER BLVD OR CENTRAL BLVD.
- THE COORDINATES SHOWN HEREON REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.999660414 WITH AN ORIGIN OF (1498715.57,1484185.10).
- PERTAINING TO TABLE A OPTION 17, NO SPECIFIC INFORMATION IS AVAILABLE BY THE CONTROLLING JURISDICTION CONCERNING PLANNED STREET WIDENING, HOWEVER, THE SURVEYOR REFERS TO THE FOLLOWING WEBSITE FOR LONG RANGE STREET CLASSIFICATION, THE STREET WIDTH AND RETURN REQUIREMENTS FOR THE DIFFERENT CLASSIFICATIONS AND EVEN SPECIAL PLANNED CORRIDOR AND MASTER PLANS: [HTTP://WWW.CABQ.GOV/GIS](http://www.cabq.gov/gis)
- PERTAINING TO TABLE A OPTION 18, REFERRING TO THE OFFSITE EASEMENTS AND SERVITUDES, NO ADDITIONAL EASEMENTS OR SERVITUDES WERE OBSERVED IN THE FIELD EITHER BURDENING NOR BENEFITING THE SUBJECT PROPERTY OTHER THAN SHOWN HEREON.
- PERTAINING TO TABLE A OPTION 2, NO ADDRESS WAS OBSERVED IN THE FIELD NOR IN PUBLIC RECORDS DURING THE COURSE OF THIS SURVEY.
- PERTAINING TO TABLE A OPTION 9, THE PARKING SPACES SHOWN HEREON ARE CURRENTLY IN USE BY THE OWNERS OF TRACT A-2.

**Exceptions 9-18**

- RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA, RECORDED IN BOOK 35, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE**
- EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED IN PLAT BOOK 2009C, PAGE 0018, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [8]**
- EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED IN PLAT BOOK 2013C, PAGE 0091, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [1][2][8]&[9]**
- PERMANENT EASEMENT TO THE CITY OF ALBUQUERQUE, RECORDED MAY 15, 2009 AS DOCUMENT NO. 2009054146, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [8]&[9]**
- DRAINAGE EASEMENT TO THE REGENTS OF THE UNIVERSITY OF NEW MEXICO, A BODY CORPORATE OF THE STATE OF NEW MEXICO, RECORDED OCTOBER 16, 2009 AS DOCUMENT NO. 2009115619, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [10]**
- EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO, AND RIGHTS INCIDENT THERETO, RECORDED MARCH 30, 2010, AS DOCUMENT NO. 2010026143, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **DOES NOT AFFECT SUBJECT PROPERTY**
- EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED IN PLAT BOOK 2016C, PAGE 0151, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [1][2][8][9]&[10]**
- EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED IN PLAT BOOK 2018C, PAGE 0133, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [1][2][3][4][5][8][9]&[10]**
- RECIPROCAL EASEMENT AGREEMENT, RECORDED MAY 2, 2019 AS DOCUMENT NO. 2019036066, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [4][5]&[11]**
- PUBLIC SERVICE COMPANY OF NEW MEXICO UNDERGROUND EASEMENT (ELECTRIC), RECORDED JANUARY 30, 2020 AS DOCUMENT NO. 2020009539, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [7]**

**Zoning Notes**

A zoning report was not provided by the client, however, according to the City of Albuquerque Official IDO Website, <http://cabq.maps.arcgis.com>, on November 4, 2021, the subject property is zoned "M-XM" (Mixed Use - Moderate Intensity Zone District), and is also within a Premium Transit Station Area and a Major Transit Corridor Area, the subject property is subject to the following conditions:  
Front Setback: 0 Ft. Minimum; 15 ft maximum  
Side Setback: Interior: 0 ft. Minimum; Street Side: 15 ft. maximum  
Rear Setback: 15 ft.  
Building Height: 65 ft. maximum

Usable Open Space, minimum: 50% Reduction

**Required Parking:**  
5 spaces/1,000 Sq. Ft. GFA (For Restaurant)

**Flood Notes**

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIE WITHIN FLOOD ZONE "AO" (HAVING BASE FLOOD ELEVATION DEPTH OF 1 FOOT) AND 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.

**Benchmark - NAVD 88**

ACS MONUMENT "9\_K10" HAVING AN ELEVATION OF 5117.72'.

**Surveyor's Certificate for ALTA**

To: Old Republic National Title Insurance Company, Maestros Development Group, City of Albuquerque, a New Mexico municipal Corporation:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6(a), 6(b), 7, 8, 9, 11(a), 11(b), 13, 14, 16-19, and 20 of Table A thereof. The Field Work was completed on October 18, 2021.

*Will Plotner Jr.* 11/12/2021  
Will Plotner Jr. Date  
N.M.R.P.S. No. 14271

Revisions: 11/12/2021 - Original



**Surveyor's Certificate for Topographic Map**

I, Will Plotner Jr., A New Mexico registered professional land surveyor do hereby certify that the topographic map shown hereon is true and correct to the best of my knowledge and belief.

*Will Plotner Jr.* 11/12/2021  
Will Plotner Jr. Date  
N.M.R.P.S. No. 14271



**Surveyor's Certificate for Boundary Survey**

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, do hereby certify that this boundary survey plat 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; 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 and that this instrument is a boundary survey plat of an existing tract or tracts.

*Will Plotner Jr.* 11/12/2021  
Will Plotner Jr. Date  
N.M.R.P.S. No. 14271



**CSI-CARTESIAN SURVEYS INC.**

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



**Surveyor's Observations**

(A) ASPHALT PARKING AND CURBING INTO SUBJECT PROPERTY BY AS MUCH AS 49.51 FEET. PARKING BEING USED BY THE OWNERS OF TRACT A-2. HOWEVER, THERE IS A BLANKET EASEMENT FOR THE ACCESS AND PARKING FOR THIS AREA, SHOWN HEREON AS [5].

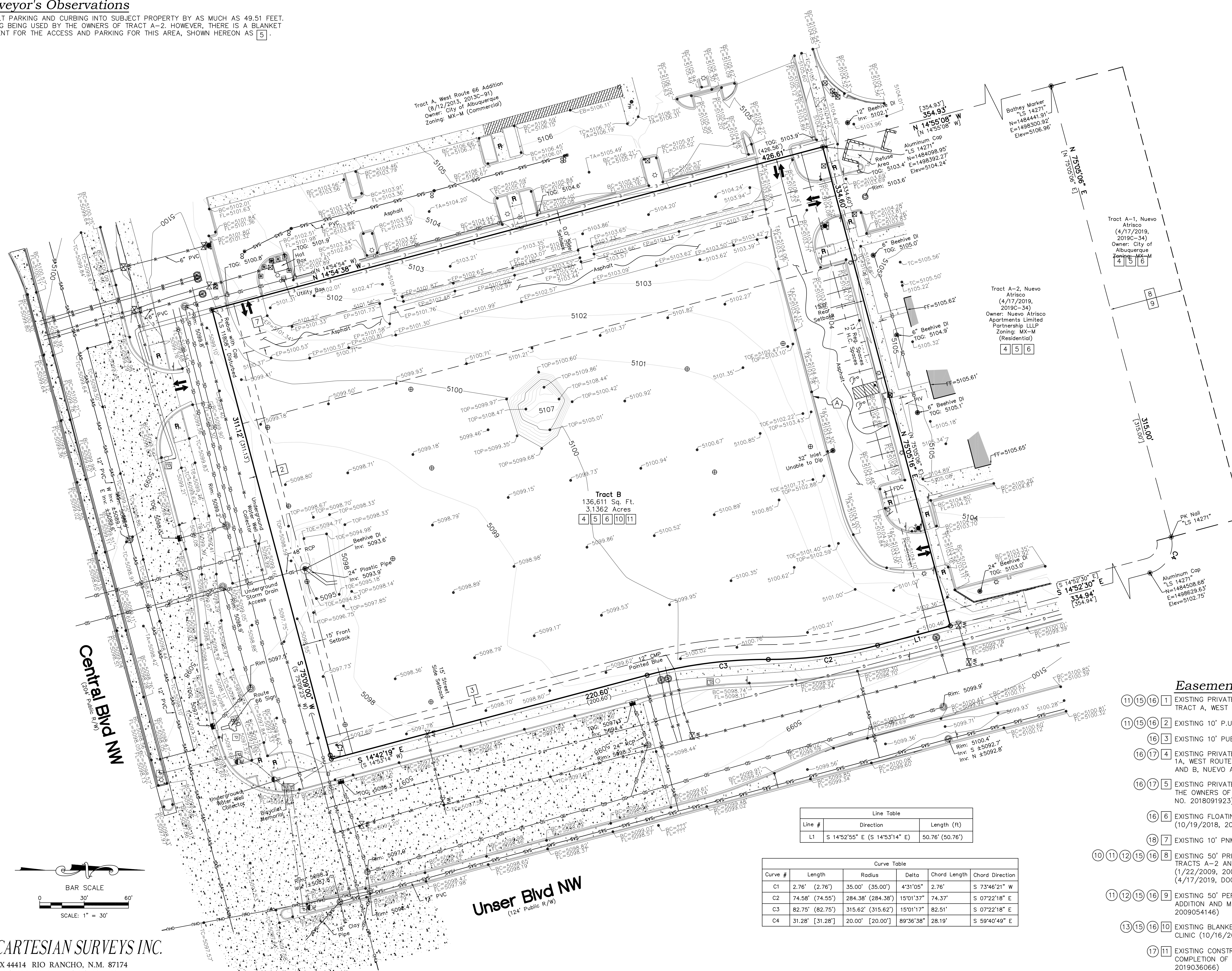
**Topographic Map,  
Boundary Survey and  
ALTA/NSPS Land Title Survey  
for  
Tract B, Nuevo Atrisco  
City of Albuquerque  
Bernalillo County, New Mexico  
November 2021**

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/19/2018, IN BOOK 2018C-133, DOC. NO. 2018091923)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (4/17/2019, IN BOOK 2019C-34, DOC. NO. 2019030710)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▭	CONCRETE
▨	ASPHALT
▩	BRICK
▧	BLOCK WALL
□	UTILITY PEDESTAL
—○—	OVERHEAD UTILITY LINE
—●—	UTILITY POLE
—○—	ANCHOR
—○—	PULL BOX
—○—	LIGHT POLE
—○—	FLAGPOLE
—○—	FIRE DEPARTMENT CONNECTION
—○—	POST INDICATOR VALVE
—○—	WATER VALVE
—○—	WATER METER
—○—	FIRE HYDRANT
—○—	IRRIGATION BOX
—○—	SANITARY SEWER MANHOLE
—○—	SAS CLEANOUT
—○—	STORM DRAIN MANHOLE
—○—	STORM DRAIN INLET
—○—	SIGN
—○—	TRAFFIC MAST
—○—	SET 60D NAIL FOR BLDG ENVELOPE CORNERS
—○—	RAMP
—○—	CURB CUT/INDICATION OF ACCESS TO ROADWAY
—○—	UNDERGROUND GAS UTILITY LINE
—○—	UNDERGROUND WATER UTILITY LINE
—○—	UNDERGROUND SANITARY SEWER LINE
—○—	UNDERGROUND ELECTRIC UTILITY LINE
—○—	UNDERGROUND STORM DRAIN UTILITY LINE
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TC 5075.50	TOP OF CONCRETE ELEVATION
TOP 5075.50	TOP OF SLOPE ELEVATION
TOE 5075.50	TOE OF SLOPE ELEVATION

**Easement Notes**

- (1) (15) (16) (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)
- (1) (15) (16) (2) EXISTING 10' P.U.E. (8/12/2013, 2013C-91, DOC. NO. 2013089889)
- (16) (3) EXISTING 10' PUE (10/19/2018, 2018C-133, DOC. NO. 2018091923)
- (16) (17) (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)
- (16) (17) (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)
- (16) (6) EXISTING FLOATING PRIVATE 20' WIDE STORM DRAIN EASEMENT TO BE DEFINED LATER (10/19/2018, 2018C-133, DOC. NO. 2018091923)
- (18) (7) EXISTING 10' PNM EASEMENT (1/30/2020, DOC. NO. 2020009539)
- (10) (11) (12) (15) (16) (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)
- (11) (12) (15) (16) (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)
- (13) (15) (16) (10) EXISTING BLANKET, PERPETUAL DRAINAGE EASEMENT BENEFITING LOT 1, UNM HOSPITALS CLINIC (10/16/2009, DOC. NO. 2009115619)
- (17) (11) EXISTING CONSTRUCTION/STAGING EASEMENT OVER TRACT B, BENEFITING TRACT A-2, UNTIL COMPLETION OF CONSTRUCTION OF IMPROVEMENTS ON SAID TRACT (5/2/2019, DOC. NO. 2019036066)

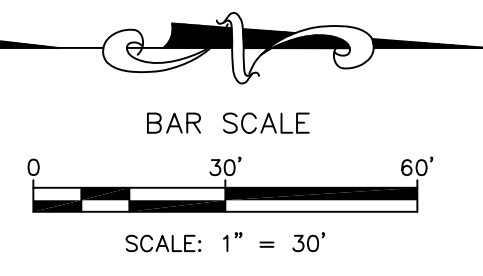


Line Table

Line #	Direction	Length (ft)
L1	S 14°52'55" E (S 14°53'14" E)	50.76' (50.76')

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



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