



Effective 3/01/2022

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

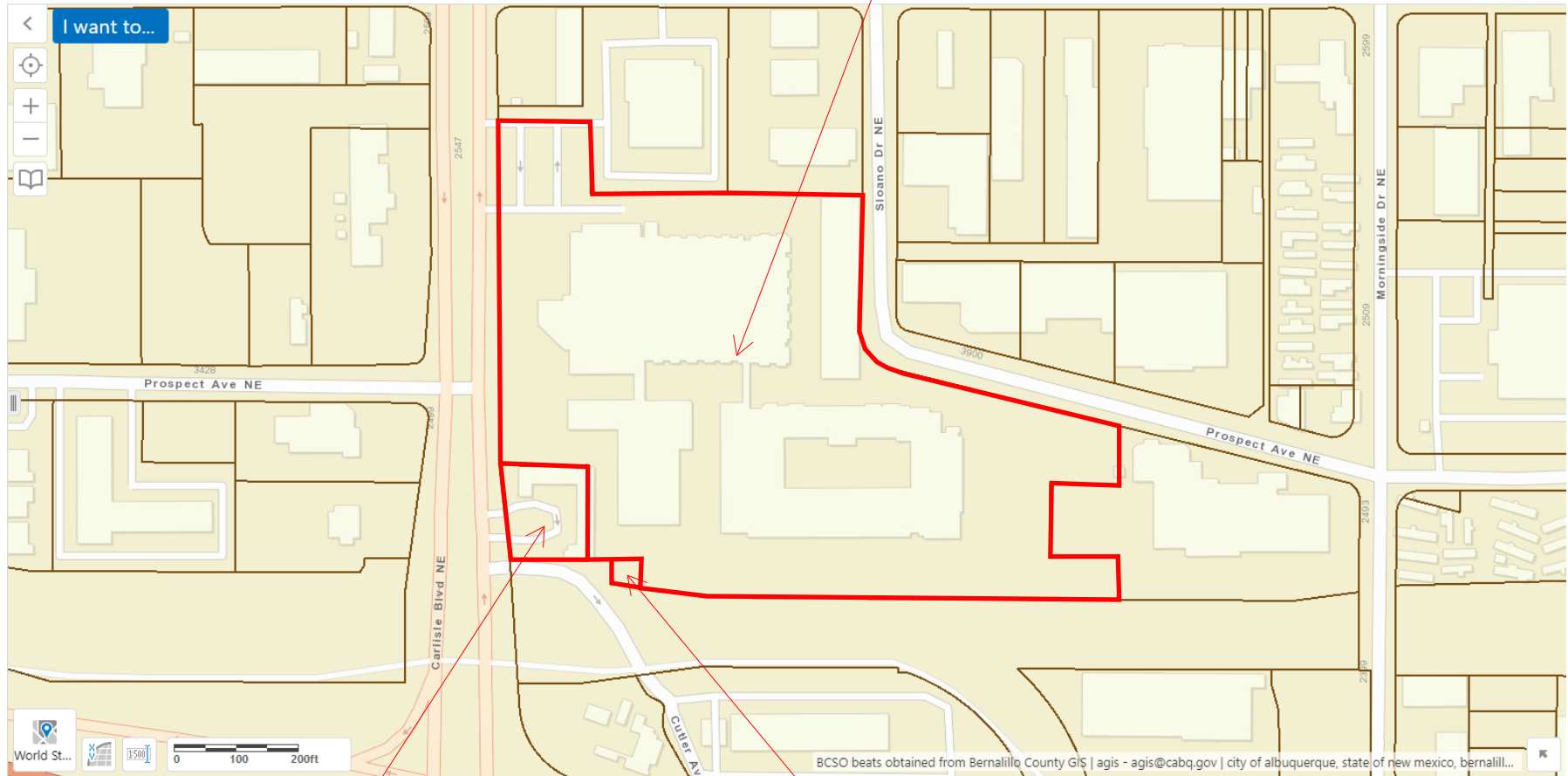
SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<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 (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & 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 (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Sketch Plat Review and Comment		

APPLICATION INFORMATION		
Applicant/Owner: Rhino Investments NM Hotel LLC		Phone: 702-843-4251
Address: 101 E Vineyard Ave Suite 201		Email: sanjiv@rhinoig.com
City: Livermore	State: CA	Zip: 94550-6374
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park Place NE		Email: vperea@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: owner		List all owners:
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: See attached Site Information Exhibit	Block: See attached Site Information Exhibit	Unit: See attached Site Information Exhibit
Subdivision/Addition: See attached Site Information Exhibit	MRGCD Map No.:	UPC Code: See attached Site Information Exhibit
Zone Atlas Page(s): H-17	Existing Zoning: MX-M	Proposed Zoning MX-M
# of Existing Lots: 3	# of Proposed Lots: 3	Total Area of Site (Acres): 11.5521
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: See attached Site Information Exhibit	Between: Cutler Ave	and: Menaul Blvd
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
1005234, PR-2018-001382/SI-2018-00086, PR-2018-001580/SI-2018-00153/SI-2020-00302/PS-2021-00117/SI-2022-00606, PR-2018-001215/SD-2018-00015		

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.

Signature:	Date: 11.29.2022
Printed Name: Vinny Perea	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

Site Information Exhibit



Legal Description: Tracts 1, 2, & 3 Unit 1 Together with tracts 4, 5 & A Unit 2 Dale J. Bellamahs Carlisle Replat

Address: 2500 Carlisle NE Albuquerque, NM 87110

UPC: 101705905518731030

Legal Description: Lot 22A Block 22 Plat of Lot 22A Block 22 Timoteo Chavez Addition

Address: 2412 Carlisle Blvd NE Albuquerque, NM 87110

UPC: 101705901417931032

Legal Description: Portions of Blocks N & O Timoteo Chavez Addition (AKA N-19-A-7A)

Address: N/A Albuquerque, NM 87110

UPC: 101705902016731003

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

☒ SKETCH PLAT REVIEW AND COMMENT

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 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 to City Staff using other on-line resources such as Dropbox or FTP. 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 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 to City Staff using other on-line resources such as Dropbox or FTP. 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
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

☐ 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 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 to City Staff using other on-line resources such as Dropbox or FTP. 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)
- ___ 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
- ___ 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

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 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 to City Staff using other on-line resources such as Dropbox or FTP. 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.



November 29, 2022

Ms. Jolene Wolfley
City of Albuquerque – DRB Chair
Plaza del Sol, 600 2nd St NW
Albuquerque, NM 87102

**RE: REQUEST FOR DRB SKETCH PLAT REVIEW AND COMMENT
TRS 1, 2, & 3 UNIT 1 TOGETHER WITH TRS 4, 5, & 6A UNIT 2 DALE J
BELLAMAHS CARLISLE REPLAT AND
LOT 22A BLOCK 22 PLAT OF LOT 22A BLOCK 22 TIMOTEO CHAVEZ ADDITION AND
PORTION OF BLOCKS N & O TIMOTEO CHAVEZ ADDITION AND
ZONE ATLAS PAGE: H-17-Z**

Dear Ms. Wolfley,

Tierra West, LLC is submitting a sketch plat for the three existing subject tracts, located southeasterly of the Carlisle Blvd. NE & Menaul Blvd NE intersection. The replat is to reestablish the internal lot lines, going from three existing lots to three proposed tracts. All three tracts are zoned MX-M with no future intentions to change the zoning. A preliminary draft of the plat is attached showing the orientation the existing and proposed lot lines of the subject tracts.

The intent for this submittal is to meet the requirement of Sketch Plat Review for a Minor or Major Subdivision Replat and determining which entitlement route will be required with the Development Review Board. The new proposed minor lot along Carlisle Boulevard is being created to provide the opportunity of development of a future use compatible with the MX-M zoning. This smaller proposed parcel does not currently have any development plans at this time. The remaining larger proposed parcel contains existing buildings that are to remain in their current use.

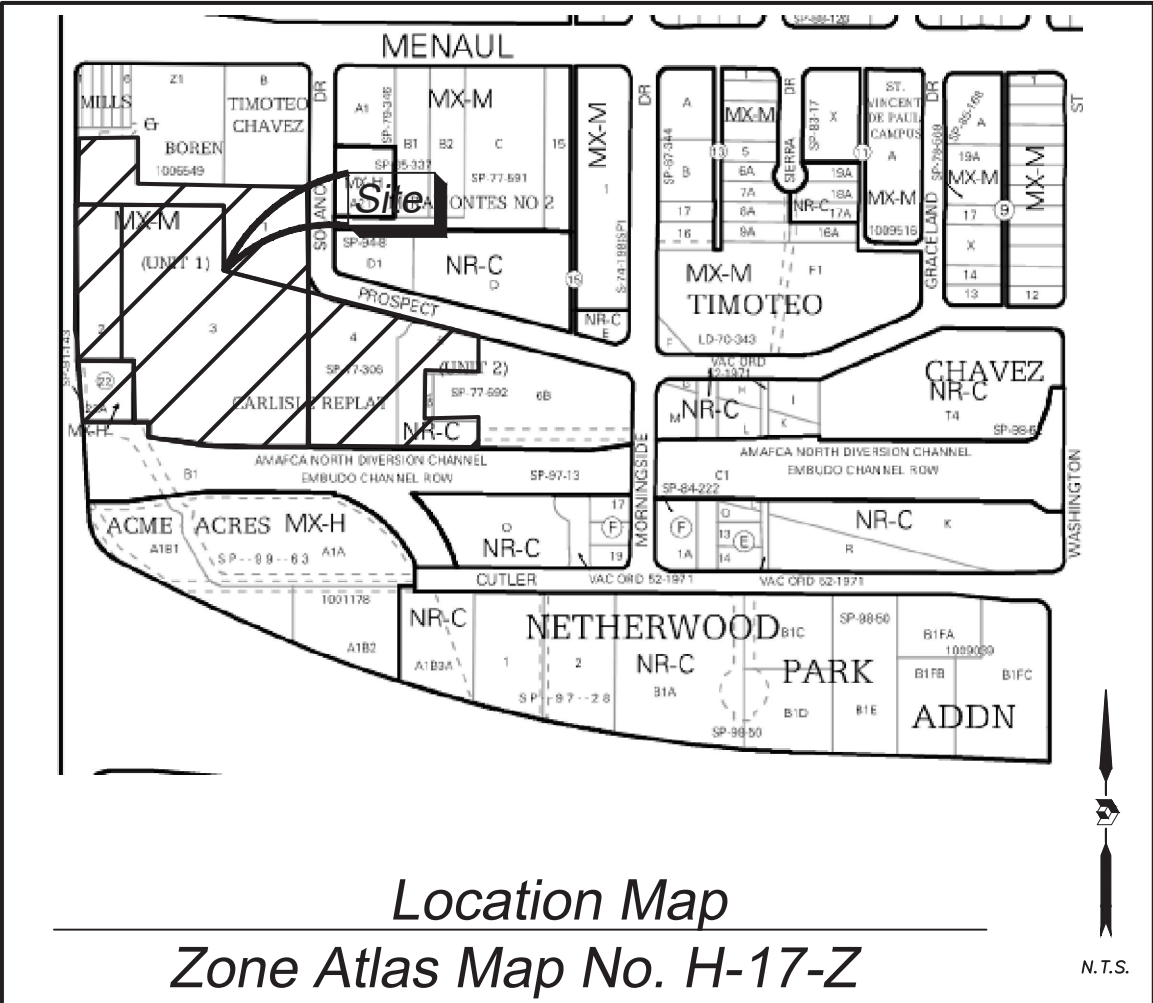
We are respectfully requesting for any guidance that the development review board would require in order to adjust the internal lot lines for three proposed tracts and fulfill any IDO requirements that will help set this property up for future development plans.

Please review this sketch plat and application and let us know of any items and components we may be missing as part of our approval process. If you have any questions, please feel free to contact me at (505) 858-3100 or vperea@tierrawestllc.com.

Sincerely,

Vinny Perea, P.E.

JN: 2022083
RRB/vp/jg



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 11.5521 ACRES±
ZONE ATLAS INDEX NO: H-17-Z
NO. OF TRACTS CREATED: 3
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE EIGHT EXISTING TRACTS INTO THREE NEW TRACTS AND TO CHANGE THE SUBDIVISION NAME.


Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 OF PARCELS WITHIN THE AREA OF THIS PLAT.

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0351H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

REVISIONS			
NO.	DATE	BY	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION					PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION								
STATE PLANE ZONE: NM-C		GRID /GROUND COORDINATES: GRID		GEIOD: ABQ GEIOD		LAND GRANT N/A				PROPERTY OWNER RHINO HOLDINGS BOULEVARD, LLC GGD OAKDALE, LLC				<div><div></div><div>OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX</div></div>		CREW/TECH: MC/OT/JR		DATE OF SURVEY 03/25-04/27/2021			
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"		MATCHES DRAWING UNITS YES		SECTION 11				DRAWN BY: ME				CHECKED BY: LM					
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM					BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0					SUBDIVISION NAME RHINO HOLDINGS CARLISLE						PSI JOB NO. 228285P		SHEET NUMBER 1 OF 3			
COMBINED SCALE FACTOR: GROUND TO GROUND: 1.000330834 GROUND TO GRID: 0.999669275					DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID					CITY ALBUQUERQUE											
					ELEVATION TRANSLATION: ±0.00'					COUNTY BERNALILLO		STATE NM		UPC 101705901417931032 101705902016731003 101705905518731030				ADDRESS 2412 & 2500 CARLISLE BLVD NE ALBUQUERQUE, NM 87110			

TREASURER'S CERTIFICATE

RECORDING STAMP

Legal Description:

SEE SHEET 3 OF 3

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 WITHIN THE EASEMENT 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 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 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SANJIV CHOPRA
MANAGER
RHINO HOLDINGS BOULEVARD, LLC
MANAGING MEMBER
GGD OAKDALE, LLC

DATE

Acknowledgment

STATE OF NEVADA)
COUNTY OF CLARK) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY
SANJIV CHOPRA, MANAGER, RHINO HOLDINGS BOULEVARD, LLC AND MANAGING MEMBER, GGD OAKDALE, LLC.

BY _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

Plat of
Tracts 1, 2, and 3
Rhino Holdings Carlisle
Section 11, Township 10 North, Range 03 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
November 2022

Project No. PR-2022-8285

Application No. -2022-

Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE

City Approvals

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

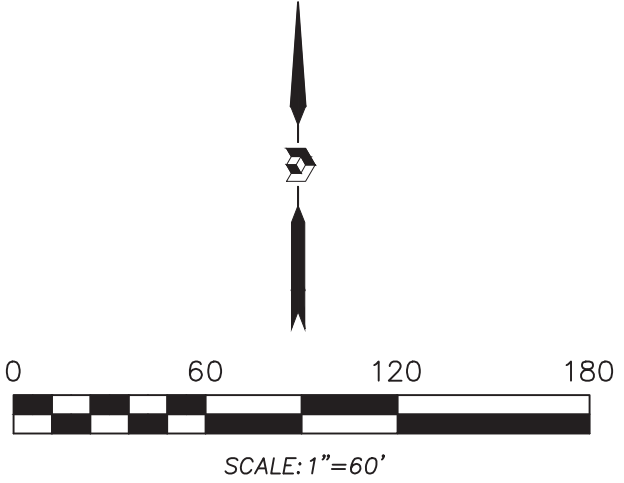
LARRY W. MEDRANO
N.M.P.S. No. 11993

DATE



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

Plat of
Tracts 1, 2, and 3
Rhino Holdings Carlisle
Section 11, Township 10 North, Range 03 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
November 2022



Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES
(N 90°00'00" E)

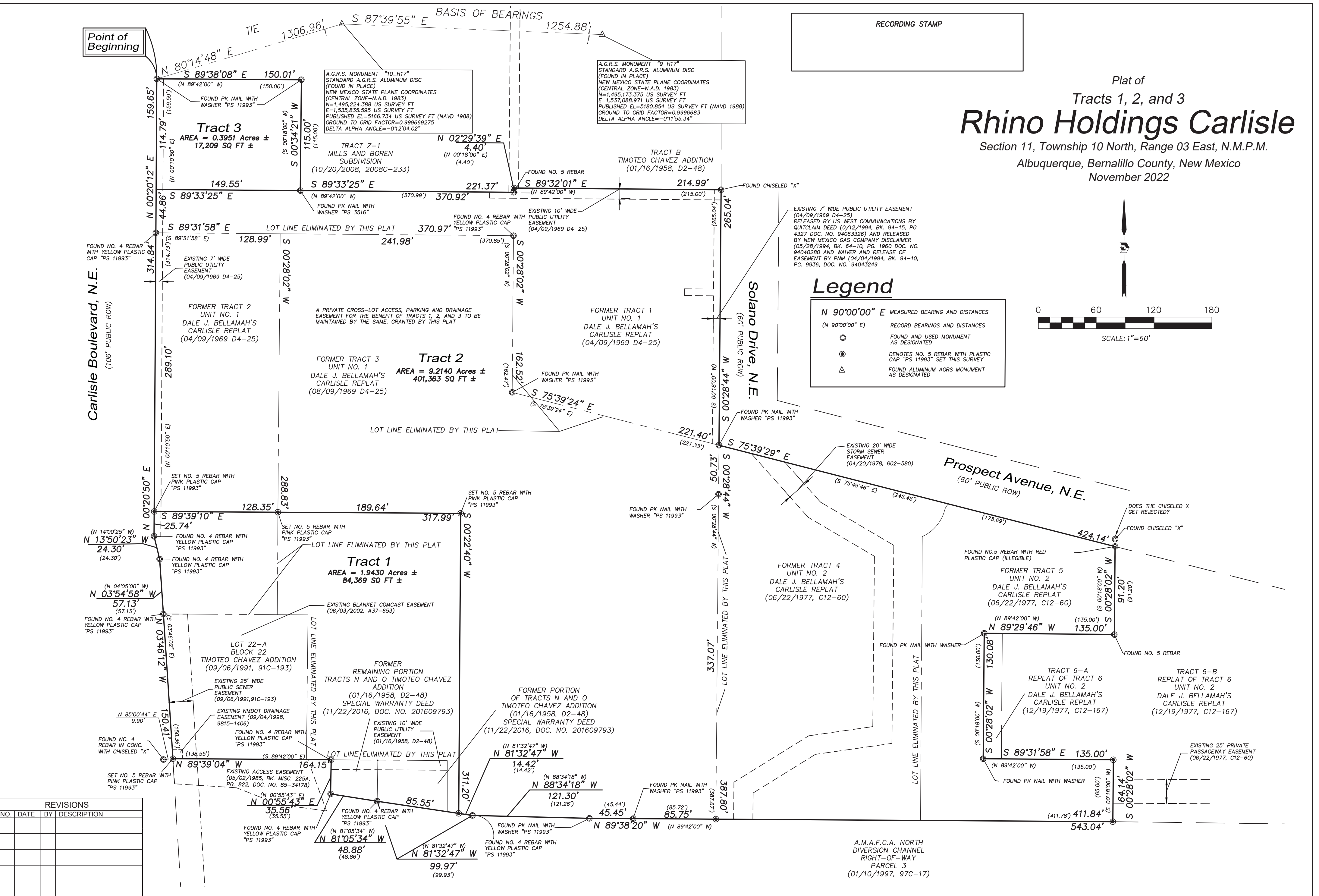
○ RECORD BEARINGS AND DISTANCES

● FOUND AND USED MONUMENT AS DESIGNATED


⊙ DENOTES NO. 5 REBAR WITH PLASTIC CAP "PS 11993" SET THIS SURVEY

△ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

RECORDING STAMP



REVISIONS			
NO.	DATE	BY	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION					PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION					
STATE PLANE ZONE: NM-C		GRID /GROUND COORDINATES: GRID		GEIOD: ABQ GEIOD	LAND GRANT N/A				PROPERTY OWNER RHINO HOLDINGS BOULEVARD, LLC GGD OAKDALE, LLC				<div><div></div><div><div>OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113</div><div>505.856.5700 PHONE 505.856.7900 FAX</div></div></div>		CREW/TECH: MC/OT/JR		DATE OF SURVEY 03/25-04/27/2021	
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS YES	SECTION 11	TOWNSHIP 10 NORTH	RANGE 3 EAST	MERIDIAN NMPM	SUBDIVISION NAME DALE J. BELLAMAH'S CARLISLE REPLAT & TIMOTEO CHAVEZ ADDITION		DRAWN BY: ME			CHECKED BY: LM			
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0		CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC 101705901417931032 101705902016731003 101705905518731030		ADDRESS 2412 & 2500 CARLISLE BLVD NE ALBUQUERQUE, NM 87110				PSI JOB NO. 228285P	SHEET NUMBER 2 OF 3		
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000330834 GROUND TO GRID: 0.999669275		DISTANCE ANNOTATION: GROUND	BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: NO													



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF A PORTION OF TRACTS 1, 2, AND 3, UNIT NO. 1, DALE J. BELLAMAH’S CARLISLE REPLAT AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 9, 1969, IN MAP BOOK D4, PAGE 25, TOGETHER WITH TRACTS 4 AND 5, DALE J. BELLAMAH’S CARLISLE REPLAT AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 22, 1977, IN MAP BOOK C12, PAGE 60, TOGETHER WITH THE REMAINING PORTIONS OF TRACTS N AND O, TIMOTEO CHAVEZ ADDITION, AS THE SAME ARE DESIGNATED ON THE SPECIAL WARRANTY DEED THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 22, 2016, AS DOCUMENT NUMBER 2016109793 AND THE PLAT OF TRACTS A THROUGH R, TIMOTEO CHAVEZ ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 16, 1958, IN MAP BOOK D2, PAGE 48, TOGETHER WITH LOT NUMBERED TWENTY–TWO–A (22–A) IN BLOCK NUMBERED TWENTY–TWO (22) OF TIMOTEO CHAVEZ ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, 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 SEPTEMBER 6, 1991 IN PLAT BOOK 91C, FOLIO 193, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM, GRID BEARINGS (NAD 83–CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF CARLISLE BOULEVARD N.E., FROM WHENCE A TIE TO A.G.R.S. MONUMENT "10_H17" BEARS N 80°14'48" E, A DISTANCE OF 1306.96 FEET;

THENCE LEAVING SAID RIGHT OF WAY LINE ALONG NORTH LINE, S 89°38'08" E, A DISTANCE OF 150.01 FEET TO AN ANGLE POINT, MARKED BY A FOUND PK NAIL WITH WASHER "PS 11993";

THENCE LEAVING SAID NORTH LINE, S 00°34'21" W, A DISTANCE OF 115.00 FEET TO AN ANGLE POINT, MARKED BY A FOUND PK NAIL WITH WASHER "PS 3516";

THENCE S 89°33'25" E, A DISTANCE OF 221.37 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 5 REBAR;

THENCE N 02°29'39" E, A DISTANCE OF 4.40 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP STAMPED "PS 11993";

THENCE S 89°32'01" E, A DISTANCE OF 214.99 FEET TO AN ANGLE POINT ALONG THE WEST RIGHT OF WAY LINE OF SOLANO DRIVE N.E, MARKED BY A FOUND CHISELED X;

THENCE ALONG SAID RIGHT OF WAY LINE S 00°28'44" W, A DISTANCE OF 265.04 FEET TO AN ANGLE POINT LYING ALONG THE SOUTH RIGHT OF WAY LINE OF PROSPECT AVENUE, N.E., MARKED BY A FOUND PK NAIL WITH WASHER MARKED "PS 11993";

THENCE ALONG SAID RIGHT OF WAY LINE S 75°39'24" E, A DISTANCE OF 424.14 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 5 REBAR;

THENCE LEAVING SAID RIGHT OF WAY LINE S 00°28'02" W, A DISTANCE OF 91.20 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 5 REBAR;

THENCE N 89°29'46" W, A DISTANCE OF 135.00 FEET TO AN ANGLE POINT, MARKED BY A FOUND PK NAIL WITH WASHER;

THENCE S 00°28'02" W, A DISTANCE OF 130.08 FEET, TO AN ANGLE POINT, MARKED BY A FOUND PK NAIL WITH WASHER;

THENCE S 89°31'58" E, A DISTANCE OF 135.00 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP STAMPED "PS 11993";

THENCE S 00°28'02" E, A DISTANCE OF 64.14 FEET TO THE SOUTHEAST CORNER OF THE TRACT, LYING ON THE NORTH LINE OF THE AMAFCA NORTH DIVERSION CHANNEL, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP STAMPED "PS 11993";

THENCE CONTINUING ALONG SAID NORTH LINE N 89°38'20" W, A DISTANCE OF 543.04 FEET TO AN ANGLE POINT, MARKED BY A FOUND PK NAIL WITH WASHER STAMPED "PS 11993";

THENCE CONTINUING ALONG SAID NORTH LINE N 88°34'18" W, A DISTANCE OF 121.30 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";

THENCE CONTINUING ALONG SAID NORTH LINE N 81°32'47" W, A DISTANCE OF 99.97 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";

THENCE CONTINUING ALONG SAID NORTH LINE N 81°05'34" W, A DISTANCE OF 48.88 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";

THENCE LEAVING SAID NORTH LINE N 00°55'43" E, 35.56 FEET TO AN ANGLE POINT, MARKED BY FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";

THENCE N 89°41'06" W, 164.15 FEET TO THE SOUTHWEST CORNER OF THE TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF CARLISLE BOULEVARD, N.E., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP STAMPED "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE OF CARLISLE BOULEVARD, N.E., N 03°46'12" W, 150.41 FEET TO AN ANGLE POINT, MARKED BY FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11193";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, N 03°54'58" W, 57.13 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, N 13°50'23" W, 24.30 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";

THENCE CONTINUING ALONG SAID EAST SAID RIGHT OF WAY LINE, N 00°20'50" E, 314.84 FEET TO TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";

THENCE CONTINUING ALONG SAID EAST SAID RIGHT OF WAY LINE, N 00°20'12" E, 159.65 FEET TO THE POINT OF BEGINNING, NOW COMPRISING OF TRACTS 1, 2, AND 3, RHINO HOLDINGS CARLISLE, CONTAINING 11.5521 ACRES (503,211 SQ. FT.), MORE OR LESS.

RECORDING STAMP


Plat of
Tracts 1, 2, and 3

Rhino Holdings Carlisle

Section 11, Township 10 North, Range 03 East, N.M.P.M.

Albuquerque, Bernalillo County, New Mexico
November 2022

REVISIONS			
NO.	DATE	BY	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION						PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION					
STATE PLANE ZONE: NM-C		GRID /GROUND COORDINATES: GRID		GEIOD: ABQ GEIOD		LAND GRANT N/A				PROPERTY OWNER RHINO HOLDINGS BOULEVARD, LLC GGD OAKDALE, LLC				<div><div></div><div>OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX</div></div>		CREW/TECH: MC/OT/JR		DATE OF SURVEY 03/25-04/27/2021	
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"		MATCHES DRAWING UNITS YES		SUBDIVISION NAME RHINO HOLDINGS CARLISLE				DRAWN BY: ME				CHECKED BY: LM			
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0		SECTION 11		TOWNSHIP 10 NORTH		RANGE 3 EAST		MERIDIAN NMPM		UPC 101705901417931032 101705902016731003 101705905518731030				ADDRESS 2412 & 2500 CARLISLE BLVD NE ALBUQUERQUE, NM 87110			
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000330834 GROUND TO GRID: 0.999669275		DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID		ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO		CITY ALBUQUERQUE		COUNTY BERNALILLO								STATE NM	



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

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