



## DEVELOPMENT REVIEW BOARD SUPPLEMENTAL SUBMITTAL

PROJECT NO. PR-2018-1580 (1005234)  
Application No. SI-2018-00153

**TO:**

- ☒ Kym Dicome, DRB Chair, Planning Department
- ☒ James Hughes, P.E., Hydrology
- ☒ Racquel Michel, P.E., Transportation Development
- ☒ Kris Cadena, P.E., Albuquerque/ Bernalillo Co. WUA
- ☒ Ben McIntosh, Code Enforcement
- ☐ Jason Coffey, Parks/Municipal Development

**NOTE: PDF Required**

\*(Please attach this sheet with each collated set per board member)

**NEXT HEARING DATE:** October 31, 2018

**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:** DRB resubmittal - Use Change from Hotel to Apartment

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see attached responses to DRB hearing - Exhibit 'A'

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**CONTACT NAME:** Kent Beierle, Architect

**TELEPHONE:** 505.242.2851 **EMAIL:** kent@edi-arch.com

**EXHIBIT 'A' – Response to comments**

**ENGINEERING COMMENTS (HYDROLOGY):**

1. *No Objection to change in use provided that it does not include paving of more than 10,000 sf or building additions of 1,000 sf*
  - a. **No additional paving is proposed, nor is there any additional building area.**

**WATER UTILITY AUTHORITY COMMENTS:**

1. *No Objection.*
  - a. **Noted. Thank you.**
2. *The property currently has existing service for the existing hotel and waterpark that is to be converted to apartments and fitness center. No new development is taking place other than work internal to the buildings.*
  - a. **This is correct.**
3. *In talking with New Service, the developer may be responsible for additional UECs and changes to the account as it is changing from an existing hotel to multi-family. Please coordinate with New Services (842-9287, option 3).*
  - a. **Noted. Upon DRB approval the Owner will commence with these changes.**
4. *The submitted utility plan indicates that the three existing buildings on the single lot are sharing onsite private waterlines and sanitary sewer lines.*
  - a. **This is our understanding of the existing infrastructure.**
5. *If future platting is to take place to separate the various existing buildings, each lot shall have separate accounts, as well as separate water and sanitary sewer services.*
  - a. **Noted. If this future platting action is undertaken, we will anticipate the need for this separation and take measures for its design and implementation.**

**ENGINEERING COMMENTS (TRAFFIC):**

1. *Parking calculation is missing for ADA, and motor cycle parking.*
  - a. **ADA and motorcycle parking calculations have been added to the drawings. Please note the revised Parking Tabulations on AS101.**
2. *Motorcycle parking detail is mislabeled.*
  - a. **Detail label has been corrected.**
3. *A 5 ft. keyway is required for dead-end parking aisles. Keyway is needed in the parking garage and at the edges of the site.*
  - a. **Keyways have been added and dimensioned.**
4. *One-way vehicular paths require pavement directional signage and a posted “Do Not Enter” sign at the point of egress. Please show detail and location of posted signs. There are missing call outs along the south of the site.*
  - a. **Locations have been updated and called out. Sign detail added to AS102.**
5. *Provide details for the rectangular spaces in Prospect Ave. Parking spaces are not laid out correctly.*
  - a. **Revised parking calculations do not require use of On-Street Parking. All On-street Parking spaces along Prospect Ave. have been removed from the**

**Site Plan.**

6. *Parking spaces near the sky bridge may need to be compact. Provide the aisle width to the east of the bridge.*
  - a. **Parking spaces in this area have been revised to compact. Aisle dimensions have been added.**
7. *Parking spaces cannot be split by lot lines.*
  - a. **Noted. Where this occurs, we have eliminated a parking space. Once the lots are combined (under future action) we will replace the space.**
8. *Please include a copy of your shared access agreement with the adjacent property owner.*
  - a. **A copy of the survey indicating the Shared Access Agreement at the North end of the property is attached to the submittal. The description of the easement has been added to the call out in this area.**
  - b. **The new Shared Access Easement that is being created for the new parcel of land at the southwest corner of the property is in process. A copy of that agreement has been attached to this submittal.**
  - c. **The surveyor is researching whether a Shared Access Agreement exists for the southeast access aisle. Until that has been determined to exist, we have assumed that it does not and have altered the parking configuration to include the 5' keyway for a dead-end parking array.**

**PLANNING COMMENTS:**

1. *Based on the updated calculations, the difference between existing required and proposed parking appears to be an approximately 30% increase associated with the change of use, thus triggering IDO Section 5-5 Parking and Loading requirements.*
  - a. **Noted. We believe we have addressed parking per Section 5-5.**
2. *Please show the Shared Parking Reduction calculation and any other credits or allowances on the plan, i.e. on-street spaces. 25% of the spaces are allowed to be compact. Specifying the amount of ADA, compact, and regular spaces in addition to on-street followed by the total would be a helpful breakdown. See Transportation comments.*
  - a. **Calculations and requested clarifications have been added to the Site Plan.**
3. *Motorcycle spaces are required. Please show calculation to reflect those provided on plan).*
  - a. **Calculations added to the Parking Tabulation on the Site Plan.**
4. *Bicycle parking is required in the amount of 53 spaces (10% of required parking per 5-5(E) of the IDO). Please show calculation and locations.*
  - a. **Calculations and locations identified on Site Plan. Please note that the intention for the residential bicycle parking is to be handled with an interior Bike Room. A note to this affect is located on the plan at both buildings.**
5. *20% of required bicycle parking must be in secured lockers or areas rather than racks around the buildings).*
  - a. **See response to Planning comment #4 above.**
6. *Can the mature spread of plants be calculated on the plan to show how they meet the requirement that 75% of the total landscape area be covered by live materials? 25% of that coverage must be ground level – is this the groundcover number on the landscape plan? A better breakdown from total landscape requirement, 75% coverall amount, the*

*amount of plant coverage provided, what 25% of that coverage is, and then the total ground level provided would be helpful.*

**a. Landscape plan updated to include requested calculations.**

7. *Please provide more specific species for the proposed plantings from the official plant list.*

**a. Specific species information added to the Landscape Plan.**

8. *Additional shade trees should be provided along the walkways at the building facades where possible to meet the shade tree requirement.*

**a. Given the existing conditions, the dimensions available for parking, drive aisles, and infrastructure are extremely limited. This requirement represents a hardship. Where possible trees have been added. Additionally, new shading planters and screens are planned for ground floor units that directly abut the walkways at the perimeter of the buildings. Depending on the intent of this requirement, we might be able to incorporate some architectural shading elements on the building itself.**

9. *A street tree calculation is provided, but it appears that there are not enough trees within 20 feet of the back of curb to meet that number.*

**a. Additional trees have been indicated, however it is the professional opinion of the Landscape Architect that trees planted in this area are subject to premature death due to the nature of the environment. Even with drought tolerant species their long-term success is in question.**

10. *The landscape plan references the Bernalillo County zoning code. Please correct.*

**a. Corrected.**

11. *Between the existing landscape plan and proposed landscape plan, there is reference to providing 51 new trees for the conversion but also that 110 new trees are necessary (listed on both sheets), which causes some confusion. Please clarify.*

**a. Tree count references have been coordinated and corrected.**

12. *It does not appear we received a complete response to original comment #14 in the response letter/exhibit. We can discuss if necessary.*

**a. The response was only calling attention again to the concerns of the Landscape Architect about the viability of long-term plant survival in this area (as in Planning Comments #9 response above). Additionally, there was some concern that the requirement for 3' tall shrubs would potentially create a visibility challenges at the ingress/egress aisle mainly due to the grade change. Further discussion with the Board is probably in order.**

13. *There are two areas on the north sides of Buildings 1 and 2 that have parking spaces farther than 100 feet from a tree.*

**a. These omissions have been corrected on the Landscaping plan.**

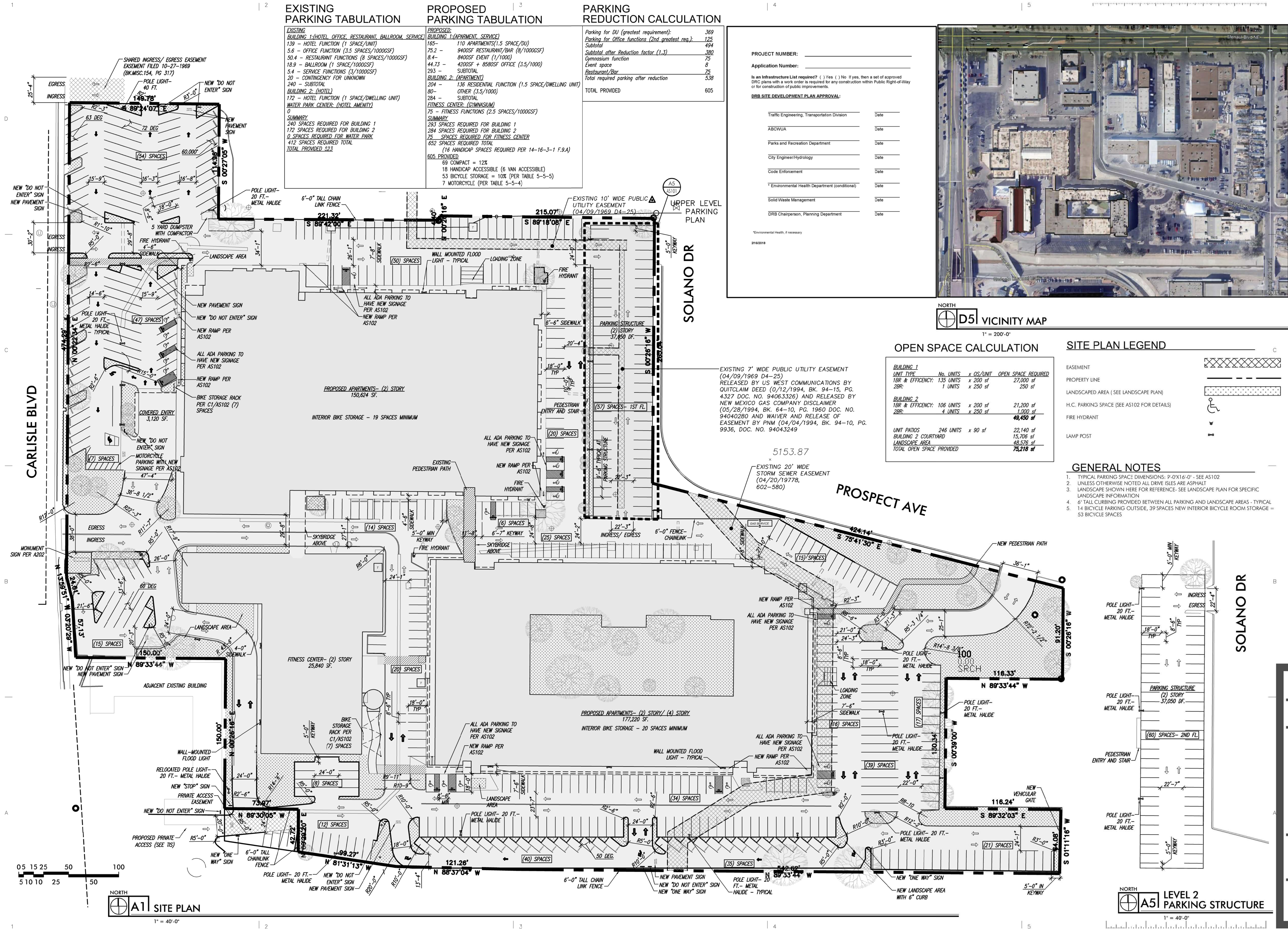
14. *Landscape areas should accept stormwater runoff where possible – the curb required by transportation does not have to be unbroken. Small gaps or parking bumpers should suffice for their requirement while also allowing stormwater to pass through into the landscaping.*

**a. A general note to this effect has been added to the Landscape Plan.**

15. *Please add a note on building elevation sheets noting additional signage may be approved through the sign permit process if found to be in conformance with IDO Section 14-16-5-12. Did not see such a note on elevation sheet.*

**a. The requested annotation has been added to the sheet A202.**





EXISTING PARKING TABULATION

EXISTING  
BUILDING 1 (HOTEL, OFFICE, RESTAURANT, BALLROOM, SERVICE)  
139 - HOTEL FUNCTION (1 SPACE/UNIT)  
5.6 - OFFICE FUNCTION (3.5 SPACES/1000GSF)  
50.4 - RESTAURANT FUNCTIONS (8 SPACES/1000GSF)  
18.9 - BALLROOM (1 SPACE/1000GSF)  
5.4 - SERVICE FUNCTIONS (3/1000GSF)  
20 - CONTINGENCY FOR UNKNOWN  
240 - SUBTOTAL  
BUILDING 2 (HOTEL)  
172 - HOTEL FUNCTION (1 SPACE/DWELLING UNIT)  
WATER PARK CENTER- (HOTEL AMENITY)  
0  
SUMMARY  
240 SPACES REQUIRED FOR BUILDING 1  
172 SPACES REQUIRED FOR BUILDING 2  
0 SPACES REQUIRED FOR WATER PARK  
412 SPACES REQUIRED TOTAL  
TOTAL PROVIDED 523

PROPOSED PARKING TABULATION

PROPOSED:  
BUILDING 1 (APARTMENT SERVICE)  
165 - 110 APARTMENTS (1.5 SPACE/DU)  
75.2 - 9400SF RESTAURANT/BAR (8/1000GSF)  
8.4 - 8400SF EVENT (1/1000)  
44.73 - 4200SF + 8500SF OFFICE (3.5/1000)  
293 - SUBTOTAL  
BUILDING 2 (APARTMENT)  
204 - 136 RESIDENTIAL FUNCTION (1.5 SPACE/DWELLING UNIT)  
80 - OTHER (3.5/1000)  
284 - SUBTOTAL  
FITNESS CENTER (GYMNASIUM)  
75 - FITNESS FUNCTIONS (2.5 SPACES/1000GSF)  
SUMMARY  
293 SPACES REQUIRED FOR BUILDING 1  
284 SPACES REQUIRED FOR BUILDING 2  
75 - SPACES REQUIRED FOR FITNESS CENTER  
652 SPACES REQUIRED TOTAL  
(16 HANDICAP SPACES REQUIRED PER 14-16-3-1 F.9.A)  
605 PROVIDED  
69 COMPACT = 12%  
18 HANDICAP ACCESSIBLE (6 VAN ACCESSIBLE)  
53 BICYCLE STORAGE = 10% (PER TABLE 5-5-5)  
7 MOTORCYCLE (PER TABLE 5-5-4)

PARKING REDUCTION CALCULATION

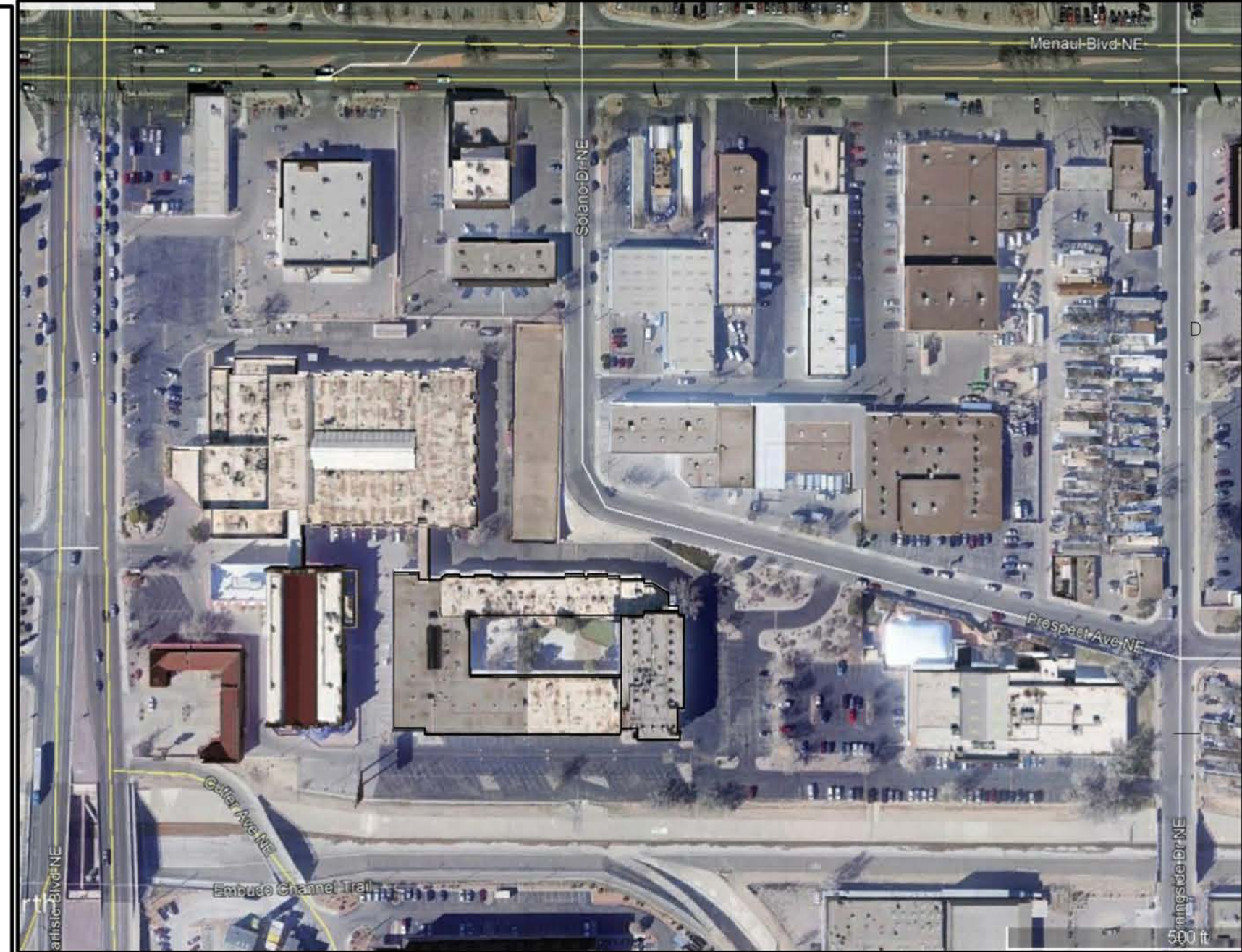
Parking for DU (greatest requirement): 369  
Parking for Office functions (2nd greatest req.): 125  
Subtotal 494  
Subtotal after Reduction factor (1.3) 380  
Gymnasium function 75  
Event space 8  
Restaurant/Bar 75  
Total required parking after reduction 538  
TOTAL PROVIDED 605

PROJECT NUMBER: \_\_\_\_\_  
Application Number: \_\_\_\_\_  
Is an Infrastructure List required? ( ) Yes ( ) No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Traffic Engineering, Transportation Division	Date
ABCNUVA	Date
Parks and Recreation Department	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
* Environmental Health Department (conditional)	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

\*Environmental Health, if necessary  
2/16/2018



OPEN SPACE CALCULATION

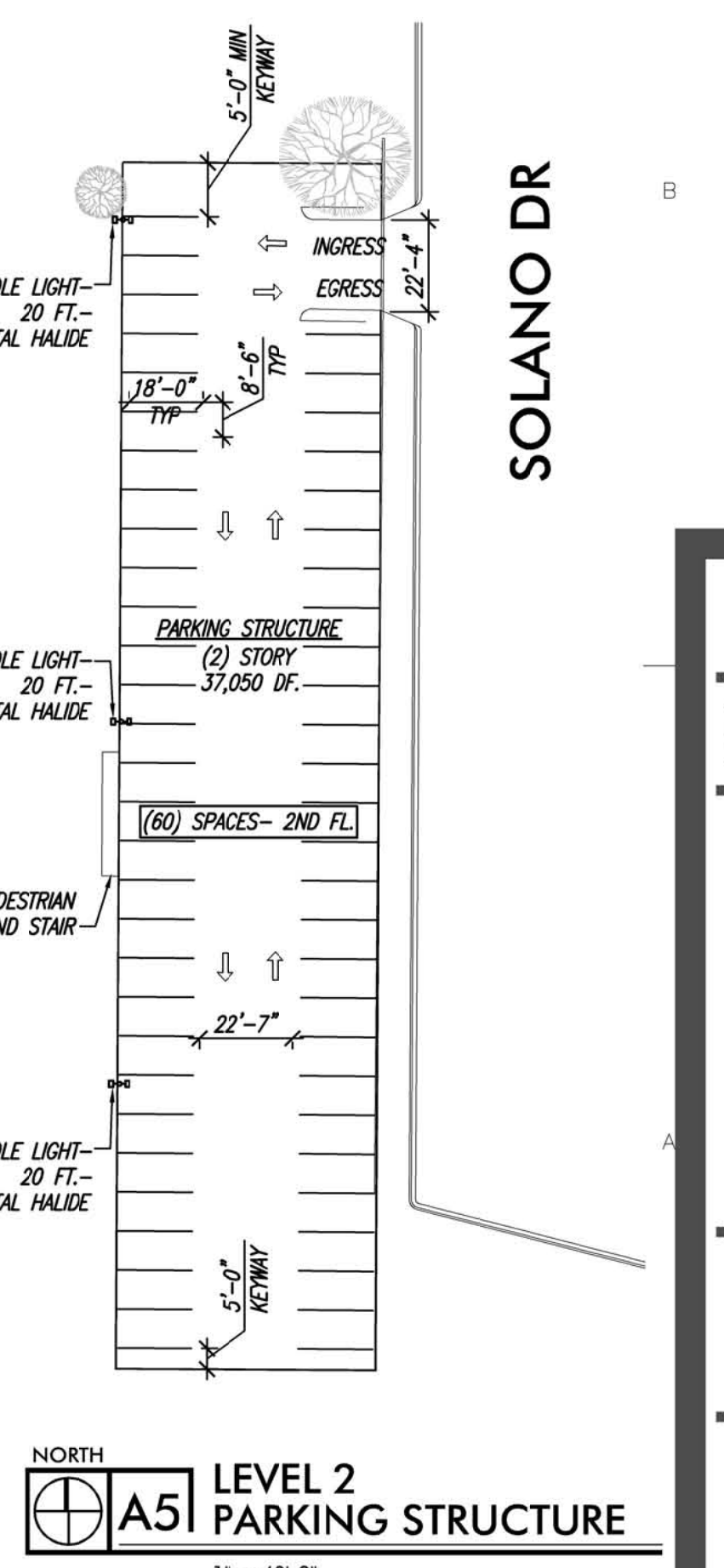
BUILDING	UNIT TYPE	No. UNITS	x OS/UNIT	OPEN SPACE REQUIRED
BUILDING 1	1BR & EFFICIENCY:	135 UNITS	x 200 sf	27,000 sf
	2BR:	1 UNITS	x 250 sf	250 sf
BUILDING 2	1BR & EFFICIENCY:	106 UNITS	x 200 sf	21,200 sf
	2BR:	4 UNITS	x 250 sf	1,000 sf
UNIT PATIOS				246 UNITS x 90 sf
BUILDING 2 COURTYARD				15,706 sf
LANDSCAPE AREA				48,576 sf
TOTAL OPEN SPACE PROVIDED				75,218 sf

SITE PLAN LEGEND

- EASEMENT
- PROPERTY LINE
- LANDSCAPED AREA (SEE LANDSCAPE PLAN)
- H.C. PARKING SPACE (SEE AS102 FOR DETAILS)
- FIRE HYDRANT
- LAMP POST

GENERAL NOTES

- TYPICAL PARKING SPACE DIMENSIONS: 9'-0"x16'-0" - SEE AS102
- UNLESS OTHERWISE NOTED ALL DRIVE ISLES ARE ASPHALT
- LANDSCAPE SHOWN HERE FOR REFERENCE - SEE LANDSCAPE PLAN FOR SPECIFIC LANDSCAPE INFORMATION
- 6" TALL CURBING PROVIDED BETWEEN ALL PARKING AND LANDSCAPE AREAS - TYPICAL
- 14 BICYCLE PARKING OUTSIDE, 39 SPACES NEW INTERIOR BICYCLE ROOM STORAGE = 53 BICYCLE SPACES



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**HOTEL WYNDAM CHANGES - CHANGE OF USE**

2500 CARLISLE BLVD NE  
ALBUQUERQUE, NM 87110

ISSUE:  
DRB SUBMITTAL

DRAWN BY: EDI  
CHECKED BY: EDI  
DATE: 2018.09.14

REVISIONS

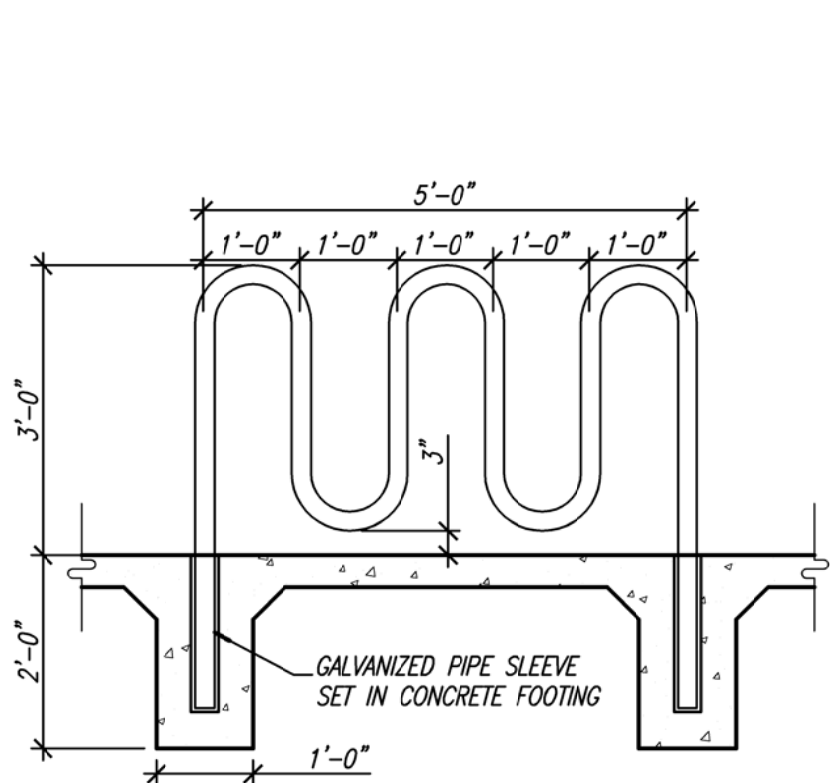

**SITE PLAN PROPOSED USES**

18007  
**AS101**



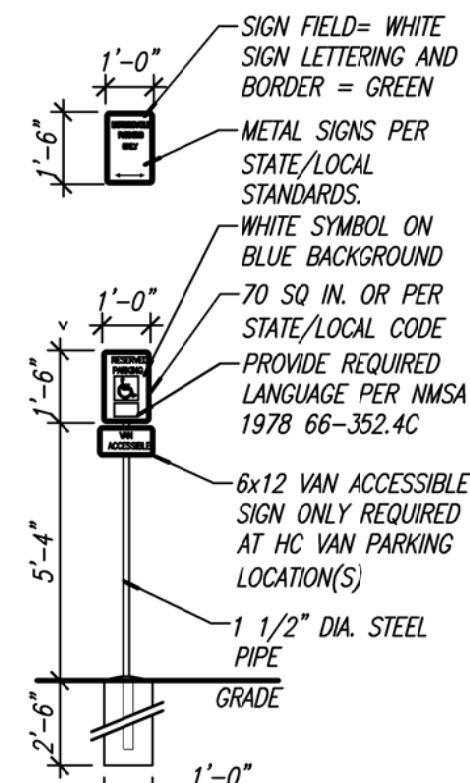
D

C



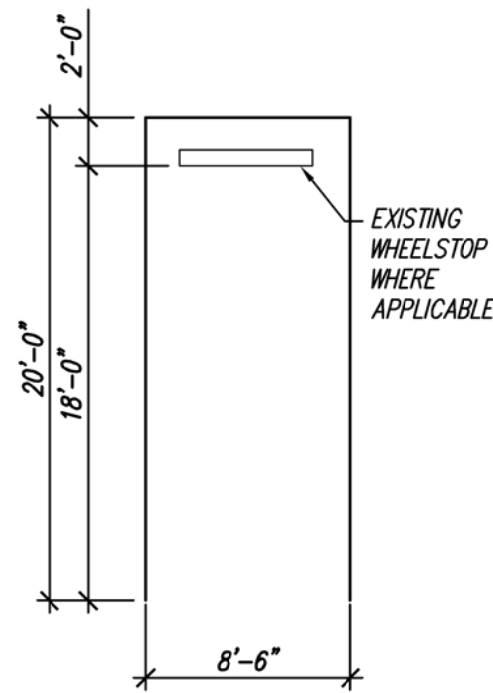
C1 BIKE RACK DETAIL

1/2" = 1'-0"



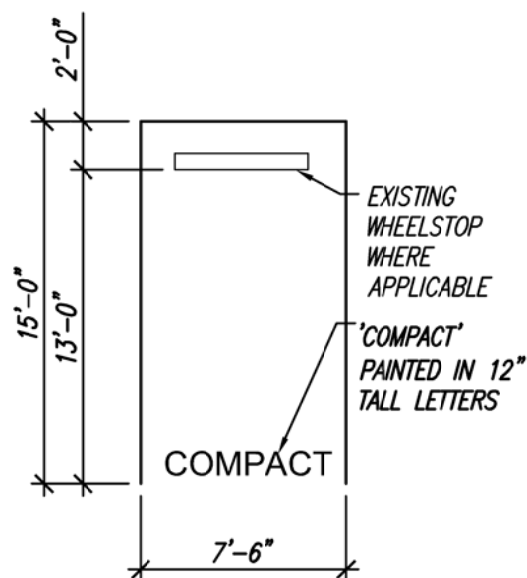
C2 ADA AND MOTORCYCLE SIGNAGE

1/4" = 1'-0"



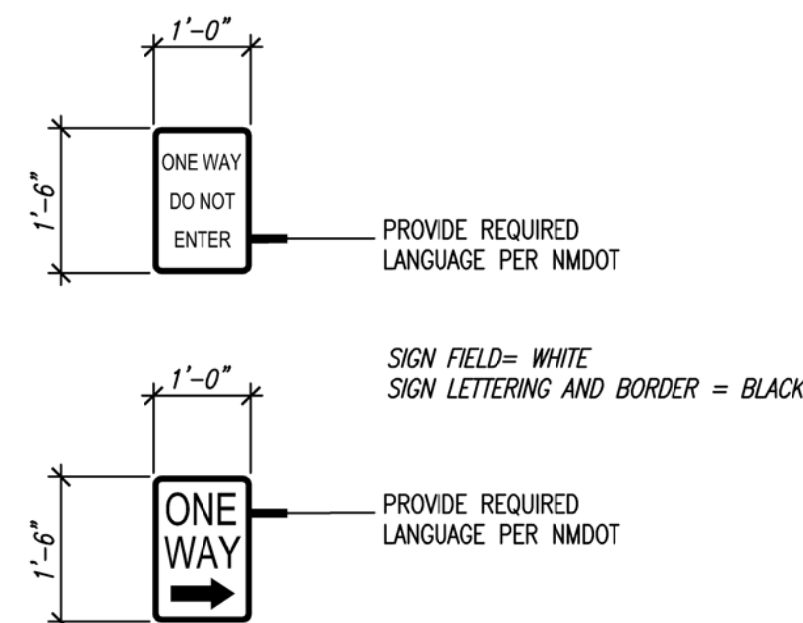
C3 TYPICAL PARKING DETAIL

1/8" = 1'-0"



C4 TYPICAL COMPACT PARKING DETAIL

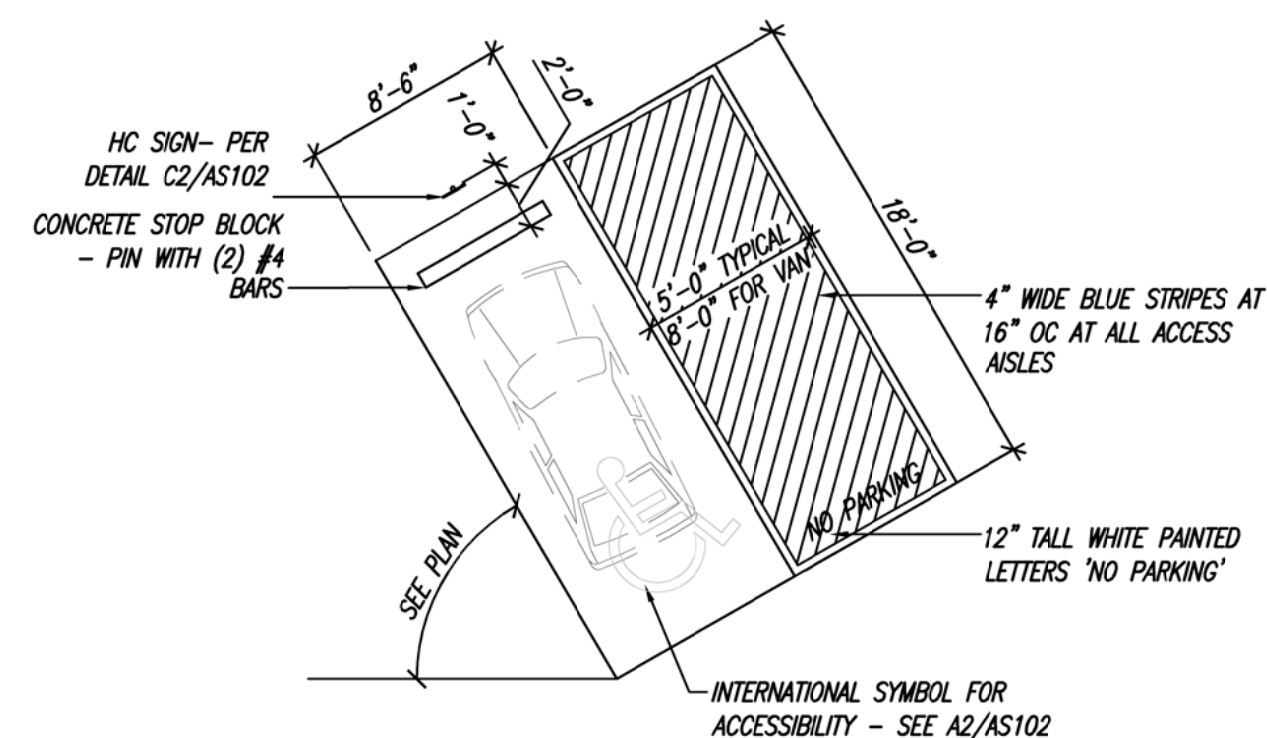
1/8" = 1'-0"



C5 SIGNAGE DETAILS

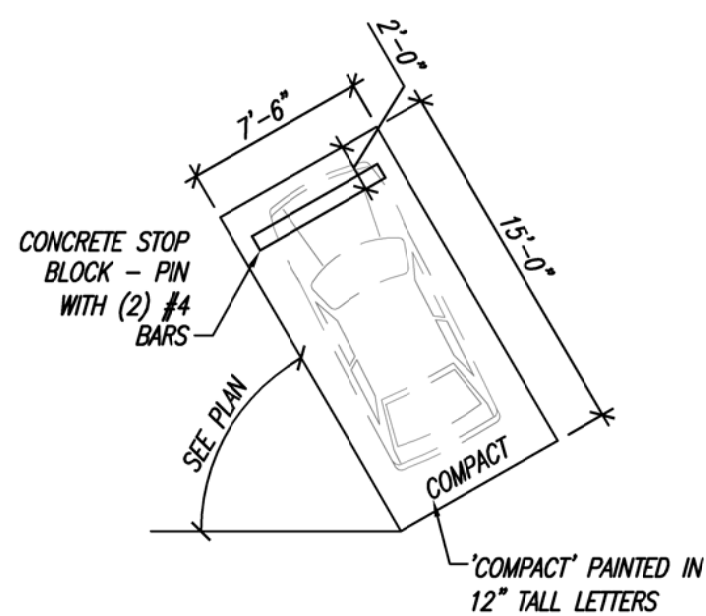
1/2" = 1'-0"

B



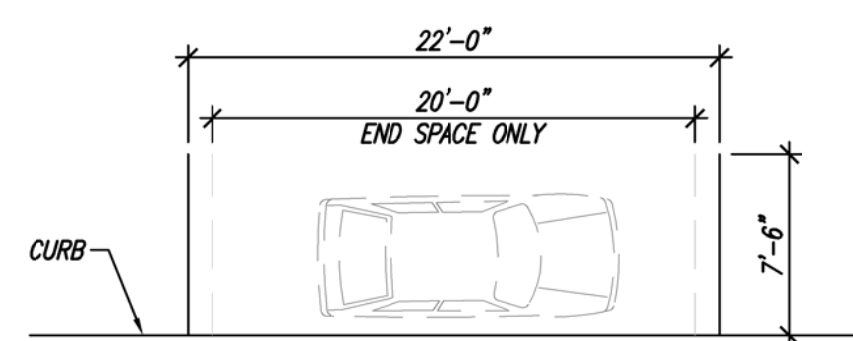
B1 ADA PARKING DETAILS

1/4" = 1'-0"



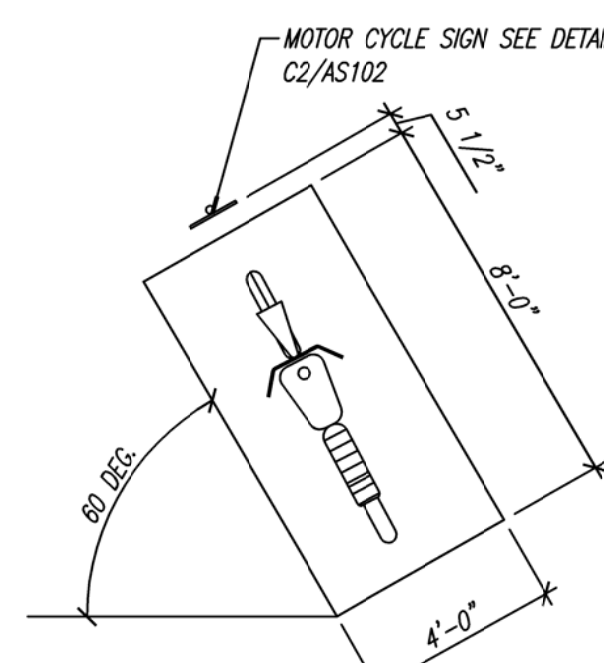
B2 TYPICAL COMPACT PARKING SPACE DETAILS

1/4" = 1'-0"



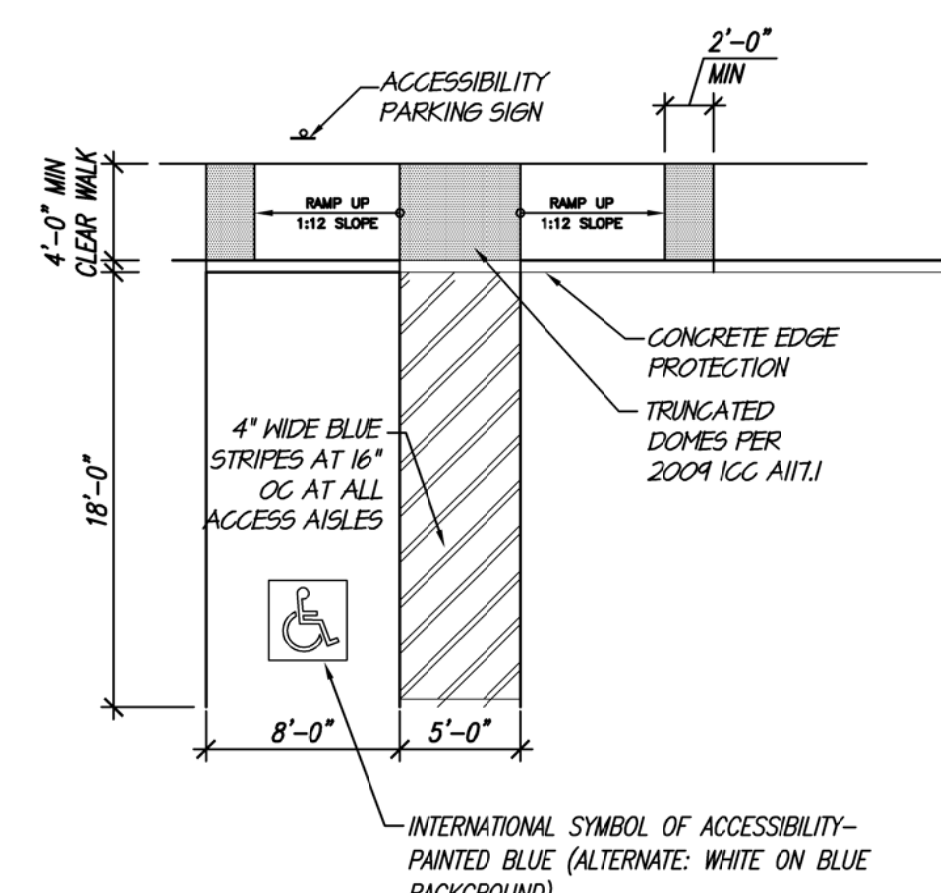
B3 PARALLEL PARKING DETAILS

1/4" = 1'-0"



B4 MOTORCYCLE PARKING

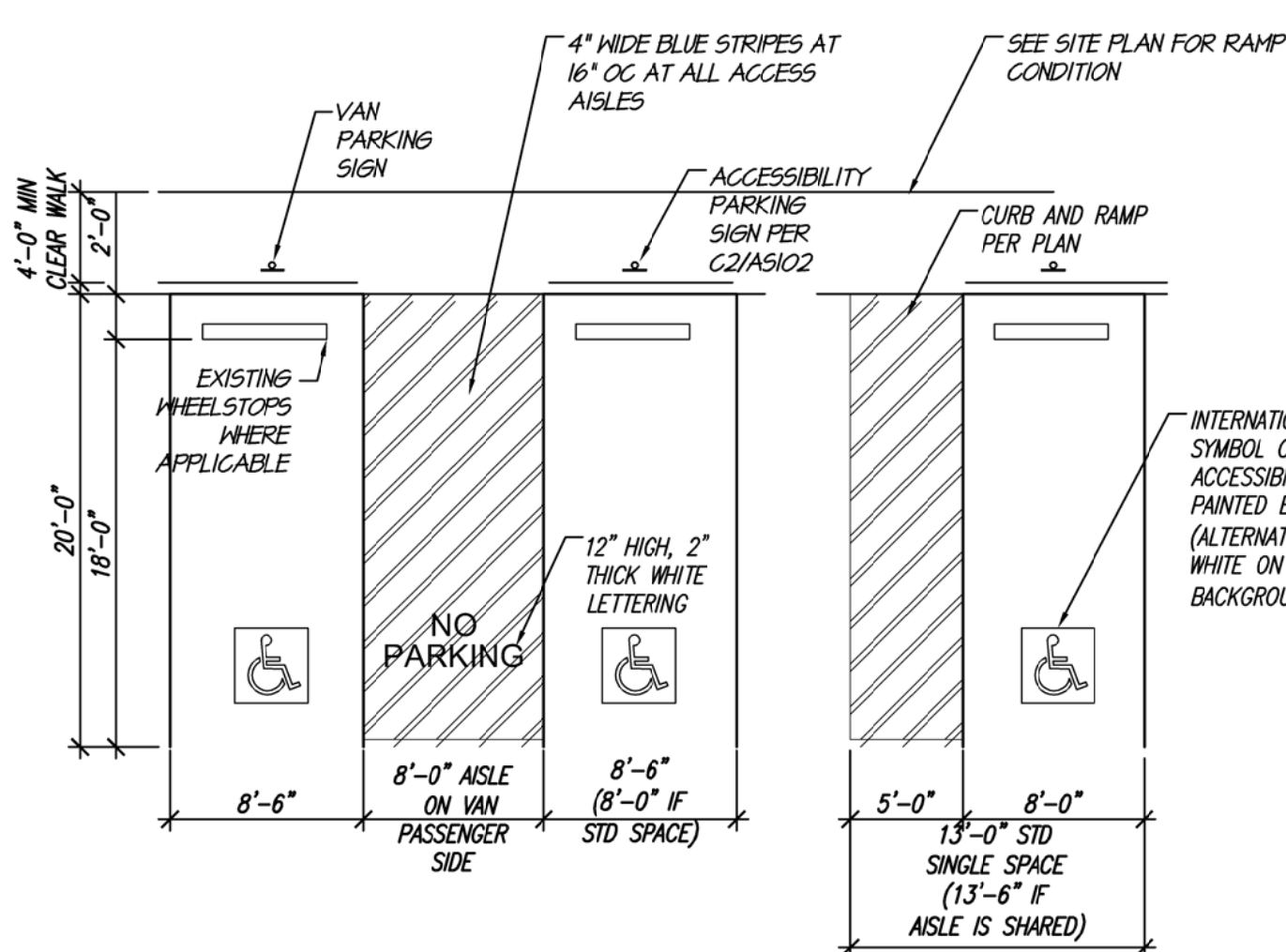
1/4" = 1'-0"



B5 ADA RAMP DETAIL - OPTION 3

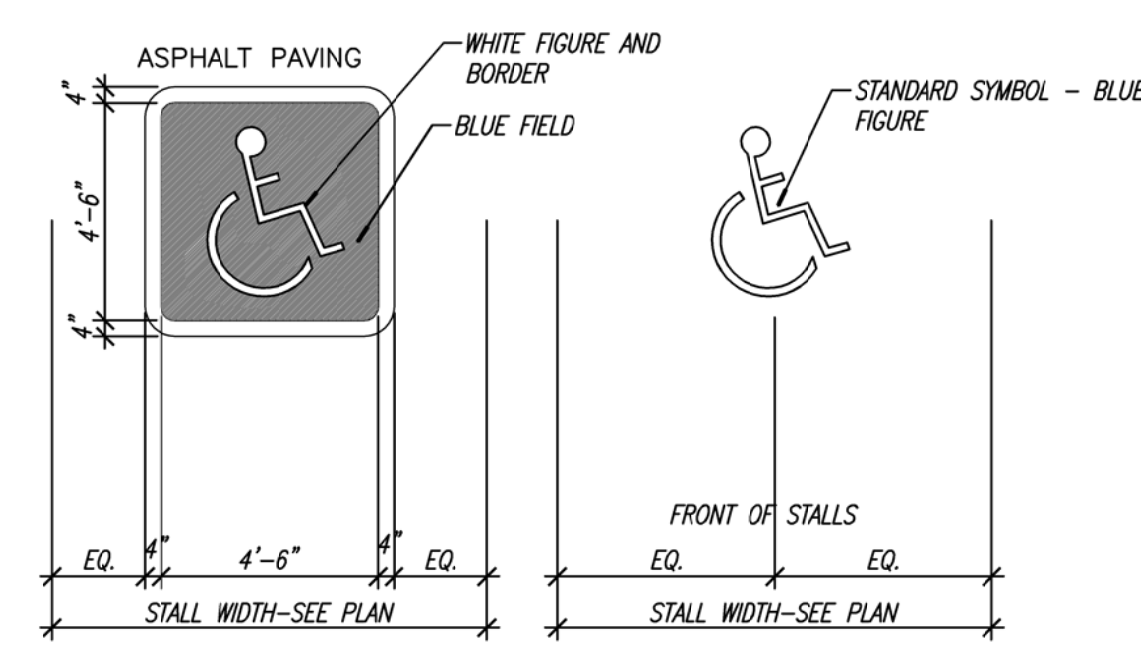
1/4" = 1'-0"

A



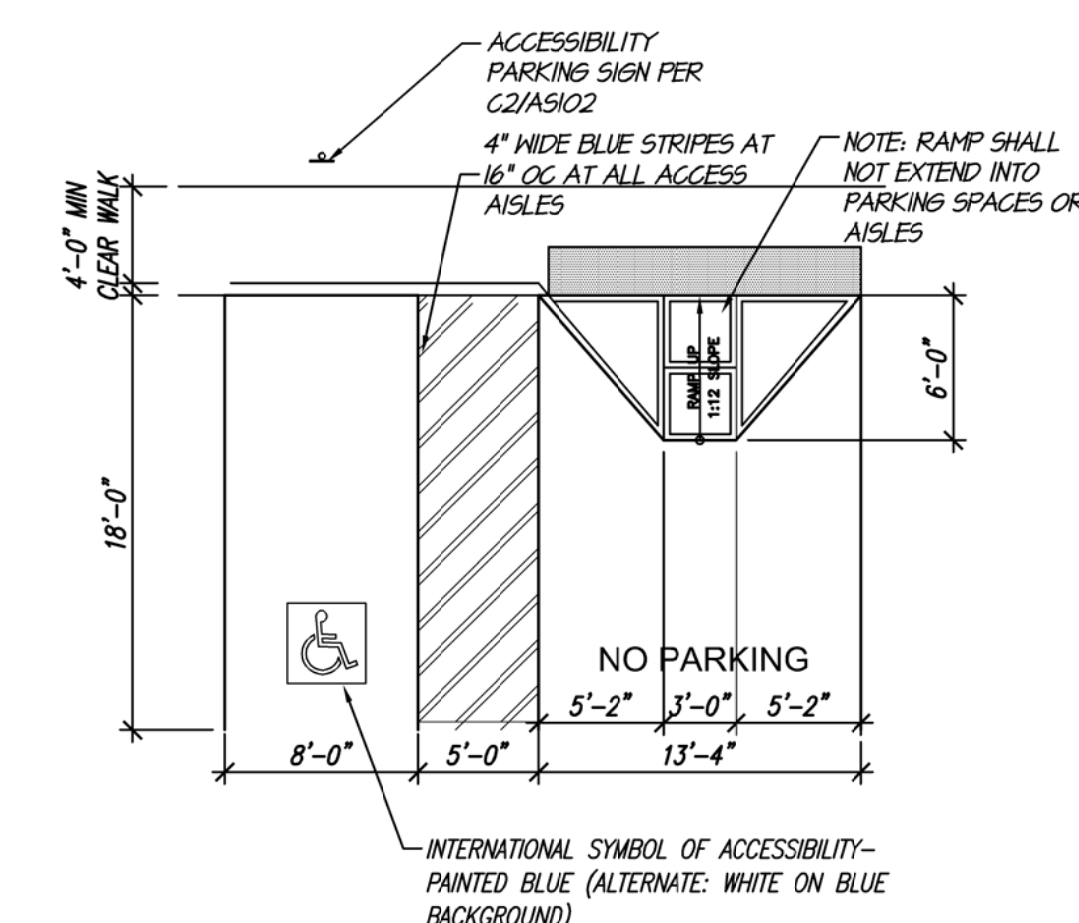
A1 ADA PARKING DETAILS

1/4" = 1'-0"



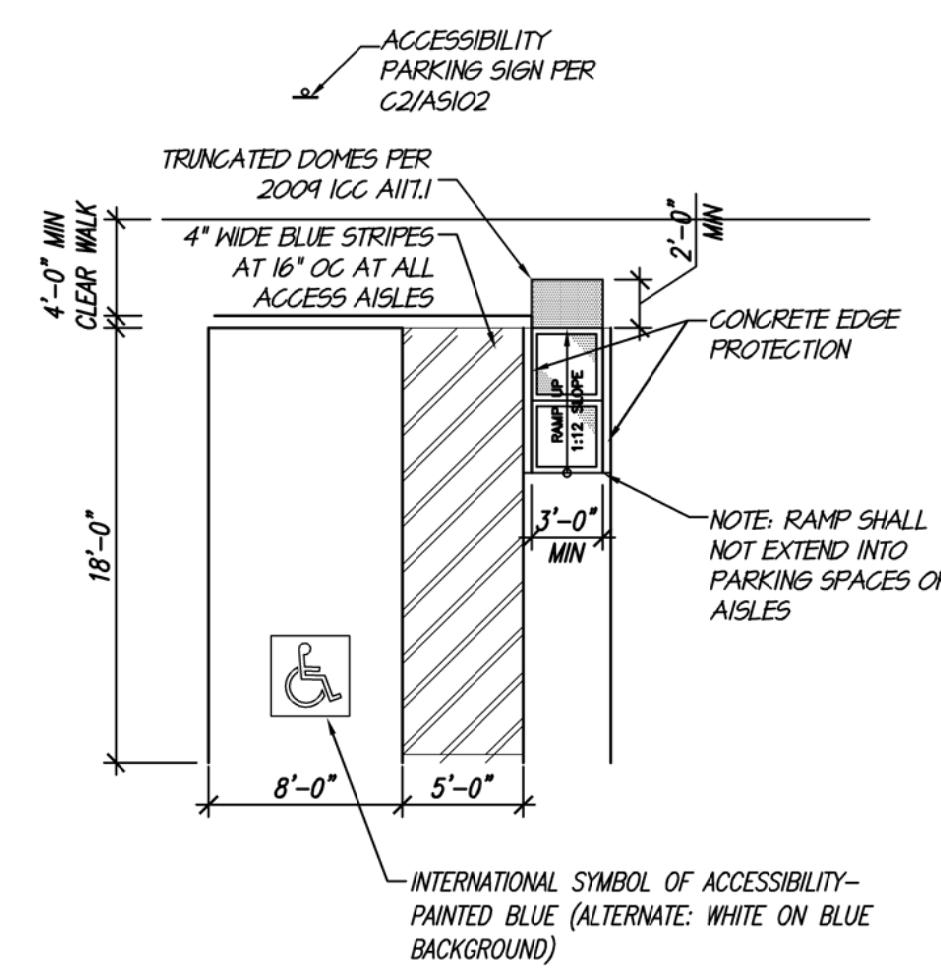
A2 INTERNATIONAL ACCESSIBILITY SYMBOL

1/4" = 1'-0"



A4 ADA RAMP DETAIL - OPTION 1

1/4" = 1'-0"



A5 ADA RAMP DETAIL - OPTION 2

1/4" = 1'-0"

D

C

B

A





D1 EAST ELEVATION

NTS



C1 SOUTH ELEVATION

NTS



B1 WEST ELEVATION

NTS

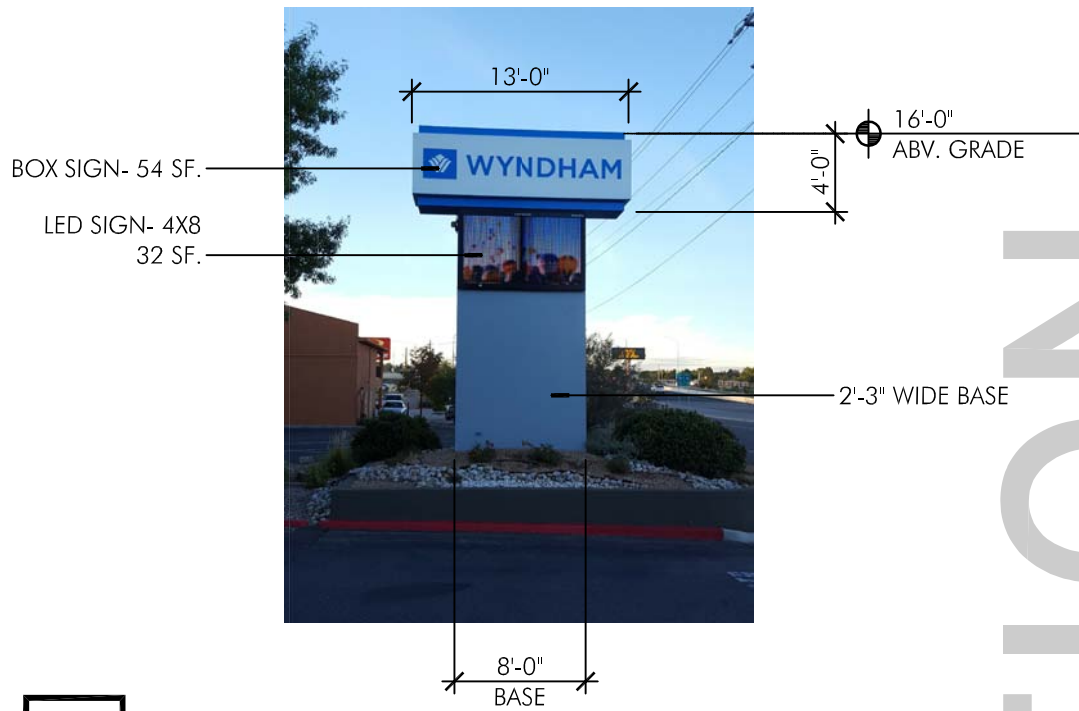


A1 NORTH ELEVATION

NTS

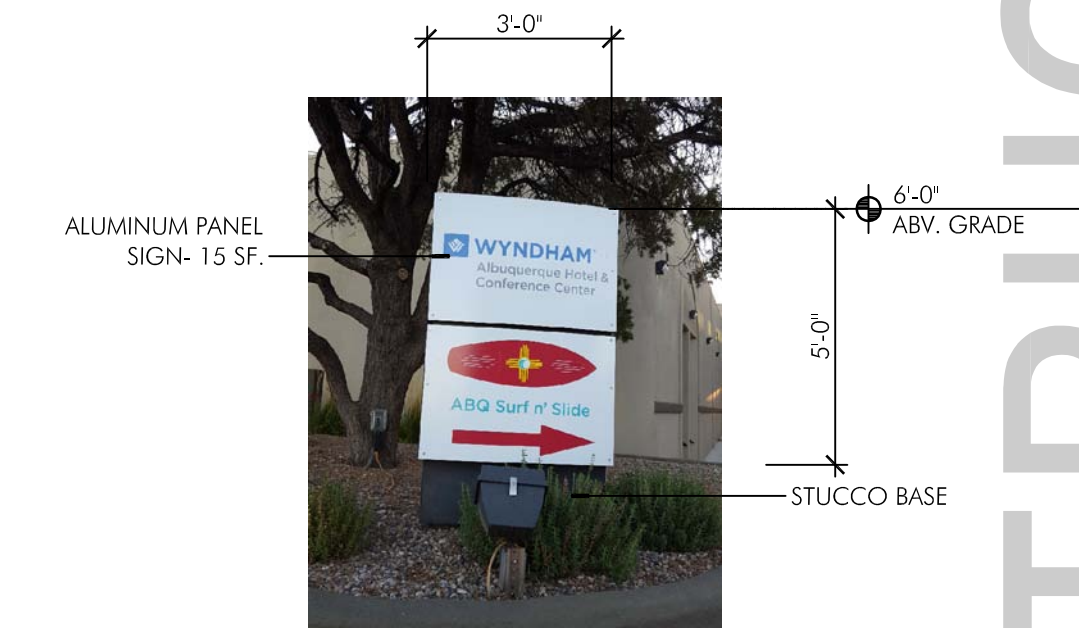
GENERAL NOTES

1. DIMENSIONS ARE TAKEN FROM CITY ARCHIVAL DRAWINGS AND NOT NECESSARILY REPRESENTATIVE OF AS-BUILT CONDITIONS
2. ADDITIONAL SIGNAGE MAY BE APPROVED THROUGH THE SIGN PERMIT PROCESS IF FOUND TO BE IN CONFORMANCE WITH IDO SECTION 14-16-5-12



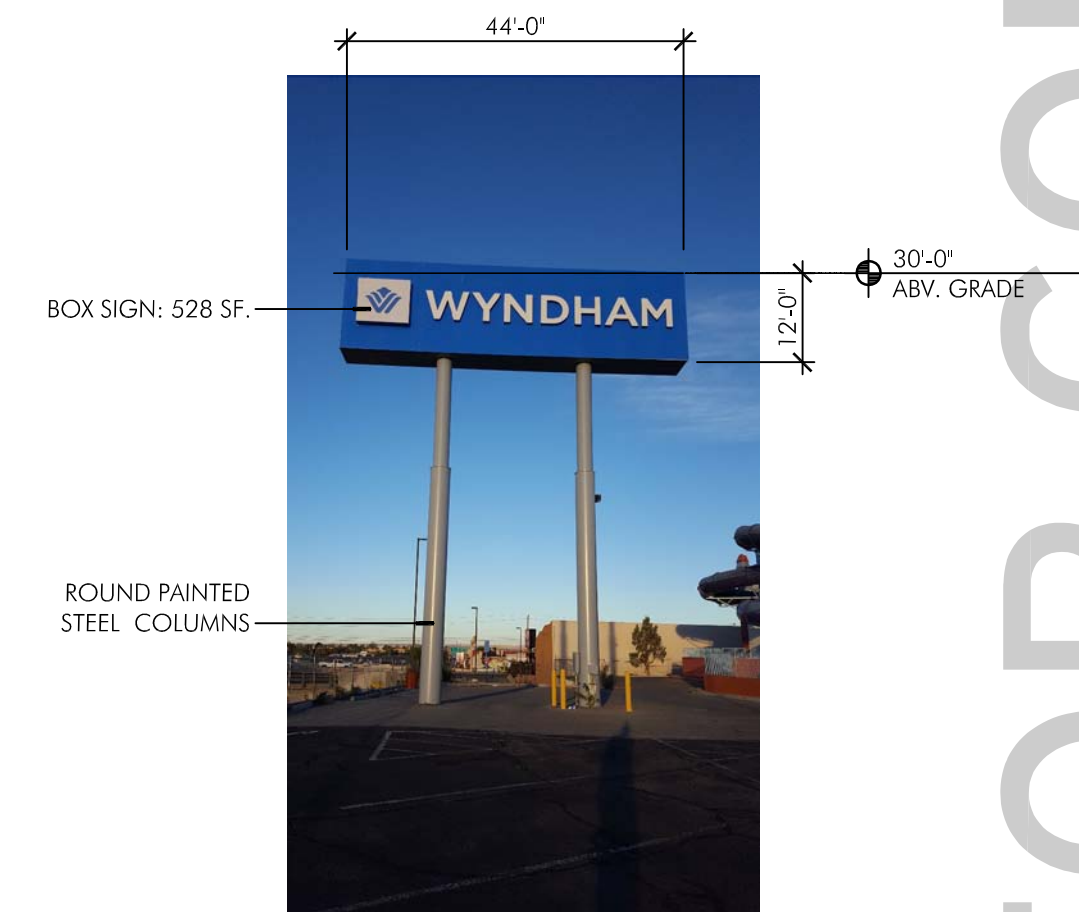
D5 SIGN

NTS



C4 SIGN

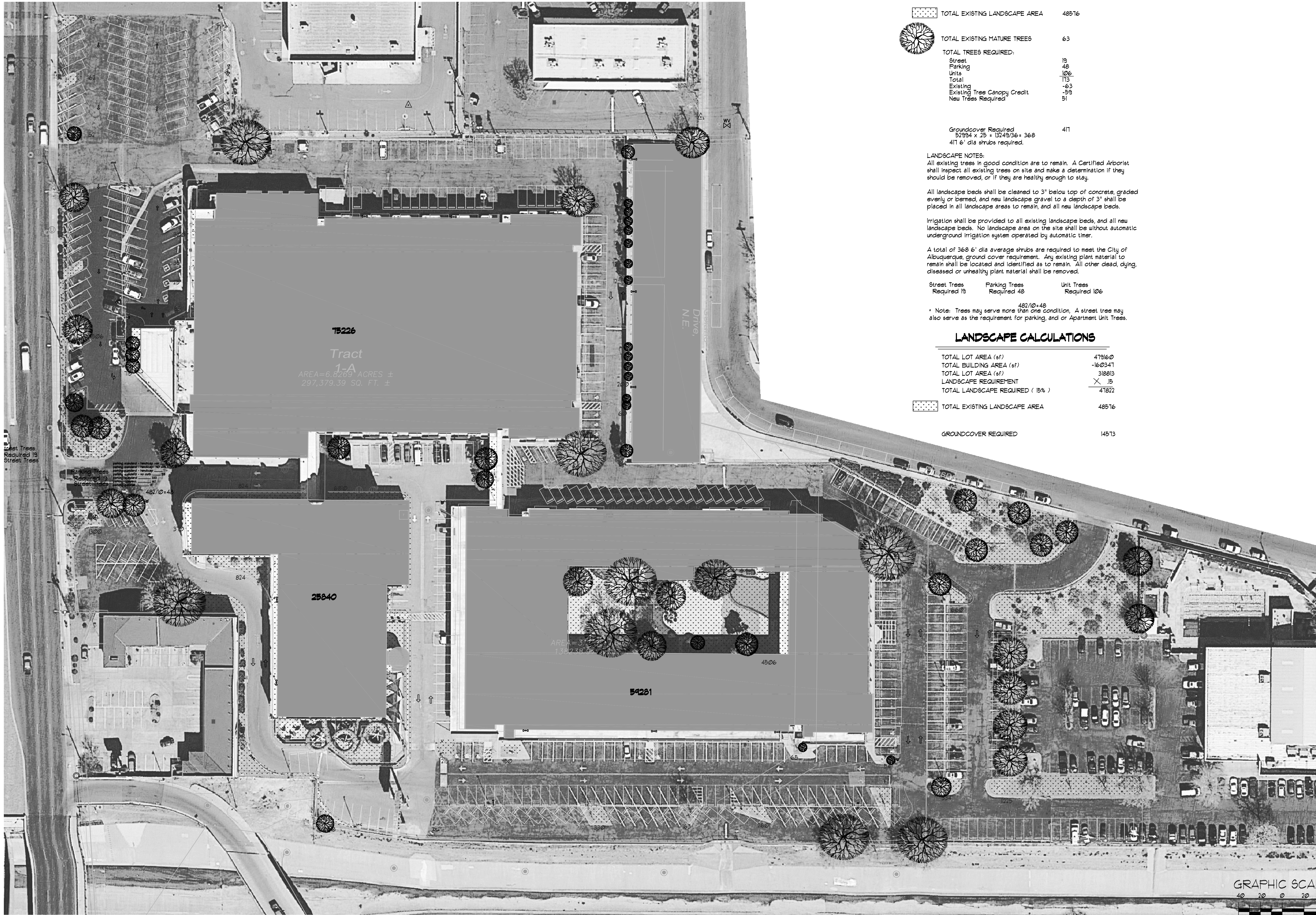
NTS



B4 SIGN

NTS





LANDSCAPE LEGEND

	TOTAL EXISTING LANDSCAPE AREA	48516
	TOTAL EXISTING MATURE TREES	63
	TOTAL TREES REQUIRED:	
	Street	19
	Parking	48
	Units	106
	Total	173
	Existing	-63
	Existing Tree Canopy Credit	-59
	New Trees Required	51
	Groundcover Required	417
	52994 x .25 = 13249.36 ± 368	
	417 6' dia shrubs required.	

LANDSCAPE NOTES:  
All existing trees in good condition are to remain. A Certified Arborist shall inspect all existing trees on site and make a determination if they should be removed, or if they are healthy enough to stay.

All landscape beds shall be cleaned to 3" below top of concrete, graded evenly or bermed, and new landscape gravel to a depth of 3" shall be placed in all landscape areas to remain, and all new landscape beds.

Irrigation shall be provided to all existing landscape beds, and all new landscape beds. No landscape area on the site shall be without automatic underground irrigation system operated by automatic timer.

A total of 368 6' dia average shrubs are required to meet the City of Albuquerque, ground cover requirement. Any existing plant material to remain shall be located and identified as to remain. All other dead, dying, diseased or unhealthy plant material shall be removed.

Street Trees Required 19	Parking Trees Required 48	Unit Trees Required 106
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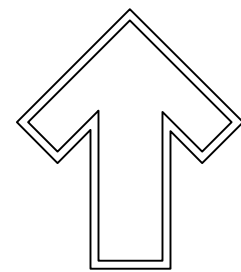
\* Note: Trees may serve more than one condition. A street tree may also serve as the requirement for parking, and or Apartment Unit Trees.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA (sf)	479160
TOTAL BUILDING AREA (sf)	-160347
TOTAL LOT AREA (sf)	318813
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED ( 15% )	47822

	TOTAL EXISTING LANDSCAPE AREA	48516
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GROUNDCOVER REQUIRED	14513
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The Hilltop  
1909 Edith NE  
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Cell: 505.726.458  
Ph: (505) 898-3630  
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danny@hilltoplandscaping.com

Landscape Architect



October 25, 2018

Wyndam Suites  
Albuquerque, NM

Existing Landscaping Plan

The design contained herein remain the property of The Hilltop Landscaping Architects and Contractors and are protected by copyright law. This is an original design and must not be reproduced without written permission. All have been paid on a job order placed.



DRAWN BY dm	REVISION -	DATE 10/25/2018
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SHEET #

LS-102

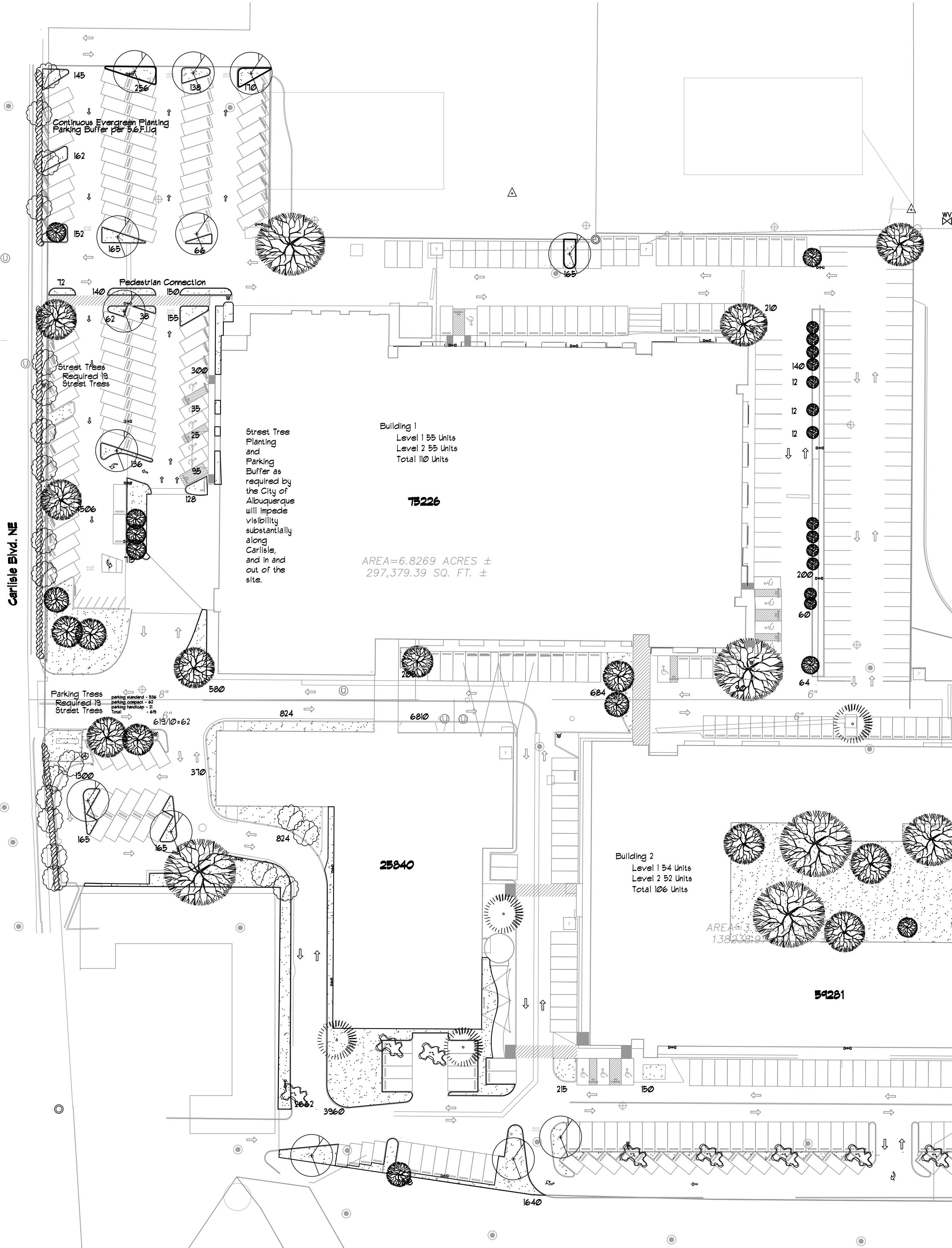
GRAPHIC SCALE

40 20 0 20 40

SCALE: 1" = 40'-0"



Carlisle Blvd. NE



### LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
11	2" cal	Shade Trees	30x30 M+
9	6 - 8'	Pine or Spruce	35x25 M
13	15 Gal	Multi Trunk Accent Tree	20x15 M
14	53	15 Gal	Flowering Ornamental Tree
411	5 Gal	Deciduous and Evergreen Shrubs 5x6	M
tbd	2-3cf	Boulders	To be placed at contractor discretion

Note: 51 New Trees and 411 6' dia. new shrubs required to meet COA landscape requirements

The site contains 60053 sf of landscape beds. This exceeds the 15% Net Lot Area requirement for landscape area.

This plan is conceptual in nature and due to the scale of the drawing, shrubs are not located on this plan.

Landscape Areas should accept storm water where possible.

60053 Landscape Gravel/Filter Fabric

TREES REQUIRED:  
Street 13  
Parking 62  
Units 216  
Total 291-246=45 Trees Required

Tree Requirement Deductions per 5.6 C.12d  
Existing Trees  
A: 4-8" 36x2  
B: 8-15" 15x4  
C: 15-25" 14x6  
D: 25" + 3x8  
246 Tree Equivalent

LANDSCAPE NOTES:  
Landscape maintenance shall be the responsibility of the Property Owner. The Property Owner shall maintain street trees in a living, healthy, and attractive condition.

It is the intent of this plan to comply with the City of Albuquerque, Landscape Requirements. Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance.

Water management is the sole responsibility of the Property Owner. All landscaping will be in conformance with the City of Albuquerque Zoning Code. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Landscape Gravel over Filter Fabric to a minimum depth of 3" shall be placed in all landscape areas unless otherwise specified.

IRRIGATION NOTES:  
Irrigation shall be a complete underground system with Trees to receive 1 NetAfm spiral (50' length) with 3 loops at a final radius of 4.5' from tree trunk, pinned in place. NetAfm shall have emitters 12" o.c. with a flow of 6 gph. Shrubs to receive (2) 1/2" GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end. Trees and shrubs shall be on separate valves.

Run time per each shrub drip valve will be approximately 15 minutes per day. Trees drip valve shall run 15 hours, 3 times per week. Run time will be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field. Irrigation will be operated by automatic controller.

Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

Water and Power source shall be the responsibility of the Developer/Builder.

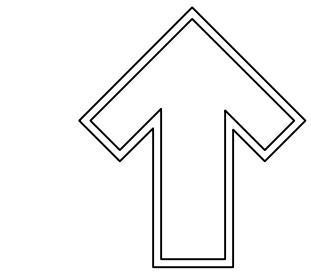
### Proposed Plant LANDSCAPE LEGEND

QTY	SIZE	COMMON/BOTANICAL	H2O USE
1	2" cal	Shade Trees	30x30 M+
1	6 - 8'	Pine or Spruce	35x25 M
1	15 Gal	Multi Trunk Accent Tree	20x15 M
1	53	15 Gal	Flowering Ornamental Tree
1	5 Gal	Deciduous and Evergreen Shrubs 5x6	M
1	2-3cf	Boulders	To be placed at contractor discretion

### LANDSCAPE CALCULATIONS

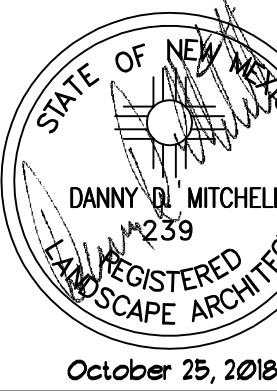
TOTAL LOT AREA (sf)	479160
TOTAL BUILDING AREA (sf)	-160341
TOTAL LOT AREA (sf)	318813
LANDSCAPE REQUIREMENT	X .15
TOTAL LANDSCAPE REQUIRED (15%)	47822
TOTAL EXISTING LANDSCAPE AREA	60053
GROUND COVER REQUIRED	15013

GRAPHIC SCALE  
0 20 40  
SCALE: 1" = 40'-0"



The Hilltop  
1909 Edith NE  
Albuquerque, NM 87113  
Cont. Lic. #16-155  
Ph: (505) 898-9690  
Fax: (505) 898-1131  
danny@hilltoplandscape.com

Landscape Architect



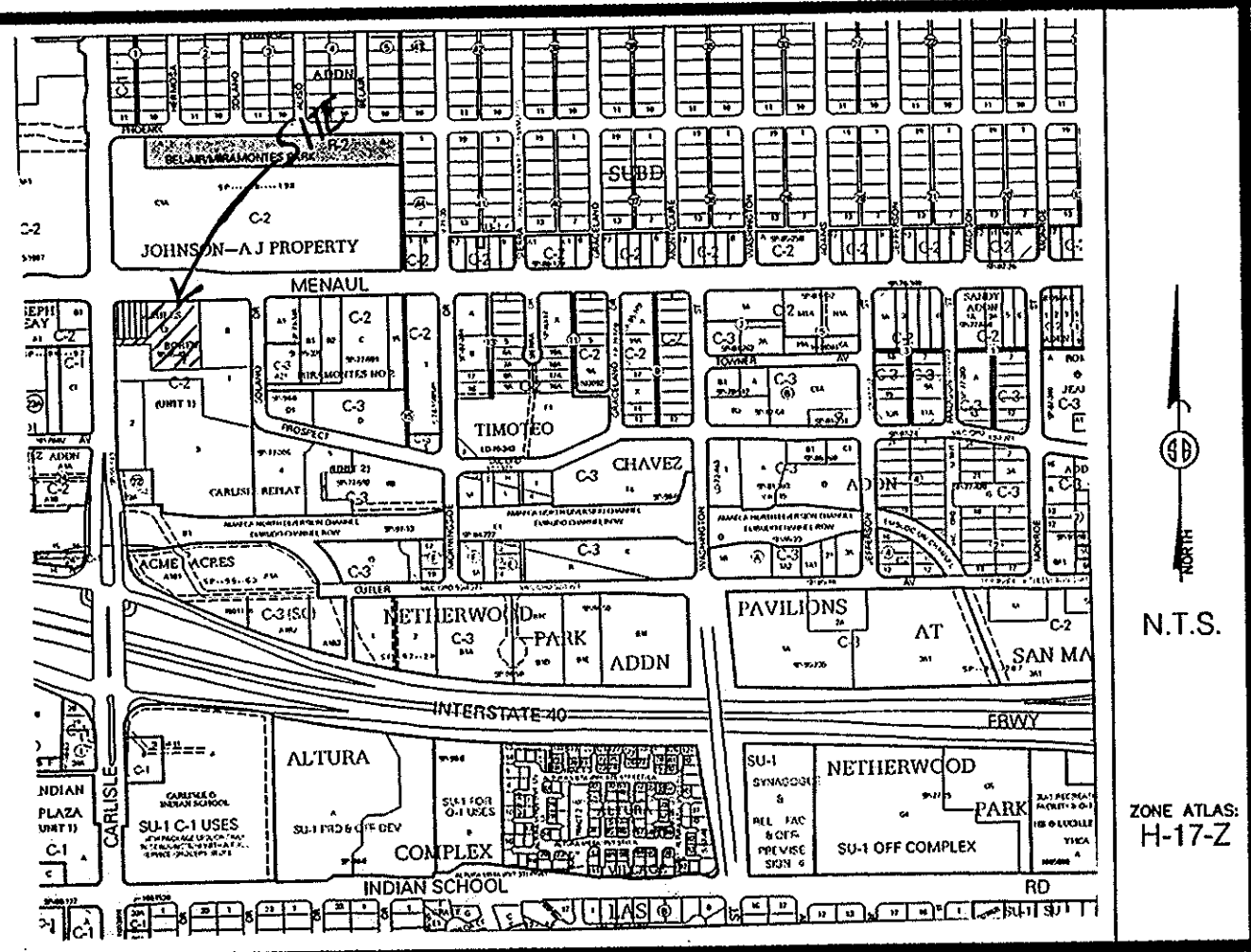
Wyndam Suites  
Albuquerque, NM  
Landscape Plan

The design contained herein remains the property of The Hilltop Landscape Architects and is provided by copyright. It is not to be reproduced, copied, or released or copied unless applicable laws have been paid or a job order placed.

The Hilltop  
LANDSCAPE ARCHITECTS & CONTRACTORS

DRAWN BY  
REVISION  
DATE  
10/15/2018

SHEET #  
15-101



# VICINITY MAP

## SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 9-H17 AND 10-H17, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER THE PLAT OF TRACT Z, MILLS AND BOREN SUBDIVISION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 10, 1984 IN VOLUME C28, FOLIO 117.
6. GROSS AREA: 1.6600 ACRES
7. NUMBER OF EXISTING TRACT: 1
8. NUMBER OF TRACTS CREATED: 1
9. PROPERTY IS ZONED: C-2

## LEGAL DESCRIPTION

Tract lettered "Z" of the MILLS AND BOREN SUBDIVISION, 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 10, 1985 in Map Book C28, Folio 117.

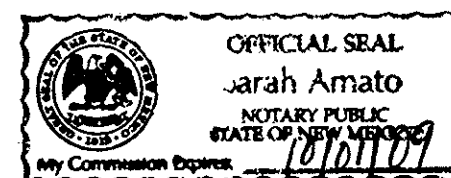
## FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: Bruce A. Walkowski AUTHORIZED AGENT FOR DEED DATE: 11-19-07  
Bencor/Carlisle L.P., a New Mexico limited partnership  
Bruce A. Walkowski, its general partner  
905 Cascade, suite 330, Colorado Springs, Co. 80903

ACKNOWLEDGMENT  
STATE OF NEW MEXICO )  
) SS  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF NOVEMBER, 2007.  
BY: BRUCE A. WALKOWSKI, AUTHORIZED AGENT FOR DEED  
Sarah Amato  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 10/10/09



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 OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FORGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

## PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH 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 SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL NOT 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, P.N.M. ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

# PLAT OF TRACT Z-1 MILLS AND BOREN SUBDIVISION PROJECTED SECTION 11, T. 11 N., R. 3 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO NOVEMBER 2007 SHEET 1 OF 2

DOCH 2008114108  
10/20/2008 11:38 AM Page: 1 of 2  
Type: PLAT R \$12.00 B: 2006C P: 0233 M. Toulouse Oliver, Bernalillo Cour

## DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO INCLUDE THE VACATED PORTION OF AN ALLEY INTO ONE (1) EXISTING LOT, AND TO CREATE ONE (1) NEW LOT.

CITY APPROVALS: PROJECT NO.: 1006549 APPLICATION NO. 07XDB-70195  
[Signature] 11-19-07  
CITY SURVEYOR KDM DATE 10-01-08  
[Signature] 11-28-07  
TRAFFIC ENGINEERING DATE  
Christina Sandoval 11-28-07  
PARKS & RECREATION DEPARTMENT RAL DATE 10-1-08  
Roger A. Green 11-28-07  
A.B.C.W.U.A. BAB DATE 10/1/08  
Bradley L. Bingham 12/4/07  
A.M.A.P.C. BAB DATE 10/1/08  
Rick Douthett 11-28-07  
CITY ENGINEER DATE  
Jack Cloud 10-17-08  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE  
N/A  
REAL PROPERTY DIVISION DATE

## UTILITY APPROVALS

Charles F. Brown 9-15-2008  
P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES DATE  
Donnell Salas 2/12/08  
QWEST TELECOMMUNICATIONS DATE  
Donne B. B. B. 11-27-07  
COMCAST CABLE DATE

## SURVEYOR'S CERTIFICATION

I, Mitchell W. Reynolds, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Mitchell W. Reynolds 11-12-07  
Mitchell W. Reynolds Date  
New Mexico Professional Surveyor, 11224



## SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO  
87102

PHONE: (505) 998-0303  
FAX: (505) 998-0306

T11N R3E SEC. 11

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: 1070596312453059  
PROPERTY OWNER OF RECORD: DIANE ROMERO 10-20-08  
BERNALILLO COUNTY TREASURER'S OFFICE:



20 10 0 20 40



SCALE: 1" = 40'  
PROJECT NO. 0707AT08  
DRAWN BY: AT  
ZONE ATLAS: H-117-Z



**PLAT OF  
TRACT Z-1  
MILLS AND BOREN SUBDIVISION  
PROJECTED SECTION 11, T. 11 N., R. 3 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST 2007  
SHEET 2 OF 2**

DOCH 2008114108

10/20/2008 11:38 AM Page: 2 of 2  
tyPLAT R:512.00 B: 2006C P: 0233 M: Toulouse Olivere, Bernalillo Cour

**MENAU BOULEVARD N.E.**  
100' RIGHT-OF-WAY

STATION: 9-H17  
X = 396843.11  
Y = 1495110.71  
GROUND TO GRID = 0.99966457  
DELTA ALPHA = -0°11'54"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927

STATION: 10-H17  
X = 395589.69  
Y = 1495161.77  
GROUND TO GRID = 0.99966555  
DELTA ALPHA = -0°12'03"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927

**CARLISLE BOULEVARD N.E.**  
106' RIGHT-OF-WAY

LOTS 1 THRU 6  
MILLS AND BOREN SUBDIVISION  
FILED: 3-9-1951  
(B1, 156)

**TRACT Z-1**  
1.6600 ACRES

**TRACT B**  
TIMOTEO CHAVEZ ADDITION  
FILED: 1-16-1958  
(D2, 48)

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00	N00°01'03"W
L2	10.00	S00°33'47"W
L3	13.77	S89°21'15"E
L4	20.00	N00°27'05"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	21.40	15.00	81°45'06"	19.63	N40°36'46"W
C2	21.40	15.00	81°45'06"	19.63	S41°08'20"W

TRACT-1, UNIT 1  
DALE J. BELLAMAH'S CARLISLE REPLAT  
FILED: 4-09-1969  
(D4, 25)

TRACT-1, UNIT 1  
DALE J. BELLAMAH'S CARLISLE REPLAT  
FILED: 4-09-1969  
(D4, 25)

## MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED  
□ - FOUND MONUMENT AS NOTED

**SURVEYS SOUTHWEST LTD.**

333 LOMAS BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO  
87102

PHONE: (505) 998-0303  
FAX: (505) 998-0306

**T11N R3E SEC. 11**

## RECIPROCAL EASEMENTS FOR COMMON ACCESS

This Easement Agreement is entered into between Rhino Investments NM Hotel, LLC, a New Mexico limited liability company owner (Party 1), whose address and phone number is 101 E. Vineyard Avenue, Suite 201, Livermore, CA 94550 925-948-8978 of Lot 1 (Lot Description), City of Albuquerque, County of Bernalillo, State of New Mexico, and of Rhino Investments NM Hotel, LLC, a New Mexico limited liability company owner (Party 2), whose address and phone number is 101 E. Vineyard Avenue, Suite 201, Livermore, CA 94550 925-948-8978 of Lot 2 (Lot Description), City of Albuquerque, County of Bernalillo, State of New Mexico.

The parties have an interest in adjoining real estate situated in the City of Albuquerque, County of Bernalillo, State of New Mexico and described as follows:

See Exhibit 'A' for "Lot 1";

"Lot 2": a certain tract of land situated in Section 11, Township 10 North, Range 3 East, N.M.P.M., and being a portion of Blocks N & O of the Timotea Chavez Addition to the City of Albuquerque, New Mexico, and being more particularly bounded and described as follows:

Beginning at the northwest corner of the herein described tract of land, from whence the quarter corner of Sections 10 & 11, Township 10, Range 3 East, N.M.P.M. bears N 14° 10' 37" W a distance of 970.66 feet;

Thence S 89 degrees 42' 00" E a distance of 48.39 feet to a point;

Thence S 00 degrees 18' 00" W a distance of 42.65 feet to a point;

Thence N 81 degrees 43' 49" W a distance of 48.85 feet to a point

Thence N 00 degrees 18' 00" E a distance of 35.88 feet to the place of beginning or the tract herein described.

The parties desire to create a common access easement between the above-described adjoining lots providing access, from a single access point on the abutting street, to said lots owned by them for the benefit of each of them; and therefore agree as follows.

An easement for a common access in favor of Lot (#1), owned by (Party #1), is created over the strip of land thirty (30) feet wide along the west boundary line of Lot (#2), owned by (Party #2) and an easement for a common access in favor of Lot (#2), owned by (Party #2), is created over the strip of land thirty (30) feet wide along the (east) boundary of Lot (#1), owned by (Party #1) for the purpose of creating a common access thirty (30) feet wide for the benefit of both of the above described lots.

This easement is superior and paramount to the rights of any of the parties hereto in the respective servient estates so created, and the parties further agree that it is a covenant that shall run with the land.

The maintenance of the easement areas are the responsibility of the respective property owners.



In witness whereof, the parties hereto have executed this agreement as follows:

**ACKNOWLEDGED:**

Date: 10/25/18

Owner # 1: Rhino Investments NM Hotel, LLC,  
a New Mexico limited liability company

  
\_\_\_\_\_  
Sanjiv Chopra, manager

**WITNESSED:**

**STATE OF NEW MEXICO    )**  
**COUNTY OF BERNALILLO )**

On this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_, before me personally appeared \_\_\_\_\_, and to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he (or they) executed the same as his (or their) free act and deed.

(seal)

\_\_\_\_\_  
Notary Public 1st Party

My Commission Expires \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of PLAMEDA

On OCTOBER 25, 2018 before me, DENISE DRAPER, NOTARY PUBLIC  
(here insert name and title of the officer)

personally appeared SANTIV CHOPRA

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*Denise Draper*  
Signature



#### OPTIONAL INFORMATION

Law does not require the information below. This information could be of great value to any person(s) relying on this document and could prevent fraudulent and/or the reattachment of this document to an unauthorized document(s)

#### DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: RECIPROCAL EASEMENTS FOR COMMON ACCESS

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) if Different Than Above: \_\_\_\_\_

Other Information: \_\_\_\_\_

#### CAPACITY(IES) CLAIMED BY SIGNER(S)

Signer's Name(s): \_\_\_\_\_

☐ Individual

☐ Corporate Officer

\_\_\_\_\_  
(Title(s))

☐ Partner

☐ Attorney-in-Fact

☐ Trustee

☐ Guardian/Conservator

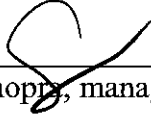
☐ Other: \_\_\_\_\_

SIGNER IS REPRESENTING: Name of Person or Entity \_\_\_\_\_

**ACKNOWLEDGED:**

Date: 10/25/18

Owner # 2: Rhino Investments NM Hotel, LLC,  
a New Mexico limited liability company

  
\_\_\_\_\_  
Sanjiv Chopra, manager

**WITNESSED:**

**STATE OF NEW MEXICO    )**

**COUNTY OF BERNALILLO )**

On this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, before me personally appeared \_\_\_\_\_, and  
to me known to be the person described in and who executed the foregoing instrument, and  
acknowledged that he (or they) executed the same as his (or their) free act and deed.

(seal)

\_\_\_\_\_  
Notary Public 1st Party

My Commission Expires \_\_\_\_\_

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ALAMEDA

On OCTOBER 25, 2018 before me, DENISE DRAPER, NOTARY PUBLIC  
(here insert name and title of the officer)

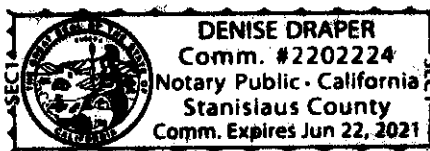
personally appeared SANTIV CHOPRA

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Denise Draper  
Signature



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Law does not require the information below. This information could be of great value to any person(s) relying on this document and could prevent fraudulent and/or the reattachment of this document to an unauthorized document(s)

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Title or Type of Document: RECIPROCAL EASEMENTS FOR COMMON ACCESS

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) if Different Than Above: \_\_\_\_\_

Other Information: \_\_\_\_\_

#### CAPACITY(IES) CLAIMED BY SIGNER(S)

Signer's Name(s):

☐ Individual

☐ Corporate Officer

(Title(s))

☐ Partner

☐ Attorney-in-Fact

☐ Trustee

☐ Guardian/Conservator

☐ Other: \_\_\_\_\_

SIGNER IS REPRESENTING: Name of Person or Entity \_\_\_\_\_

EXHIBIT "A"

LEGAL DESCRIPTION LOT 1:

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS 1, 2 AND 3 OF UNIT NO. 1 DALE J. BELLAMAH'S CARLISLE REPLAT, 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 ON APRIL 9, 1969, IN MAP BOOK D4, FOLIO 25, TOGETHER WITH TRACT 4 OF UNIT NO. 2 DALE J. BELLAMAH'S CARLISE REPLAT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF A PORTION OF TRACTS N AND O TIMOTEO CHAVEZ ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, ON JUNE 22, 1977, IN MAP BOOK C12, FOLIO 60, TOGETHER WITH A PORTION OF TRACTS N AND O OF TIMOTEO CHAVEZ ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACTS A,B,C,D,E,F,G,H,I,J,K,L,M,N,O,P,Q, AND R OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 16, 1958, IN MAP BOOK D2, FOLIO 48, 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:

THENCE FROM SAID POINT OF BEGINNING, 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. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 89°32'01" E, A DISTANCE OF 215.00 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE WEST RIGHT OF WAY LINE OF SOLANO DRIVE, N.E., MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID WEST RIGHT OF WAY LINE S 00°28'00" W, A DISTANCE OF 265.04 FEET TO AN ANGLE POINT, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 75°34'54" E, A DISTANCE OF 245.45 FEET TO A POINT OF NON-TANGENT CURVATURE, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 7.00 FEET, A RADIUS OF 14.33 FEET, A DELTA ANGLE OF 28°00'06", A CHORD BEARING OF S 31°02'12" W, AND A CHORD LENGTH OF 6.93 FEET, TO A POINT OF REVERSE CURVATURE, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A REVERSE CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 37.41 FEET, A RADIUS OF 41.64 FEET, A DELTA ANGLE OF 51°28'09", A CHORD BEARING OF S 40°05'15" W, AND A CHORD LENGTH OF 36.16 FEET, TO AN ANGLE POINT, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";

THENCE S 00°26'14" W, A DISTANCE OF 294.80 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE NORTH RIGHT OF WAY LINE OF THE A.M.A.F.C.A. NORTH DIVERSION CHANNEL RIGHT OF WAY, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID WEST RIGHT OF WAY LINE, N 89°32'16" W, A DISTANCE OF 343.00 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, N 88°34'18" W, A DISTANCE OF 121.26 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, N 81°32'47" W, A DISTANCE OF 99.93 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 00°55'42" E, A DISTANCE OF 42.66 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 89°30'54" W, A DISTANCE OF 74.00 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND NO. 5 REBAR WITH ALUMINUM CAP "MC 1981";

THENCE N 00°36'17" E, A DISTANCE OF 150.00 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 89°39'50" W, A DISTANCE OF 150.00 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE N 03°55'23" W, A DISTANCE OF 57.13 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

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

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, N 00°20'50" E, A DISTANCE OF 474.51 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";

THENCE S 89°38'02" E, A DISTANCE OF 150.00 FEET TO AN ANGLE POINT, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";

THENCE S 00°34'21" W, A DISTANCE OF 115.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10.0079 ACRES (435,943 SQUARE FEET), MORE OR LESS,  
NOW COMPRISING OF TRACT 1-A, UNIT NO. 1 AND TRACT 4-A UNIT NO. 2, DALE J. BELLAMAH'S CARLISE REPLAT