



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

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input checked="" type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Michael Montoya		Phone: (505) 897-4225
Address: 7916 Ranchitos Loop NE		Email: michael@cginm.com
City: Albuquerque	State: NM	Zip: 87113
Professional/Agent (if any): Terra Land Surveys, LLC		Phone: (505) 792-0513
Address: P.O. Box 2532		Email: cmedina@terrasurveys.net
City: Corrales	State: NM	Zip: 87048
Proprietary Interest in Site: Owner	List <u>all</u> owners: Novus Properties, LLC	

BRIEF DESCRIPTION OF REQUEST

To subdivide Tract A-2, Fountain Hills Plaza Subdivision into 2 separate Tracts.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: A-2-B	Block: N/A	Unit: N/A
Subdivision/Addition: Fountain Hills Plaza Subdivision	MRGCD Map No.: N/A	UPC Code: 101206442838510607
Zone Atlas Page(s): C-12-Z	Existing Zoning: SU-1	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (acres): 5.4531

LOCATION OF PROPERTY BY STREETS

Site Address/Street: Nunzio Ave. NW	Between: Paradise Blvd NW	and: Vista Fuente Road NW
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CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature:	Date: 11-27-2019
Printed Name: Michael Montoya	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing 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 unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- 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 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

SKETCH PLAT REVIEW AND COMMENT

- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)

- Letter describing, explaining, and justifying the request
- Copy of recorded IIA
- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

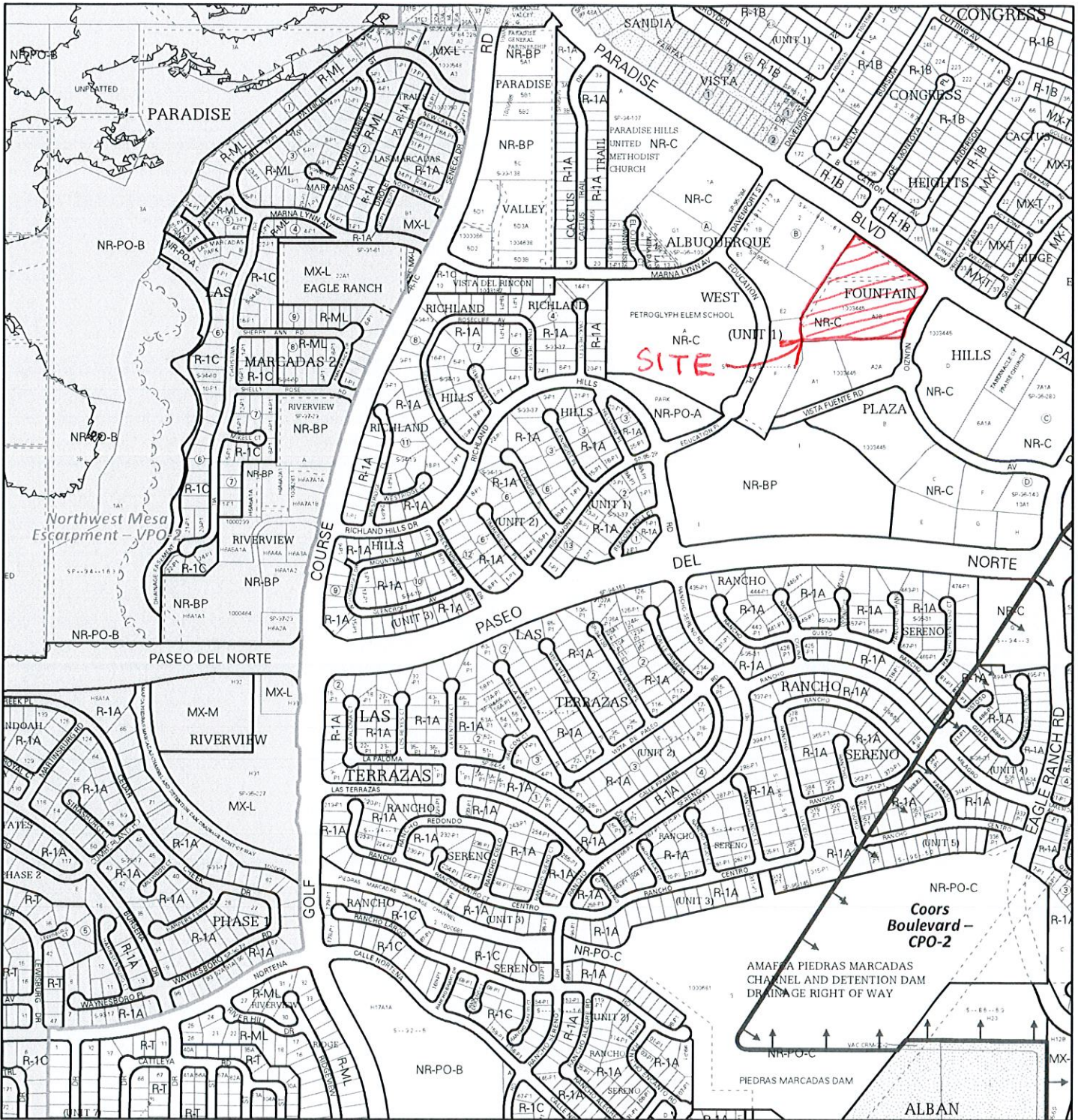
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination Public Notice Inquiry response
- Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- 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 (7 copies, folded)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

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><i>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.</i></p>	
<p>Signature: </p>	<p>Date: <u>11/26/19</u></p>
<p>Printed Name: <u>Michael Montoya</u></p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



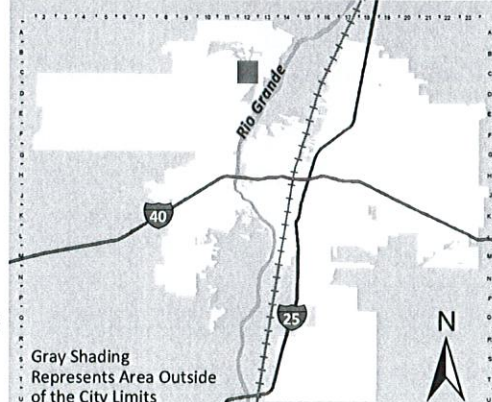
Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:
C-12-Z


- Easement
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

- Escarpment



Gray Shading Represents Area Outside of the City Limits

Feet



TERRA LAND SURVEYS, LLC

P.O. Box 2532 • CORRALES, NM 87048 • OFFICE (505) 792-0513 • FAX (505) 792-5233 • cmedina@comcast.net

November 25, 2019

City of Albuquerque
Planning Department
Development Review Board
600 2nd St. NW
Albuquerque, NM 87102

Re: Sketch Plat Application for Tracts A-2-B-1 and A-2-B-2, Fountain Hills Plaza Subdivision

To the Members of the Board,

This letter is to respectfully inform the City of Albuquerque Development Review Board that Terra Land Surveys, LLC, acting as agent for and on the behalf of Novus Properties, LLC, Michael Montoya, Managing Member, seeks approval of the Sketch Plat of Tracts A-2-B-1 and A-2-B-2, Fountain Hills Plaza Subdivision, being a replat of Tract A-2-B, within Projected Section 13, T.11N., R.2E., N.M.P.M., Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico.

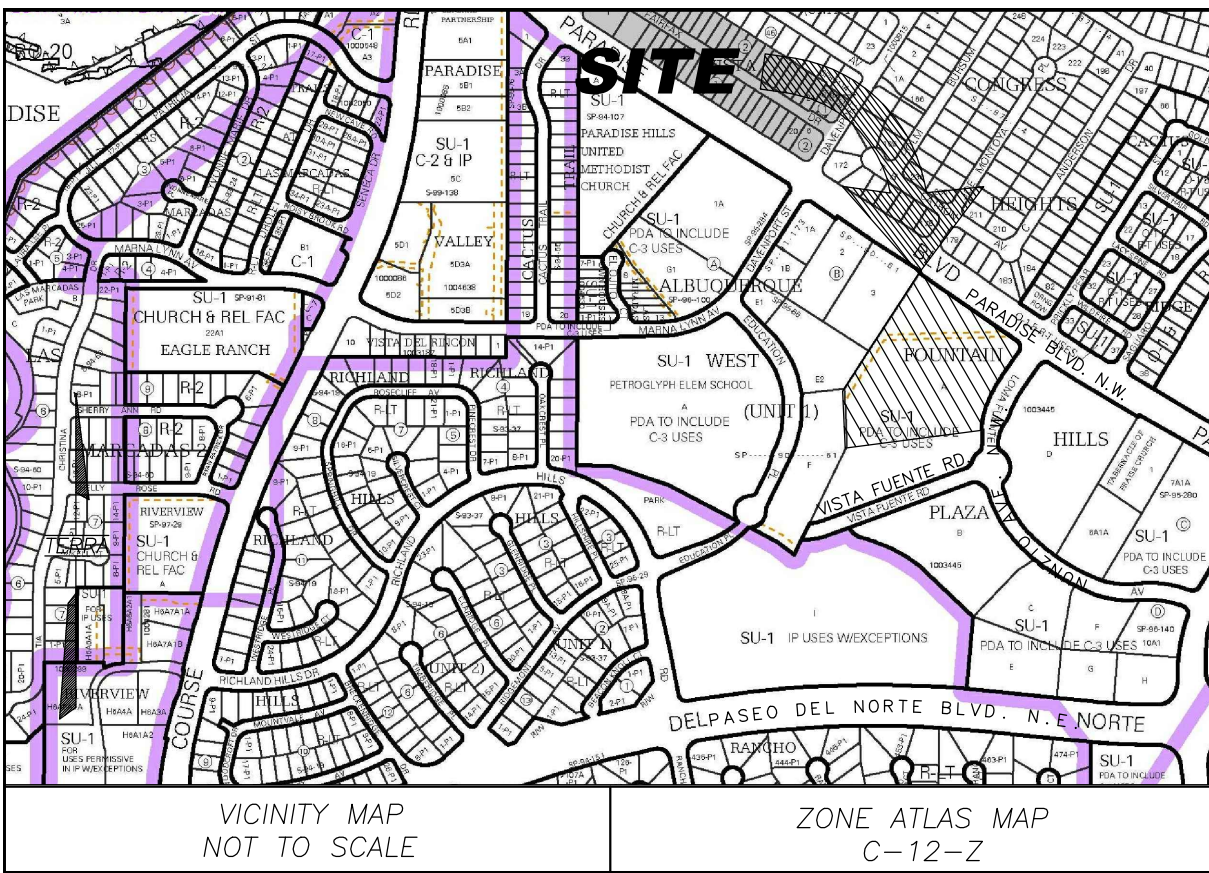
The purpose of this platting action is to subdivide Tract A-2-B into 2 separate Tracts.

If you have any questions or comments regarding this project, please don't hesitate to contact me at (505) 792-0513.

Sincerely,



Christopher A. Medina, PS
Terra Land Surveys, LLC



PURPOSE OF PLAT:
 THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE TRACT A-2-B, FOUNTAIN HILLS PLAZA SUBDIVISION INTO 2 SEPARATE TRACTS.

SUBDIVISION DATA:
 CITY CASE NO. _____ GROSS SUBDIVISION ACREAGE 5.4609 ACRES
 ZONE ATLAS INDEX NO. C-12-Z CURRENT ZONING SU-1
 DATE OF SURVEY SEPTEMBER 2019
 TOTAL NO. OF LOTS EXISTING 1
 TOTAL NO. OF LOTS CREATED 2
 TOTAL MILEAGE OF STREETS CREATED: 0 MILES
 TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: 0 MILES

NOTES:

- FIELD SURVEY PERFORMED IN SEPTEMBER 2019.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- ALBUQUERQUE CONTROL STATIONS USED:
 ALBUQUERQUE CONTROL STATION "9-C12, 2003" DATA:
 STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)
 NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=1,512,571.253 FEET Y=1,521,648.218 FEET ELEV.=5,127.376 FEET (NAVD 1988)
 GROUND TO GRID FACTOR = 0.999677378 DELTA ALPHA = (-)00'14'47.46"
 ALBUQUERQUE CONTROL STATION "10-C12, 2003" DATA:
 STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)
 NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=1,513,445.483 FEET Y=1,521,461.733 FEET ELEV.=5,095.033 FEET (NAVD 1988)
 GROUND TO GRID FACTOR = 0.999678664 DELTA ALPHA = (-)00'14'41.38"
- BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 3. (S77°57'31"E).
- CORNERS IDENTIFIED AS "SET", ARE 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702", AND DEPICTED AS, —●—, UNLESS OTHERWISE INDICATED.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

SOLAR COLLECTOR NOTE:
 NO PROPERTY WITHIN THE AREA OF THIS PLATTING SHALL AT ANY TIME BE SUBJECT TO 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 THIS PLAT.

SURVEYOR'S CERTIFICATE:
 I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE JULY 24, 2016; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHRISTOPHER A. MEDINA, NMPLS NO. 15702 _____ DATE _____

LEGAL DESCRIPTION:
 TRACT A-2-B OF FOUNTAIN HILLS PLAZA SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THAT CERTAIN PLAT ENTITLED, "PLAT OF TRACTS A-2-A & A-2-B FOUNTAIN HILLS PLAZA SUBDIVISION", RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 15, 2018, IN BOOK 2018C, PAGE 30, AS DOCUMENT NUMBER 2018022726, SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, STATE OF NEW MEXICO. SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 5.4531 ACRES (237,537.10 SQUARE FEET) MORE OR LESS;

FREE CONSENT AND DEDICATION:
 THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACT A-2-B, FOUNTAIN HILLS PLAZA SUBDIVISION, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND DO HEREBY GRANT EASEMENTS AS SHOWN HEREON, AND DEDICATE TO THE CITY OF ALBUQUERQUE ADDITIONAL RIGHT-OF-WAY IN FEE SIMPLE WITH WARRANTY COVENANTS AS SHOWN HEREON, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____
 MICHAEL MONTOYA, MANAGING MEMBER, NOVUS PROPERTIES, LLC
 TRACTS A-2-B-1 & A-2-B-2

ACKNOWLEDGMENT
 STATE OF _____)
) SS.
 COUNTY OF _____)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2019, BY MICHAEL MONTOYA, MANAGING MEMBER, NOVUS PROPERTIES, LLC

NOTARY PUBLIC: _____
 MY COMMISSION EXPIRES: _____

- DOCUMENTS USED:**
- PLAT ENTITLED, "PLAT OF TRACTS A-2-A & A-2-B FOUNTAIN HILLS PLAZA SUBDIVISION," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 15, 2018 IN BOOK 2018C, PAGE 30, DOCUMENT NUMBER 2018022726.
 - PLAT ENTITLED, "PLAT OF TRACTS A-1 & A-2 FOUNTAIN HILLS PLAZA SUBDIVISION," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 14, 2014 IN BOOK 2014C, PAGE 68, DOCUMENT NUMBER 2014055326.
 - PLAT ENTITLED, "FOUNTAIN HILLS PLAZA SUBDIVISION," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 19, 2007 IN BOOK 2007C, PAGE 270, DOCUMENT NUMBER 2007134047.
 - PLAT ENTITLED, "ALBUQUERQUE WEST UNIT 1," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 8, 1990, IN VOLUME 90C, FOLIO 67.
 - PLAT ENTITLED, "ALBUQUERQUE WEST," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 21, 1984, IN VOLUME C25, FOLIO 138.
 - PLAT ENTITLED, "BOUNDARY SURVEY PLAT OF TRACT A-1 FOUNTAIN HILLS SUBDIVISION," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 23, 2014 IN BOOK 2014S, PAGE 53, DOCUMENT NUMBER 2014075785.

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

- 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 ANY OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- 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.
- QWEST CORPORATION D/B/A CENTURYLINK** FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- COMCAST** FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

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

INDEXING INFORMATION FOR THE COUNTY CLERK:
 OWNER: NOVUS PROPERTIES, LLC
 LEGAL: TRACTS A-2-B-1 & A-2-B-2
 FOUNTAIN HILLS PLAZA SUBDIVISION
 LOCATION: PROJECTED SECTION 13, T.11N., R.2E., N.M.P.M., TOWN OF ALAMEDA GRANT

**SKETCH PLAT OF
 TRACTS A-2-B-1 & A-2-B-2
 FOUNTAIN HILLS PLAZA SUBDIVISION
 SITUATE WITHIN
 PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2019**

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

UTILITY APPROVALS:

_____	DATE _____
PUBLIC SERVICE OF NEW MEXICO	DATE _____
_____	DATE _____
NEW MEXICO GAS COMPANY	DATE _____
_____	DATE _____
QWEST CORPORATION D/B/A CENTURY LINK	DATE _____
_____	DATE _____
COMCAST	DATE _____

CITY APPROVALS:

_____	DATE _____
CITY OF ALBUQUERQUE SURVEYOR	DATE _____
_____	DATE _____
N/A	DATE _____
REAL PROPERTY DIVISION	DATE _____
_____	DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE _____
_____	DATE _____
ALBUQUERQUE BERNALILLO COUNTY WATER MUNICIPALITY AUTHORITY	DATE _____
_____	DATE _____
PARKS & RECREATION DEPARTMENT	DATE _____
_____	DATE _____
A.M.A.F.C.A.	DATE _____
_____	DATE _____
CITY ENGINEER	DATE _____
_____	DATE _____
DRB CHAIRPERSON, PLANNING DEPT.	DATE _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UNIFORM PROPERTY CODE #: 1-012-064-428385-1-06-07
 PROPERTY OWNER OF RECORD: NOVUS PROPERTIES, LLC
 BERNALILLO COUNTY TREASURE'S OFFICE: _____



TERRA LAND SURVEYS, LLC
 P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

**SKETCH PLAT OF
TRACTS A-2-B-1 & A-2-B-2
FOUNTAIN HILLS PLAZA SUBDIVISION
SITUATE WITHIN
PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2019**

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	6486.09'	55.40'	55.40'	S55°20'55"E	0°29'22"	27.70'
	(6486.09')	(55.42')	(55.42')	(S55°21'16"E)		
C2	29.00'	45.07'	40.67'	S10°34'42"E	89°03'03"	28.52'
	(30.10')	(46.73')	(42.17')	(S10°33'18"E)		
C3	525.33'	167.18'	166.48'	S24°49'48"W	18°14'03"	84.30'
	(517.80')	(166.41')	(165.70')	(S24°49'48"E)		
C4	525.33'	106.91'	106.73'	S28°07'00"W	11°39'37"	53.64'
	(525.33')	(106.91')	(106.73')	(S28°07'00"W)		
C5	525.33'	60.27'	60.24'	S18°59'59"W	06°34'25"	30.17'

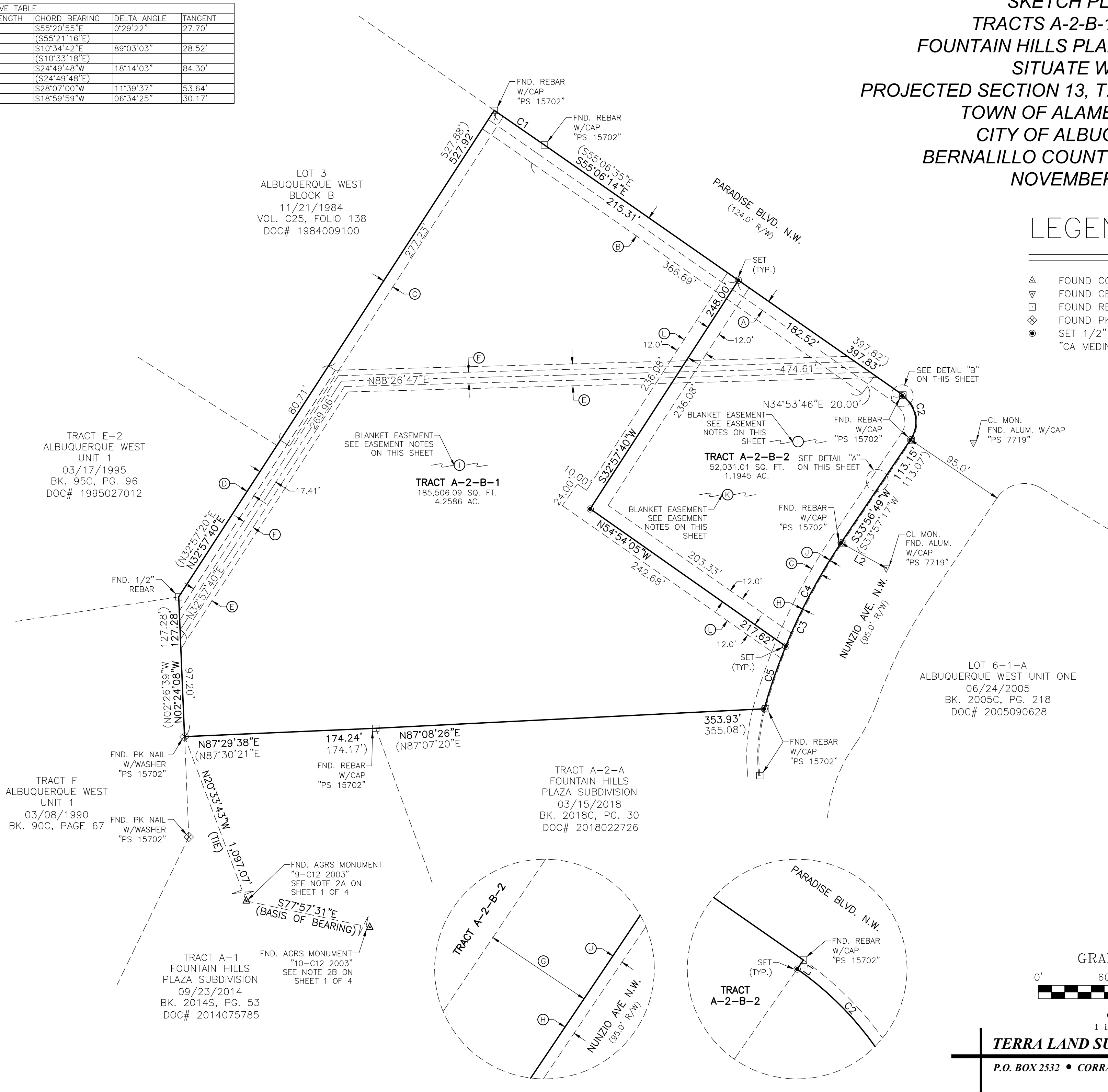
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S34°53'46"W	1.00'
L2	S60°54'31"E	47.02'

EASEMENT NOTES:

- (A) 10.0' PUBLIC UTILITY EASEMENT
03/08/1990, BK. 90C, PG. 67
- (B) 20.0' SANITARY SEWER EASEMENT
02/02/1999, BK. 9903, PG. 5221
- (C) 10.0' DRAINAGE EASEMENT
03/08/1990, BK. 90C, PG. 67
- (D) 7.41' SANITARY SEWER EASEMENT
03/08/1990, BK. 90C, PG. 67
- (E) 20.0' UTILITY CONSTRUCTION EASEMENT
12/10/1973, BK. 344, PG. 808
- (F) 10.0' UTILITY MAINTENANCE EASEMENT
12/10/1973, BK. 344, PG. 808
- (G) 10.0' PUBLIC UTILITY EASEMENT
09/19/2007, BK. 2007C, PG. 270
- (H) 1.0' PUBLIC ROADWAY EASEMENT
09/19/2007, BK. 2007C, PG. 270
- (I) A BLANKET DRAINAGE FOR TRACT A-2-B
FOR THE BENEFIT OF LOT 3, BLOCK D,
ALBUQUERQUE WEST AND TRACT E-2, UNIT
1, ALBUQUERQUE WEST. THE PROPERTY
OWNERS OF SAID PARCELS ARE
RESPONSIBLE FOR THE MAINTENANCE OF
THE EASEMENT
03/15/2018, BK. 2018C, PG. 30
DOC# 2018022726
- (J) 1.0' RIGHT-OF-WAY
03/15/2018, BK. 2018C, PG. 30
DOC# 2018022726
- (K) A BLANKET DRAINAGE EASEMENT TO BE
GRANTED WITH THE FILING OF THIS PLAT
FOR THE BENEFIT OF TRACT A-2-B-1 AND
TO BE MAINTAINED BY TRACT A-2-B-2.
- (L) 24.0' PRIVATE ACCESS AND PRIVATE UTILITY
EASEMENT TO BE GRANTED WITH THE FILING
OF THIS PLAT

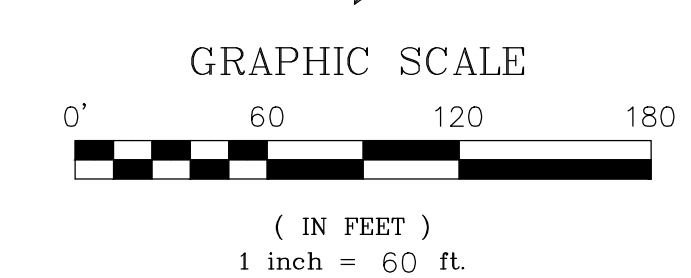
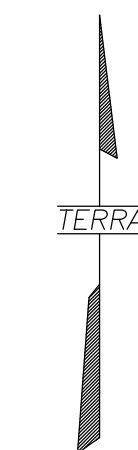
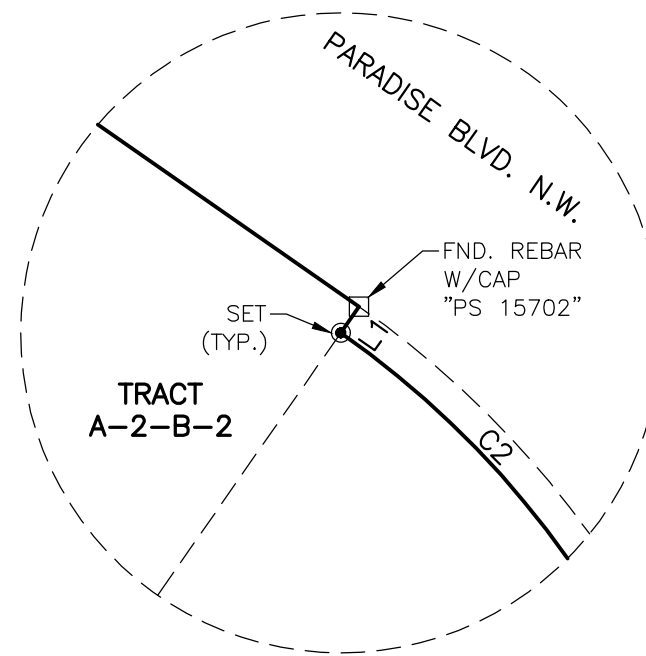
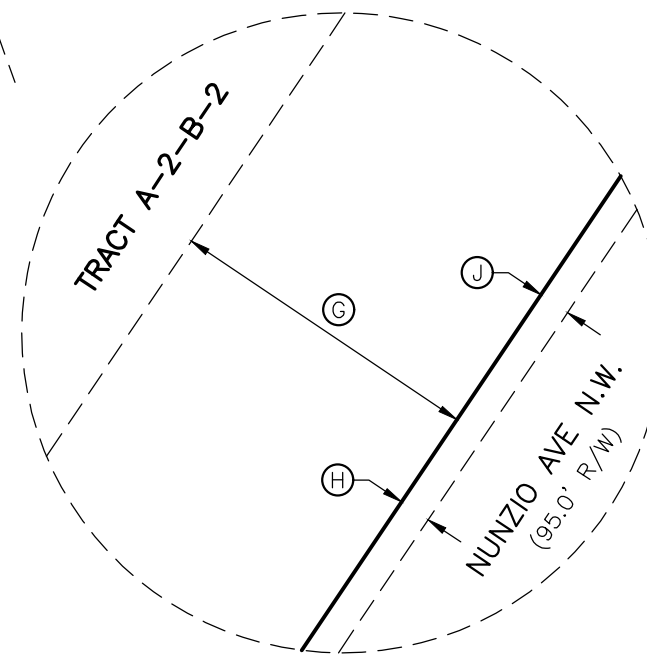
RECORD DOCUMENT LEGEND

- () RECORD BEARINGS & DISTANCES PER PLAT
"PLAT OF TRACTS A-2-A & A-2-B
FOUNTAIN HILLS SUBDIVISION"
FILED: 03/15/2018, BK. 2018C, PG. 30
DOC# 2018022726



LEGEND

- △ FOUND CONTROL MONUMENT (AS NOTED)
- ▽ FOUND CENTERLINE MONUMENT (AS NOTED)
- FOUND REBAR (AS NOTED)
- ◇ FOUND PK NAIL (AS NOTED)
- SET 1/2" REBAR WITH CAP STAMPED
"CA MEDINA PS 15702"



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EXISTING SITE CONDITIONS

TRACT A-2-B
 FOUNTAIN HILLS PLAZA SUBDIVISION
 NOVEMBER 2019

LEGEND

- △ FOUND CONTROL MONUMENT (AS NOTED)
- ▽ FOUND CENTERLINE MONUMENT (AS NOTED)
- FOUND REBAR (AS NOTED)
- ◇ FOUND PK NAIL (AS NOTED)
- ⊙ SANITARY SEWER MANHOLE
- CURB INLET
- ⊕ WATER METER
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ TELEPHONE PULLBOX
- ⊕ TRANSFORMER
- ⊕ ELECTRIC BOX
- STONE RETAINING WALL
- ▨ CONCRETE HATCH

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	6486.09'	55.40'	55.40'	S55°20'55"E	0°29'22"	27.70'
	(6486.09')	(55.42')	(55.42')	(S55°21'16"E)		
C2	29.00'	45.07'	40.67'	S10°34'42"E	89°03'03"	28.52'
	(30.10')	(46.73')	(42.17')	(S10°33'18"E)		
C3	525.33'	167.18'	166.48'	S24°49'48"W	18°14'03"	84.30'
	(517.80')	(166.41')	(165.70')	(S24°49'48"E)		
C4	525.33'	106.91'	106.73'	S28°07'00"W	11°39'37"	53.64'
	(525.33')	(106.91')	(106.73')	(S28°07'00"W)		
C5	525.33'	60.27'	60.24'	S18°59'59"W	06°34'25"	30.17'

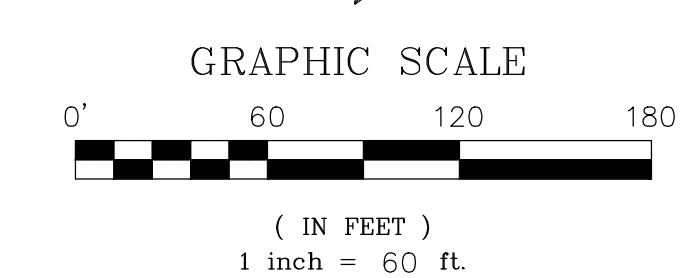
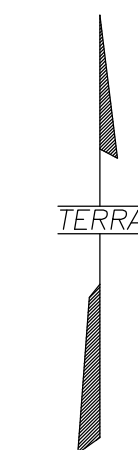
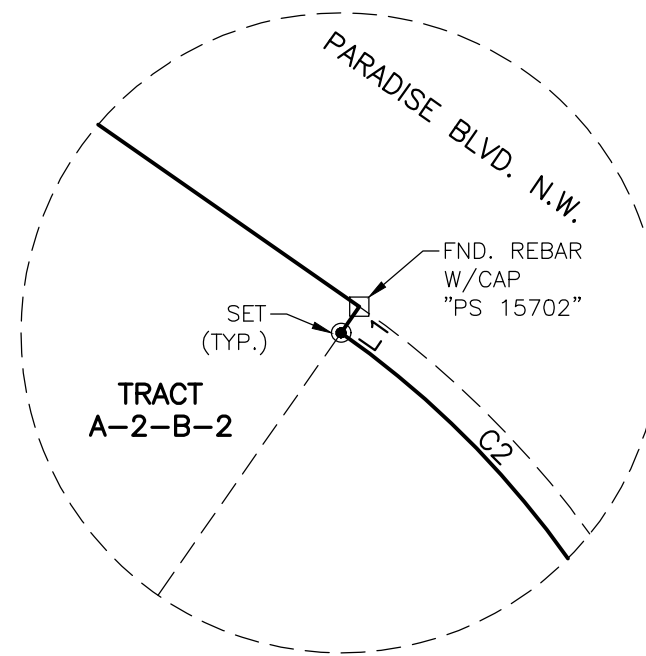
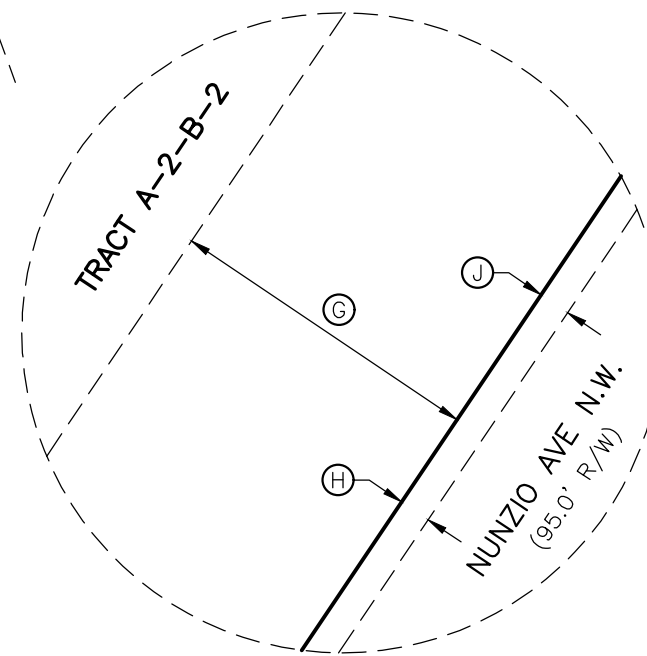
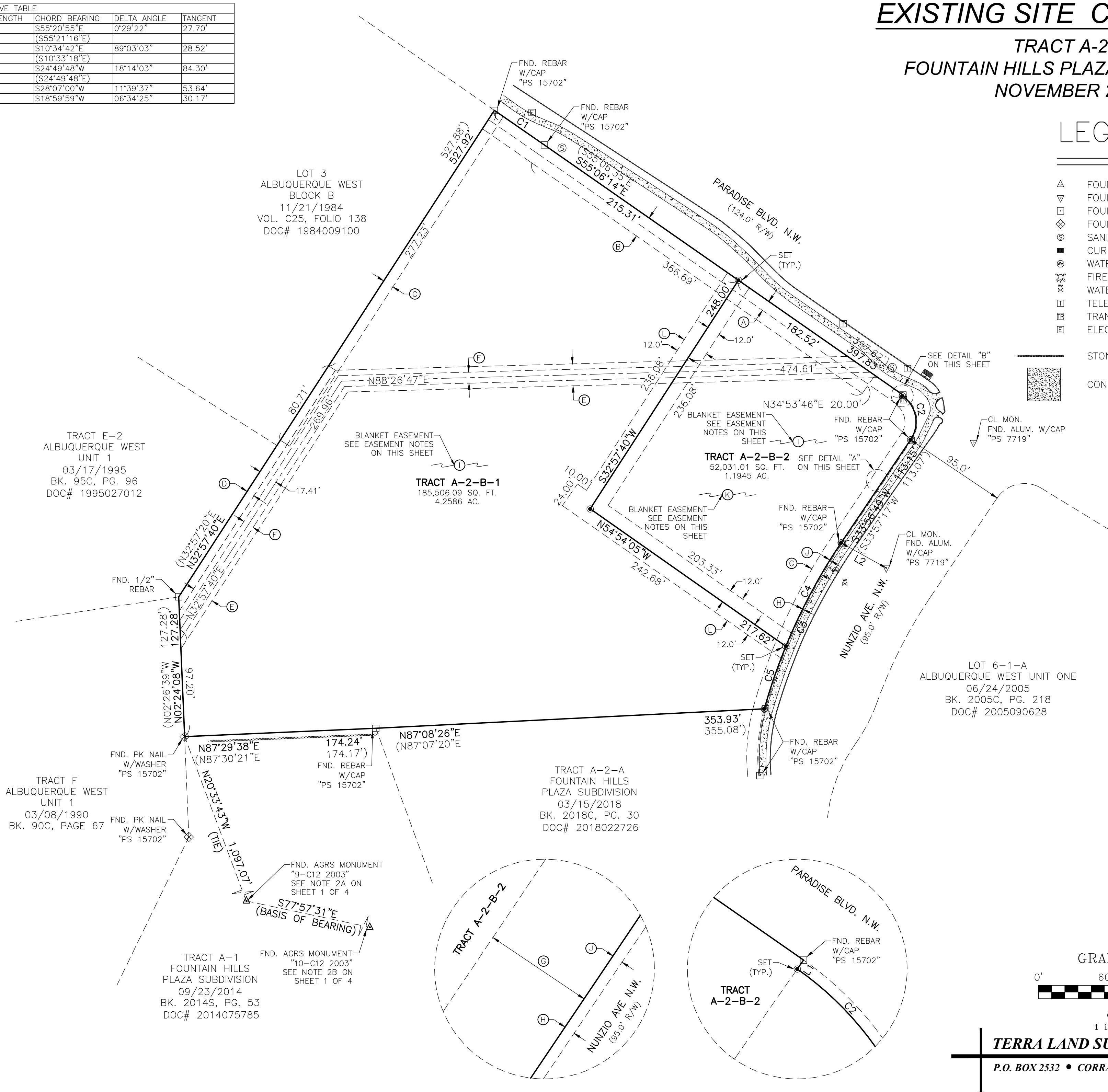
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S34°53'46"W	1.00'
L2	S60°54'31"E	47.00'

EASEMENT NOTES:

- (A) 10.0' PUBLIC UTILITY EASEMENT
03/08/1990, BK. 90C, PG. 67
- (B) 20.0' SANITARY SEWER EASEMENT
02/02/1999, BK. 9903, PG. 5221
- (C) 10.0' DRAINAGE EASEMENT
03/08/1990, BK. 90C, PG. 67
- (D) 7.41' SANITARY SEWER EASEMENT
03/08/1990, BK. 90C, PG. 67
- (E) 20.0' UTILITY CONSTRUCTION EASEMENT
12/10/1973, BK. 344, PG. 808
- (F) 10.0' UTILITY MAINTENANCE EASEMENT
12/10/1973, BK. 344, PG. 808
- (G) 10.0' PUBLIC UTILITY EASEMENT
09/19/2007, BK. 2007C, PG. 270
- (H) 1.0' PUBLIC ROADWAY EASEMENT
09/19/2007, BK. 2007C, PG. 270
- (I) A BLANKET DRAINAGE FOR TRACT A-2-B FOR THE BENEFIT OF LOT 3, BLOCK D, ALBUQUERQUE WEST AND TRACT E-2, UNIT 1, ALBUQUERQUE WEST. THE PROPERTY OWNERS OF SAID PARCELS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT
03/15/2018, BK. 2018C, PG. 30
DOC# 2018022726
- (J) 1.0' RIGHT-OF-WAY
03/15/2018, BK. 2018C, PG. 30
DOC# 2018022726
- (K) A BLANKET DRAINAGE EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT FOR THE BENEFIT OF TRACT A-2-B-1 AND TO BE MAINTAINED BY TRACT A-2-B-2.
- (L) 24.0' PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT

RECORD DOCUMENT LEGEND

- () RECORD BEARINGS & DISTANCES PER PLAT "PLAT OF TRACTS A-2-A & A-2-B FOUNTAIN HILLS SUBDIVISION" FILED: 03/15/2018, BK. 2018C, PG. 30
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