



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) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<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 to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SAW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
CREATE 30 LOTS FROM 1 EXISTING TRACT			
GRANT PUBLIC & PRIVATE EASEMENTS			

APPLICATION INFORMATION			
Applicant: CLEARBROOK INVESTMENTS LLC		Phone:	
Address: 8801 JEFFERSON ST NE - BLDG A		Email:	
City: ALBUQUERQUE	State: NM	Zip: 87113	
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS		Phone: 505.980.8365	
Address: P.O. BOX 25911		Email: arch.plan@comcast.net	
City: ALBUQUERQUE	State: NM	Zip: 87125	
Proprietary Interest in Site:		List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: 4-A		Block:	Unit:
Subdivision/Addition: HORIZON VILLAGE		MRGCD Map No.:	UPC Code: 1.017.064.015.437.202.30
Zone Atlas Page(s): C-17	Existing Zoning: NR-LM	Proposed Zoning:	
# of Existing Lots: 1	# of Proposed Lots: 30	Total Area of Site (Acres): 2.9201 ±	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: HORIZON BLVD NE		Between: ALAMEDA BLVD	and: BALLOON MUSEUM DR
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR 2018.001842			

Signature:		Date: 2.1.2021	
Printed Name: DERRICK ARCHULETA		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:		Date:	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines 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

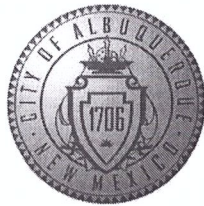
MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

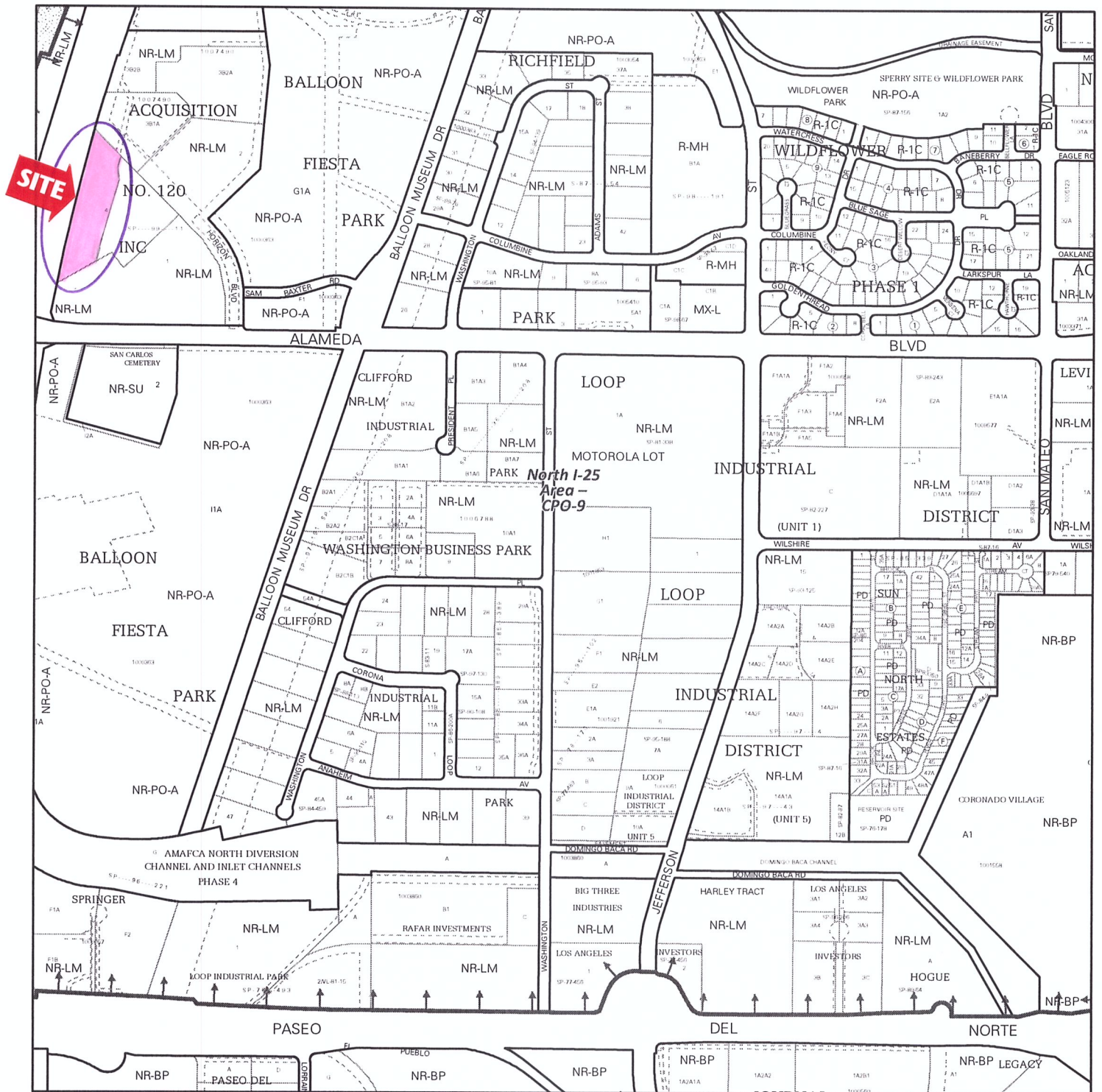
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement 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)

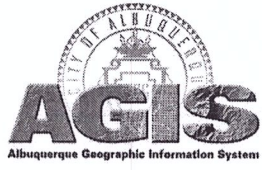
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<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: <u>Derrick Archuleta</u></p>	<p>Date: <u>2.1.2021</u></p>
<p>Printed Name: <u>DEPPICK ARCHULETA</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>	

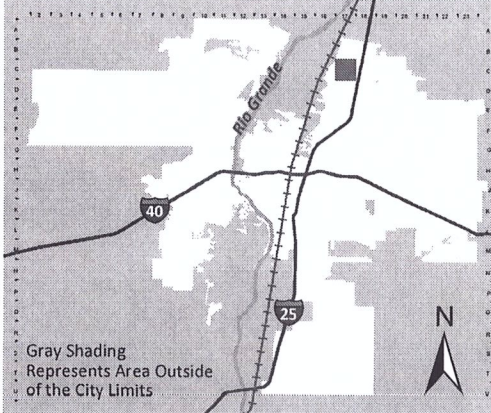


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-17-Z

- Easement
- Escarpment
- 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

0 250 500 1,000 Feet

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

February 2, 2021

Jolene Wolfley, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: TRACT 4A, HORIZON VILLAGE

Ms. Wolfley and members of the Board:

I would like to request Sketch Plat review for a major subdivision for the above mentioned property.

The property owner would like to create thirty (30) lots and one (1) HOA tract on existing Tract 4A, Horizon Village. Proposed Lots 1 thru 30 will range from 0.0505± net acres to 0.0979± net acres and proposed HOA Tract 4-A-1 is to be 1.09± net acres on property zoned NR-LM (Non Residential – Light Manufacturing) on a total of 2.9201± acres.

The request also includes the granting of public and private easements.

The property is currently undeveloped.

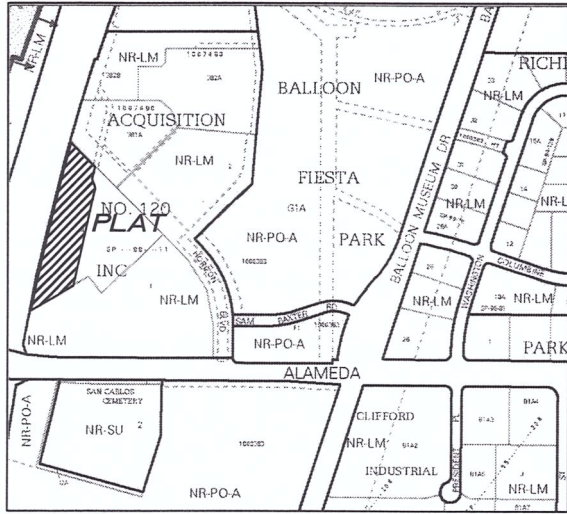
The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan within the North I25 Planning Area.

Thank you for your time and consideration of the proposed application.

Sincerely,



Derrick Archuleta, MCRP
Principal



VICINITY MAP
Not to Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground, US Survey Feet.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
5. All corners found in place and held were tagged with a Aluminum disk stamped "L.S. 11993" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with Aluminum cap stamped "L.S. 11993" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page C-17.

SUBDIVISION DATA

1. Total number of existing Tracts: 1
2. Total number of Tracts created: 1
3. Total number of Lots created: 30
4. No Public Street right of way dedicated by this plat
5. Gross Subdivision acreage: 2.9201 acres.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

 Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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

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

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

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

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, reprint or other document and which are not shown on this plat.

PURPOSE OF PLAT

The purpose of this plat is to:

- A. Divide One (1) existing tract into Thirty (30) new Lots and one (1) HOA Tract as shown hereon.
- B. Grant the Public and Private Easements as shown hereon.

SURVEYORS CERTIFICATION

I, Larry W. Medrano, New Mexico Professional Surveyor Number 11993, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Larry W. Medrano
 Larry W. Medrano
 NPS No. 11993

PLAT OF
 LOTS 1 THRU 30
HORIZON VILLAGE
 (BEING A SUBDIVISION OF TRACT 4--A, HORIZON VILLAGE)

SITUATE WITHIN
 THE ELENA GALLEGOS GRANT
 IN
 PROJECTED SECTIONS 11 AND 14
 TOWNSHIP 11 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2019

APPLICATION NUMBER: _____

PROJECT NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Qwest Corporation d/b/a CenturyLink QC	_____	Date
Comcast	_____	Date

CITY APPROVALS:

<i>Jose M. Rioshorno P.S.</i>	<i>9/4/19</i>	Date
City Surveyor	_____	Date
Department of Municipal Development	_____	Date
Traffic Engineering, Transportation Division	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
Code Enforcement	_____	Date
DRB Chairperson, Planning Department	_____	Date
M.R.G.C.D.	_____	Date

PLAT OF
LOTS 1 THRU 30
HORIZON VILLAGE

(BEING A SUBDIVISION OF TRACT 4-A, HORIZON VILLAGE)
SITUATE WITHIN

THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTIONS 11 AND 14
TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2019

LEGAL DESCRIPTION

Tract numbered Four (4-A) of Horizon Village, as the same is shown and designated on the plat entitled "Plat of Tracts 4-A and 4-B, Horizon Village, within the Elena Gallegos Grant projected Sections 11 & 14, T.11 N., R.3 E., N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, on July 2, 2019, as Document No. 2019055489, in Plat Book 2019C, page 66.

FREE CONSENT AND DEDICATION

SURVEYED and SUBDIVIDED and now comprising PLAT OF LOTS 1 THRU 30, HORIZON VILLAGE "BEING A SUBDIVIDED OF TRACT 4-A, Horizon Village, within the Elena Gallegos Grant projected Sections 11 & 14, T.11 N., R.3 E., N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, on July 2, 2019, as Document No. 2019055489, in Plat Book 2019C, page 66.", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

Clearbrook Investments

By: MSB

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plat entitled "CORRECTED PLAT FOR TRACT 1, TRACT 2, TRACT 3 AND TRACT 4, LAND OF IHS ACQUISITION NO. 120, INC.", as the same is shown and designated on the corrected plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 22, 1998 in Book 98C, Page 358.
- B. Plat entitled "TRACTS 3B-1-A, 3B-2-A AND 3B-2-B, LAND OF IHS ACQUISITION NO. 120, INC." a replat of Tracts 3B-1 and 3B-2 as the same is shown and designated on the replat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 10, 2011 in Book 2011C, Page 55.
- C. Plat entitled "TRACTS 3B-1-A, 3B-2-A AND 3B-2-B, LAND OF IHS ACQUISITION NO. 120, INC." a replat of Tracts 3B-1 and 3B-2 as the same is shown and designated on the replat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on May 10, 2011 in Book 2011C, Page 59.
- D. Plat entitled "PLAT OF TRACTS 4-A, 4-B HORIZON VILLAGE, BEING A REPLAT OF TRACT 4, LAND OF IHS ACQUISITION NO. 120" as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 2, 2019 in Book 2019C, Page 66.

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0128G and 35011C0136G, Effective Date 9-26-2008.

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 28th
day of August, 2019 by Scott Heary

Gina Mares My commission expires 1-11-21
Notary Public



SHEET 2 OF 3

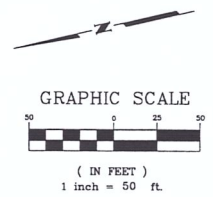
SURV + TEK

Consulting Surveyors
Albuquerque, New Mexico 87114

Phone: 505-897-3368
Fax: 505-897-3377

FLAT OF
 LOTS 1 THRU 30
HORIZON VILLAGE
 (BEING A SUBDIVISION OF TRACT 4-A, HORIZON VILLAGE)
 SITUATE WITHIN
THE ELENA GALLEGOS GRANT
 IN
 PROJECTED SECTIONS 11 AND 14
 TOWNSHIP 11 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2019

Grantor shall construct drainage facilities in the easement in accordance with standards prescribed by the City and plans and specifications approved by the City Engineer in accordance with the grading and drainage plan, submitted by THE Group on, 06/28/2019 and approved by the Albuquerque City Engineer on July 9, 2019, which report and amendments are on file in the office of the City Engineer. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area to the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement (detention area) and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement (detention area) and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said lots, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision. The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.



Curve Table						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	77.67	11304.16	38.83	77.67	N15° 28' 42"E	0°23'37"
C2	775.22	11304.16	387.76	775.07	N13° 21' 38"E	3°55'45"
C3	59.21	11304.16	29.60	59.21	S15° 31' 31"W	0°18'00"
C4	29.26	11304.16	14.63	29.26	S15° 15' 04"W	0°08'54"
C5	46.75	11304.16	23.38	46.75	S15° 03' 30"W	0°14'13"
C6	27.53	11304.16	13.77	27.53	S14° 52' 13"W	0°08'22"
C7	111.06	11304.16	55.53	111.06	S14° 31' 08"W	0°33'46"
C8	80.02	11304.16	40.01	80.02	S14° 02' 05"W	0°24'20"
C9	38.01	11304.16	19.00	38.01	S13° 44' 08"W	0°11'33"
C10	80.01	11304.16	40.00	80.01	S13° 26' 11"W	0°24'20"
C11	80.00	11304.16	40.00	80.00	S13° 01' 52"W	0°24'20"
C12	38.00	11304.16	19.00	38.00	S12° 43' 55"W	0°11'33"
C13	80.00	11304.16	40.00	80.00	S12° 25' 58"W	0°24'20"
C14	30.00	11304.16	15.00	30.00	S12° 09' 15"W	0°09'07"
C15	30.00	11304.16	15.00	30.00	S12° 00' 07"W	0°09'07"
C16	104.58	11304.16	52.29	104.58	S11° 39' 39"W	0°31'48"
C17	24.14	100.96	12.13	24.08	S38° 48' 05"W	1°34'52"
C18	25.56	100.96	12.85	25.49	S24° 41' 57"W	1°43'02"3"
C19	25.56	100.96	12.85	25.49	S10° 11' 36"W	1°43'02"1"
C20	13.18	100.96	6.60	13.17	S0° 48' 00"E	7°28'50"E

Curve Table						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C21	27.80	19.85	16.73	25.58	N35° 58' 16"E	80°14'22"
C22	26.52	55.85	13.51	26.27	S89° 47' 06"E	27°12'06"
C23	31.39	20.00	19.98	28.27	N32° 20' 22"W	89°55'45"
C24	31.42	20.00	20.00	28.28	N57° 41' 45"E	90°00'00"
C25	31.42	20.00	20.00	28.28	N32° 18' 15"W	90°00'00"
C26	31.42	20.00	20.00	28.28	N57° 41' 45"E	90°00'00"
C27	31.42	20.00	20.00	28.28	N32° 18' 15"W	90°00'00"
C28	12.44	15.00	6.60	12.09	N36° 27' 35"E	47°31'39"
C29	11.11	14.98	5.83	10.86	N81° 26' 04"E	42°29'49"
C30	15.12	25.00	7.80	14.89	S4° 37' 58"E	34°39'27"
C31	30.24	50.00	15.60	29.79	S4° 37' 58"E	34°39'27"
C32	88.44	100.96	47.28	85.64	S20° 33' 18"W	50°11'26"
C33	18.46	11304.16	9.23	18.46	S15° 19' 42"W	0°05'37"
C34	18.46	61.39	9.30	18.39	S10° 54' 46"E	17°13'58"
C35	16.86	11304.16	8.43	16.86	S11° 58' 07"W	0°05'08"
C36	18.46	11304.16	9.23	18.46	S15° 19' 42"W	0°05'37"
C37	34.56	11304.16	17.28	34.56	S11° 50' 18"W	0°10'31"
C38	70.02	11304.16	35.01	70.02	S11° 34' 24"W	0°21'18"
C39	10.85	61.39	5.44	10.84	S24° 35' 40"E	10°07'51"

NOTES:
 A. "Private Access Easement", "Working Easement" and "Drainage Easement", Over NGA Tract 4-A-1, for the benefit of Lots One Thru Thirty, Granted by this Plat. Maintenance Responsibilities will be Provided Per "Reciprocal Easement" and "Operating Agreement" Filed 07-02-2019, Bk. 2019C, Pg. 66.

B. Tract 4-A-1 (Horizon Way, Arosota Place, Aloft Place and Away Place) is Granted to the A.B.C.W.U.A. as a Public Sanitary Sewer and Waterline Easement by this Plat.

A Private Blanket Access Easement is hereby granted by this plat over Tract 4-A, with the exception of those areas covered by future buildings and non-storm water drainage improvements within said tract for the benefit of A.M.A.F.C.A. and Tract 4-B. Maintenance of said easement to be the responsibility of the owner(s) of said Tract 4-A. For the benefit of A.M.A.F.C.A. Said Easement to be vacated when future development occurs. Filed 07-02-2019, Bk. 2019C, Pg. 66.

25' Sanitary Sewer Easement Filed November 25, 1992, Book 92-28, Page 3166, Document No. 02119335
 10' P.U.E. (Granted by this Plat)
 25' Private Drainage Easement for the Exclusive use of Tracts 2 & 3 granted by Plat filed December 22, 1998, Book 98C, Page 358, (Vested by this Plat)
 30' Private Drainage Easement for the Exclusive use of Tracts 2 & 3 granted by Plat filed December 22, 1998, Book 98C, Page 358, (Vested by this Plat)
 25' Clear Site Distance Triangle (Granted by this Plat)
 P.U.E. and Access Easement (Granted by this Plat) (Noted Area)

Albuquerque Control Survey Monument "NDC-7-1A"
 New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
 N = 1,524,418.502 US Survey feet
 E = 1,534,928.438 US Survey feet
 Ground to grid factor = 0.999674775
 Delta Alpha = -00°12'12.47"
 Tm = N110°00'00"E, 736.25

PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS
 "No property within the area of this plat 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 foregoing requirement shall be a condition to approval of this plat."

