



Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.		
SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Request Sketch Plat review to create 23 new lots from 2 existing Tracts, and create a new roadway. Granting easements as shown.		

APPLICATION INFORMATION			
Applicant/Owner:	Sonata Green Owner, LLC	Phone:	
Address:	8201 Golf Course Rd NW #D3-338	Email:	
City:	Albuquerque	State:	NM
		Zip:	87120
Professional/Agent (if any):	CSI - Cartesian Surveys, Inc.	Phone:	505-896-3050
Address:	PO Box 44414	Email:	cartesianryan@gmail.com
City:	Rio Rancho	State:	NM
		Zip:	87174
Proprietary Interest in Site:	List <u>all</u> owners:		
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.:	Tracts G ; Tract D	Block:	Unit: 1; 3
Subdivision/Addition:	Durango	MRGCD Map No.:	UPC Code: 100906410421330611 (Tr. G) 100906407320331001 (Tr. D)
Zone Atlas Page(s):	C-09-Z	Existing Zoning:	PD; R-1B
		Proposed Zoning	
# of Existing Lots:	2	# of Proposed Lots:	22
		Total Area of Site (Acres):	3.8065
LOCATION OF PROPERTY BY STREETS			
Site Address/Street:	Strater St NW	Between:	Weminuche Rd NW and: N/A
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			

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

Signature:		Date:	05/17/2022
Printed Name:	Ryan J. Mulhall	<input type="checkbox"/> Applicant or	<input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? N/A if yes, indicate language: _____

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

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

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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

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

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

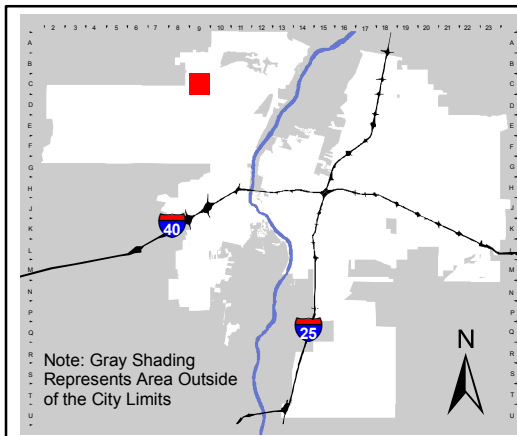
Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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

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



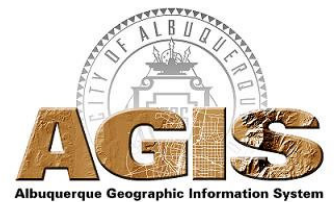
For more current information and details visit: www.cabq.gov/gis



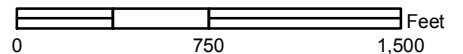
Address Map Page:

C-09-Z

Map Amended through:
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.



CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

May 17, 2022

Development Review Board
City of Albuquerque

Re: Sketch Plat Review for Proposed Subdivision of Tract G, Durango Unit 1 and Tract D, Durango Unit 3

Members of the Board:

Cartesian Surveys is acting as an agent for Sonata Green Owner, LLC, and we request a sketch plat review to create twenty-two (22) new lots from two (2) existing tracts by subdivision of Tract G, Durango Unit 1 and Tract D, Durango Unit 3. The subdivision also intends to grant a roadway connecting the existing portions of Weminuche Road NW. The property is located along Weminuche Road NW just north of Tierra Antigua Elementary School. The property is currently zoned as MX-M (Mixed Use Moderate Intensity) and Tract D is the small portion in the southwest zoned MX-T (Mixed Use Transition).

Thank you,
Ryan J. Mulhall

**Sketch Plat for
Durango Unit 2
Being Comprised of
Tract G, Durango Unit 1 and
Tract D, Durango Unit 3
City of Albuquerque
Bernalillo County, New Mexico
May 2022**

Legend

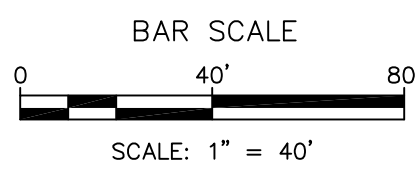
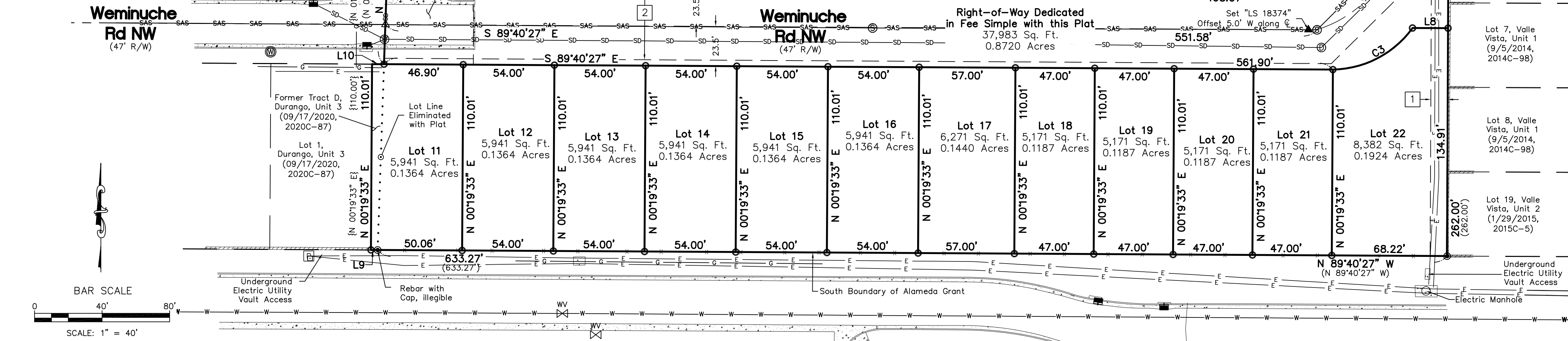
N 90°00'00" E (N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES RECORD BEARINGS AND DISTANCES PER PLAT (02/12/2016, 2016C-12)	⊠	PULL BOX	—G—	UNDERGROUND GAS UTILITY LINE
●	FOUND PK NAIL "LS 8611" IN TOP OF WALL, UNLESS INDICATED OTHERWISE	☆	LIGHT POLE	—W—	UNDERGROUND WATER UTILITY LINE
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED	⊠	TRANSFORMER	—SAS—	UNDERGROUND SANITARY SEWER LINE
△	FOUND CENTERLINE MONUMENT "LS 8911" AS UNLESS OTHERWISE NOTED	⊠	CONCRETE	—E—	UNDERGROUND ELECTRIC UTILITY LINE
—OR—	SIGN	⊠	BLOCK WALL	⊙	WATER METER
		⊠	CHAINLINK FENCE	⊙	WATER MANHOLE
		⊠	UTILITY PEDESTAL	⊙	STORM DRAIN MANHOLE
		⊠	GAS METER	⊙	STORM DRAIN INLET
		⊠		⊙	SANITARY SEWER MANHOLE

ACS Monument "2_C9"
NAD 1983 CENTRAL ZONE
X=1494519.241 *
Y=1521672.052 *
Z=5454.55 * (NAVD 1988)
G-G=0.999666850
Mapping Angle = -0°16'52.77
*U.S. SURVEY FEET

Line #	Direction	Length (ft)
L1	S 89°40'27" E (S 89°40'27" E)	76.93' (76.93')
L2	S 00°19'33" W (S 00°19'33" W)	6.30' (6.30')
L3	N 00°19'33" E (N 00°19'33" E)	6.30' (6.30')
L4	S 89°40'27" E (S 89°40'27" E)	50.00' (50.00')
L5	N 68°38'53" E	855.60'
L6	N 89°40'27" W	16.67'
L7	S 89°42'37" E	1.93'
L8	S 89°44'40" E	21.05'
L9	N 89°40'27" W (N 89°40'27" W)	3.94' {3.87}
L10	S 89°40'27" E (N 89°40'27" W)	7.10' {7.03}
L11	N 89°40'27" W	23.50'
L12	S 00°15'22" W	53.40'

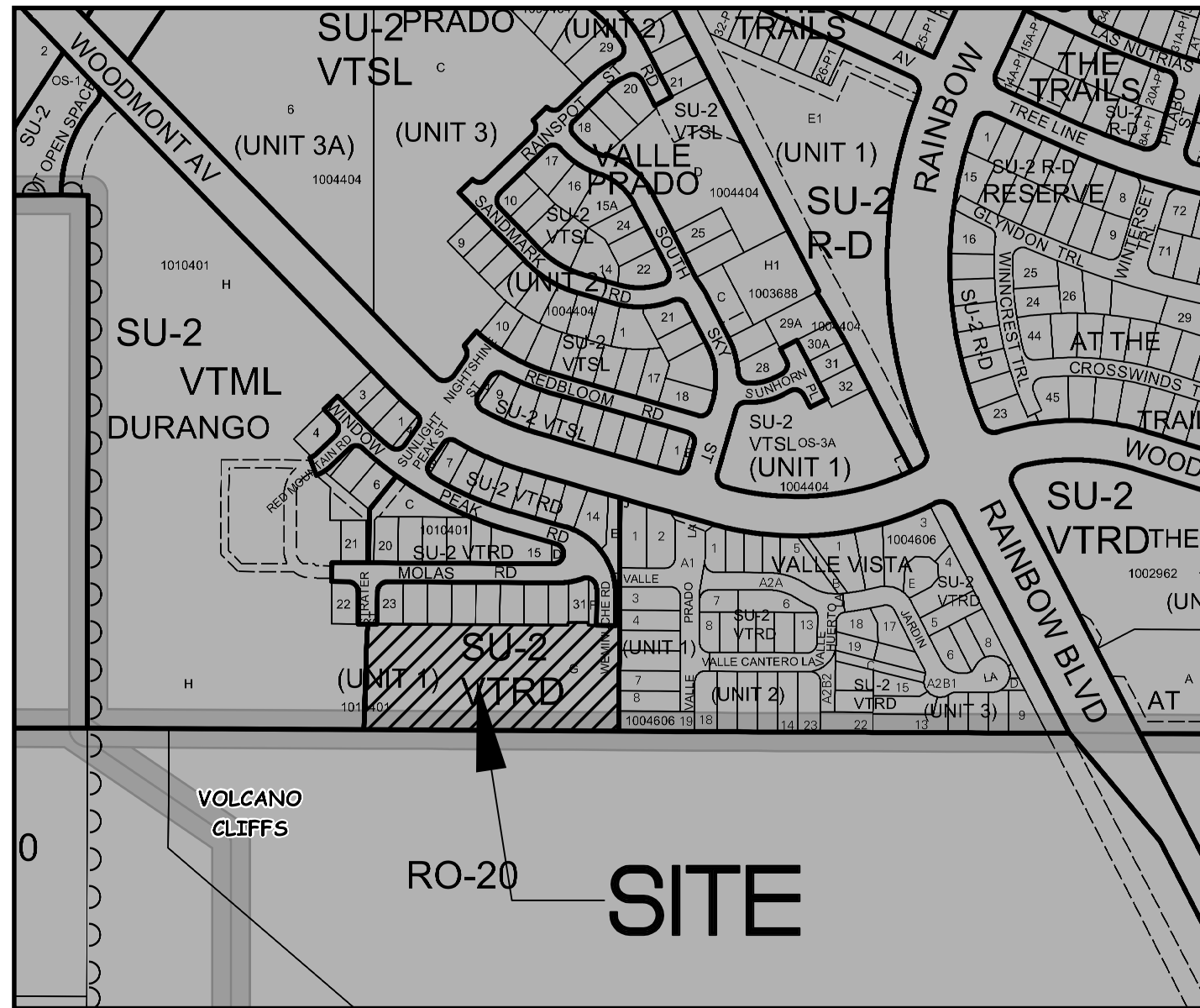
ACS Monument
"CC_TA_17_16_T11N_R2E"
NAD 1983 CENTRAL ZONE
X=1492402.279*
Y=1521107.085 *
Z=5489.173 * (NAVD 1988)
G-G=0.999666491
Mapping Angle = -0°17'07.40"
*U.S. SURVEY FEET

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

Tract C-1,
Ancient Mesa
(2/21/2008,
2008C-31)



Vicinity Map - Zone Atlas C-09-Z



Indexing Information

Section 16, Township 11 North, Range 2 East, N.M.P.M.
 as Projected into the Alameda Grant
 Subdivision: Durango Unit 1 and Durango Unit 3
 Owner: Sonata Green Owner LLC Attn: Multigreen
 properties LLC (Tract G)
 Hakes Brothers ABQ LLC (Tract D)
 UPC #: 100906410421330611 (Tract G)
 100906407320331001 (Tract D)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # _____
 100906410421330611

 100906407320331001

 PROPERTY OWNER OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Durango Unit 2
 Being Comprised of
 Tract G, Durango Unit 1 and
 Tract D, Durango Unit 3
 City of Albuquerque
 Bernalillo County, New Mexico
 May 2022**

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT RIGHT-OF-WAY AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 3.8065 ACRES
 ZONE ATLAS PAGE NO. C-9-Z
 NUMBER OF EXISTING LOTS. 2
 NUMBER OF LOTS CREATED. 22
 MILES OF FULL-WIDTH STREETS. 0.1231 MILES
 MILES OF HALF-WIDTH STREETS. 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.8720 ACRES
 DATE OF SURVEY. OCTOBER 2021

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2021
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

TRACT LETTERED "G" OF PLAT OF DURANGO UNIT 1, (BEING A REPLAT OF TRACTS 7 AND 8, THE TRAILS UNIT 3A), WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 12, 2016 IN PLAT BOOK 2016C, PAGE 12 AS DOCUMENT NO. 2016013834.

AND

TRACT LETTERED "D" OF PLAT OF DURANGO UNIT 3, (BEING A REPLAT OF TRACT H, DURANGO UNIT 1), WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 16, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 17, 2020 IN PLAT BOOK 2020C, PAGE 87 AS DOCUMENT NO. 2020090296.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC TITLE FOR TRACT G, HAVING FILE NO. 1908685 AND AN EFFECTIVE DATE OF NOVEMBER 17, 2021.
2. PLAT OF RECORD FOR DURANGO UNIT 1, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 12, 2016, IN BOOK 2016C, PAGE 12, AS DOCUMENT NO. 2016013834.
3. PLAT OF RECORD FOR DURANGO UNIT 3, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 17, 2020, IN BOOK 2020C, PAGE 87.
4. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY (TRACT G) FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 13, 2020, AS DOCUMENT NO. 2020100657.
5. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY (TRACT D) FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON **JULY 7, 2021**, AS DOCUMENT NO. **2021079838**.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0111G, DATED SEPTEMBER 26, 2008.

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCFA

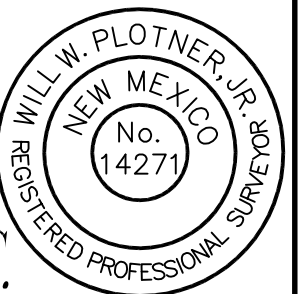
City Engineer

DRB Chairperson, Planning Department

Surveyor's Certificate

I, WILL PLOTNER JR., A 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE 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.

Will Plotner Jr. _____ Date
 N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896 - 3050 Fax (505) 891 - 0244
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Durango Unit 2
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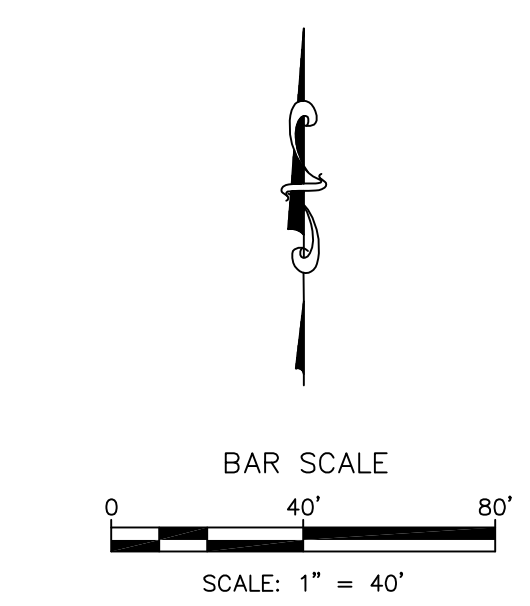
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (02/12/2016, 2016C-12)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (09/17/2020, 2020C-87)
●	FOUND PK NAIL "LS 8611" IN TOP OF WALL, UNLESS INDICATED OTHERWISE
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT "LS 8911" AS UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED

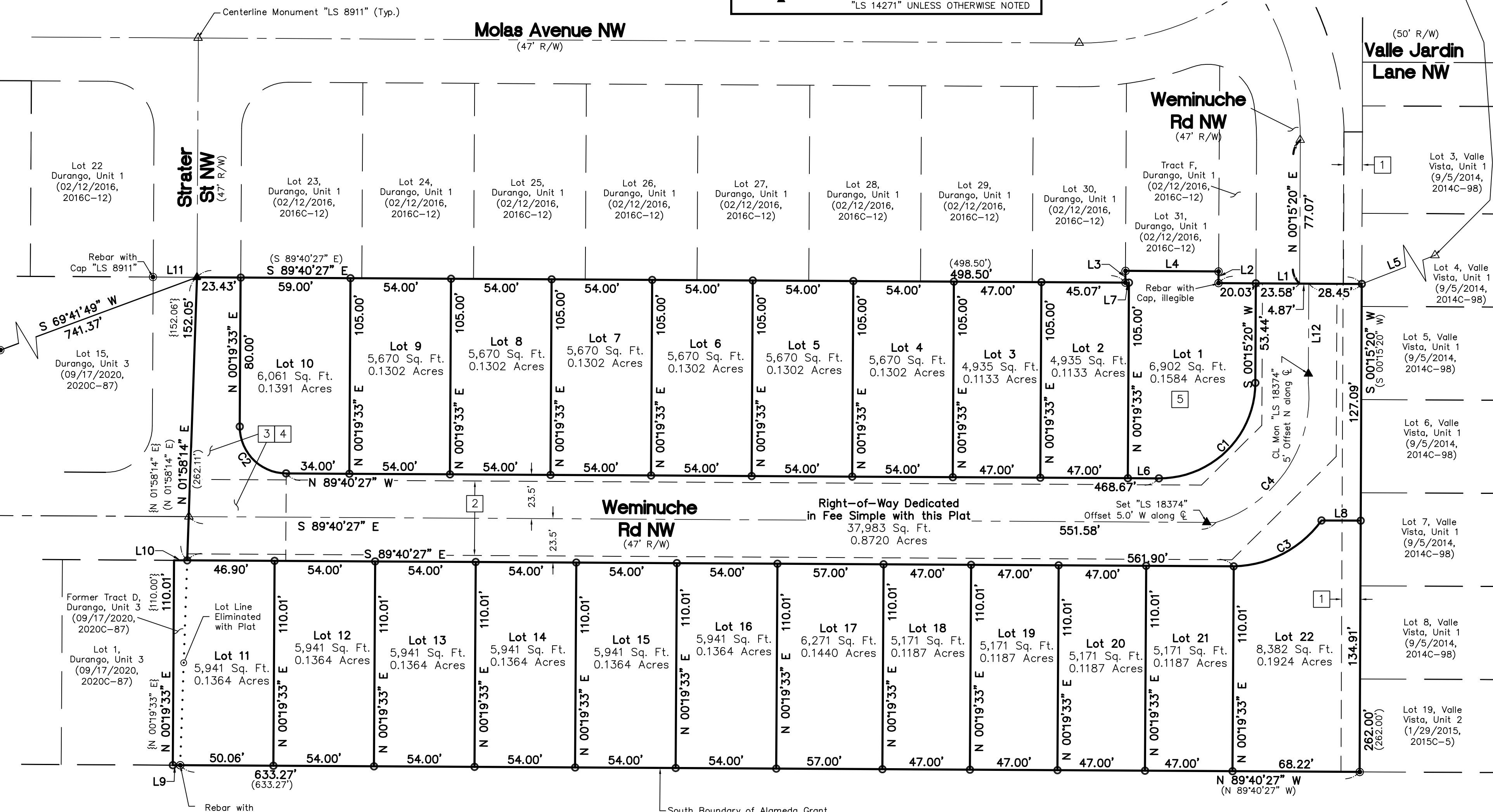
ACS Monument "2_C9"
NAD 1983 CENTRAL ZONE
X=1494519.241 *
Y=1521672.052 *
Z=5454.55 * (NAVD 1988)
G-G=0.999666850
Mapping Angle=-0°16'52.77
*U.S. SURVEY FEET

ACS Monument
"CC_TA_17_16_T11N_R2E"
NAD 1983 CENTRAL ZONE
X=1492402.279*
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Tract C-1,
Ancient Mesa
(2/21/2008,
2008C-31)

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Durango Unit 2
Being Comprised of
Tract G, Durango Unit 1 and
Tract D, Durango Unit 3
City of Albuquerque
Bernalillo County, New Mexico
May 2022**

Easement Notes

- 1 EXISTING 10' P.U.E. (06/08/2009, DOC. NO. 2009063589)
- 2 EXISTING 40' PUBLIC SANITARY SEWER, STORM DRAIN AND DRAINAGE EASEMENT (12/03/2019, DOC. NO. 2019103155) AND AGREEMENT (12/16/2019, DOC. NO. 2019107041)
- 3 EXISTING PUBLIC WATERLINE EASEMENT (12/06/2019, DOC. NO. 2019104123)
- 4 EXISTING PUBLIC ROADWAY EASEMENT (12/03/2019, DOC. NO. 2019103154)
- 5 EXISTING PUBLIC DRAINAGE EASEMENT (4/21/2016, DOC. NO. 2016036480)

Note:

THE PROPERTY IS SUBJECT TO THE FOLLOWING PROTECTIVE ENCUMBRANCES BETWEEN THE LENDER AND OWNER AS ESTABLISHED IN THE FOLLOWING RECORDED DOCUMENTS:
DOCUMENT NO. 2018104255 FILED ON 12/3/2018
DOCUMENT NO. 2019033184 FILED ON 4/25/2019

Note:

THE PROPERTY IS SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS RECORDED FEBRUARY 9, 2004 IN BOOK A73, PAGE 1137 AS DOCUMENT NO. 2004021200, AND AMENDED BY THE FOLLOWING DOCUMENTS;

SUPPLEMENT NO. 1 RECORDED NOVEMBER 22, 2004 IN BOOK A87, PAGE 1688 AS DOCUMENT NO. 2004162141;

AMENDMENT TO "EXHIBIT C" RECORDED APRIL 18, 2006 IN BOOK A115, PAGE 4245 AS DOCUMENT NO. 2006054417;

SUPPLEMENT NO. 4 RECORDED JULY 17, 2006 IN BOOK A120, PAGE 5897 AS DOCUMENT NO. 2006106196;

SUPPLEMENT NO. 3 RECORDED JULY 17, 2006 IN BOOK A120, PAGE 5898 AS DOCUMENT NO. 2006106197;

SUPPLEMENT NO. 6 RECORDED APRIL 26, 2007 IN BOOK A136, PAGE 1470 AS DOCUMENT NO. 2007061590;

ASSIGNMENT RECORDED APRIL 30, 2014 AS DOCUMENT NO. 2014033929;

SUPPLEMENT NO. 13 RECORDED FEBRUARY 4, 2015 AS DOCUMENT NO. 2015009885;

SUPPLEMENT NO. 6.2 RECORDED MARCH 5, 2015 AS DOCUMENT NO. 2015018505;

SUPPLEMENT NO. 14 RECORDED MARCH 18, 2015 AS DOCUMENT NO. 2015022357;

SUPPLEMENT NO. 15 RECORDED OCTOBER 2, 2015 AS DOCUMENT NO. 2015086184;

SUPPLEMENT NO. 16 RECORDED FEBRUARY 19, 2016 AS DOCUMENT NO. 2016015955;

SUPPLEMENT NO. 17 RECORDED APRIL 15, 2016 AS DOCUMENT NO. 2016034688.

Line Table		
Line #	Direction	Length (ft)
L1	S 89°40'27" E (S 89°40'27" E)	76.93' (76.93')
L2	S 00°19'33" W (S 00°19'33" W)	6.30' (6.30')
L3	N 00°19'33" E (N 00°19'33" E)	6.30' (6.30')
L4	S 89°40'27" E (S 89°40'27" E)	50.00' (50.00')
L5	N 68°38'53" E	855.60'
L6	N 89°40'27" W	16.67'
L7	S 89°42'37" E	1.93'
L8	S 89°44'40" E	21.05'
L9	N 89°40'27" W {N 89°40'27" W}	3.94' {3.87'}
L10	S 89°40'27" E {N 89°40'27" W}	7.10' {7.03'}
L11	N 89°40'27" W	23.50'
L12	S 00°15'22" W	53.40'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	80.96'	51.50'	90°04'13"	72.88'	N 45°17'27" E
C2	39.27'	25.00'	90°00'00"	35.36'	S 44°40'27" E
C3	55.12'	59.53'	53°03'11"	53.17'	N 62°26'25" E
C4	97.20'	70.84'	78°37'05"	89.75'	N 33°31'54" E

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN WEMINUCHE ROAD N.W. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

JOHN MURTAGH, MANAGER
SONATA GREEN OWNER, LLC

DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20___
REPRESENTATIVE, MANAGER, SONATA GREEN OWNER, LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Free Consent and Dedication

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JOHN MURTAGH, MANAGER?
HAKES BROTHERS ABQ, LLC

DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20___
REPRESENTATIVE, TITLE, HAKES BROTHERS ABQ, LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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 Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, 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, replat or other document and which are not shown on this plat.

CSI-CARTESIAN SURVEYS INC.

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