



<b>Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.</b>		
<b>SUBDIVISIONS</b>	<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)	<b>MISCELLANEOUS APPLICATIONS</b>	<input checked="" 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)	<b>PRE-APPLICATIONS</b>
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input 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)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<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)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Request Vacation of 3 public easements (waterline [3], roadway [4], blanket drainage [5]), as part of our major plat applicaiton to create 23 new lots from 2 existing Tracts, granting easements, and dedicating public right-of-way as shown.		

<b>APPLICATION INFORMATION</b>			
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:		
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
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		
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street:	Strater St NW	Between:	Weminuche Rd NW and: N/A
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
PR-2019-001996; SD-2022-00145 (Prelim Plat); PS-2022-00105 (Sketch Plat)			

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.

<b>Signature:</b>		<b>Date:</b>	11/08/2022
<b>Printed Name:</b>	Ryan J. Mulhall	<input type="checkbox"/> Applicant or	<input checked="" type="checkbox"/> Agent

**FORM V: Vacations of Easements or Right-of-way– DRB**

**Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.**

**VACATION OF RIGHT-OF-WAY – DRB**

**VACATION OF RIGHT-OF-WAY – COUNCIL**

- Interpreter Needed for Meeting? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 V 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 of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s)  
*Not required for City owned public right-of-way.*
- Drawing showing the easement or right-of-way to be vacated
- If easements, list number to be vacated \_\_\_\_\_
- Square footage to be vacated (see IDO Section 14-16-6-6(M) \_\_\_\_\_)
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)
  - Office of Neighborhood Coordination neighborhood meeting inquiry response
  - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
  - Completed neighborhood meeting request form(s)
  - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)
  - Office of Neighborhood Coordination notice inquiry response
  - Copy of notification letter, completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing to affected Neighborhood Association representatives.
  - Proof of emailed notice to affected Neighborhood Association representatives
  - Buffer map and list of property owners within 100 feet (excluding public rights-of-way) provided by Planning Department or created by applicant, copy of notifying letter, completed notification forms(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b), and proof of first-class mailing
- Sign Posting Agreement - IDO Section 14-16-6-6(K)(4) is satisfied

**VACATION OF PRIVATE EASEMENT**

**VACATION OF PUBLIC EASEMENT**

- <sup>N/A</sup> Interpreter Needed for Meeting? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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 V 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 of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s)
- Drawing showing the easement to be vacated
- List number to be vacated \_\_\_\_\_ 3, 4, 5
- Proof of Pre-Application meeting

**The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.**

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

November 8, 2022

Development Review Board  
City of Albuquerque

**Re: Vacation of Easements for Review for Proposed Major plat of Tract D, Durango Unit 1 and Tract G, Durango Unit 3**

Members of the Board:

Cartesian Surveys is acting as an agent for Sonata Green Owner, LLC, and we are requesting review of our vacation of easements as part of our major plat 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 said 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). The subdivision was heard for sketch plat review on May 25, 2022 under project number PR-2019-001996, Application number PS-2022-00105 and a preliminary plat review and approval was seen at DRB hearing on November 2, 2022 under application number SD-2022-00145.

Our plat proposes to vacate three public easements, the roadway [4] and waterline [3] easements will be subsumed into our proposed dedication of right-of-way, and so the rights to the easement area will be retained by the city. The blanket drainage easement [5] has been requested by AMAFCA to be released with necessary areas for drainage management granted a more narrowly defined easement, if necessary. See justifications for each vacation below:

- **Existing Public Waterline Easement [3]**

The existing public waterline easement was granted to the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) to reserve a defined space for future waterline improvements, and with the dedication of public right-of-way and an established utility plan for the proposed plat, the area for this land is being dedicated to the city as right-of-way, and the majority of the area will not be used for a waterline easement as previously envisioned but will take water from the NE corner of our proposed plat and have a water main along the roadway heading to the west rather than the NW. So, the easement will be made redundant with this dedication of right-of-way from our proposed major platting action. The specific placement of future waterline is defined by our utility plan and Infrastructure List.

Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, since the same parcel of land will become a part of the public right-of-way. The easement will not need to be retained, as ABCWUA can place lines more freely in a public right-of-way than they can in a more restricted easement area. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears up the record. Additionally, the dedicated public right-of-way better matches the full extent of the proposed roadway and contained water main, to fully connect Weminuche Road NW and Strater Street NW, rather than the terminating easement only

connecting to the western portion of Weminuche Road. The dedication of right-of-way offers greater space and freedom for connectivity of services along Weminuche than the exiting easement.

- **Existing Public Road Easement [4]**

The existing public roadway easement was granted to the City of Albuquerque to reserve a defined space for roadway improvements, and with the dedication of public right-of-way on our proposed plat, the area for this land is being dedicated to the city as right-of-way, and so the easement will be made redundant with this dedication from our proposed major platting action.

Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, as the same parcel of land will become a part of the public right-of-way. The easement will not need to be retained, as a property owner (the City of Albuquerque, in this case) does not need to grant itself an easement. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears up the record as well as provides dedicated public right-of-way for the full extent of the proposed roadway to fully connect Weminuche Rd and Strater Street NW, instead of terminating and only connecting to the western portion of Weminuche.

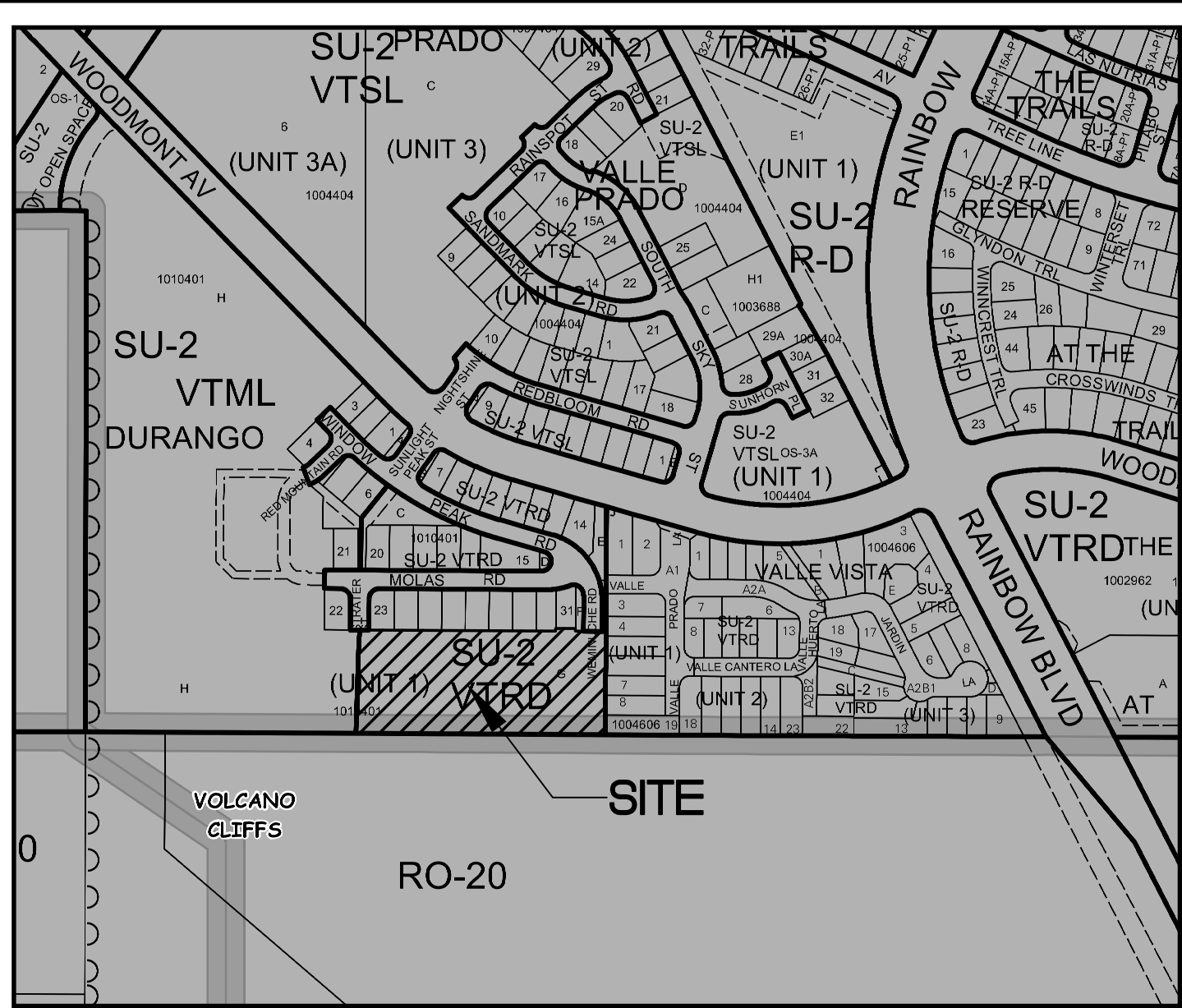
- **Existing Public Drainage Easement [5]**

The existing public drainage easement was granted to the City of Albuquerque to preserve drainage across the tract. However, Cartesian Surveys has been asked by AMAFCA to vacate this blanket drainage easement. With the approval of our grading and drainage plan, the blanket drainage easement becomes unnecessary since there is now a drainage plan governing the land, with water being channeled along storm drain lines.

Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, as the water drainage management will be better constrained to a designed system approved by the city. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears up the record and has the designed drainage system for the associated development of the proposed subdivision, which will better manage surface waters.

Thank you for your time and consideration.  
Ryan J. Mulhall



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  
 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  
 August 2022**

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.
4. VACATE EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE . . . . . 3.8066 ACRES  
 ZONE ATLAS PAGE NO. . . . . C-9-Z  
 NUMBER OF EXISTING TRACTS . . . . . 2  
 NUMBER OF LOTS CREATED . . . . . 22  
 MILES OF FULL-WIDTH STREETS . . . . . 0.1311 MILES  
 MILES OF HALF-WIDTH STREETS . . . . . 0.0243 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.

**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 28, 2022, AS DOCUMENT NO. 2022069978.

**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.

**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.

**Project Number:** PR-2019-001996

**Application Number:** SD-2022-00145

**Plat Approvals:**

- PNM Electric Services
- Qwest Corp. d/b/a CenturyLink QC
- New Mexico Gas Company
- Comcast

**City Approvals:**

- Loren Risenhoover P.S.* 9/16/2022  
City Surveyor
- Traffic Engineer
- ABCWUA
- Parks and Recreation Department
- Code Enforcement
- AMAFCA
- 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.*  
 Will Plotner Jr.  
 N.M.R.P.S. No. 14271  
 9/16/2022  
 Date



**CSI-CARTESIAN SURVEYS INC.**

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

**Plat for  
Durango Unit 2  
Being Comprised of  
Tract G, Durango Unit 1 and  
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August 2022**

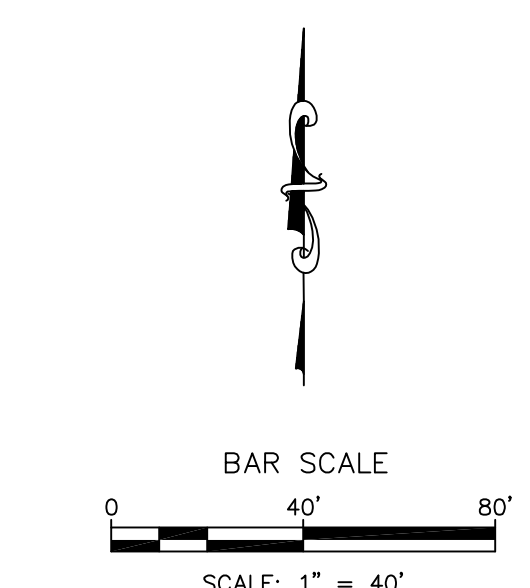
**Legend**

<b>N 90°00'00" E</b>	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

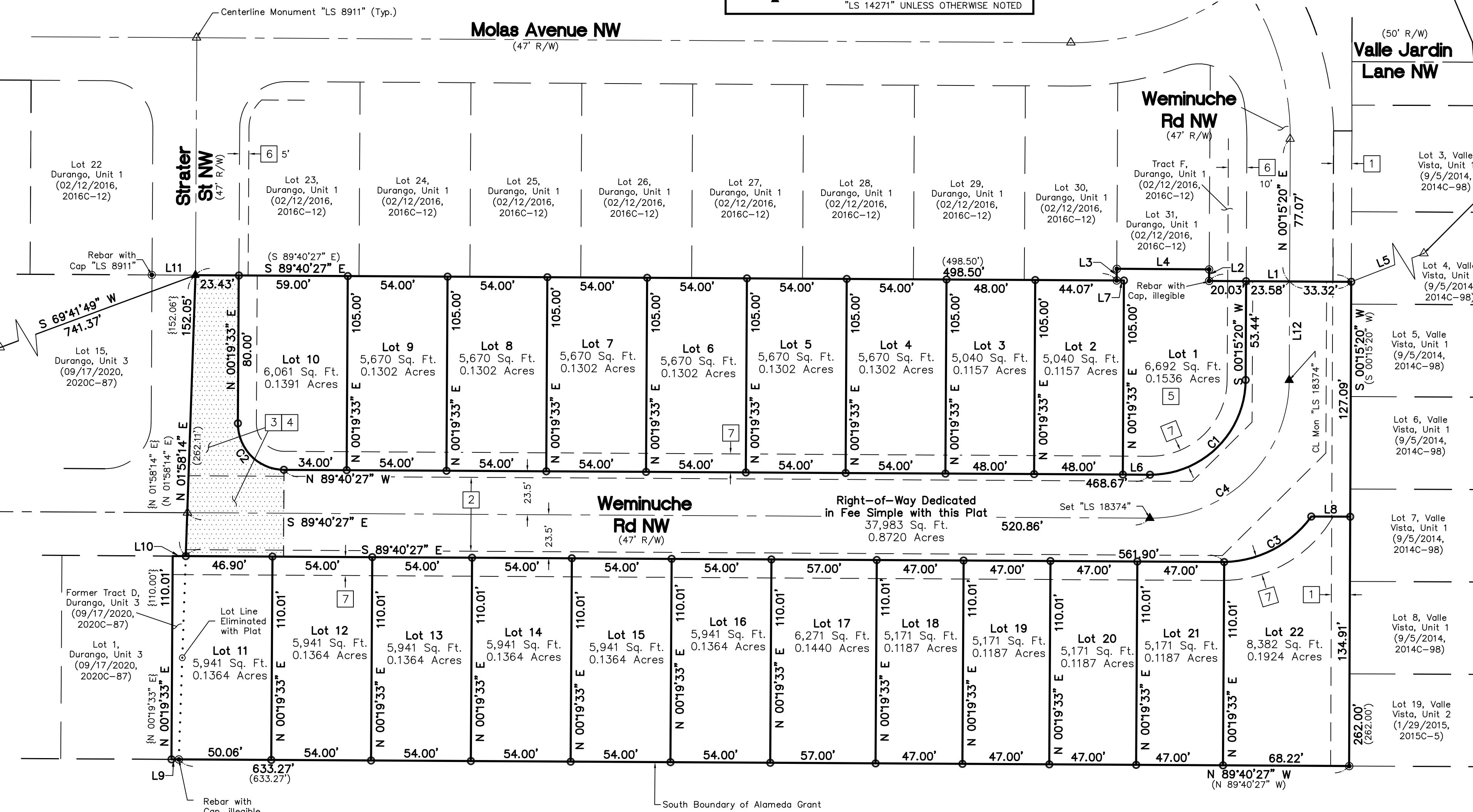
ACS Monument "2\_C9"  
NAD 1983 CENTRAL ZONE  
X=1494519.241 \*  
Y=1521672.052 \*  
Z=5454.55 \* (NAVD 1988)  
G-G=0.999666850  
Mapping Angle=-0°16'52.77  
\*U.S. SURVEY FEET

ACS Monument  
"CC\_TA\_17\_16\_T11N\_R2E"  
NAD 1983 CENTRAL ZONE  
X=1492402.279\*  
Y=1521107.085 \*  
Z=5489.173 \* (NAVD 1988)  
G-G=0.999666491  
Mapping Angle=-0°17'07.40"  
\*U.S. SURVEY FEET

**Weminuche Rd NW**  
(47' R/W)



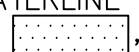
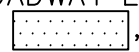
**CSI-CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
wplotnerjr@gmail.com



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

*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  
August 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) SHOWN HEREON AS , VACATED WITH THE FILING OF THIS PLAT.
- 4 EXISTING PUBLIC ROADWAY EASEMENT (12/03/2019, DOC. NO. 2019103154) SHOWN HEREON AS , VACATED WITH THE FILING OF THIS PLAT.
- 5 EXISTING PUBLIC DRAINAGE EASEMENT, BLANKET IN NATURE (4/21/2016, DOC. NO. 2016036480) VACATED WITH THE FILING OF THIS PLAT.
- 6 EXISTING PUBLIC UTILITY EASEMENT (02/12/2016, 2016C-12)
- 7 10' PUBLIC UTILITY EASEMENT, GRANTED WITH THE FILING OF THIS PLAT

**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	14.67'
L7	S 89°40'27" E	3.93'
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	53.41'

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	117.90'	75.00'	90°04'11"	106.13'	N 45°17'28" 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.

\_\_\_\_\_ DATE  
JOHN MURTAGH, MANAGER  
SONATA GREEN OWNER, LLC

STATE OF NEW MEXICO }  
                                  } SS  
COUNTY OF          }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
JOHN MURTAGH, MANAGER, SONATA GREEN OWNER, 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.



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

**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  
August 2022**

**Legend**

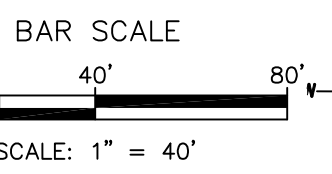
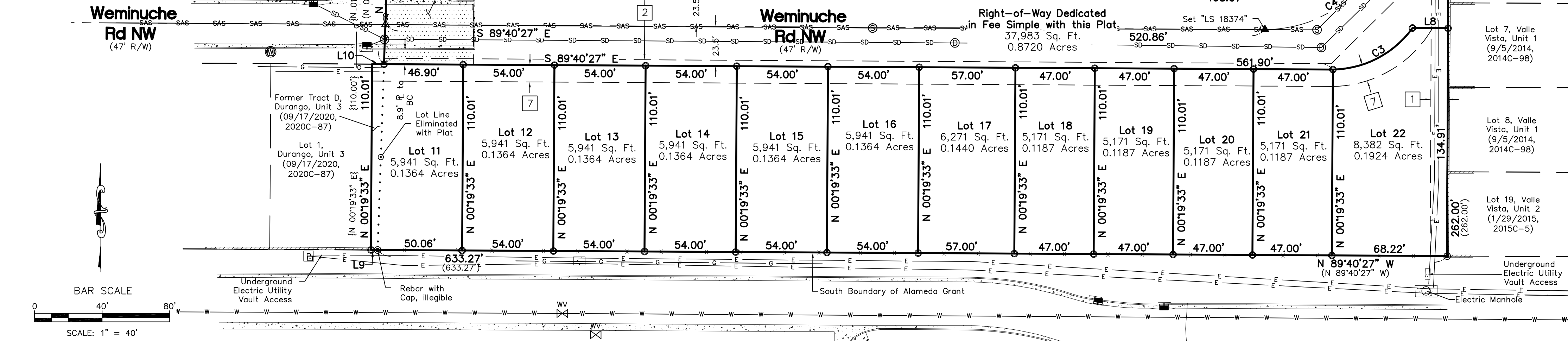
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	[P]	PULL BOX	—G—	UNDERGROUND GAS UTILITY LINE
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (02/12/2016, 2016C-12)	☆	LIGHT POLE	—W—	UNDERGROUND WATER UTILITY LINE
●	FOUND PK NAIL "LS 8611" IN TOP OF WALL, UNLESS OTHERWISE NOTED	[T]	TRANSFORMER	—SAS—	UNDERGROUND SANITARY SEWER LINE
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED	[ ]	CONCRETE	—E—	UNDERGROUND ELECTRIC UTILITY LINE
△	FOUND CENTERLINE MONUMENT "LS 8911" AS UNLESS OTHERWISE NOTED	[ ]	BLOCK WALL	⊙	WATER METER
—OR—	SIGN	[ ]	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	14.67'
L7	S 89°40'27" E	3.93'
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	53.41'

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

\*U.S. SURVEY FEET



**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)



**PERMANENT EASEMENT**

Grant of Permanent Easement, between Woodmont Paseo, LLC ("Grantor"), whose address is 3077 East Warm Springs Road, Las Vegas, Nevada, 89120 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, NM, 87103.

Subject to existing rights of record, Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of Public Drainage Easement, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this 31 day of March, 2016.

**CITY OF ALBUQUERQUE:**

By: [Signature]  
R. Shahab Biazar, PE  
77 City Engineer  
Date: 4/19/16

**GRANTOR**

**Woodmont Paseo, LLC**  
By[signature]: [Signature]  
Name [print]: Kelly Calhoun  
Title: Manager  
Date: 3/31/16

Doc# 2016036480  
04/21/2016 02:54 PM Page: 1 of 4  
EASE R:\$25.00 M. Toulouse Oliver, Bernalillo County

INDIVIDUAL'S NOTARY

STATE OF \_\_\_\_\_ )  
 )ss  
COUNTY OF \_\_\_\_\_ )

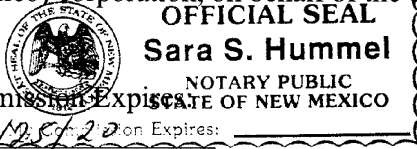
This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_ (name of individual).

(SEAL)  
My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

CORPORATION'S NOTARY

STATE OF New Mexico )  
 )ss  
COUNTY OF Bernalillo )

This instrument was acknowledged before me on 31 day of March, 2014,  
by Kelly Calhoun (name), Manager (title)  
of Woodmont Paseo, LLC (entity), a Nevada Limited Liability Co. (i.e. a  
New Mexico) corporation, on behalf of the corporation.

(SEAL)  Sara S. Hummel  
NOTARY PUBLIC  
STATE OF NEW MEXICO  
My Commission Expires: 1/28/20  
\_\_\_\_\_  
Notary Public

PARTNERSHIP'S NOTARY

STATE OF \_\_\_\_\_ )  
 )ss  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_ (name), partner(s), on behalf of  
\_\_\_\_\_ (entity), a partnership.

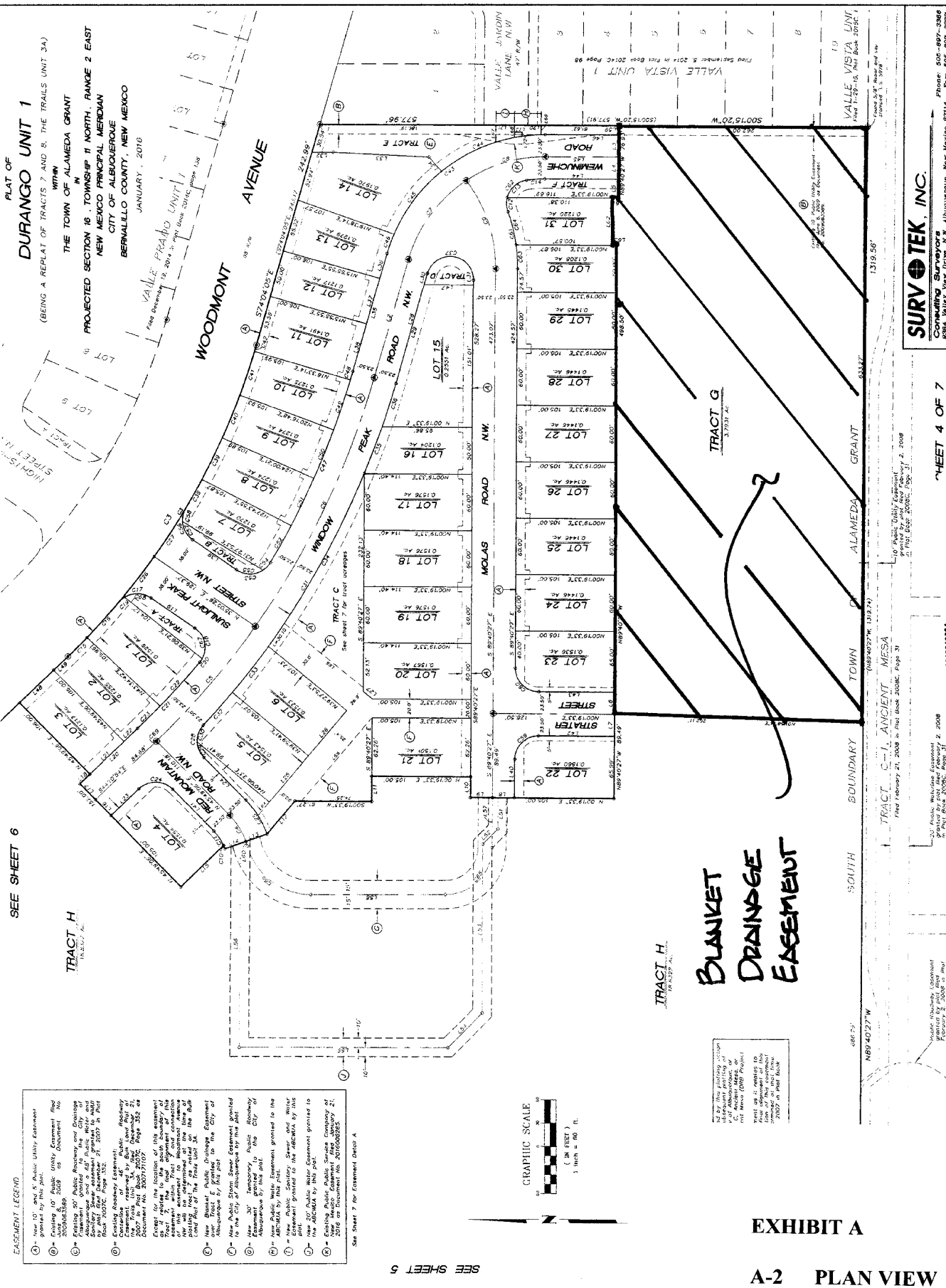
(SEAL)  
My Commission Expires: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public

(EXHIBIT "A" ATTACHED)

## **EXHIBIT A**

### **A-1 LEGAL DESCRIPTION**

A blanket easement on and over Tract G, Durango Unit 1, as the same as is shown on the plat entitled "Durango Unit1 (being a replat of Tracts 7 and 8, The Trails Unit 3A) within the town of Alameda Grant in the projected Section 15, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico", which was recorded in the office of the Bernalillo County Clerk on February 12, 2016, Doc. #2016013834, sheets 1 thru 7, Plat Book 2016C, Page 12, as shown on sheet A-2.



**SURV-TEK, INC.**  
 Surveying & Mapping  
 1994 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-891-5868  
 Fax: 505-897-8978

DOC# 08181334  
 Filed February 21, 2008 in Public Book 2008C, Page 31

Public Utility Easement  
 in Public Book 2008C, Page 31

Public Utility Easement  
 in Public Book 2008C, Page 31

Public Utility Easement  
 in Public Book 2008C, Page 31

Public Utility Easement  
 in Public Book 2008C, Page 31

Public Utility Easement  
 in Public Book 2008C, Page 31

**PERMANENT EASEMENT**

**PROJECT NO:** C 09-002

Grant of Permanent Easement, between Rainbow Paseo, LLC, a Nevada limited liability company ("Grantor"), whose address is 8275 S Eastern Ave, Suite 200-298, Las Vegas NV 89074 and whose telephone number is (702) 376-5287 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, NM, 87103.

Subject to existing rights of record, Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on **Exhibit "A"** attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of roadway improvements, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the City determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.

WITNESS my hand and seal this 10<sup>th</sup> day of July, 2019.

CITY OF ALBUQUERQUE:

By: \_\_\_\_\_

Shahab Biazar, P.E., City Engineer

Date: 11/6/19

GRANTOR: RAINBOW PASEO, LLC

By [signature]: \_\_\_\_\_

Name [print]: JOHN L. MURTAGH

Title: MANAGER

Date: 7/10/19

Doc# 2019103154

12/03/2019 02:46 PM Page: 1 of 6  
EASE R:\$25.00 Linda Stover, Bernalillo County

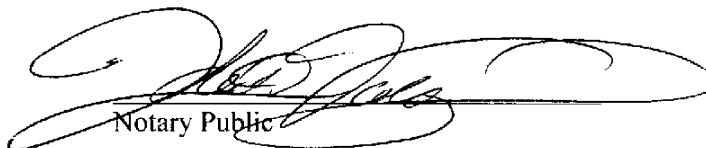


**GRANTOR'S NOTARY**

STATE OF New Mexico)  
COUNTY OF Bernalillo) SS

This instrument was acknowledged before me on 10<sup>th</sup> day of July, 2019,  
by José María MURABITA (name), MANAGER (title)  
of RAINBOW PASEO LLC (entity), a NOVADA LLC (i.e. a  
New Mexico) corporation, on behalf of the corporation.



  
Notary Public

My Commission Expires: September 6, 2020

(EXHIBIT "A" ATTACHED)

NEW PUBLIC ROADWAY EASEMENT  
TRACT G, DURANGO UNIT 1

That certain easement situate within Tract G, Durango Unit 1, as the same is shown and designated on the plat entitled "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, JANUARY, 2016" filed in the office of the County Clerk of Bernalillo County, New Mexico on February 12, 2016, in Plat Book 2016C, Page 12, more particularly described by survey performed by Larry W. Medrano, New Mexico Professional Surveyor Number 11993, using New Mexico State Plane Grid Bearings (Central Zone - NAD 83) and ground distances (US Survey Foot) as follows:

Beginning at the northwesterly corner of the easement herein described, said point also being the northwesterly corner of said Tract G, Durango Unit 1, whence Albuquerque Control Survey Monument "UNION" bears N14°36'38"E, 2211.48 feet distant; Thence, along the northerly boundary of said Tract G, Durango Unit 1,

S 89°40'27" E, 23.50 feet to an angle point; Thence,

S 00°19'33" W, 80.00 feet to a point of curvature; Thence,

Southeasterly, 39.27 feet on the arc of a curve to the left (said curve having a radius of 25.00 feet, a central angle of 89°59'52", and a chord that bears S44°40'23"E, 35.35 feet) to an angle point; Thence,

S 00°11'38" W, 47.00 feet to an angle point; Thence,

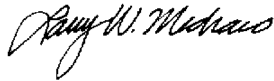
N 89°40'27" W, 52.97 feet to an angle point, said point also being a point on the westerly boundary of said Tract G, Durango Unit 1; Thence, along said westerly boundary,

N 01°58'14" E, 152.06 feet to the point of beginning.

Said easement contains 0.1197 acres, more or less.

**SURVEYORS CERTIFICATION**

I, LARRY MEDRANO, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION, EXHIBIT AND SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF AN ACTUAL FIELD SURVEY, AND THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.



Digitally signed by Larry W Medrano  
Reason: I attest to the accuracy and integrity  
of this document  
Date: 2019.08.07 14:59:19-06'00'

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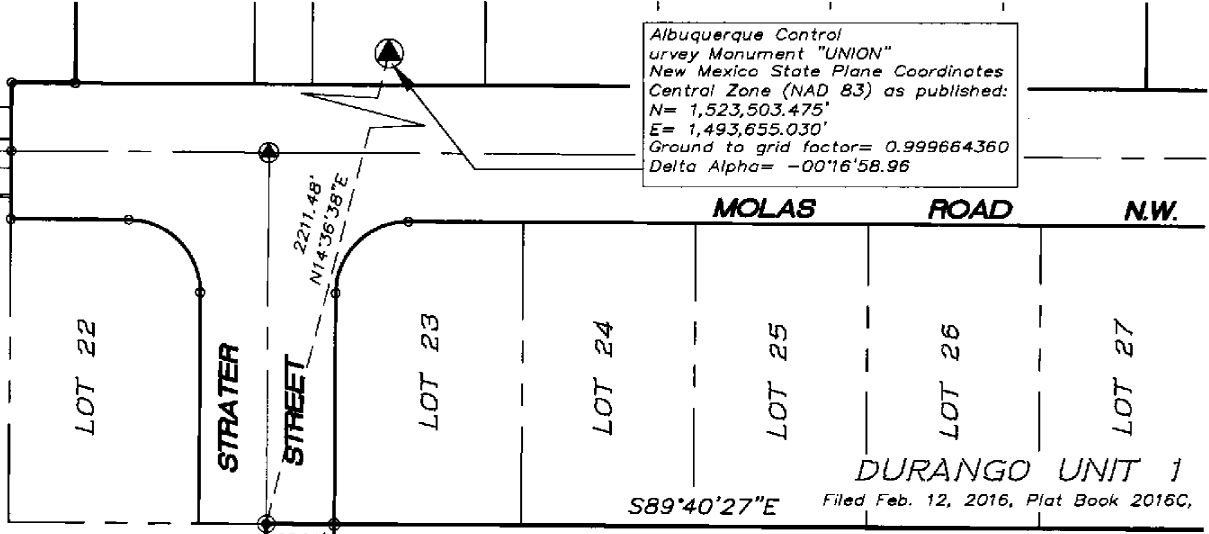
LARRY W. MEDRANO  
N.M.P.S. NO. 11993  
AUGUST 5, 2019





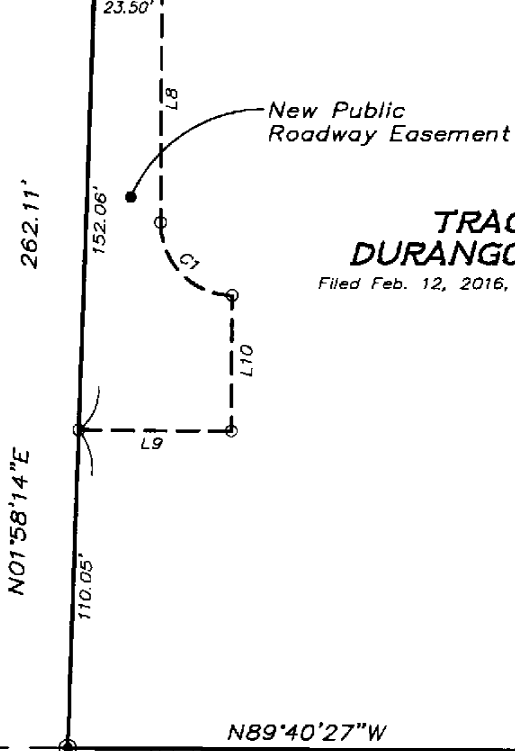
**EXHIBIT "A"**

Albuquerque Control  
urvey Monument "UNION"  
New Mexico State Plane Coordinates  
Central Zone (NAD 83) as published:  
N= 1,523,503.475'  
E= 1,493,655.030'  
Ground to grid factor= 0.999664360  
Delta Alpha= -00'16"58.96



TRACT H  
DURANGO UNIT 1  
Filed Feb. 12, 2016, Plat Book 2016C, Page 12

TRACT G  
DURANGO UNIT 1  
Filed Feb. 12, 2016, Plat Book 2016C, Page 12



SOUTH BOUNDARY TOWN OF ALAMEDA GRANT  
TRACT C-1, ANCIENT MESA  
Filed February 21, 2008 in Plat Book 2008C, Page 31

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EXHIBIT (EASEMENT SURVEY) WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

AUGUST 5, 2019

SCALE: 1" = 60'

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

DATE

190233\_EASE EXHIB\_TR G\_071019\_B.dwg

PAGE 3

**SURV  TEK**

Consulting Surveyors  
9384 Valley view Drive N.W. Albuquerque, New Mexico 87114

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

**EXHIBIT "A"**

<b>CURVE TABLE</b>						
<i>CURVE</i>	<i>LENGTH</i>	<i>RADIUS</i>	<i>TANGENT</i>	<i>CHORD</i>	<i>CHORD BEARING</i>	<i>DELTA</i>
<i>C1</i>	<i>39.27'</i>	<i>25.00'</i>	<i>25.00'</i>	<i>35.35'</i>	<i>S44°40'23"E</i>	<i>89°59'52"</i>

<b>LINE TABLE</b>		
<i>LINE</i>	<i>LENGTH</i>	<i>BEARING</i>
<i>L1</i>	<i>6.30</i>	<i>N00°19'33"E</i>
<i>L2</i>	<i>50.00</i>	<i>S89°40'27"E</i>
<i>L3</i>	<i>6.30</i>	<i>S00°19'33"W</i>
<i>L4</i>	<i>76.93</i>	<i>S89°40'27"E</i>
<i>L8</i>	<i>80.00</i>	<i>S00°19'33"W</i>
<i>L9</i>	<i>52.97</i>	<i>N89°40'27"W</i>
<i>L10</i>	<i>47.00</i>	<i>S00°11'38"W</i>

190233\_EASE EXHIB\_TR G\_071019\_B.dwg



**Consulting Surveyors**

9384 Valley view Drive N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366

Fax: 505-897-3377



**PERMANENT EASEMENT**

Grant of Permanent Easement, by Rainbow Paseo, LLC a Nevada limited liability company ("Grantor"), whose address is 8275 S Eastern Ave, Las Vegas NV 89704, to the **Albuquerque Bernalillo County Water Utility Authority**, a New Mexico political subdivision ("Water Authority"), whose address is P.O. Box 568, Albuquerque, New Mexico, 87103-0568.

Grantor grants to the Water Authority an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary sewer lines and facilities (collectively "Public Water and Sewer Lines"), together with the right to remove trees, shrubs, undergrowth and any other obstacles upon the Property if the Water Authority determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs or places any improvements or encroachments (collectively "Improvements") within or upon the Property, the Water Authority has the right to enter upon the Property at any time to inspect, install, maintain, repair, modify, replace or remove (collectively "Work") the Public Water and Sewer Lines as the Water Authority deems necessary or appropriate. If the Work affects any Improvements, the Water Authority shall not be financially liable or otherwise responsible for replacing, rebuilding or repairing the Improvements. If, in the opinion of the Water Authority, the Work could endanger the structural integrity or otherwise damage the Improvements, the Grantor shall, at his own expense, take whatever protective measures the Grantor deems necessary or appropriate to safeguard the Improvements.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any interest therein, and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the Water Authority and its successors and assigns until terminated.

GRANTOR

Acknowledged:

By: *George MANBER*  
[name] [and title if for a company]

Albuquerque Bernalillo County  
Water Utility Authority

Date: 7/10/19

By: *Missy Lee*  
Engineer

[corporate acknowledgment]

STATE OF NEW MEXICO )  
 ) ss  
COUNTY OF Bernalillo )

This instrument was acknowledged before me on this 10<sup>th</sup> day of July 2019 by JOHN K MURTAGH [name], MANAGER [title] of RAINBOW BASED LLC [company name], a NV LLC [type of entity], on behalf of said company.

  
Notary Public

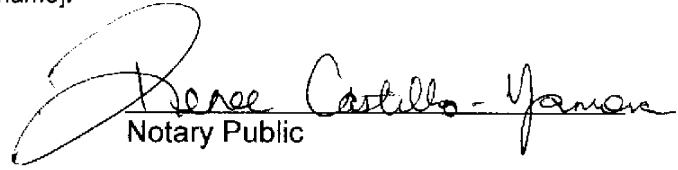
My Commission Expires:  
September 6, 2020



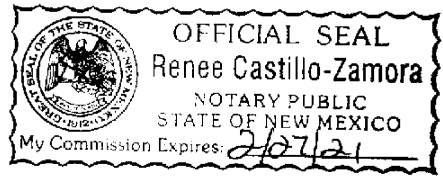
[acknowledgement for individual]

STATE OF NEW MEXICO )  
 ) ss  
COUNTY OF Bernalillo )

This instrument was acknowledged before me on this 24 day of October, by Kristopher Codorn [name].

  
Notary Public

My Commission Expires:  
2/27/21



NEW PUBLIC WATERLINE EASEMENT  
TRACT G, DURANGO UNIT 1

That certain easement situate within Tract G, Durango Unit 1, as the same is shown and designated on the plat entitled "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, JANUARY, 2016" filed in the office of the County Clerk of Bernalillo County, New Mexico on February 12, 2016, in Plat Book 2016C, Page 12, more particularly described by survey performed by Larry W. Medrano, New Mexico Professional Surveyor Number 11993, using New Mexico State Plane Grid Bearings (Central Zone - NAD 83) and ground distances (US Survey Foot) as follows:

Beginning at the northwesterly corner of the easement herein described, said point also being the northwesterly corner of said Tract G, Durango Unit 1, whence Albuquerque Control Survey Monument "UNION" bears N14°36'38"E, 2211.48 feet distant; Thence, along the northerly boundary of said Tract G, Durango Unit 1,

S 89°40'27" E, 23.50 feet to an angle point; Thence,

S 00°19'33" W, 80.00 feet to a point of curvature; Thence,

Southeasterly, 39.27 feet on the arc of a curve to the left (said curve having a radius of 25.00 feet, a central angle of 89°59'52", and a chord that bears S44°40'23"E, 35.35 feet) to an angle point; Thence,

S 00°11'38" W, 47.00 feet to an angle point; Thence,

N 89°40'27" W, 52.97 feet to an angle point, said point also being a point on the westerly boundary of said Tract G, Durango Unit 1; Thence, along said westerly boundary,

N 01°58'14" E, 152.06 feet to the point of beginning.

Said easement contains 0.1197 acres, more or less.

**SURVEYORS CERTIFICATION**

I, LARRY MEDRANO, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION, EXHIBIT AND SURVEY WAS PREPARED BY ME OR UNDER MY DIRECTION FROM NOTES OF AN ACTUAL FIELD SURVEY, AND THE SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.



Digitally signed by Larry W Medrano  
Reason: I attest to the accuracy and  
integrity of this document  
Date: 2019.08.07 15:00:45-06'00'

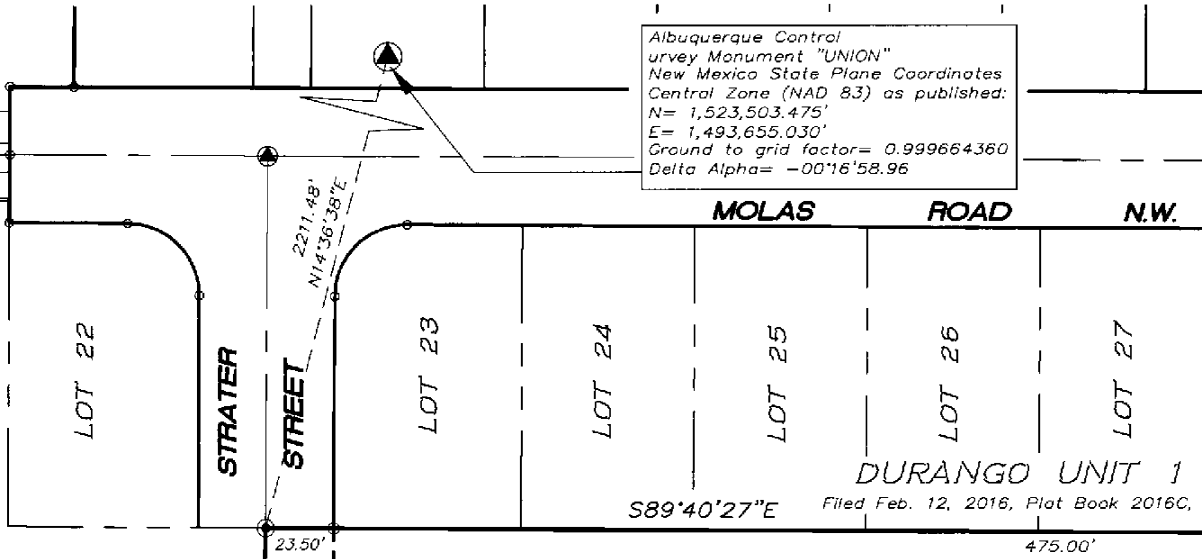
---

LARRY W. MEDRANO  
N.M.P.S. NO. 11993  
AUGUST 5, 2019



**EXHIBIT "A"**

Albuquerque Control  
urvey Monument "UNION"  
New Mexico State Plane Coordinates  
Central Zone (NAD 83) as published:  
N= 1,523,503.475'  
E= 1,493,655.030'  
Ground to grid factor= 0.999664360  
Delta Alpha= -00°16'58.96"



**TRACT G  
DURANGO UNIT 1**  
Filed Feb. 12, 2016, Plat Book 2016C, Page 12

**TRACT H  
DURANGO UNIT 1**  
Filed Feb. 12, 2016, Plat Book 2016C, Page 12

SOUTH BOUNDARY TOWN OF ALAMEDA GRANT  
**TRACT C-1, ANCIENT MESA**  
Filed February 21, 2008 in Plat Book 2008C, Page 31

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EXHIBIT (EASEMENT SURVEY) WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



SCALE: 1" = 60'

AUGUST 5, 2019

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

DATE

190233\_EASE EXHIB\_TR G\_071019\_C.dwg

PAGE 3

**SURV  TEK**

Consulting Surveyors  
9384 Valley view Drive N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366  
Fax: 505-897-3377

**EXHIBIT "A"**

<b>CURVE TABLE</b>						
<i>CURVE</i>	<i>LENGTH</i>	<i>RADIUS</i>	<i>TANGENT</i>	<i>CHORD</i>	<i>CHORD BEARING</i>	<i>DELTA</i>
<i>C1</i>	<i>39.27'</i>	<i>25.00'</i>	<i>25.00'</i>	<i>35.35'</i>	<i>S44°40'23"E</i>	<i>89°59'52"</i>

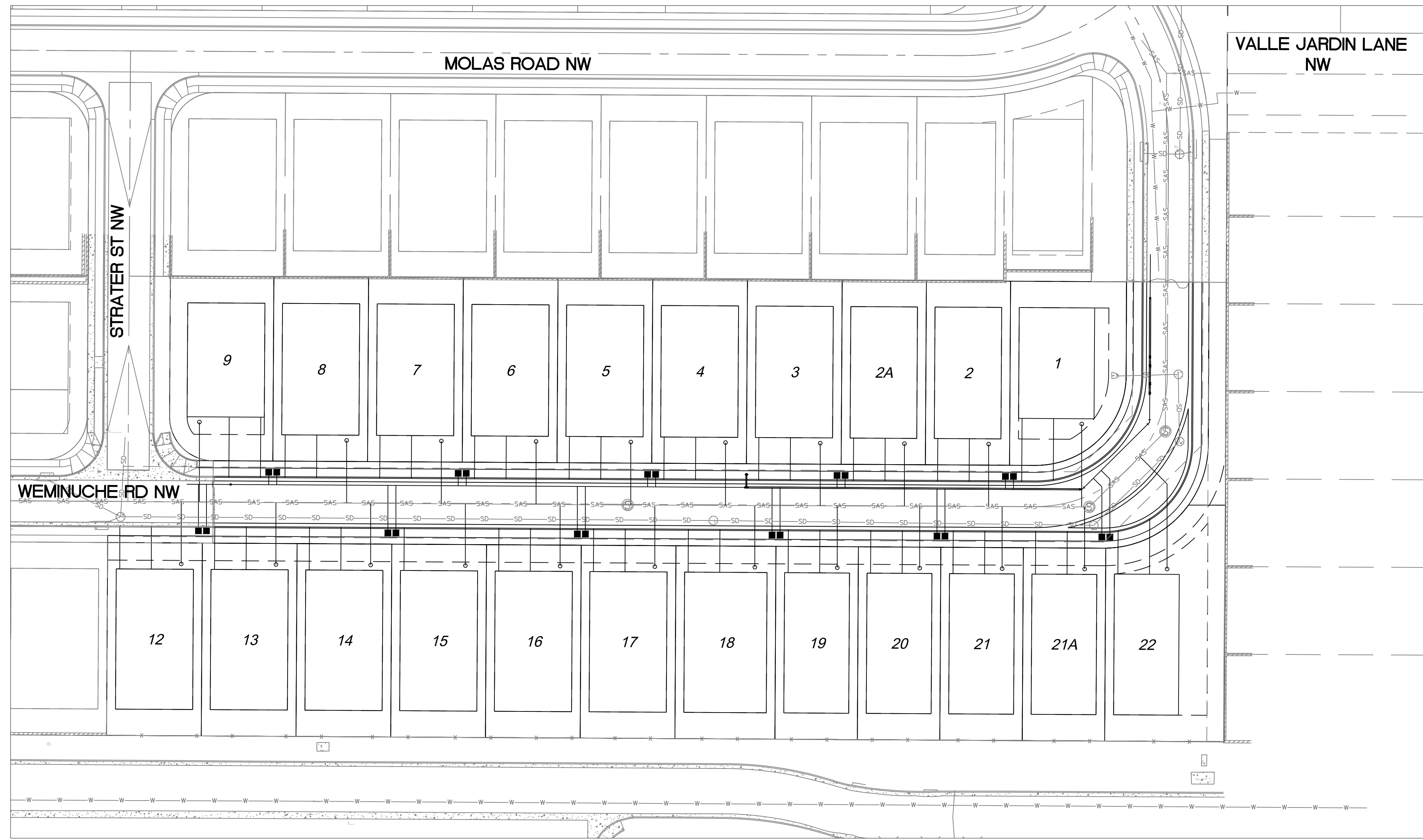
<b>LINE TABLE</b>		
<i>LINE</i>	<i>LENGTH</i>	<i>BEARING</i>
<i>L1</i>	<i>6.30</i>	<i>N00°19'33"E</i>
<i>L2</i>	<i>50.00</i>	<i>S89°40'27"E</i>
<i>L3</i>	<i>6.30</i>	<i>S00°19'33"W</i>
<i>L4</i>	<i>76.93</i>	<i>S89°40'27"E</i>
<i>L8</i>	<i>80.00</i>	<i>S00°19'33"W</i>
<i>L9</i>	<i>52.97</i>	<i>N89°40'27"W</i>
<i>L10</i>	<i>47.00</i>	<i>S00°11'38"W</i>

190233\_EASE EXHIB\_TR G\_071019\_C.dwg





NAME: N:\Projects\W0128-Sonata Green\Connect\W0128\_01\_Durango\_Unit\_23.DWG Streets\OVERALL UTILITY PLAN.dwg PLOT DATE: Oct 05, 2022 12:35pm L.S.B. jamie.vigli



**LEGEND**

- PROPERTY BOUNDARY
- NEW WATERLINE
- ⊗ NEW PRIVATE WATER VALVE (TYP.)
- ⊕ NEW WALL INDICATOR VALVE (TYP.)
- ⊕ NEW FIRE DEPARTMENT CONNECTION (TYP.)
- ⊕ NEW FIRE HYDRANT (TYP.)
- NEW METER BOX
- SAS—SAS— NEW SEWER LINE
- NEW SEWER MH (TYP.)
- GAS— NEW GAS LINE (BY OTHERS)
- NEW STORM DRAIN LINE
- W—W— EXISTING WATERLINE
- SAS—SAS— EXISTING SEWER LINE
- G—G— EXISTING GAS LINE
- NEW SAS TWO WAY CLEANOUT

**GENERAL NOTES**

1. ALL SANITARY SEWER MANHOLES SHALL BE 48" DIA., TYPE E UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. ALL SANITARY SEWER SERVICES SHALL EXTEND UNDER THE FULL WIDTH OF THE PUBLIC UTILITY EASEMENTS.
3. ALL HYDRANT LEGS SHALL BE VALVED AND HAVE RESTRAINED JOINTS BETWEEN THE MAIN AND THE VALVE.
4. UTILITY CONDUIT LOCATIONS TO BE DETERMINED BY OTHERS.
5. ALL SEWER AND WATER MAIN LINES SHALL BE 8" IN DIAMETER UNLESS OTHERWISE NOTED.
6. ALL SAS MAIN LINES TO BE SDR-35 PVC
7. ALL WL MAIN LINES TO BE C-900 DR-18 PVC.
8. SEE THIS SHEET FOR RESTRAINT TABLE AND NOTES.
9. CONTRACTOR TO FILED VERIFY SIZE'S AND LOCATION PRIOR TO ANY CONSTRUCTION.
10. THE DRY UTILITY EASEMENT SHOWN IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE BY OTHERS.
11. RESTRAINED LENGTHS FOR VALVES SHALL BE PROVIDED ON BOTH SIDES OF VALVE.
12. WHERE POSSIBLE, CONTRACTOR SHALL INSTALL FULL 20' JOINT OF PIPE ON EITHER SIDE OF ALL MECHANICAL JOINT VALVES, FITTINGS, AND APPURTENANCES. FOR ALL CIRCUMSTANCES WHERE A 20' JOINT CAN BE UTILIZED AND THE CONTRACTOR ELECTS TO USE A SHORTER PIPE JOINT, CONTRACTOR SHALL PROVIDE, AT CONTRACTOR'S SOLE EXPENSE, ALL NECESSARY JOINT RESTRAINTS REQUIRED BY THE TABLE ON THIS SHEET.
13. ALL UTILITY IMPROVEMENTS LOCATED WITHIN THE RIGHT OF WAY ARE PUBLIC AND SHALL BE INCLUDED ON A PUBLIC WORK ORDER, UNLESS OTHERWISE NOTED.
14. ALL UTILITIES SHOWN ON THE PRIVATE PROPERTY SHALL BE PRIVATE UNLESS OTHERWISE NOTED.
15. ALL WATER LINES AND FORCE MAINS SHALL HAVE A 3' BURY MINIMUM.
16. SEE PLUMBING PLANS FOR UTILITY CONTINUATION INTERNAL TO BUILDINGS.
17. CONTRACTOR SHALL ENSURE A MINIMUM 6" VERTICAL SEPARATION BETWEEN SEWER AND WATER MAINS AT CROSSINGS.
18. INSTALL CLEANOUTS AT ANY CHANGE IN DIRECTION OF PIPE (AND SHOW ON PLANS).

**PRESSURE PIPE RESTRAINED JOINT LENGTH REQUIREMENTS**  
TEST PRESSURE @ 150 PSI

LENGTHS OF PIPE TO BE RESTRAINED - ALL JOINTS WITHIN LENGTH(FEET) MUST BE RESTRAINED (APPLIES TO PVC ONLY)

PIPE SIZE	HORIZONTAL BENDS				DEAD END OR VALVE	FIRE HYDRANT TEE	REDUCERS	
	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND			L. SIDE	R. SIDE
4"	18'	8'	4'	2'	39'	STD. 6-INCH BRANCH LINE  FOR ALL PIPE MAIN LINE SIZES, ALL FITTINGS AND PIPE JOINTS FROM TEE TO FIRE HYDRANT FLANGE SHALL BE RESTRAINED	6x4	28
6"	25'	11'	5'	3'	55'		8x4	52
8"	33'	14'	7'	4'	72'		8x6	30
10"	39'	16'	8'	4'	87'		10x4	70
12"	45'	19'	9'	5'	102'		10x6	53
							10x8	29
						12x4	88	
						12x6	74	
						12x8	54	
						12x10	50	

RESTRAINED LENGTH ON LARGE SIDE ONLY

TEES	LENGTH ALONG RUN (Lr)									
	2'	4'	6'	8'	10'	12'	14'	16'	18'	20'
6x6x4	29	18	7	1	1	1	1	1	1	1
6x6x6	48	41	33	26	18	11	4	1	1	1
8x8x4	25	11	1	1	1	1	1	1	1	1
8x8x6	46	36	26	16	6	1	1	1	1	1
8x8x8	65	57	50	43	35	28	20	13	5	1
10x10x4	21	3	1	1	1	1	1	1	1	1
10x10x6	43	30	18	5	1	1	1	1	1	1
10x10x8	63	53	44	34	25	15	6	1	1	1
10x10x10	79	72	64	56	49	41	34	26	18	11
12x12x4	17	1	1	1	1	1	1	1	1	1
12x12x6	40	25	10	1	1	1	1	1	1	1
12x12x8	61	49	38	26	15	3	1	1	1	1
12x12x10	78	68	59	50	41	32	22	13	4	1
12x12x12	95	87	79	72	64	56	49	41	33	26

RESTRAINED LENGTH ALONG BRANCH (Lb)

PIPE SIZE	45°			22 1/2°			11 1/4°		
	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT	LOWER BEND RESTRAINT	UPPER BEND RESTRAINT
4"	16'	4'	5'	2'	4'	1'			
6"	23'	5'	11'	3'	5'	1'			
8"	30'	7'	14'	3'	7'	2'			
10"	36'	8'	17'	4'	8'	2'			
12"	42'	10'	20'	5'	10'	2'			

**NOTE:**

1. ASSUMES MINIMUM DEPTH OF BURY = 3 FT.
2. RESTRAINED LENGTH FOR VALVES SHALL BE PROVIDED ON BOTH SIDES OF VALVE.
3. WHERE POSSIBLE, CONTRACTOR SHALL INSTALL FULL 20-FT JOINT OF PIPE ON EITHER SIDE OF ALL MECHANICAL JOINT VALVES, FITTINGS, AND APPURTENANCES. FOR ALL CIRCUMSTANCES WHERE A 20-FT JOINT CAN BE UTILIZED AND THE CONTRACTOR ELECTS TO USE A SHORTER PIPE JOINT, CONTRACTOR SHALL PROVIDE, AT CONTRACTOR'S SOLE EXPENSE, ALL NECESSARY JOINT RESTRAINTS REQUIRED BY TABLE ABOVE.

**THRUST RESTRAINT NOTE:**

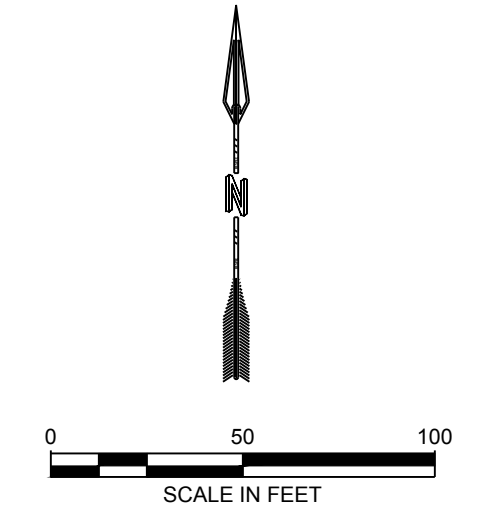
ALL BURIED VALVES, FITTINGS, AND APPURTENANCES SHALL BE MECHANICAL JOINT-TYPE UTILIZING "MEGA-LUG"® STYLE MECHANICAL JOINT RESTRAINTS IN CONJUNCTION WITH "MEGA-LUG"® PIPE BELL-HARNES RESTRAINTS WHEN ADEQUATE RESTRAINED LENGTH CAN BE OBTAINED. IN THE EVENT ADEQUATE RESTRAINED LENGTHS CANNOT BE OBTAINED, CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER FOR DETERMINATION OF APPROPRIATE ACTION TO BE TAKEN. THE EBAA IRON "RESTRAINED LENGTH CALCULATION" PROGRAM (VERSION 4.0) HAS BEEN USED TO DETERMINE MINIMUM RESTRAINED LENGTHS SHOWN IN TABLE ABOVE. THE FOLLOWING GENERAL ASSUMPTIONS APPLY TO ALL CALCULATIONS:

TRENCH TYPE 3  
SOIL TYPE SM (SILTY SANDS, SAND SILT MIXTURE)  
SAFETY FACTOR 1.5 TO 1

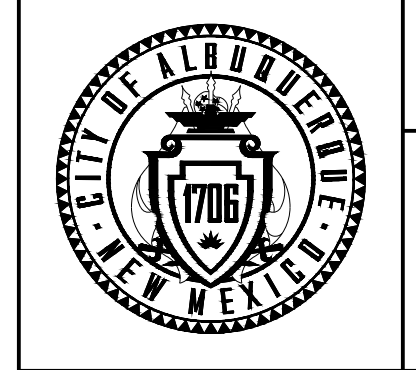
**TYPICAL BURY DEPTH:**  
4" THROUGH 12" DIAMETER PIPE 3 FT  
14" THROUGH 24" DIAMETER PIPE 4 FT

**TYPICAL BURY DEPTHS FOR VERTICAL OFFSETS:**  
4" THROUGH 12" DIAMETER PIPE 3 FT TO TOP OF UPPER BRANCH  
6 FT TO TOP OF LOWER BRANCH  
14" THROUGH 24" DIAMETER PIPE 4 FT TO TOP OF UPPER BRANCH  
7 FT TO TOP OF LOWER BRANCH

CONTRACTOR MAY SUBMIT SUBSTITUTE REDUCED RESTRAINED JOINT LENGTHS IF SOIL AND DEPTH OF BURY CONDITIONS WARRANT. CONTRACTOR SHALL PROVIDE SOIL TEST RESULTS AND APPROPRIATE CALCULATIONS TO SUPPORT THE LENGTH REDUCTION. SOIL TESTING AND CALCULATIONS SHALL BE PERFORMED AT CONTRACTOR'S SOLE EXPENSE.



DESIGNED BY: BE  
DRAWN BY: BE  
CHECKED BY: JS  
DATE: 10.05.2022



**CITY OF ALBUQUERQUE**  
DEPARTMENT OF MUNICIPAL DEVELOPMENT  
ENGINEERING DIVISION  
**DURANGO UNIT 2**  
OVERALL UTILITY PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. C-09-Z
		CITY PROJECT NO. PROJECT #
		SHEET NO. <b>6</b>

**RESPEC**  
CONSULTANTS

COMMUNITY DESIGN SOLUTIONS  
5971 JEFFERSON STREET SUITE 101  
ALBUQUERQUE, NEW MEXICO 87109  
WWW.RESPEC.COM PHONE (505) 253-9718

BENCH MARKS  
XXXXXXXXXXXXXXXXXXXX

**60% REVIEW**

**PRELIMINARY**  
NOT FOR CONSTRUCTION  
10/2022

NO.	DATE	DESCRIPTION	BY
		AS-BUILT INFORMATION	CONTRACTOR
		WORK STAKED BY:	DATE:
		INSPECTOR'S ACCEPTANCE BY:	DATE:
		FIELD VERIFICATION BY:	DATE:
		DRAWINGS CORRECTED BY:	DATE:

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

June 22, 2022

Jeremy Shell  
RESPEC  
5971 Jefferson St. NE Ste. 101  
Albuquerque, NM 87113

RE: **Durango Unit 1**  
**Conceptual Grading Plan- Approved**  
**Engineer's Stamp Date: None**  
**Hydrology File: C09D012**

Dear Mr. Shell:

PO Box 1293

Based upon the information provided in your revised submittal received 5/31/2022, the Conceptual Grading & Drainage Plan is approved for action by the DRB on Preliminary/Final Plat and Site Plan for Subdivision.

Albuquerque

If the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 924-3420) 14 days prior to any earth disturbance.

NM 87103

[www.cabq.gov](http://www.cabq.gov)

If you have any questions, please contact me at 924-3986 or [earnijo@cabq.gov](mailto:earnijo@cabq.gov).

Sincerely,

Ernest Armijo, P.E.  
Principal Engineer, Planning Dept.  
Development Review Services



# City of Albuquerque

Planning Department

Development & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

**Project Title:** \_\_\_\_\_ **Building Permit #:** \_\_\_\_\_ **Hydrology File #:** \_\_\_\_\_

**DRB#:** \_\_\_\_\_ **EPC#:** \_\_\_\_\_ **Work Order#:** \_\_\_\_\_

**Legal Description:** \_\_\_\_\_

**City Address:** \_\_\_\_\_

**Applicant:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**Owner:** \_\_\_\_\_ **Contact:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone#:** \_\_\_\_\_ **Fax#:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

**TYPE OF SUBMITTAL:** \_\_\_\_\_ PLAT (\_\_\_# OF LOTS) \_\_\_\_\_ RESIDENCE \_\_\_\_\_ DRB SITE \_\_\_\_\_ ADMIN SITE

**IS THIS A RESUBMITTAL?:** \_\_\_\_\_ Yes \_\_\_\_\_ No

**DEPARTMENT:** \_\_\_\_\_ TRAFFIC/ TRANSPORTATION \_\_\_\_\_ HYDROLOGY/ DRAINAGE

Check all that Apply:

**TYPE OF SUBMITTAL:**

- \_\_\_\_\_ ENGINEER/ARCHITECT CERTIFICATION
- \_\_\_\_\_ PAD CERTIFICATION
- \_\_\_\_\_ CONCEPTUAL G & D PLAN
- \_\_\_\_\_ GRADING PLAN
- \_\_\_\_\_ DRAINAGE MASTER PLAN
- \_\_\_\_\_ DRAINAGE REPORT
- \_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- \_\_\_\_\_ ELEVATION CERTIFICATE
- \_\_\_\_\_ CLOMR/LOMR
- \_\_\_\_\_ TRAFFIC CIRCULATION LAYOUT (TCL)
- \_\_\_\_\_ TRAFFIC IMPACT STUDY (TIS)
- \_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_
- \_\_\_\_\_ PRE-DESIGN MEETING?

**TYPE OF APPROVAL/ACCEPTANCE SOUGHT:**

- \_\_\_\_\_ BUILDING PERMIT APPROVAL
- \_\_\_\_\_ CERTIFICATE OF OCCUPANCY
- \_\_\_\_\_ PRELIMINARY PLAT APPROVAL
- \_\_\_\_\_ SITE PLAN FOR SUB'D APPROVAL
- \_\_\_\_\_ SITE PLAN FOR BLDG. PERMIT APPROVAL
- \_\_\_\_\_ FINAL PLAT APPROVAL
- \_\_\_\_\_ SIA/ RELEASE OF FINANCIAL GUARANTEE
- \_\_\_\_\_ FOUNDATION PERMIT APPROVAL
- \_\_\_\_\_ GRADING PERMIT APPROVAL
- \_\_\_\_\_ SO-19 APPROVAL
- \_\_\_\_\_ PAVING PERMIT APPROVAL
- \_\_\_\_\_ GRADING/ PAD CERTIFICATION
- \_\_\_\_\_ WORK ORDER APPROVAL
- \_\_\_\_\_ CLOMR/LOMR
- \_\_\_\_\_ FLOODPLAIN DEVELOPMENT PERMIT
- \_\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

**DATE SUBMITTED:** \_\_\_\_\_ **By:** \_\_\_\_\_

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: \_\_\_\_\_

FEE PAID: \_\_\_\_\_



May 5, 2022

## DURANGO UNIT 2, DRAINAGE MEMO

The purpose of this memo is to provide a drainage plan for the Durango Unit 2 subdivision.

### BACKGROUND

Durango Unit 2 contains approximately 3.8 acres in the City of Albuquerque, Bernalillo County, New Mexico. Unit 2 is a phase within the Durango Subdivision located south of Woodmont Avenue at its intersection with Sunlight Peak Street. The proposed use is 22 single family residential lots. The Drainage Report for Durango at The Trails Subdivision completed by Bohannon Huston dated March 2015 should be referenced for background drainage information. There is no designated 100-year floodplain shown on the site.

### EXISTING CONDITIONS

Durango Unit 2 is currently undeveloped. However, the storm drain in Weminuche Road has already been constructed with another phase. Reference CPN 800885.

### DEVELOPED CONDITIONS

The drainage intention for developed conditions is to fully build out Unit 2 in accordance with the aforementioned Bohannon Huston Drainage Report. Weminuche Road will be constructed to convey runoff generated by Unit 2 and ultimately be collected by inlets that are already in place. The existing temporary ponds are no longer needed and will be filled.

Please contact me if you have any questions, comments, or require additional information upon your review.

Sincerely,

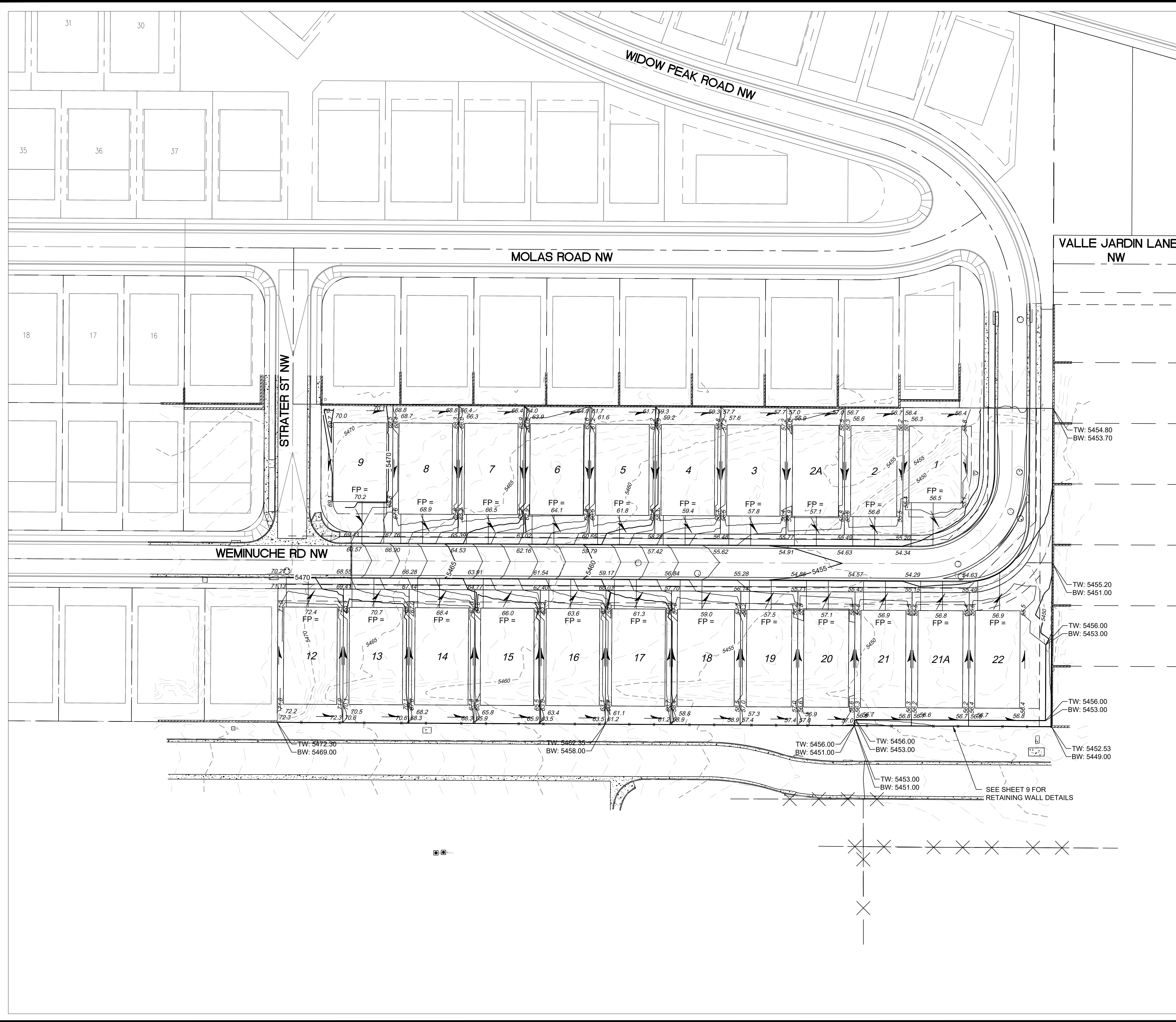
Jeremy Shell  
Engineer, RESPEC, Community Design Solutions  
505.253.9811

[jeremy.shell@respec.com](mailto:jeremy.shell@respec.com)



7770 JEFFERSON ST., NE  
SUITE 200  
ALBUQUERQUE, NM 87109  
505.268.2661

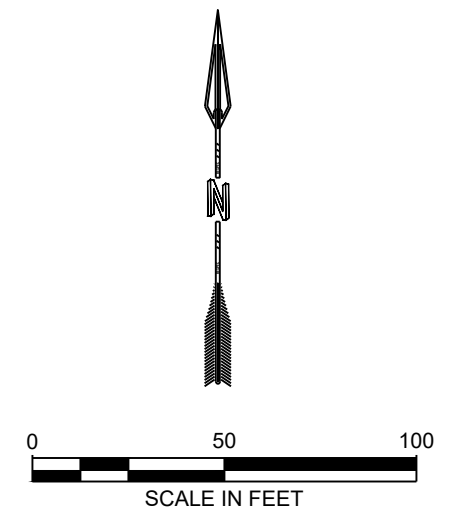
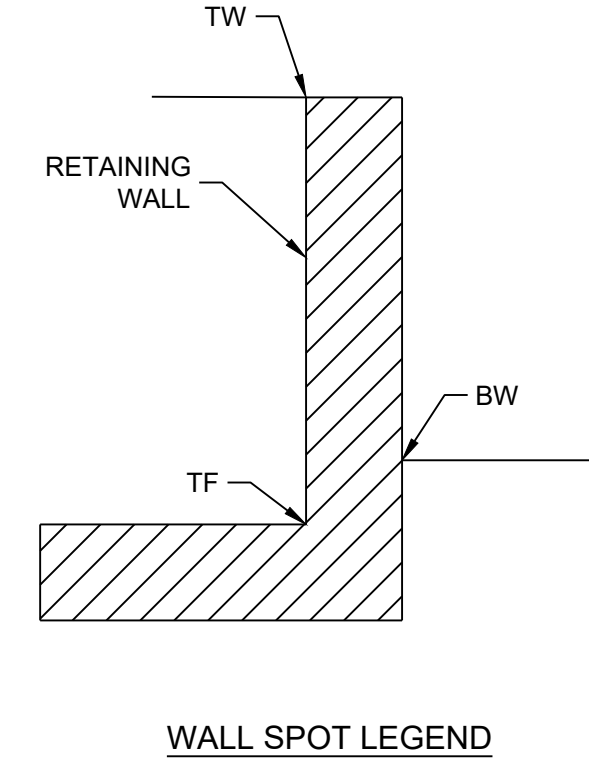
NAME: N:\Projects\W0128-Sonata Green Connect\W0128\_01 Durango Unit 2\3 DWG\Streets\Grading and Drainage Plan.dwg PLOT DATE: Mar 08, 2022 3:54pm LSB:james.ljgl



- ### GRADING NOTES
- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
  - FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
  - STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
  - GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
  - GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
  - REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
  - PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.

### LEGEND

GRADING LIMITS	---
MAJOR CONTOUR	—4985—
MINOR CONTOUR	—4980—
EXISTING MAJOR CONTOUR	- - -4985- - -
EXISTING MINOR CONTOUR	- - -4980- - -
SLOPE ARROW	-1.5% -51.2%
RETAINING WALL	[Symbol]



CONSULTANTS

BENCH MARKS  
XXXXXXXXXXXXXXXXXXXX

60% REVIEW

PRELIMINARY  
NOT FOR CONSTRUCTION  
3/2022

NO.	DATE	DESCRIPTION	BY
AS-BUILT INFORMATION			CONTRACTOR
WORK STAKED BY:	DATE:	INSPECTOR'S ACCEPTANCE BY:	DATE:
FIELD VERIFICATION BY:	DATE:	DRAWINGS CORRECTED BY:	DATE:

DESIGNED BY:	BE
DRAWN BY:	BE
CHECKED BY:	JS
DATE:	3.08.2022

CITY OF ALBUQUERQUE  
DEPARTMENT OF MUNICIPAL DEVELOPMENT  
ENGINEERING DIVISION  
DURANGO UNIT 2  
GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	ZONE MAP NO. C-09-Z
		CITY PROJECT NO. PROJECT #
		SHEET NO. 3



Ryan Mulhall <cartesianryan@gmail.com>

---

## Plat for Review - New Subdivision creating Durango Unit 2 / Weminuche Road NW

---

Jared Romero <jromero@amafca.org>

Wed, Oct 5, 2022 at 1:52 PM

To: Ryan Mulhall <cartesianryan@gmail.com>

Cc: "Brissette, Renee C." <rbrissette@cabq.gov>, Shahab Biazar <sbiazar@cabq.gov>

Ryan,

See below for AMAFCA's comments on this plat:

- Revise the plat to reflect that the existing drainage easement is a blanket drainage easement over the whole Tract G.
- The blanket drainage easement will have to be vacated to subdivide Tract G. New drainage easements (as needed) will have to be granted by this plat and should be in accordance with the approved grading & drainage plan or master drainage plan for this area.

Best,

Jared

### Jared Romero

Development Review Engineer

Albuquerque Metropolitan Arroyo Flood Control Authority

2600 Prospect Ave. NE

Albuquerque, NM 87107

Phone: (505) 884-2215

jromero@amafca.org

---

**From:** Ryan Mulhall <cartesianryan@gmail.com>

**Sent:** Wednesday, September 28, 2022 5:54 PM

**To:** Stone, Pamela C. <Pamela.Stone@nmgco.com>; PlatReview <platreview@lumen.com>; Rodney <Rodney.Fuentes@pnmresources.com>; Mike Mortus <mike\_mortus@comcast.com>; Jared Romero <jromero@amafca.org>

**Subject:** Plat for Review - New Subdivision creating Durango Unit 2 / Weminuche Road NW

Good afternoon,

[Quoted text hidden]

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