



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

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	<input type="checkbox"/> Variance for Carport within setback(s) (Form V)
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input checked="" type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Amendment to Infrastructure List (Form P1)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form P2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V)		
SITE PLANS		<input type="checkbox"/> Variance to IDO (Form V)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form XX)	<input type="checkbox"/> Variance to DPM (Form V)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
Plat Approval for Tract 12-B-1-A and 12-B-1-B El Rancho Grande Unit 1 for Solare Charter School			

APPLICATION INFORMATION			
Applicant: Solare Collegiate Foundation		Phone: 242-6411	
Address: 1720 Bridge Blvd. SW		Email: peter.lorenz@unirac.com	
City: Albuquerque	State: NM	Zip: 87105	
Professional/Agent (if any): Mark Goodwin & Associates, PA		Phone: 505-828-2200	
Address: PO BOX 90606		Email: hiram@goodwinengineers.com	
City: Albuquerque	State: NM	Zip: 87199	
Proprietary Interest in Site: Owner		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.: Tract 12-B-1-A and 12-B-1-B		Block:	Unit:
Subdivision/Addition: El Rancho Grande Unit 1		MRGCD Map No.:	
Zone Atlas Page(s): M-9	Existing Zoning: PD	UPC Code: 100905538003040125	
# of Existing Lots: 1	# of Proposed Lots: 2	Proposed Zoning: PD	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: Gibson Blvd.		Between: 98 th Street	and: Barbados
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2019-002042, PS-2019-00040, 100154, 1001450, 1002822, 1000152			
SD-2019-000109			

Signature:	Date: September 17, 2019
Printed Name: Hiram Crook	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting/Hearing Date:			Fee Total:		
Staff Signature:		Date:	Project #		

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

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

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

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

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

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

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

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

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

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

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

<p><i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: </p>	<p>Date: 9/17/2019</p>
<p>Printed Name: Hiram L. Crook</p>	<p><input type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers:</p>	<p>Project Number</p>
<p>Staff Signature:</p>	
<p>Date:</p>	

Current DRC
Project Number: _____

FIGURE 12

INFRASTRUCTURE LIST

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Tract 12-B-1-A

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 12-B-1 El Rancho Grande Unit 1

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Date Submitted: _____

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 7-19-19

Date Preliminary Plat Expires: 7-17-20

DRB Project No.: PR-2019-002042

DRB Application No.: SD-2019-002042

ORIGINAL

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

PHASE 2

SIA Sequence #	COA DRC Project #
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

Size	Type of Improvement	Location	From	To
8"	WATER PVC (Deferred)(1)	Tract 12-B-1-A (20' Easement)	Gibson Blvd.	Shadowcast Dr.

Private Inspector	City Inspector	City Cnst Engineer
/	/	/
/	/	/

INFRASTRUCTURE IMPROVEMENTS AGREEMENT
Engineer Certification of the Grading Plan required for Release of IIA

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The Items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/
<input type="text"/>	<input type="text"/>						/	/
Approval of Creditable Items:							Approval of Creditable Items:	
Impact Fee Administrator Signature Date							City User Dept. Signature Date	

- 1 Item to be Deferred until future build-out of Tract B-1-A
- 2 _____
- 3 _____
- 4 _____
- 5 _____
- 6 _____

AGENT / OWNER

Hiram Crook
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

[Signature] 7/12/19
SIGNATURE - date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

DEVELOPMENT REVIEW BOARD MEMBER APPROVALS

[Signature] 7-17-19
DRB CHAIR - date

[Signature] 7/17/19
TRANSPORTATION DEVELOPMENT - date

[Signature] 07-17-19
UTILITY DEVELOPMENT - date

[Signature] 7-17-19
CITY ENGINEER - date

PARKS & GENERAL SERVICES - date

AMAFCA - date

[Signature] 7/17/19
Code Enforcement - date

- date

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER

Current DRC

Project Number: _____

FIGURE 12

Date Submitted: _____

Date Site Plan Approved: _____

Date Preliminary Plat Approved: 7.17.19

Date Preliminary Plat Expires: 7.17.20

DRB Project No.: PR-2019-002042

DRB Application No.: SD-2019-002042

ORIGINAL

INFRASTRUCTURE LIST

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Tract 12-B-1-B

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

Tract 12-B-1 El Rancho Grande Unit 1

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

PHASE 2

SIA Sequence #	COA DRC Project #	Size	Type of Improvement	Location	From	To	Private Inspector	City Inspector	City Crst Engineer
		12'	PAVING Left Turn Lane	Gibson Blvd.	Amole Channel	Barbados Ave.	/	/	/
		12'	Asphalt Bike Trail	Tract 12-B-1-B	Barbados Ave	12-B-1-A	/	/	/
		12'	Asphalt Bike Trail	Tract 12-B-1-A	Tract 12-B-1-A	Amole Channel	/	/	/
			WATER						
		8"	PVC	Gibson Blvd.	Barbados Ave.	Mid-Point Tract 12-B-1-A	/	/	/
			SANITARY SEWER						
		8"	PVC	Gibson Blvd.	Barbados Ave.	Mid-Point Tract 12-B-1-A	/	/	/
			STORM DRAIN						
		24"	PVC (Private)	Gibson Blvd.	Tract 12-B-1-B	Tract 12-B-1-A	/	/	/
			Temporary Pond	Tract 12-B-1-A	Tract 12-B-1-A	Tract 12-B-1-A	/	/	/
			Drainage Covenant (SD) (Temporary Pond)	Tract 12-B-1-B	Tract 12-B-1-B	Tract 12-B-1-B	/	/	/
			INFRASTRUCTURE IMPROVEMENTS AGREEMENT						
			Engineer Certification of the Grading Plan required for Release of IIA				/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification	
							Private Inspector P.E.	City Cnst Engineer
<input type="text"/>	<input type="text"/>						/	/
<input type="text"/>	<input type="text"/>						/	/
Approval of Creditable Items:							Approval of Creditable Items:	
Impact Fee Administrator Signature Date							City User Dept. Signature Date	

- 1 _____
- 2 _____
- 3 _____
- 4 _____
- 5 _____
- 6 _____

AGENT / OWNER **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

Hiram Crook
NAME (print)

MARK GOODWIN & ASSOCIATES
FIRM

[Signature] 7/12/2019
SIGNATURE - date

[Signature] 7-17-19
DRB CHAIR - date

[Signature] 7/17/19
TRANSPORTATION DEVELOPMENT - date

[Signature] 07-17-19
UTILITY DEVELOPMENT - date

[Signature] 7-17-19
CITY ENGINEER - date

PARKS & GENERAL SERVICES - date

AMAFCA - date

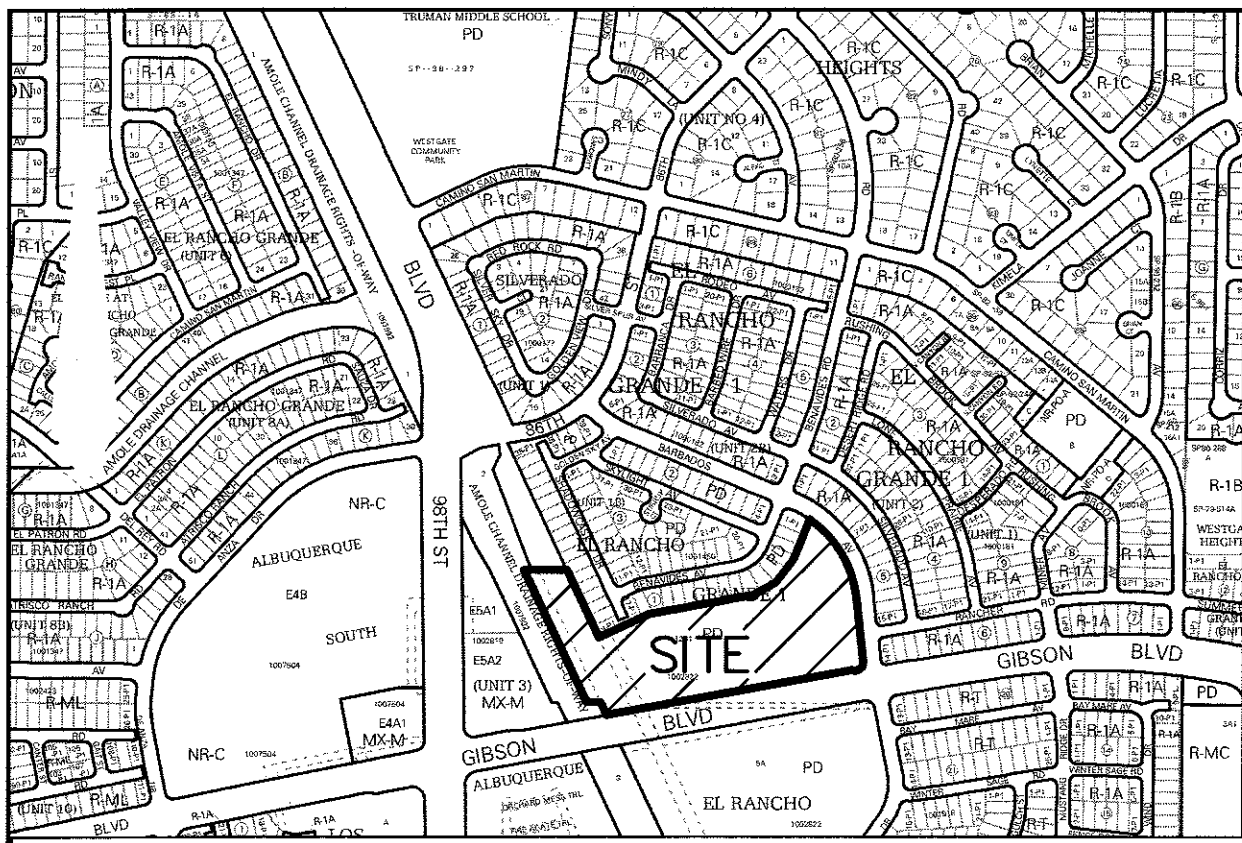
[Signature] 7/17/19
Code Enforcement - date

- date

MAXIMUM TIME ALLOWED TO CONSTRUCT THE IMPROVEMENTS WITHOUT A DRB EXTENSION: N/A

DESIGN REVIEW COMMITTEE REVISIONS

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER



LOCATION MAP SCALE: 1"=1000' M-9-Z

PURPOSE OF PLAT

- To create Tracts 12-B-1-A and 12-B-1-B as shown hereon.
-
- To grant easements as shown hereon.

SUBDIVISION DATA

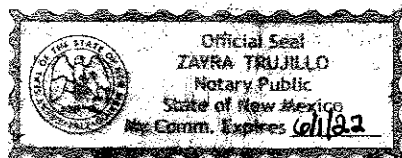
- DRB Case No.:
- Project No.:
- Zone Atlas Index No.: M-9-Z
- Total Number of existing Tracts: 1
- Total Number of Tracts created: 2
- Gross Subdivision Acreage: 10.9983 Acres

FREE CONSENT

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Tracts 12-B-1-A and 12-B-1-B as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: SOLARE COLLEGIATE FOUNDATION

Peter Lorenz
 PETER LORENZ, SOLARE COLLEGIATE FOUNDATION
 5/23/2019
 DATE



STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this 23 day of MAY, 2019, this instrument was acknowledged before me by Peter Lorenz, SOLARE COLLEGIATE FOUNDATION, a New Mexico Corporation, on behalf of said corporation

Zayra Trujillo
 Notary Public
 06/01/2022
 MY COMMISSION EXPIRES

DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Section 33, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 12-B-1, EL RANCHO GRANDE 1, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 15, 2003, in Plat Book 2003C, Page 249, EXCEPTING THEREFROM a portion of De Anza Drive SW, as the same is shown and designated in QUITCLAIM DEED, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on July 6, 2006, in Document No. 2006100612, and containing 10.9983 acres more or less.

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances are field and record.
- Basis of boundary is from the plats and documents of record entitled:
 - "EL RANCHO GRANDE 1, UNIT 1", (02-05-2001, 2001C-041)
 - "PARCEL 12, EL RANCHO GRANDE 1", (02-22-2001, 2001C-057)
 - "EL RANCHO GRANDE 1, UNIT 2", (04-11-2001, 2001C-105)
 - "PARCEL 12-A, 12-B & 12-C, EL RANCHO GRANDE 1", (01-08-2002, 2002C-007)
 - "EL RANCHO GRANDE 1, UNIT 1-B", (04-12-2002, 2002C-121)
 - "EL RANCHO GRANDE 1, UNIT 5A", (10-22-2002, 2002C-340)
 - "EL RANCHO GRANDE 1, PARCELS 5-A AND 12-B-1", (08-15-2003, 2003C-249)
 - "GRANT OF EASEMENT", (10-25-1985, 1985090123)
 - "PUBLIC SERVICE COMPANY OF NEW MEXICO UNDERGROUND EASEMENT", (10-04-2005, 2005146656)
 - "GRANT OF PERMANENT EASEMENT FOR DRAINAGE PURPOSES", (10-07-2005, 2005149548)
 - "QUITCLAIM DEED", (07-06-2006, 2006100612)
- Field Survey: March, 2019.
- Title Report(s): None provided.
- Address of Property: Gibson Boulevard SW, Albuquerque, NM 87121
- City of Albuquerque, New Mexico IDO Zone: PD
- 100 Year Flood Zone Designation: ZONE X, Panel 336 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
- Manholes will be offset at all points of curvature, points of tangency, street intersections and all other angle points to allow use of centerline monumentation.
- City of Albuquerque Standard Centerline Monuments will be installed at all points indicated thus "Δ". PS # 7719.

PLAT OF
 TRACT 12-B-1-A & 12-B-1-B
 EL RANCHO GRANDE 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 33
 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2019

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

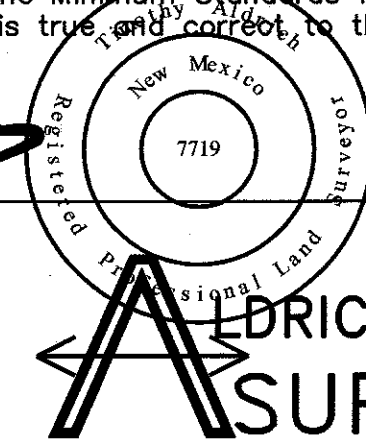
<i>[Signature]</i>	5-30-19
Public Service Company of New Mexico	Date
<i>[Signature]</i>	5/30/19
New Mexico Gas Company	Date
<i>[Signature]</i>	05/30/2019
Qwest Corporation dba CenturyLink QC	Date
<i>[Signature]</i>	5/30/19
Comcast	Date
City Approvals:	
<i>Loren M. Rimbauer P.S.</i>	5/23/19
City Surveyor	Date

Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer/Hydrology	Date
Code Enforcement	Date
Solid Waste Management	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION

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

[Signature]
 Timothy Aldrich, P.S. No. 7719
 05/22/2019
 Date



ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

EASEMENTS

- ① EXISTING 100' PNM EASEMENT (04-12-1956, D348-43)
- ② EXISTING 5' PNM EASEMENT (01-08-2002, 2002C-007)
- ③ EXISTING 10' PUE (08-15-2003, 2003C-249)
- ④ EXISTING 10' PNM EASEMENT (02-22-2001, 2001C-057)
- ⑤ EXISTING 10' UNDERGROUND PNM EASEMENT (10-04-2005, 2005146656)
- ⑥ EXISTING 20' PERMANENT WATERLINE EASEMENT (10-25-1985, 1985090123)
- ⑦ EXISTING 50' PERMANENT ACCESS ROAD AND PERMANENT WATERLINE EASEMENT (10-25-1985, 1985090123)
- ⑧ EXISTING AMAFCA DRAINAGE EASEMENT (10-07-2005, 2005149548)
- ⑨ EXISTING UNOBSTRUCTED LINE OF SITE EASEMENT (01-08-2002, 2002C-007)

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	416.03'	360.68'	49°40'22"	S31°11'18"E	349.49'
C2	29.98'	45.05'	86°05'33"	S36°41'42"W	40.93'
C3	10232.99'	20.96'	0°07'02"	S79°40'58"W	20.96'

Parcel Line Table		
Line #	Direction	Length
L1	N25°12'42"W	54.71'
L2	N89°49'19"W	55.32'
L3	S89°29'58"E	166.40'
L4	N61°07'02"E	105.71'
L5	N36°32'54"E	109.47'
L6	N22°26'44"E	170.30'

PLAT OF
TRACT 12-B-1-A & 12-B-1-B
EL RANCHO GRANDE 1
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 33
TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2019

PUBLIC UTILITY EASEMENTS

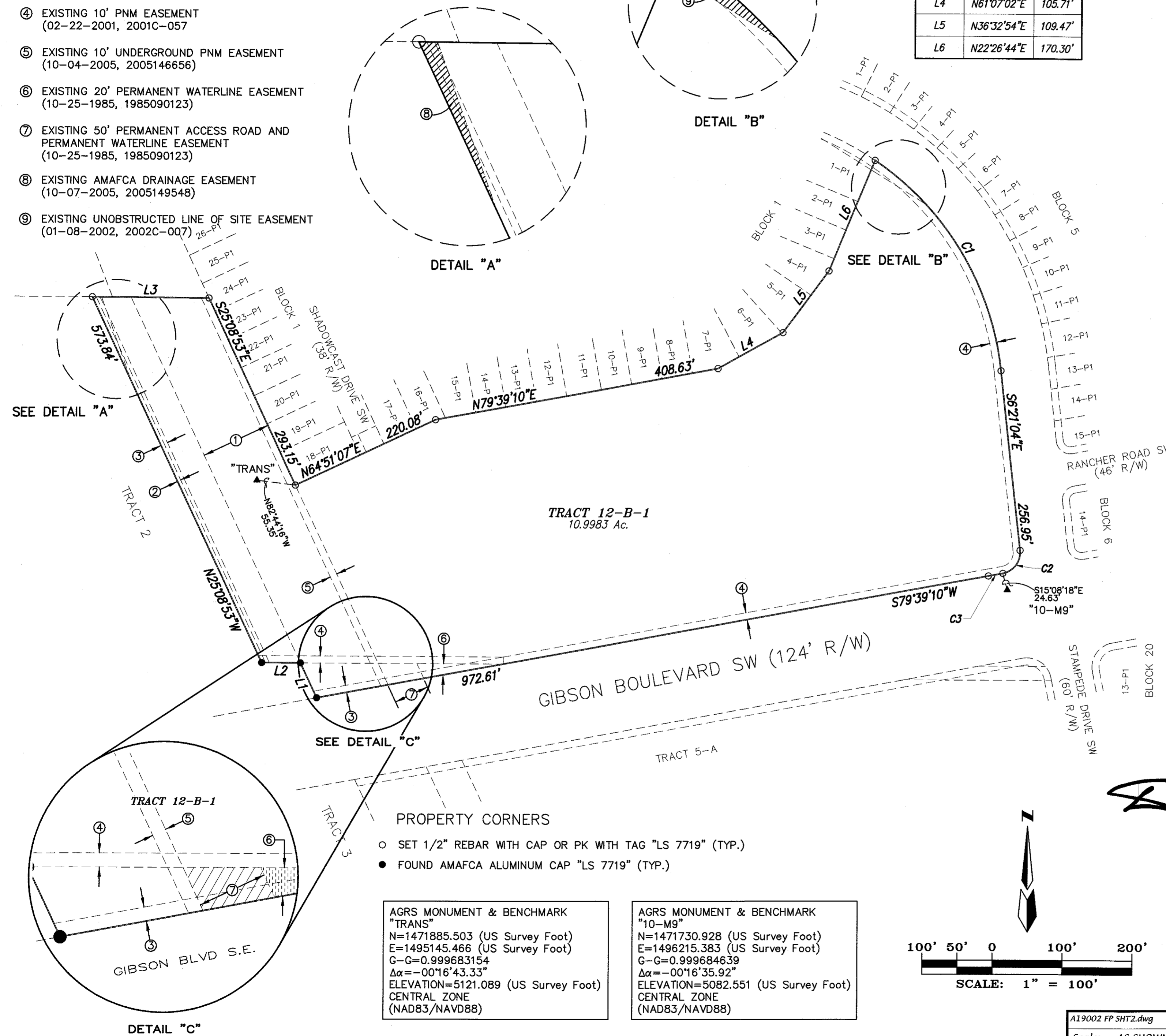
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Communications d/b/a Century Link (QWEST) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

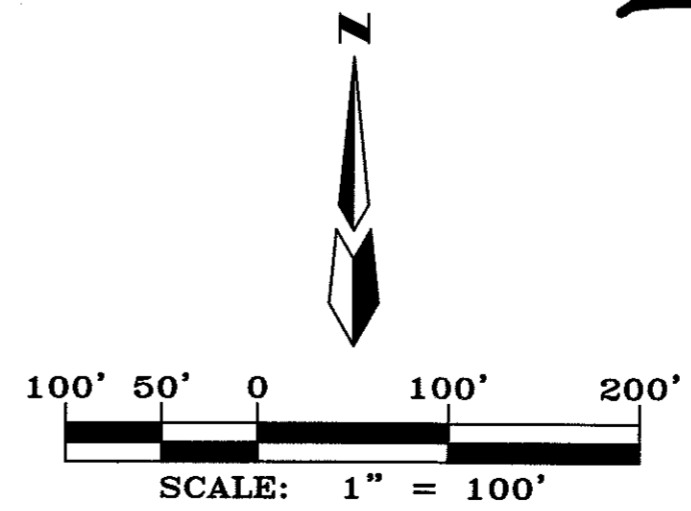
In approving this plat, PNM, NMGCO, QWEST and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, QWEST and COMCAST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.



- PROPERTY CORNERS
- SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP.)
 - FOUND AMAFCA ALUMINUM CAP "LS 7719" (TYP.)

AGRS MONUMENT & BENCHMARK "TRANS"
N=1471885.503 (US Survey Foot)
E=1495145.466 (US Survey Foot)
G-G=0.999683154
Δα=-00°16'43.33"
ELEVATION=5121.089 (US Survey Foot)
CENTRAL ZONE
(NAD83/NAVD88)

AGRS MONUMENT & BENCHMARK "10-M9"
N=1471730.928 (US Survey Foot)
E=1496215.383 (US Survey Foot)
G-G=0.999684639
Δα=-00°16'35.92"
ELEVATION=5082.551 (US Survey Foot)
CENTRAL ZONE
(NAD83/NAVD88)



[Signature]
Timothy Aldrich
New Mexico
Registered Professional Land Surveyor
7719
05/22/2019

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

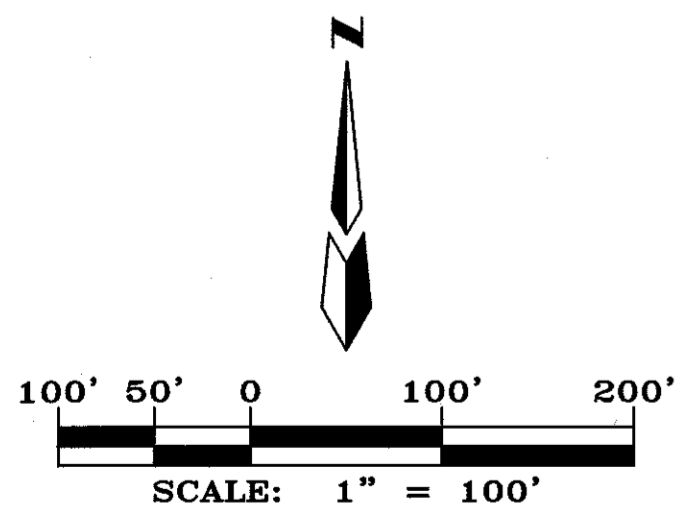
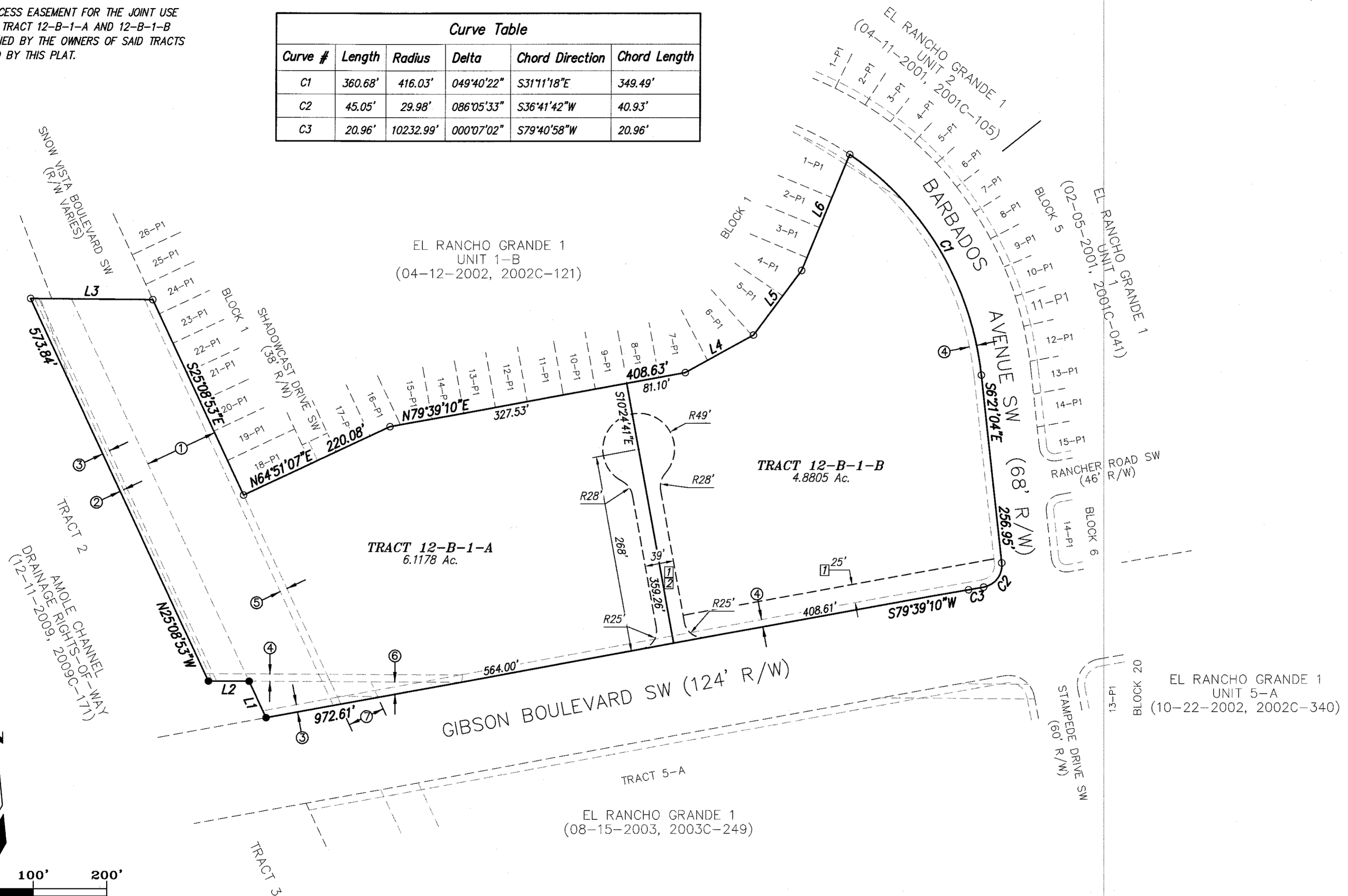
PLAT OF
 TRACT 12-B-1-A & 12-B-1-B
 EL RANCHO GRANDE 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 33
 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2019

NEW EASEMENTS

- ① NEW 25' PRIVATE STORM DRAIN EASEMENT TO BE MAINTAINED BY THE OWNER OF TRACT 12-B-1-B AND FOR THE BENEFIT OF TRACTS 12-B-1-A AND 12-B-1-B GRANTED BY THIS PLAT.
- ② NEW PRIVATE ACCESS EASEMENT FOR THE JOINT USE AND BENEFIT OF TRACT 12-B-1-A AND 12-B-1-B AND TO MAINTAINED BY THE OWNERS OF SAID TRACTS HEREBY GRANTED BY THIS PLAT.

Parcel Line Table		
Line #	Direction	Length
L1	N25° 12' 42.08"W	54.71'
L2	N89° 49' 18.90"W	55.32'
L3	S89° 29' 58.00"E	166.40'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	360.68'	416.03'	049°40'22"	S31°11'18"E	349.49'
C2	45.05'	29.98'	086°05'33"	S36°41'42"W	40.93'
C3	20.96'	10232.99'	000°07'02"	S79°40'58"W	20.96'



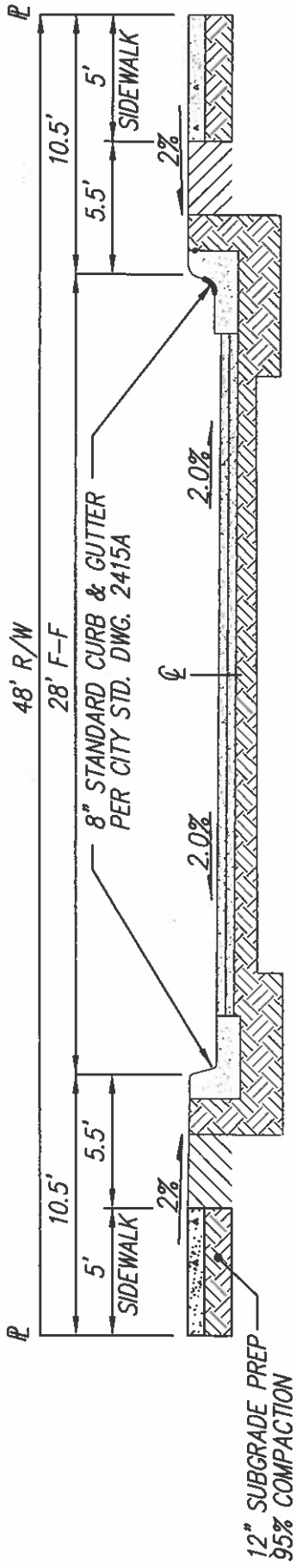
PROPERTY CORNERS

- SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP.)
- FOUND AMAFCA ALUMINUM CAP "LS 7719" (TYP.)

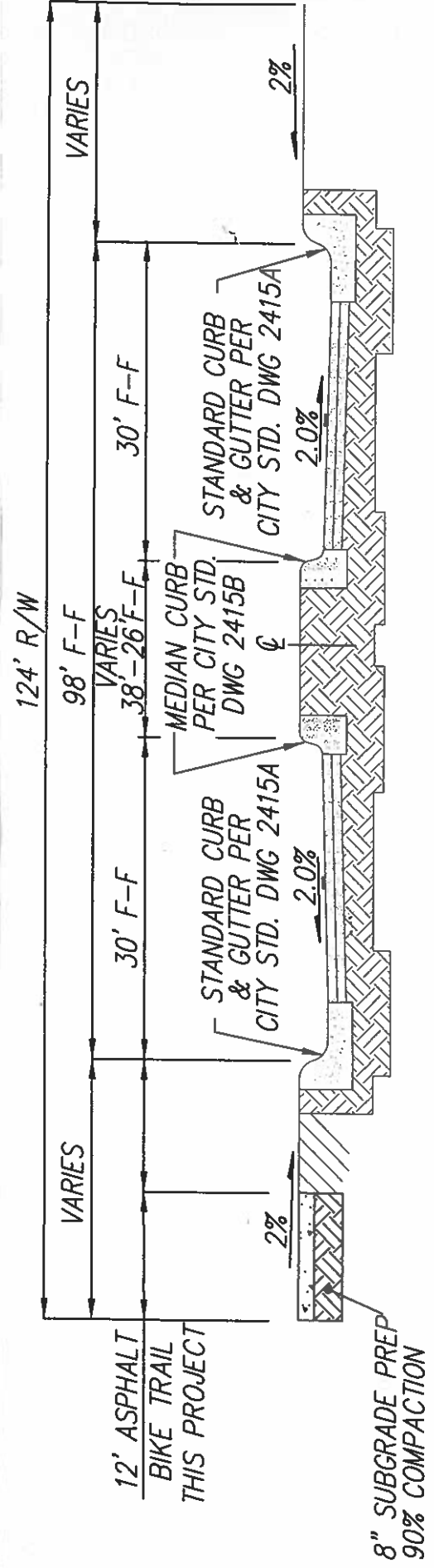


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A19002 FP SHT3.dwg	Drawn: SPS	Checked: TA	Sheet 3 of 3
Scale: AS SHOWN	Date: 7/11/2019	Job: A19002	



TYPICAL 48' R/W STREET SECTION (2405A)
BARBADOS AVE SW
NTS



TYPICAL 124' R/W STREET SECTION
GIBSON BLVD SW
NTS