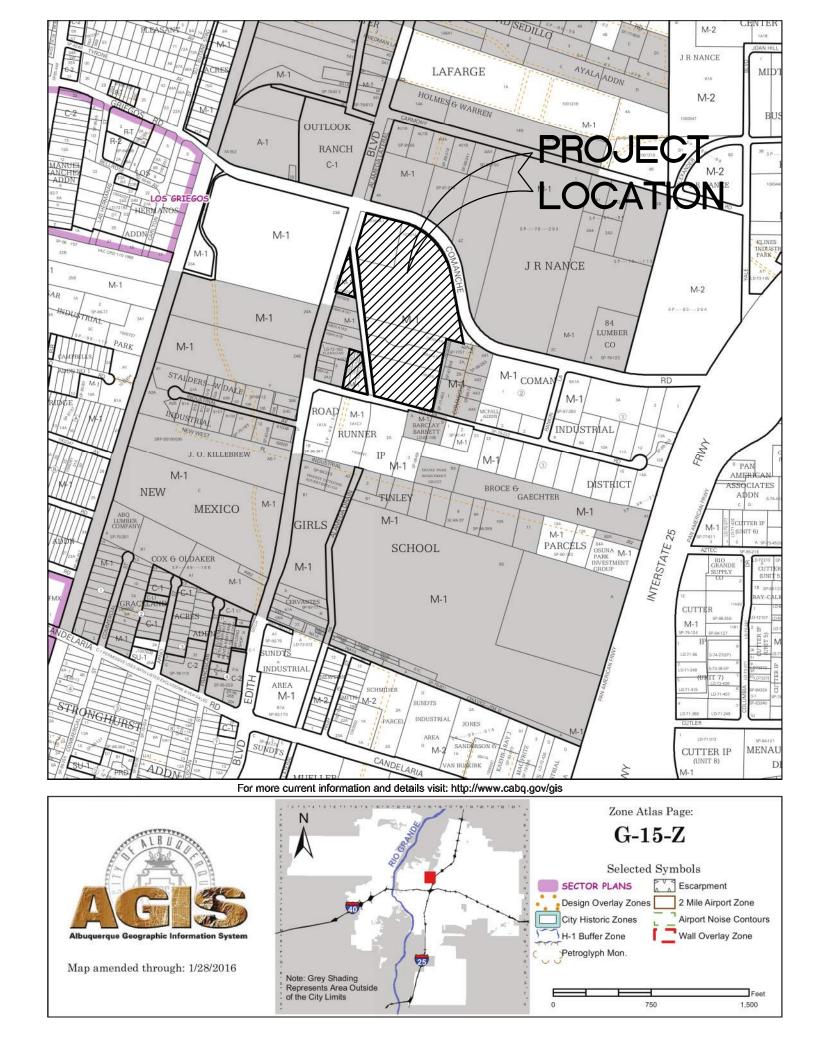
#### FORM S2: SUBDIVISION OF LAND - MINOR ACTIONS

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.

A variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM 52.								
Interpreter Needed for Hearing? <a href="Moon Interpreter">No Interpreter Needed for Hearing? No If yes, indicate language:</a>								
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)								
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.								
I, the applicant or agent, acknowledge that if any required information is not submitted with this scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	application, the application will not be							
7. 8 4	Date: 2-/2-2020							
Printed Name: BENJAMIN ARAGON	☐ Applicant or ☑ Agent							
FOR OFFICIAL USE ONLY								
Case Numbers: Project Number	TIB UT							
Staff Signature:	MEN							





4401 Masthead Street NE Suite 150, Albuquerque, NM 87109 505-348-4000 phone 505-348-4055 fax

February 11, 2020

Jolene Wolfley, Chairperson Development Review Board City of Albuquerque P.O. Box 1293 Albuquerque, NM 87103

Re: Sketch Plat Submittal-Justification letter for: City Property at Comanche Road & Edith Blvd. NE

Zone Atlas Page: G-15-Z

Maintenance & Administration Buildings Project, COA Project No. 700693

#### Dear Jolene:

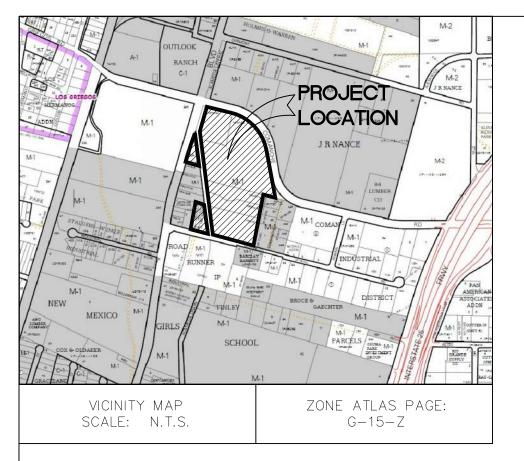
Wilson & Company, Inc., acting as agent fortheabove referenced project. The City of Albuquerque is the property owner of record for the property shown on Zone Atlas page G-15-Z located at the intersection of Comanche Road and Edith Boulevard. The City of Albuquerque would like to consolidate Nine (9) existing MRGCD parcels into Three (3) new parcels thus eliminating old property lines, granting new easements, and dedicating additional right of way, as shown on sketch plat submitted.

Thank you for your attention concerning this matter. If you have any questions please contact meat Wilson & Company at (505) 348-4067 or Jerry Francis at (505) 768-3083.

Ben Aragon, PS

Wilson & Company, Inc.

Salva



#### SUBDIVISION DATA:

**GROSS ACREAGES:** 

PARCEL A 19.8255 ACRES± 1.0358 ACRES±

PARCEL C 00.5943 ACRES±

ZONE ATLAS INDEX No.: G-15-Z No. OF TRACTS CREATED: 3 MILES OF RIGHT-OF-WAY CREATED: 0 DATE OF SURVEY: JANUARY 2019

#### PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING 9 TRACTS INTO 3 TRACTS AND TO DEDICATE ADDITIONAL RIGHT-OF-WAY FOR RANKIN ROAD AND TO GRANT EASEMENT(S).

#### NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED UPON A LINE FROM ACS "B\_438" TO ACS "Candelaria". SAID BEARING BEING: S.72°00'05"E.
- 2. ALL DISTANCES ARE GROUND DISTANCES.
- 3. RECORD PLAT BEARINGS AND DISTANCE, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESES ().
- 4. ALL CORNERS IDENTIFIED AS "SET". ARE A 5/8" REBAR WITH CAP STAMPED "B.M. ARAGON PS 15268" AND SHOWN AS — UNLESS OTHERWISE INDICATED.
- 5. CURRENT ZONING: M-1 (LIGHT INDUSTRIAL ZONE)
- 6. THIS PROPERTY LIES WITHIN FLOOD ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE TO 0.2% ANNUAL CHANCE FLOODPLAIN.
- 7. PLATS/MAPS USED TO ESTABLISH BOUNDARY:
  - a. PLAT OF "LEE HOBBS" DATED JUNE 18, 1956, DOC#033-0021
  - b. PLAT SHOWING "TRACTS ALONG ALAMEDA LATERAL, MRGCD MAP#33" DATED DEC. 12, 1961, DOC#033-0028
  - c. RIGHT-OF-MAPS "SPECIAL ASSESSMENT DISTRICT BC-83-1",
  - d. "SPECIAL ASSESSMENT DISTRICT 216"; FINAL MAP DATED SEPT. 20, 1991
  - e. "MIDDLE RIO GRANDE CONSERVANCY DISTRICT; ALBUQUERQUE DIVISION; ALAMEDA LATERAL, PROPERTY MAP No.33-37, SHEET No.8, A-57"
- 8. DOCUMENT(S) USED TO PREPARE THIS SURVEY:
  - a. WARRANTY DEED; BK:D248A, PG:416; AUGUST 22, 1985 (DOC#1985070000)
  - b. WARRANTY DEED; BK: 272A, PG: 225; JUNE 3, 1986 (DOC#1986049540)
  - c. QUITCLAIM DEED; BK: 272A, PG: 227; JUNE 3, 1986 (DOC#1986049541)
  - d. DEED (TO M.R.G.C.D.) BK:131, PG:141; JANUARY 10, 1935 (DOC#71354)
  - e. DEED (TO M.R.G.C.D.) BK:131, PG:290; JANUARY 25, 1935 (DOC#71773)
  - f. SKETCH & DESCRIPTION; BK: A6, PG: 3070; 06/01/2000 (DOC#2000053285)

#### M.R.G.C.D. APPROVAL:

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNACE IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

#### LEGAL DESCRIPTION:

(SEE SHEET 3 OF 3)

#### **PUBLIC UTILITY EASEMENTS:**

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE 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, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- 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.
- C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- D. CABLE TV FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE 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 PRIVILEDGE 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.

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST D/B/A CENTURYLINK AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST D/B/A CENTURYLINK AND NMGS 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.

#### FREE CONSENT AND DEDICATION:

THE PLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASABLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, DO HEREBY GRANT EASEMENTS SHOWN HEREON AND DEDICATED ADDITIONAL ROAD RIGHT-OF-WAY. AS SHOWN HEREON, TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

OWNER	DATE	-
ACKNOWLEDGMENT STATE OF NEW MEXICO)  SS.  COUNTY OF BERNALILLO)		
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS_	DAY OF	_,2020.
BY:		_
NOTARY PUBLIC:	MY COMMISSION EXPIRES:	_

#### TAX CERTIFICATE:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

UPC# 101506024737440344, 101506027334240343, 101506022035431750, 101506026330340345, 101506026129340346 TRACT 107-B-1-A-1) (TRACT 107-B-1-A-2) (TRACT 107-B-2-A-1) (TRACT 108-A-3-A-1-A)(TRACT 108-A-3-A-1-B)

101506026627140347, 101506022027831739, 101506022927831738, 101506022927831738 (TRACT 108-A3B) (TRACT 108-A1-A2-B1A) (TRACT 108-A1-A2-B1B) (TRACT 108-A1-A2-B2)

PROPERTY	OWNER	ΩF	RECORD			
I IVOI LIVII	OWINEIN	Oi	KLOOKD			

BERNALILLO COUNTY TREASURER'S OFFICE

# PLAT showing PARCEL A, PARCEL B and PARCEL C

being a replat of

Tracts 107-B-1-A-1, 107-B-1-A-2, 108-A-3-A-1-A, 108-A-3-A-1-B, 108-A-3-B

together with all of

Tracts 108-A-1-A-2-B-2, 108-A-1-A-2-B-1-B, 108-A-1-A-2-B-1-A and Tract 107-B-2-A-1 M.R.G.C.D. MAP 33

PROJECTED SECTION 4, T. 10 N., R. 3 E., N.M.P.M. TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO FEBRUARY 2020

DRI	B No.:
<u>UTII</u>	LITY APPROVALS:
PNM	ELECTRIC SERVICES
NEW	MEXICO GAS COMPANY
CENT	URY LINK
СОМО	CAST
CIT	Y APPROVALS:
CITY	SURVEYOR
TRAF	FIC ENGINEERING, TRANSPORTATION DIVISION
ABCV	VUA
PARK	S AND RECREATION DEPARTMENT
AMAF	-CA
CITY	ENGINEER/HYDROLOGY
CODE	ENFORCEMENT
	CHAIRPERSON, PLANNING DEPARTMENT
<u>SUF</u>	RVEYOR'S CERTIFICATION:
THE S	NJAMIN M. ARAGON, A DULY REGISTERED LAND S STATE OF NEW MEXICO, DO HEREBY CERTIFY THA E OR UNDER MY DIRECT SUPERVISION, MEETS TH IMENTATION AND SURVEYS OF THE BERNALILLO (

SURVEYOR UNDER THE LAWS OF AT THIS PLAT WAS PREPARED HE MINIMUM REQUIREMENTS FOR COUNTY SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007.

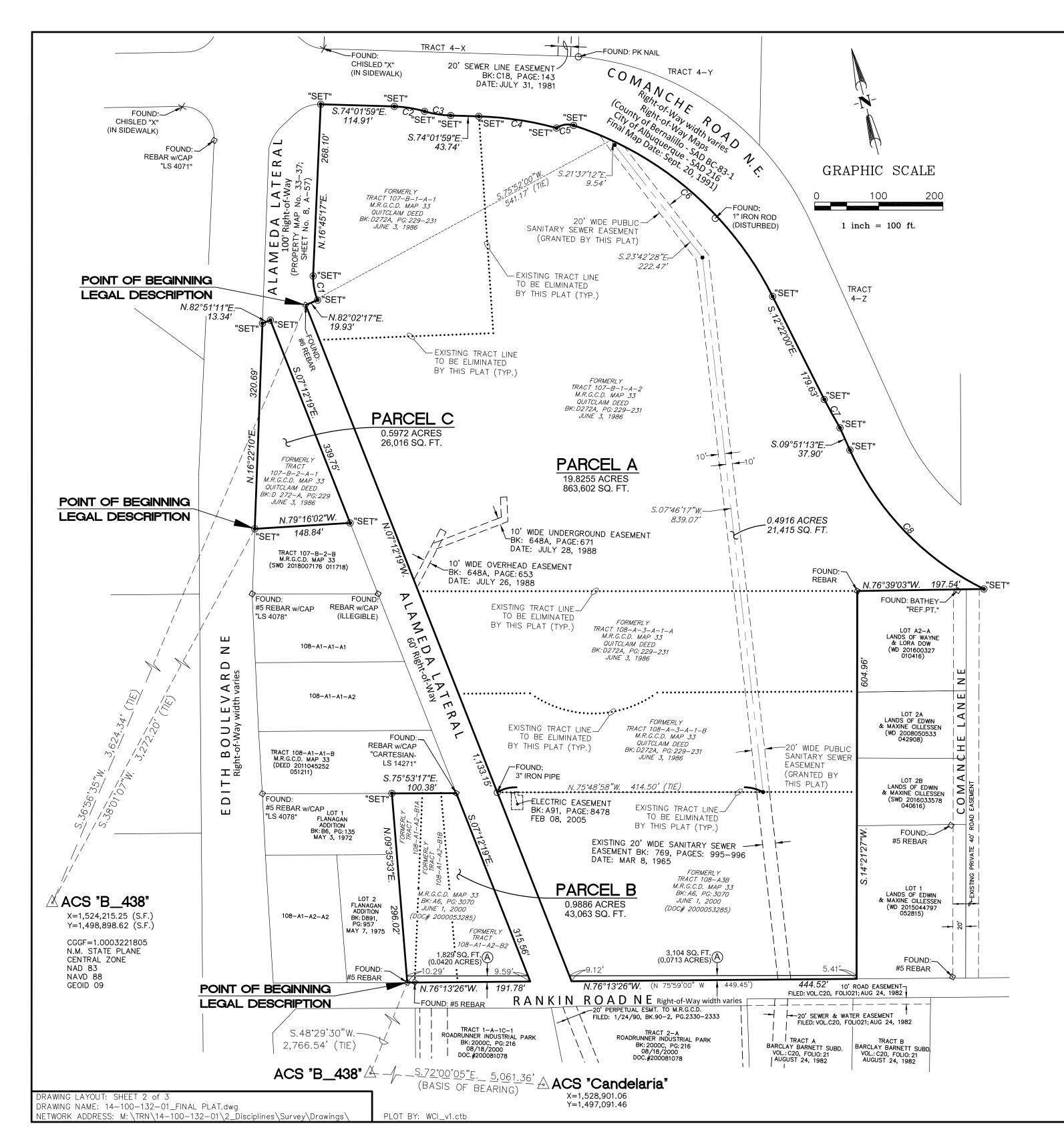
BENJAMIN	М.	ARAGON	N.M.P.L.S.	#15268
				IN M. A
				W MEXIC
DATE			9 RE	15268
			S15.	(13200)

WILSON 4401 Masthead Street NE, Suite 150

DATE

Albuquerque, NM 87109 Phone: (505) 348-4000 Fax: (505) 348-4055 www.wilsonco.com

SHEET 1 OF 3



# PLAT showing PARCEL A, PARCEL B and PARCEL C

being a replat of

Tracts 107-B-1-A-1, 107-B-1-A-2, 108-A-3-A-1-A, 108-A-3-A-1-B, 108-A-3-B

together with all of

Tracts 108-A-1-A-2-B-2, 108-A-1-A-2-B-1-B, 108-A-1-A-2-B-1-A and Tract 107-B-2-A-1

M.R.G.C.D. MAP 33

PROJECTED SECTION 4, T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2020

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1 (RECORD)	<b>38.60'</b> (38.60')	<b>93.24'</b> (93.24')	19.58'	23°43'20"	<b>N.03°53'37"E.</b> (N.3 <b>°</b> 00'30"E.)	<b>38.33'</b> (38.32')
C2 (RECORD)	<b>47.90'</b> (47.90')	<b>185.00'</b> (185.00')	24.09'	<b>14°50'6"</b> (14°50'06")	<b>S.66°36'56"E.</b> (N.66°36'56"W.)	<b>47.77'</b> (47.77')
C3 (RECORD)	<b>41.43'</b> (41.43')	<b>160.00'</b> (160.00')	20.83'	<b>14°50'9"</b> (14°50'06")	<b>S.66°36'57"E.</b> (N.66°36'56"W.)	<b>41.31'</b> (41.31')
C4 (RECORD)	<b>122.92'</b> (122.92')	<b>518.46'</b> (518.46')	20.83'	<b>13°35'3"</b> (13°35'03")	<b>S.67°14'28"E.</b> (N.67 <b>°</b> 14'27"W.)	<b>122.63'</b> (122.63')
C5 (RECORD)	<b>27.89'</b> (27.89')	<b>30.00'</b> (30.00')	15.04'	<b>53°15'58"</b> (53°16'05")	<b>S.84°25'25"E.</b> (N.84°25'29"W.)	<b>26.90'</b> (26.90')
C6 (RECORD)	<b>420.15'</b> (420.15')	<b>529.96'</b> (529.96')	221.82'	<b>45°25'26"</b> (45°25'27")	<b>S.35°04'43"E.</b> (N.35°04'43"W.)	<b>409.23'</b> (409.23')
C7 (RECORD)	<b>50.79'</b> (50.79')	<b>615.96'</b> (615.96')	25.41'	<b>4°43'28"</b> (4°43'29")	<b>S.14°43'44"E.</b> (N.14*43'50"W.)	<b>50.78'</b> (50.78')
C8 (RECORD)	<b>307.17'</b> (204.17')	<b>443.00'</b> (443.00')	160.05'	39°43'39"	S.29°43'03"E.	301.05'

#### LEGEND:

S90°00'00"E MEASURED BEARINGS AND DISTANCES

(N 90°00'00" E) RECORD BEARINGS AND DISTANCES

♦ FOUND REBAR

O FOUND IRON PIPE

••••••• EXISTING TRACT LINE TO BE ELIMINATED BY THIS PLAT.

ADDITIONAL RIGHT—OF—WAY DEDICATED TO THE CITY OF ALBUQUERQUE, BY THIS PLAT.

### LEGAL DESCRIPTION:

(SEE SHEET 3 OF 3)



4401 Masthead Street NE, Suite 150
Albuquerque, NM 87109
Phone: (505) 348-4000
Fax: (505) 348-4055
www.wilsonco.com

SHEET 2 OF 3

# LEGAL DESCRIPTION: Parcel A

A CERTAIN PARCEL OF LAND BEING COMPRISED OF TRACTS 107-B-1-A-1, 107-B-1-A-2, 108-A-3-A-1-A, 108-A-3-1-B AND 108-A3B, M.R.G.C.D. MAP 33; AS DESIGNATED IN A QUITCLAIM DEED, FILED ON JUNE 3, 1986 IN BOOK D272A, PAGE 229-231;

TOGETHER WITH TRACT 108-A3B, M.R.G.C.D. MAP 33; AS DESIGNATED IN A PLAT, FILED ON JUNE 1, 2000 IN BOOK A6, PAGE 3070; SAID COMPRISED PARCEL LYING SITUATE WITHIN SECTION 4, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MOST WESTERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING A POINT ON THE EXISTING EASTERLY RIGHT—OF—WAY LINE OF SAID ALAMEDA LATERAL; WHENCE THE ALBUQUERQUE SURVEY CONTROL MONUMENT IDENTIFIED AS "B\_438", WITH NEW MEXICO STATE PLANE COORDINATE VALUES BEING X=1,524,215.25 AND Y=1,498,898.62, A BRASS CAP IN PLACE, BEARS S.36'56'35"W., A DISTANCE OF 3,624.34 FEET; THENCE, FROM SAID POINT OF BEGINNING.

N.82°02'17"E., ALONG SAID EASTERLY RIGHT—OF—WAY, A DISTANCE OF 19.93 FEET TO A POINT OF CURVATURE; THENCE,

NORTHEASTERLY, ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23'43'20" HAVING A RADIUS OF 93.24 FEET AND AN ARC LENGTH OF 38.60 FEET (CHORD = N.03'53'37"E., 38.33') TO POINT ON A CURVE; THENCE, ALONG SAID EXISTING EASTERLY RIGHT—OF—WAY LINE OF SAID ALAMEDA LATERAL;

N.16'45'17"E., A DISTANCE OF 286.10 FEET TO AN ANGLE POINT ON THE MOST NORTHWESTERLY CORNER OF SAID PARCEL A: THENCE.

S.74'01'59"E., ALONG SAID SOUTHERLY RIGHT—OF—WAY LINE OF SAID COMANCHE ROAD N.E., THENCE, ALONG SAID EXISTING SOUTHERLY RIGHT—OF—WAY LINE (FOR THE NEXT TEN (10) COURSES), SOUTHEASTERLY, ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14'50'6" HAVING A RADIUS OF 185.00 FEET AND AN ARC LENGTH OF 47.90 FEET (CHORD = S.66'36'56"E., 47.77') TO A POINT ON A REVERSE CURVATURE; THENCE,

SOUTHEASTERLY, ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 14.50.9" HAVING A RADIUS OF 160.00 FEET AND AN ARC LENGTH OF 41.43 FEET (CHORD = 5.66.36.57"E., 41.31") TO A POINT OF TANGENCY; THENCE,

S.74'01'59"E., A DISTANCE OF 43.74 FEET TO A POINT ON A CURVE; THENCE,

SOUTHEASTERLY, ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF  $13^{\circ}35^{\circ}3^{\circ}$  HAVING A RADIUS OF 518.46 FEET AND AN ARC LENGTH OF 122.92 FEET (CHORD =  $S.67^{\circ}14^{\circ}28^{\circ}E.$ ,  $122.63^{\circ}$ ) TO A POINT ON A CUSP; THENCE,

SOUTHEASTERLY, ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 53'15'58" HAVING A RADIUS OF 30.00 FEET AND AN ARC LENGTH OF 27.89 FEET (CHORD = S.84'25'25"E., 26.90') TO A POINT ON A COMPOUND CURVE; THENCE,

SOUTHEASTERLY, ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 45°25'26" HAVING A RADIUS OF 529.96 FEET AND AN ARC LENGTH OF 420.15 FEET (CHORD = \$.35°04'43"E., 409.23') TO A POINT OF TANGENCY; THENCE,

S.12'22'00"E., A DISTANCE OF 179.63 FEET TO A POINT ON A NON-TANGENCY CURVE; THENCE, SOUTHEASTERLY, ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 4'43'28" HAVING A RADIUS OF 615.96 FEET AND AN ARC LENGTH OF 50.79 FEET (CHORD = S.14'43'44"E., 50.78') TO A POINT OF NON-TANGENCY; THENCE,

S.09'51'13"E., A DISTANCE OF 37.90 FEET TO A POINT ON A CURVE; THENCE,

SOUTHEASTERLY, ALONG A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 39'43'39" HAVING A RADIUS OF 443.00 FEET AND AN ARC LENGTH OF 307.17 FEET (CHORD = S.29'43'03"E., 301.05') TO A POINT ON A CUSP ALSO BEING A POINT AT THE MOST EASTERLY CORNER OF SAID PARCEL; THENCE, LEAVING SAID EXISTING SOUTHERLY RIGHT—OF—WAY LINE OF SAID COMANCHE ROAD N.E.,

N.76'39'03"W., A DISTANCE OF 197.54 FEET TO AN ANGLE POINT; THENCE,

S.14'21'27"W., A DISTANCE OF 604.96 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF SAID RANKIN ROAD N.E.; THENCE, ALONG SAID EXISTING NORTHERLY RIGHT-OF-WAY LINE.

N.76'13'26"W., A DISTANCE OF 444.52 FEET TO AN ANGLE POINT; THENCE LEAVING SAID EXISTING NORTHERLY RIGHT—OF—WAY LINE, ALONG SAID EXISTING EASTERLY RIGHT—OF—WAY LINE OF SAID ALAMEDA LATERAL:

N.07'12'19"W., A DISTANCE OF 1,133.15 FEET, THE POINT OF BEGINNING AND CONTAINING AN AREA OF 19.8255 ACRES, MORE OR LESS (863,602 SQ. FT., MORE OR LESS).

## LEGAL DESCRIPTION: Parcel B

A CERTAIN PARCEL OF LAND BEING COMPRISED OF TRACTS 108-A1-A2-B1A, 108-A1-A2-B1B AND 108-A1-A2-B2, M.R.G.C.D. MAP 33; AS DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OFF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 1, 2000 IN BOOK A6, PAGE 3070 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MOST SOUTHWESTERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING A POINT ON THE EXISTING NORTHERLY RIGHT—OF—WAY LINE OF SAID RANKIN ROAD; WHENCE THE ALBUQUERQUE SURVEY CONTROL MONUMENT IDENTIFIED AS "B\_438", WITH NEW MEXICO STATE PLANE COORDINATE VALUES BEING X=1,524,215.25 AND Y=1,498,898.62, A BRASS CAP IN PLACE, BEARS S.48'29'30"W., A DISTANCE OF 2,766.54' FEET; THENCE, FROM SAID POINT OF BEGINNING.

N.09'35'33"E., A DISTANCE OF 296.02 FEET TO AN ANGLE POINT ALSO BEING A POINT AT THE MOST NORTHWESTERLY CORNER OF SAID PARCEL; THENCE,

S.75'53'17"E., A DISTANCE OF 100.38 FEET TO A POINT ALONG SAID EXISTING WESTERLY RIGHT—OF—WAY LINE OF SAID ALAMEDA LATERAL;

S.07'12'19"E., ALONG SAID WESTERLY RIGHT—OF—WAY, A DISTANCE OF 315.56 FEET TO AN ANGLE POINT ALSO BEING A POINT ON THE EXISTING NORTHERLY RIGHT—OF—WAY LINE OF SAID RANKIN ROAD; THENCE,

N.76'13'26"W., A DISTANCE OF 191.78 FEET, THE POINT OF BEGINNING AND CONTAINING AN AREA OF 0.9886 ACRES. MORE OR LESS (43.063 SQ. FT., MORE OR LESS).

# LEGAL DESCRIPTION: Parcel C

A CERTAIN PARCEL OF LAND BEING COMPRISED OF TRACT 107-B-2-A-1, M.R.G.C.D. MAP 33; AS DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OFF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 3, 1986 IN BOOK D272-A, PAGE 229 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PLAT showing

PARCEL A, PARCEL B and PARCEL C

being a replat of

Tracts 107-B-1-A-1, 107-B-1-A-2, 108-A-3-A-1-A,

108-A-3-A-1-B, 108-A-3-B

together with all of

Tracts 108-A-1-A-2-B-2, 108-A-1-A-2-B-1-B, 108-A-1-A-2-B-1-A

and Tract 107-B-2-A-1

M.R.G.C.D. MAP 33

PROJECTED SECTION 4, T. 10 N., R. 3 E., N.M.P.M.

TOWN OF ALBUQUERQUE GRANT

CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2020

BEGINNING AT A POINT MOST SOUTHWESTERLY CORNER OF SAID COMPRISED PARCEL HEREIN DESCRIBED, BEING A POINT ON THE EXISTING EASTERLY RIGHT—OF—WAY LINE OF SAID EDITH BOULEVARD N.E.; WHENCE THE ALBUQUERQUE SURVEY CONTROL MONUMENT IDENTIFIED AS "B\_438" WITH NEW MEXICO STATE PLANE COORDINATE VALUES BEING X=1,524,215.25 AND Y=1,498,898.62, BRASS CAP IN PLACE, BEARS S.38'01'07"W., A DISTANCE OF 3,272.20 FEET; THENCE, FROM SAID POINT OF BEGINNING.

N.16'22'10"E., A DISTANCE OF 320.69 FEET TO AN ANGLE POINT ALONG SAID EXISTING WESTERLY RIGHT—OF—WAY LINE OF SAID EDITH BOULVARD N.E.; THENCE,

N.82'51'11"E., A DISTANCE OF 13.34 FEET TO A POINT ON THE MOST NORTHERLY CORNER OF SAID PARCEL C, AND ALSO BEING A POINT ON THE EXISTING WESTERLY RIGHT—OF—WAY LINE OF SAID ALAMEDA LATERAL; THENCE,

S.07"12'19"E., A DISTANCE OF 339.75 FEET TO AN ANGLE POINT BEING A POINT ON THE SOUTHEASTERLY CORNER OF SAID PARCEL C; THENCE,

N.76'16'02"W., A DISTANCE OF 148.84 FEET, THE POINT OF BEGINNING AND CONTAINING AN AREA OF 0.5972 ACRES, MORE OR LESS (26,016 SQ. FT., MORE OR LESS).

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SHEET 3 OF 3

