



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>SUBDIVISIONS</b>		
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<b>MISCELLANEOUS APPLICATIONS</b>	
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
<b>SITE PLANS</b>		
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
CREATE 2 LOTS FROM 1 EXISTING LOT		

<b>APPLICATION INFORMATION</b>			
Applicant: <b>R.B. LLC</b>		Phone:	
Address: <b>1501 AIRCRAFT AV SE</b>		Email:	
City: <b>ALBUQUERQUE</b>	State: <b>NM</b>	Zip: <b>87106</b>	
Professional/Agent (if any): <b>ARCH+PLAN LAND USE CONSULTANTS LLC</b>		Phone: <b>505.980.8365</b>	
Address: <b>P.O. BOX 25911</b>		Email: <b>arch.plan@comcast.net</b>	
City: <b>ALBUQUERQUE</b>	State: <b>NM</b>	Zip: <b>87125</b>	
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.: <b>PARCEL 2A</b>	Block:	Unit:	
Subdivision/Addition: <b>SUNPORT PARK</b>	MRGCD Map No.:	UPC Code: <b>1.015-055-165-050-303-20</b>	
Zone Atlas Page(s): <b>M-15</b>	Existing Zoning: <b>NR-BP</b>	Proposed Zoning:	
# of Existing Lots: <b>1</b>	# of Proposed Lots: <b>2</b>	Total Area of Site (Acres): <b>48.6595 ±</b>	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: <b>1501 AIRCRAFT SE</b>	Between: <b>INTERSTATE 25</b>	and: <b>UNIVERSITY BLVD</b>	
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
<b>PR 2019-002651</b>			

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

Signature: <b>Derrick Archuleta</b>		Date: <b>3.1.22</b>	
Printed Name: <b>DERRICK ARCHULETA</b>		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:			Fee Total:
Staff Signature:		Date:	Project #

# FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

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

## SKETCH PLAT REVIEW AND COMMENT

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](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 S2 at the front followed by the remaining documents in the order provided on this form.*

Zone Atlas map with the entire site clearly outlined and labeled

Letter describing, explaining, and justifying the request

Scale drawing of the proposed subdivision plat

Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

## MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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Zone Atlas map with the entire site clearly outlined and labeled

Proposed Final Plat

Design elevations & cross sections of perimeter walls

Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

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

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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Zone Atlas map with the entire site clearly outlined and labeled

Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)

Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use

Sidewalk Exhibit and/or cross sections of proposed streets

Proposed Infrastructure List, if applicable

Required notice with content per IDO Section 14-16-6-4(K)

Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

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

## MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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Zone Atlas map with the entire site clearly outlined and labeled

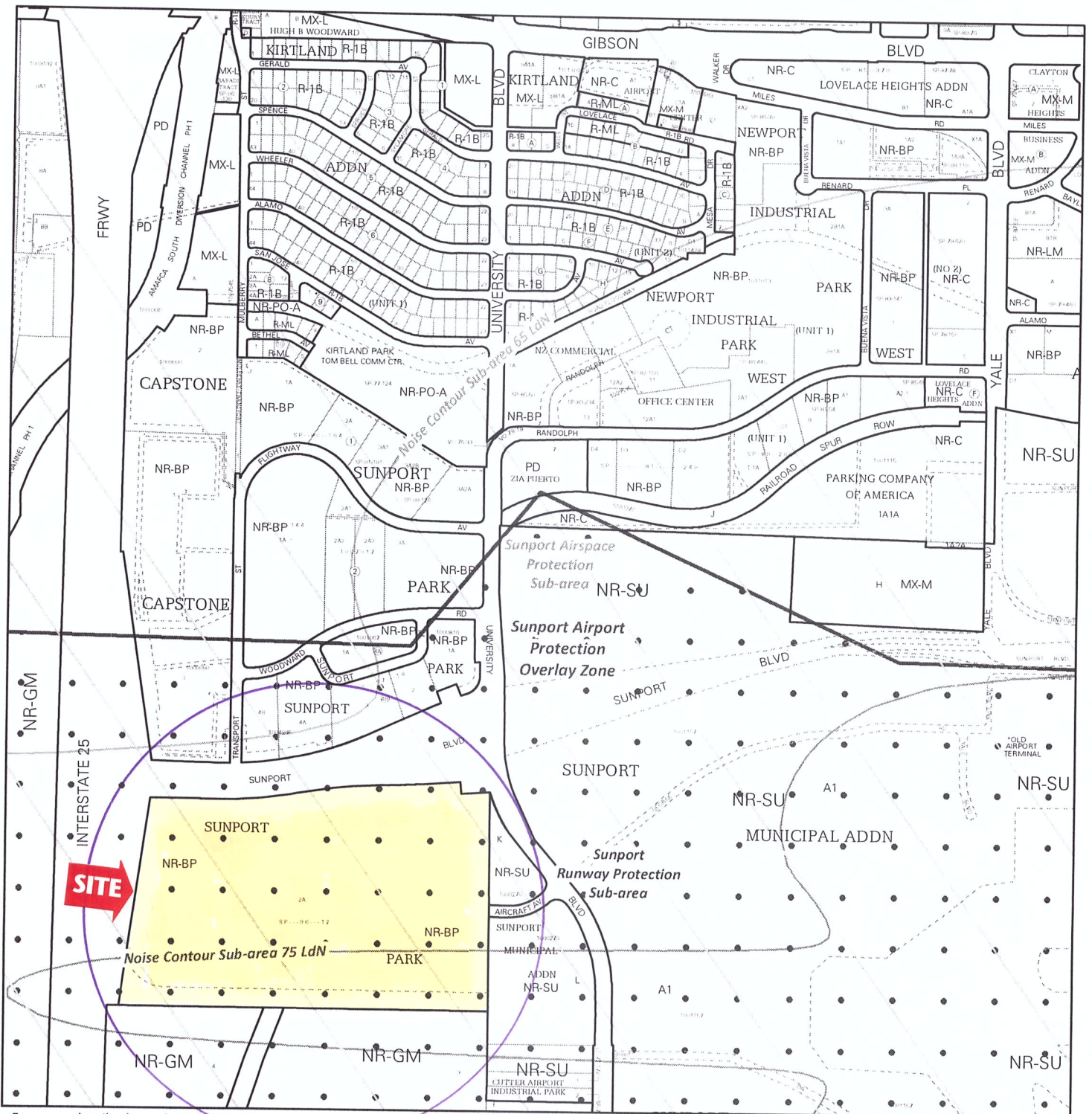
Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan

Original Preliminary Plat, Infrastructure List, and/or Grading Plan

Infrastructure List, if applicable

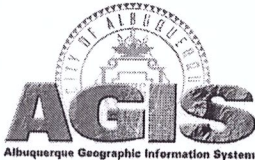
**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**



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

## IDO Zone Atlas

### May 2018



Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:

# M-15-Z

--- Easement

○ Petroglyph National Monument

□ Areas Outside of City Limits

■ Airport Protection Overlay (APO) Zone

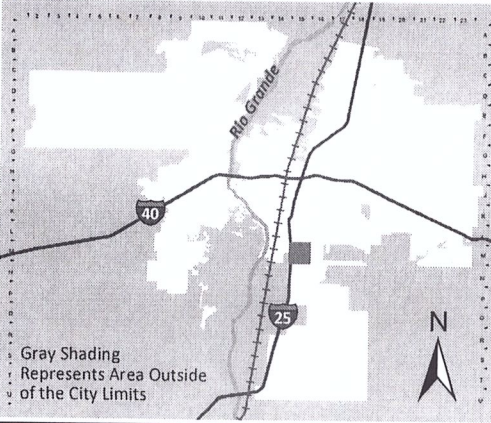
■ Character Protection Overlay (CPO) Zone

■ Historic Protection Overlay (HPO) Zone

■ View Protection Overlay (VPO) Zone

▲ Escarpment

○ Old Airport Terminal



Gray Shading Represents Area Outside of the City Limits

0 250 500 1,000 Feet

**ARCH+PLAN**  
**LAND USE CONSULTANTS**  
**ALBUQUERQUE NM**

March 1, 2022

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

**RE: PARCEL 2A, SUNPORT PARK**

Ms. Wolfley and members of the Board:

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

The property owner is interested creating two (2) lots and the granting utility and access easements. The utility and access easement will be for the one of the created lots. The two (2) lot subdivision will create Parcel 2A1 at 47.6248± acres and Parcel 2A2 at 1.0347± acres. The property zoned NR-BP (Non Residential – Business Park) on 48.6595± acres.

Involved properties are the location of a commercial parking lot known as Airport Parking. The interest with proposed Lot 2A2 is to create a parcel for a proposed hotel. Parcel 2A1 will remain as a commercial parking lot.

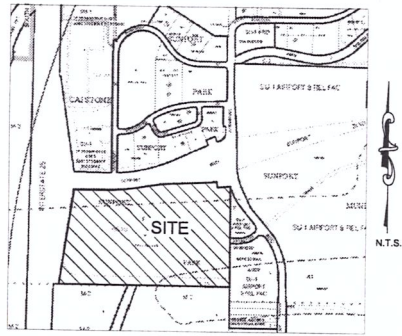
The site is governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan within the Near Heights Planning Area. The extreme southern end of the property falls within the Airport Protection Overlay Zone (3-3); Airspace Protection Sub-area, Runway Protection Sub-area and the Noise Contour Sub-area.

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

Sincerely,



Derrick Archuleta, MCRP  
Principal



LOCATION MAP  
ZONE ATLAS MAP NO. M-15-Z

SKETCH PLAT OF PARCELS 2A1 AND 2A2  
SUNPORT PARK SUBDIVISION  
(REPLAT OF PARCEL 2A, SUNPORT PARK)  
SECTION 33, T.10N., R.3E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY 2022

LEGAL DESCRIPTION

A certain Parcel of land being and comprising all of Parcel "2A", of Sunport Park, Albuquerque, New Mexico, as the same is shown and designated on the Plat of Lots 1A, 1B, 2A and 2B in Block 3, Parcels 1-A-1, 1-A-2, 1-B-1 in Block 4, Parcels 2A, 2B, 3C and 2D of Sunport Park, recorded in the office of the County Clerk of Bernalillo County, New Mexico, on January 18, 1996, in Plat Book 96C, Folio 22, LESS AND EXCEPTING THEREFROM that portion affected by that certain Permanent Order of Entry entered June 28, 2018 in Bernalillo County District Court cause no. CV-2018-02511.

PURPOSE OF THE PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE EXISTING PARCEL 2A INTO TWO PARCELS TO ALLOW FOR DEVELOPMENT AND CONSTRUCTION OF A NEW HOTEL, AND TO GRANT UTILITY AND ACCESS EASEMENTS FOR THE PURPOSES NOTED.

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO 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. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

NOTES

- BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS AND TIES TO CITY OF ALBUQUERQUE CONTROL POINTS. DISTANCES ARE GROUND, FIELD AND RECORD DATA.
- PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "NMPS 10464", "MAG" NAIL & ID DISK MARKED "NMPS 10464" OR CHISELED "X" IN CONCRETE, UNLESS SHOWN OTHERWISE.
- THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
- EASEMENTS SHOWN ARE AS SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION, AND AS LISTED AND PROVIDED IN THE TITLE COMMITMENT NO. SP000067204 DATED 9/24/2019 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND IN TITLE COMMITMENT NO. 2887619-AL01 DATED 2/9/2022 BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- THE MAJORITY OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN), WESTERLY PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AH (ELEV. 5065) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0342G DATED 9/26/2006.
- MAINTENANCE OF PRIVATE UTILITY AND ACCESS EASEMENTS IS THE RESPONSIBILITY OF THE BENEFICIARIES OF THOSE EASEMENTS.

SUBDIVISION DATA

- PROJECT 2022-
- ZONE ATLAS INDEX NO.: M-15
- GROSS SUBDIVISION ACREAGE: 48.6595 ACRES
- TOTAL NUMBER OF EXISTING PARCELS: 1
- TOTAL NUMBER OF PROPOSED PARCELS: 2
- DATE OF SURVEY: FEBRUARY 2022

DISCLAIMER

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

FREE CONSENT

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS BEING SUBDIVIDED. SAID OWNERS GRANT EASEMENTS SHOWN FOR THE PURPOSES NOTED, AND THEY CONSENT TO ALL OF THE FOREGOING AND THEY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

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FOR R & B, LLC \_\_\_\_\_ DATE \_\_\_\_\_

ACKNOWLEDGEMENT

COUNTY OF \_\_\_\_\_  
STATE OF \_\_\_\_\_  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_  
BY \_\_\_\_\_

FOR SUNFLOWER BANK, N.A. \_\_\_\_\_ DATE \_\_\_\_\_

ACKNOWLEDGEMENT

COUNTY OF \_\_\_\_\_  
STATE OF \_\_\_\_\_  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_  
BY \_\_\_\_\_

APPROVED AND ACCEPTED BY:

DRB NO. 2022- _____	DATE _____
CASE NO. _____	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____	DATE _____
CITY ENGINEER _____	DATE _____
PARKS AND RECREATION DEPARTMENT _____	DATE _____
ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY _____	DATE _____
TRAFFIC ENGINEER, TRANSPORTATION DIVISION _____	DATE _____
A.M.A.F.C.A. _____	DATE _____
CODE ENFORCEMENT _____	DATE _____
CITY SURVEYOR _____	DATE _____
UTILITY APPROVALS:	
PNM _____	DATE _____
NM GAS COMPANY _____	DATE _____
CENTURYLINK _____	DATE _____
COMCAST _____	DATE _____

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
UPC 101505516505030320  
PROPERTY OWNER OF RECORD: R & B, LLC  
BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



*Vladimir Jirik*  
2/22/2022  
VLADIMIR JIRIK, NMPS NO. 10464 DATE \_\_\_\_\_  
PROFESSIONAL SURVEYING LLC  
P.O. BOX 94595, ALBUQUERQUE, NM 87199  
office 505.892.4597, cell 505.620.4228  
professional.surveying@comcast.net

SKETCH PLAT OF PARCELS 2A1 AND 2A2  
 SUNPORT PARK SUBDIVISION  
 (REPLAT OF PARCEL 2A, SUNPORT PARK)  
 SECTION 33, T.10N., R.3E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
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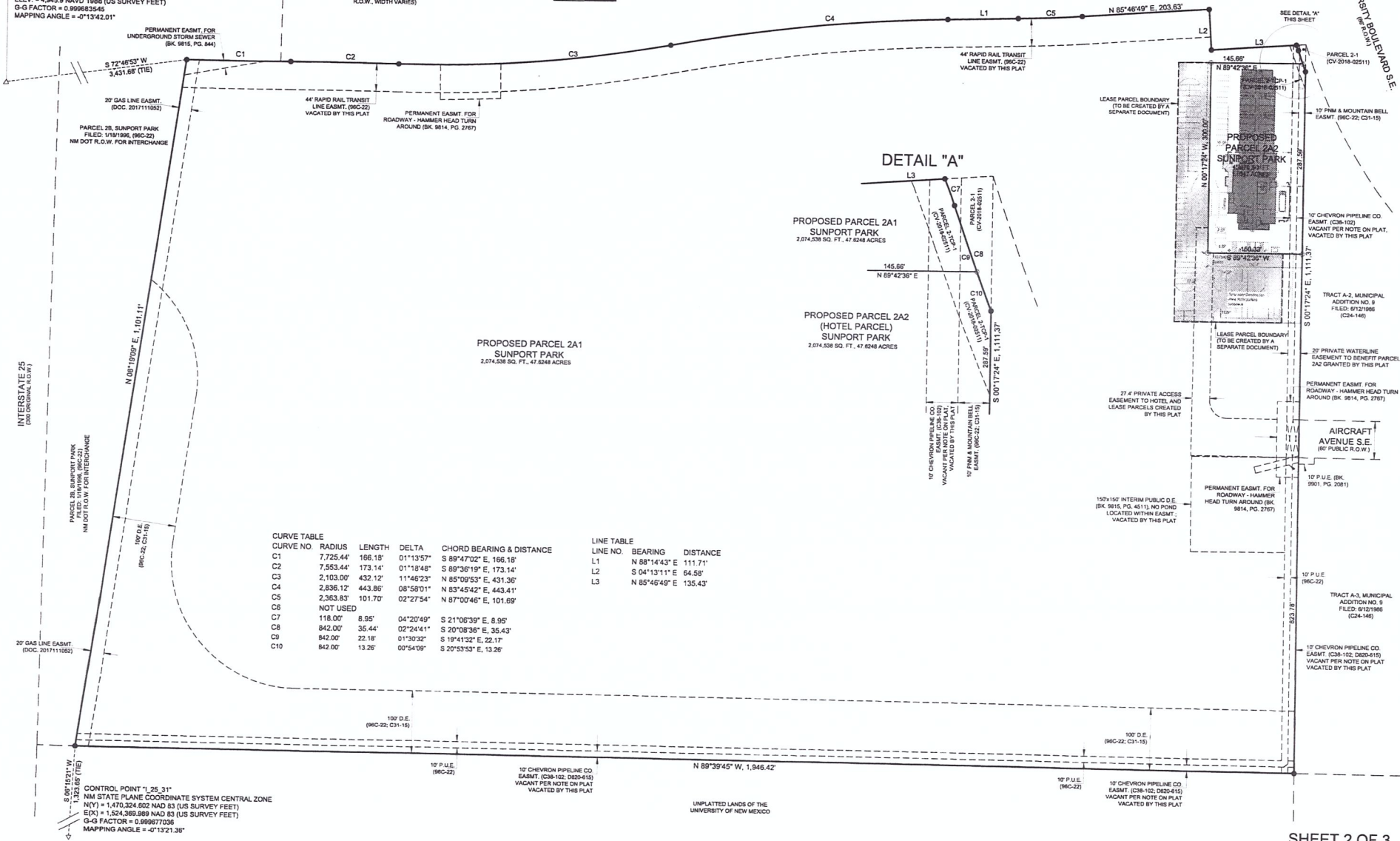


CONTROL POINT "7", 8114"  
 NM STATE PLANE COORDINATE SYSTEM CENTRAL ZONE  
 (N)Y = 1,471,713.601 NAD 83 (US SURVEY FEET)  
 E(X) = 1,521,286.623 NAD 83 (US SURVEY FEET)  
 ELEV. = 4,845.9 NAVD 1986 (US SURVEY FEET)  
 G-G FACTOR = 0.996682545  
 MAPPING ANGLE = -0°13'42.01"

SUNPORT BOULEVARD S.E.  
 (CITY OF ALBUQUERQUE  
 R.O.W. WIDTH VARIES)

SUNPORT BOULEVARD S.E.  
 (CITY OF ALBUQUERQUE  
 R.O.W. WIDTH VARIES)

UNIVERSITY BOULEVARD S.E.  
 (CITY OF ALBUQUERQUE  
 R.O.W. WIDTH VARIES)



DETAIL "A"

CURVE TABLE

CURVE NO.	RADIUS	LENGTH	DELTA	CHORD BEARING & DISTANCE
C1	7,725.44'	166.15'	01°13'57"	S 89°47'32" E, 166.15'
C2	7,553.44'	173.14'	01°18'48"	S 89°36'19" E, 173.14'
C3	2,103.00'	432.12'	11°46'23"	N 85°09'53" E, 431.36'
C4	2,836.12'	443.86'	08°50'01"	N 83°45'42" E, 443.41'
C5	2,363.83'	101.70'	02°27'54"	N 87°00'46" E, 101.69'
C6	NOT USED			
C7	118.00'	8.95'	04°20'49"	S 21°06'39" E, 8.95'
C8	842.00'	35.44'	02°24'41"	S 20°08'36" E, 35.43'
C9	842.00'	22.18'	01°30'32"	S 19°41'32" E, 22.17'
C10	842.00'	13.26'	00°54'09"	S 20°53'53" E, 13.26'

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N 88°14'43" E	111.71'
L2	S 04°13'11" E	64.58'
L3	N 85°46'49" E	135.43'

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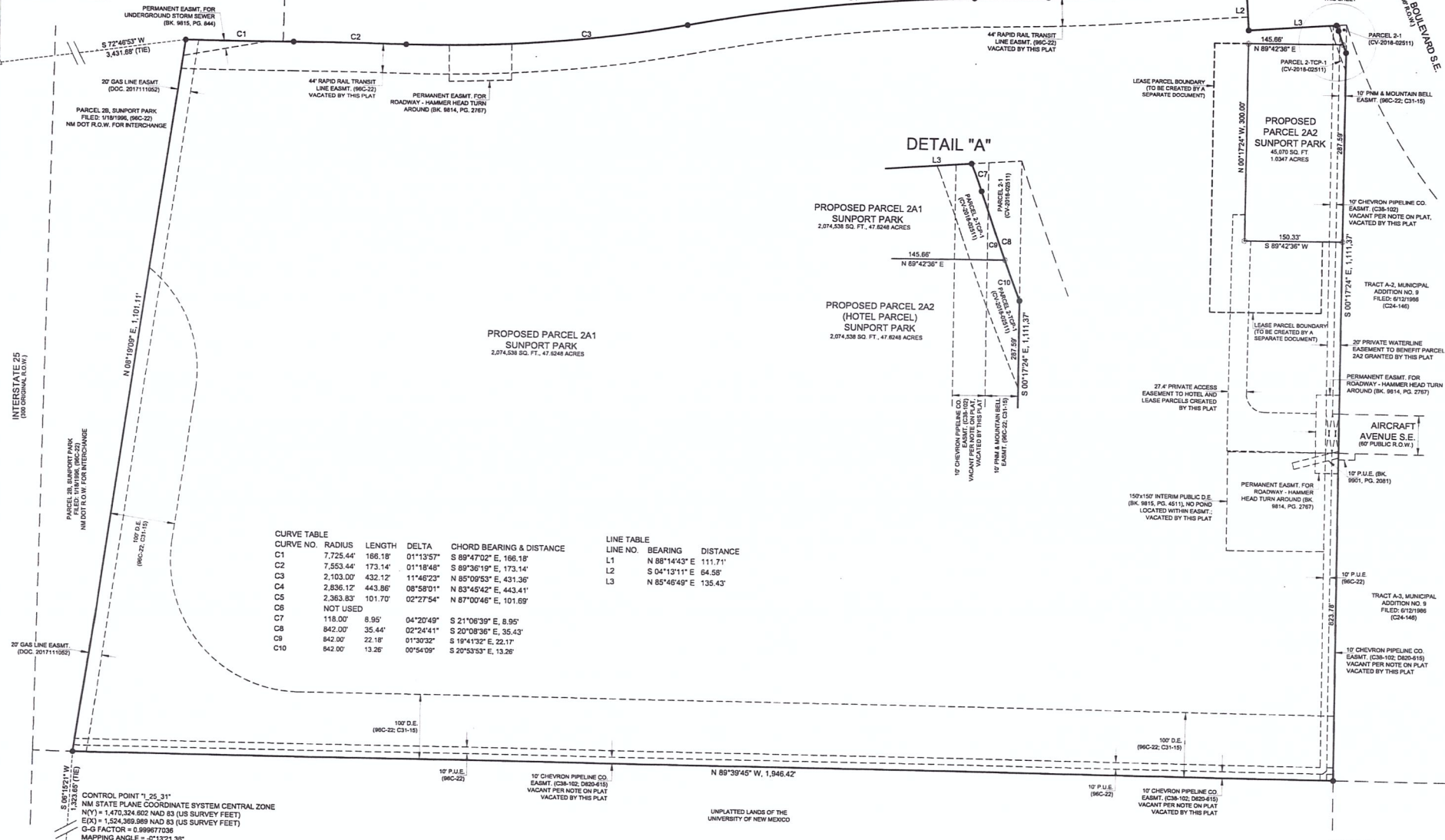


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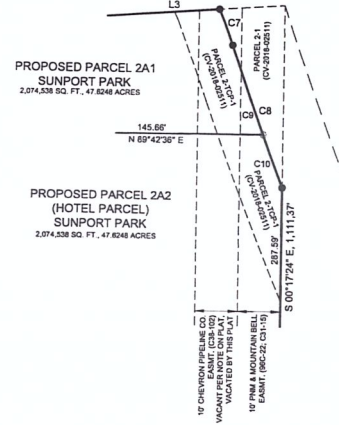
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