



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

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of SW (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)	
BRIEF DESCRIPTION OF REQUEST		
Requesting sketch plat review of our minor subdivision plat which seeks to vacate an existing 20' Public Sewer easement [16] by plat. There are no planned adjustments to the boundary lines intended for the two existing tracts.		
APPLICATION INFORMATION		
Applicant/Owner: Carlisle Associates Limited Partnership		Phone:
Address: 33 South Service Road		Email:
City: Jericho	State: NY	Zip: 11753
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 all owners: Carlisle Associates Limited Partnership	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tracts A-1 and B-1	Block:	UPC Code: 101705904304930123 (Tr. A-1)
Subdivision/Addition: Carlisle & Indian School Subdivision	MRGCD Map No.:	UPC Code: 101705901806530139 (Tr. B-1)
Zone Atlas Page(s): H-17-Z	Existing Zoning: MX-M (Tract A-1); MX-L (Tract B-1)	Proposed Zoning
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 10.5726
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 2100 Carlisle Blvd NE	Between: Indian School Rd NE	and: Interstate 40
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
Recent subdivision plat under PR-2019-002677 (SD-2020-00032) dedicated additional right-of-way to Carlisle Blvd NE		
I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.		
Signature:	Date: 02/07/2023	
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022**_ AMENDMENT TO INFRASTRUCTURE LIST**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter describing, explaining, and justifying the request
- ___ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

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

February 7, 2023
Development Facilitation Team
City of Albuquerque

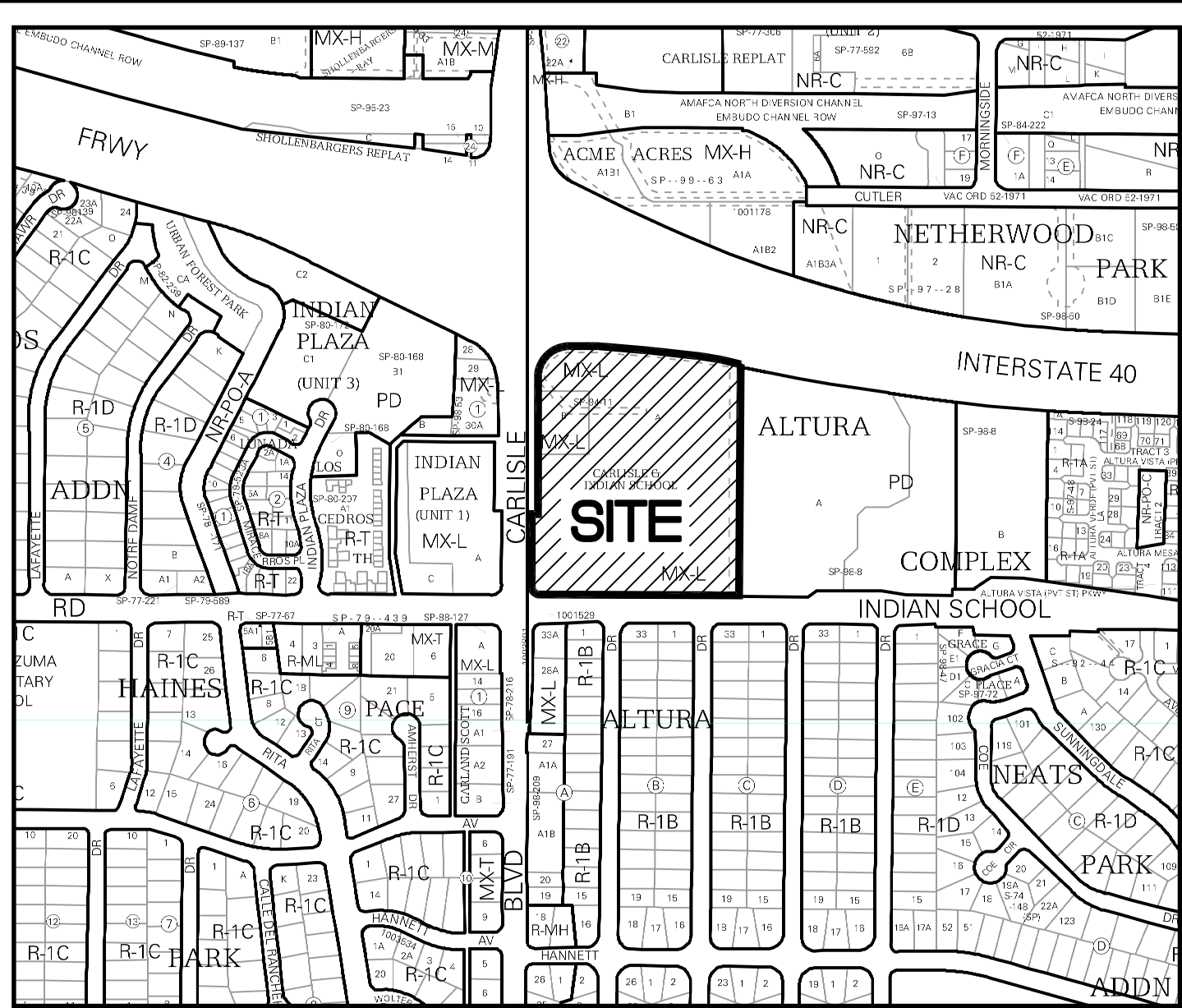
Re: Proposed Vacation of Easement and subsequent replat of Tracts A-1 and B-1, Carlisle & Indian School Subdivision

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and we request a sketch plat review of a minor subdivision plat to vacate a twenty-foot-wide public sewer easement [16] as shown on the plat. The easement is the remnant of a vacated utility easement, which our clients at the time had thought necessary and so was retained as a sewer easement with the filing of 2020-125, per ABCWUA comments on 1/8/2020. Now, the sewer easement has now been deemed unnecessary and so we seek to clean up the record so that area can be used in the planned construction of the site, some of which has been ongoing (see below).

The property is located at 2100 and 2110 Carlisle Blvd. N.E. on the northeast corner of Indian School Rd. N.E. and Carlisle Blvd. N.E. The plat granting this public sewer easement (2020C-125) was approved under PR-2019-002677 / SD-2020-00032 on February 5, 2020. Construction on the site is ongoing with the former Burger King demolished and former K-mart being replaced with updated improvements for a Whole Foods.

Thank you for your time and consideration,
Ryan Mulhall



Vicinity Map - Zone Atlas H-17-Z



Notes

1. FIELD SURVEY PERFORMED IN MAY 2019 AND SUPPLEMENTAL DATA COLLECTED IN JANUARY 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

Documents

1. TITLE COMMITMENT PROVIDED BY COMMONWEALTH LAND TITLE, HAVING FILE NO. SP000076362 AND AN EFFECTIVE DATE OF MARCH 2, 2020.
2. PLAT OF RECORD FOR TRACTS A-1 AND B-1, CARLISLE & INDIAN SCHOOL SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 18, 2020, IN BOOK 2020C, PAGE 125.
3. WARRANTY DEED FOR SUBJECT TRACTS, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 2, 1992, IN BOOK BCR 92-26, PAGE 415, AS DOC. NO. 19992110057.
4. WARRANTY DEED FOR TRACT B, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 4, 2001, IN BOOK A17, PAGE 6150, DOC. NO. 2001037685.

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. 35001C0351H, DATED AUGUST 16, 2012.

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 ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Indexing Information

Section 11, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Carlisle and Indian School Subdivision
 Owner: Carlisle Associates Limited Partnership
 UPC #: 101705904004630123 (Tract A-1)
 101705901506330139 (Tract B-1)

Purpose of Plat

1. VACATE EASEMENT AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 10.5726 ACRES
 ZONE ATLAS PAGE NO. H-17-Z
 NUMBER OF EXISTING LOTS. 2
 NUMBER OF LOTS CREATED. 2
 MILES OF FULL-WIDTH STREETS. 0.0000 MILES
 MILES OF HALF-WIDTH STREETS. 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
 DATE OF SURVEY. JANUARY 2022

Legal Description

TRACTS A-1 AND B-1 OF CARLISLE & INDIAN SCHOOL SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT FOR TRACTS A-1 AND B-1, CARLISLE & INDIAN SCHOOL SUBDIVISION, LESS THAN A PORTION CONVEYED TO NMDOT, BEING COMPRISED OF TRACT A AND B, CARLISLE & INDIAN SCHOOL SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 18, 2020, IN BOOK 2020C, PAGE 125.

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 WHO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR DISTRIBUTION LINES, CONDUITS AND PIPES. INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION, INSPECTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE

 CARLISLE ASSOCIATES LIMITED PARTNERSHIP
 BY: CARLISLE MANAGEMENT LIMITED PARTNERSHIP G.P.
 BY: CARLISLE ASSOCIATES CORPORATION, G.P.
 DAVID ROSEN, DIRECTOR

STATE OF _____ }
 COUNTY OF _____ } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2020
 CARLISLE ASSOCIATES LIMITED PARTNERSHIP
 BY: CARLISLE MANAGEMENT LIMITED PARTNERSHIP
 BY: CARLISLE ASSOCIATES CORPORATION, G.P.
 DAVID ROSEN, DIRECTOR

By: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # _____ 101705904304930123
 _____ 101705901806530139

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Tracts A-1-A and B-1-A
 Carlisle & Indian School Subdivision
 Being Comprised of
 Tracts A-1 and B-1
 Carlisle & Indian School Subdivision
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2023**

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

Surveyor's Certificate

I, BRIAN J. MARTINEZ, 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.

BRIAN J. MARTINEZ _____ Date
 N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

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

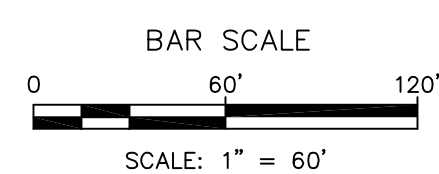


**Plat for
Tracts A-1-A and B-1-A
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Tracts A-1 and B-1
Carlisle & Indian School Subdivision
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Bernalillo County, New Mexico
February 2023**

Easement Notes

- 1 EXISTING 7' PNM EASEMENT (12/29/1969, BK. MISC. 159, PG. 619) AND AS SHOWN ON PLAT (3/3/1994, 94C-65)
- 2 EXISTING 5' X 58.5' P.U.E. (6/6/1966, D-805, FOLIO 492-493) AND AS SHOWN ON PLAT (3/3/1994, 94C-65)
- 3 WEST 1/2 OF VACATED SOLANO AVENUE NE RETAINED AS 30' P.U.E. PER VACATION ORDINANCE #2742 DATED 10/12/1965 AND AS SHOWN ON PLAT (3/3/1994, 94C-65)
- 4 EXISTING 7' X 500' P.U.E. (6/6/1966, BK. D805, PG. 492-493) AND AS SHOWN ON PLAT (3/3/1994, 94C-65)
- 5 EXISTING 7' UNDERGROUND PNM EASEMENT (3/3/1994, 94C-65)
- 6 INTENTIONALLY OMITTED
- 7 EXISTING PERMANENT MUTUAL NON-EXCLUSIVE RECIPROCAL INGRESS, EGRESS AND CROSS-PARKING EASEMENT ACROSS TRACTS A AND B FOR THE USE OF PARKING AREAS, DRIVEWAYS, COMMON UTILITIES AND OTHER COMMON AREAS PER PARKING AGREEMENT (3/16/1971, BK. MISC. 208, PG. 117), RE-RECORDED (12/21/1971, BK. MISC. 241, PG. 404) AND AGREEMENT AND DECLARATION OF EASEMENT AND COVENANTS (8/23/2000, BK. A9, PG. 2693, DOC. NO. 2000083026), BLANKET IN NATURE
- 8 EXISTING 20' PERPETUAL P.U.E. AND RIGHT-OF-WAY EASEMENT (11/8/1965, BK. D-790, PG. 7-9) AND AS SHOWN ON PLAT (3/3/1994, 94C-65)
- 9 EXISTING 20' PERMANENT PUBLIC WATERLINE EASEMENT (8/30/2001, BK. A24, PG. 647, DOC. NO. 2001102359)
- 10 EAST 1/2 OF VACATED SOLANO AVENUE NE RETAINED AS 30' P.U.E. PER VACATION ORDINANCE #2742 DATED 10/12/1965
- 11 EXISTING 7' PRIVATE PNM AND US WEST COMMUNICATIONS EASEMENT FOR TRACT A, ALTURA COMPLEX (3/24/1980, BK. 761, PAGE 543, DOC. NO. 8017867)
- 12 EXISTING 10' P.U.E. (12/30/1997, 97C-368)
- 13 EXISTING 7' P.U.E. (3/23/1972, BK. MISC. 253, PG. 556-558) AND AS SHOWN ON PLAT (12/30/1997, 97C-368)
- 14 INTENTIONALLY OMITTED
- 15 EXISTING PUBLIC WATERLINE EASEMENT (12/18/2020, 2020C-125) SHOWN HEREON AS [Pattern]
- 16 EXISTING 20' PUBLIC SEWER EASEMENT (12/18/2020, 2020C-125) VACATED WITH THE FILING OF THIS PLAT
- 17 EXISTING BLANKET ACCESS EASEMENT FOR TRASH PICKUP BENEFITING THE OWNERS OF TRACT A (12/18/2020, 2020C-125)
- 18 EXISTING PERMANENT PUBLIC WATERLINE EASEMENT (12/18/2020, DOC. NO. 2020128552)

ACS Monument " 12-J16 "
NAD 1983 CENTRAL ZONE
X=1534440.644*
Y=1492190.324*
Z=5160.901* (NAVD 1988)
G-G=0.999669892
Mapping Angle=-0°12'13.45"
* U.S. SURVEY FOOT



Carlisle Boulevard NE
(R/W Varies)

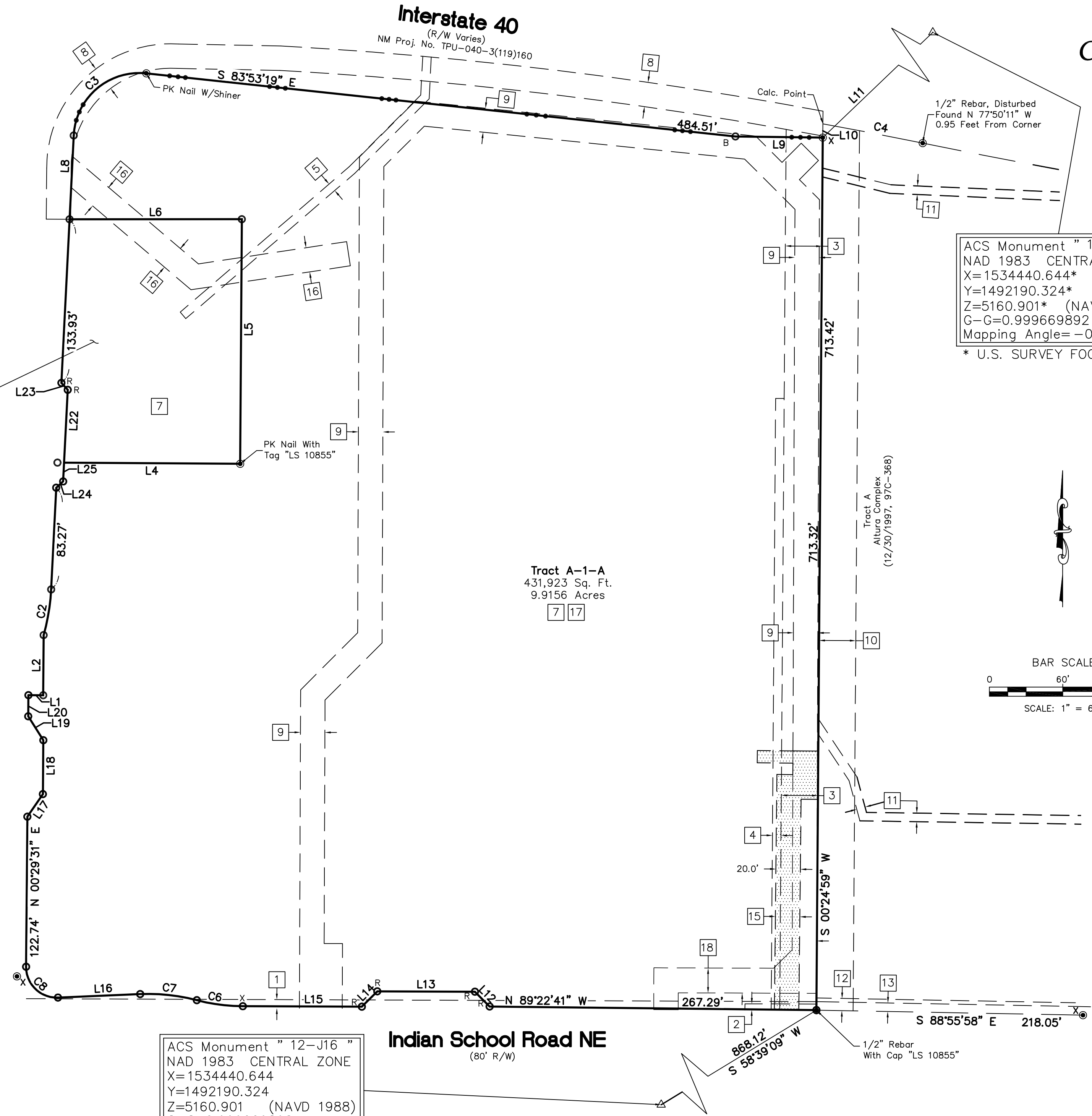
Interstate 40
(R/W Varies)
NM Proj. No. TPU-040-3(119)160

Indian School Road NE
(80' R/W)

Tract B-1-A
28,620 Sq. Ft.
0.6570 Acres

Tract A-1-A
431,923 Sq. Ft.
9.9156 Acres

ACS Monument " 12-J16 "
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X=1534440.644
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**Plat for
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Being Comprised of
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City of Albuquerque
Bernalillo County, New Mexico
February 2023**

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C2	37.92'	165.88'	13°05'52"	37.84'	N 09°23'36" E
C3	87.53'	53.77'	93°16'01"	78.18'	S 49°28'41" W
C4	84.01'	3474.98'	1°23'07"	84.01'	S 79°04'24" E
C5	392.05'	5803.04'	3°52'15"	391.97'	S 80°22'17" E
C6	38.05'	150.00'	14°32'06"	37.95'	S 82°31'16" E
C7	46.77'	156.00'	17°10'44"	46.60'	N 83°50'35" W
C8	40.55'	25.00'	92°55'28"	36.25'	S 45°58'13" E

Line Table		
Line #	Direction	Length (ft)
L1	S 89°37'03" E	12.10'
L2	N 00°22'32" E	49.19'
L4	S 89°36'56" E	144.01'
L5	N 00°22'57" E	200.00'
L6	S 89°58'50" W	140.89'
L8	N 02°50'41" E	68.57'
L9	S 89°14'36" E	71.42'
L10	N 00°25'51" E	11.24'
L11	N 46°17'13" E	2632.20'
L12	N 44°47'18" W	17.05'
L13	N 89°47'18" W	79.85'
L14	S 45°12'42" W	17.78'
L15	N 89°47'18" W	97.34'
L16	S 87°34'03" W	67.30'
L17	N 34°30'56" E	22.36'
L18	N 00°29'31" E	44.06'
L19	N 32°16'20" W	23.12'
L20	N 00°29'31" E	17.29'
L22	S 02°50'41" W	59.60'
L23	N 42°09'19" W	7.67'
L24	N 47°50'41" E	7.67'
L25	S 02°50'41" W	15.37'

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
⊙	FOUND CHISELED "X"
○	SET PK NAIL WITH TAG "LS 14271"
○ ^X	SET CHISELED "X"
○ ^R	SET REBAR WITH CAP "LS 14271"
○ ^B	SET BATHEY MARKER WITH CAP "LS 14271"

Public Utility Easements

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

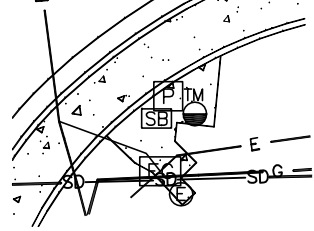
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other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

CSI-CARTESIAN SURVEYS INC.

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

Sheet 3 of 3
190772B

Detail A
(typ.) n.t.s.



Indexing Information

Section 11, Township 10 North, Range 3 East, N.M.P.M.
Subdivision: Carlisle and Indian School Subdivision
Owner: Carlisle Associates Limited Partnership
UPC #: 101705904004630123 (Tract A-1)
101705901506330139 (Tract B-1)

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Tracts A-1-A and B-1-A
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Being Comprised of
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Carlisle & Indian School Subdivision
City of Albuquerque
Bernalillo County, New Mexico
February 2023

Documents

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Purpose of Plat

- VACATE EASEMENT AS SHOWN HEREON.

Legend

N 90°00'00" E MEASURED BEARINGS AND DISTANCES

- FOUND MONUMENT AS INDICATED
- FOUND CHISELED "X"
- SET PK NAIL WITH TAG "LS 14271"
- SET CHISELED "X"
- SET REBAR WITH CAP "LS 14271"
- SET BATHEY MARKER WITH CAP "LS 14271"
- ▭ COVERED AREA
- ▭ CONCRETE
- ▭ UTILITY PEDESTAL
- ▭ METAL FENCE
- ▭ BLOCK WALL
- ▭ CHAINLINK FENCE
- ▭ BOLLARD
- OVERHEAD UTILITY LINE
- UTILITY POLE
- ANCHOR
- ▭ PULL BOX
- LIGHT POLE
- ⊙ ELECTRIC METER
- ⊙ TRANSFORMER
- ⊙ ELECTRIC CABINET
- ⊙ SIGNAL BOX
- ⊙ TRAFFIC MAST
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ TELEPHONE MANHOLE
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ FIRE HYDRANT
- ⊙ ROOF DRAIN
- ⊙ MANHOLE
- ⊙ SAS CLEANOUT
- ⊙ IRRIGATION BOX
- ⊙ MANHOLE
- ⊙ STORM DRAIN INLET
- ⊙ SIGN
- ⊙ CURB CUT/INDICATION OF ACCESS TO ROADWAY
- ⊙ FIRE DEPARTMENT CONNECTION
- ⊙ POST INDICATOR VALVE
- ⊙ ACCESS CONTROL LINE PER NMDOT MAP PROJECT NO. TPU-140-3(119)160 DATED 11/13/1997
- ⊙ RAMP

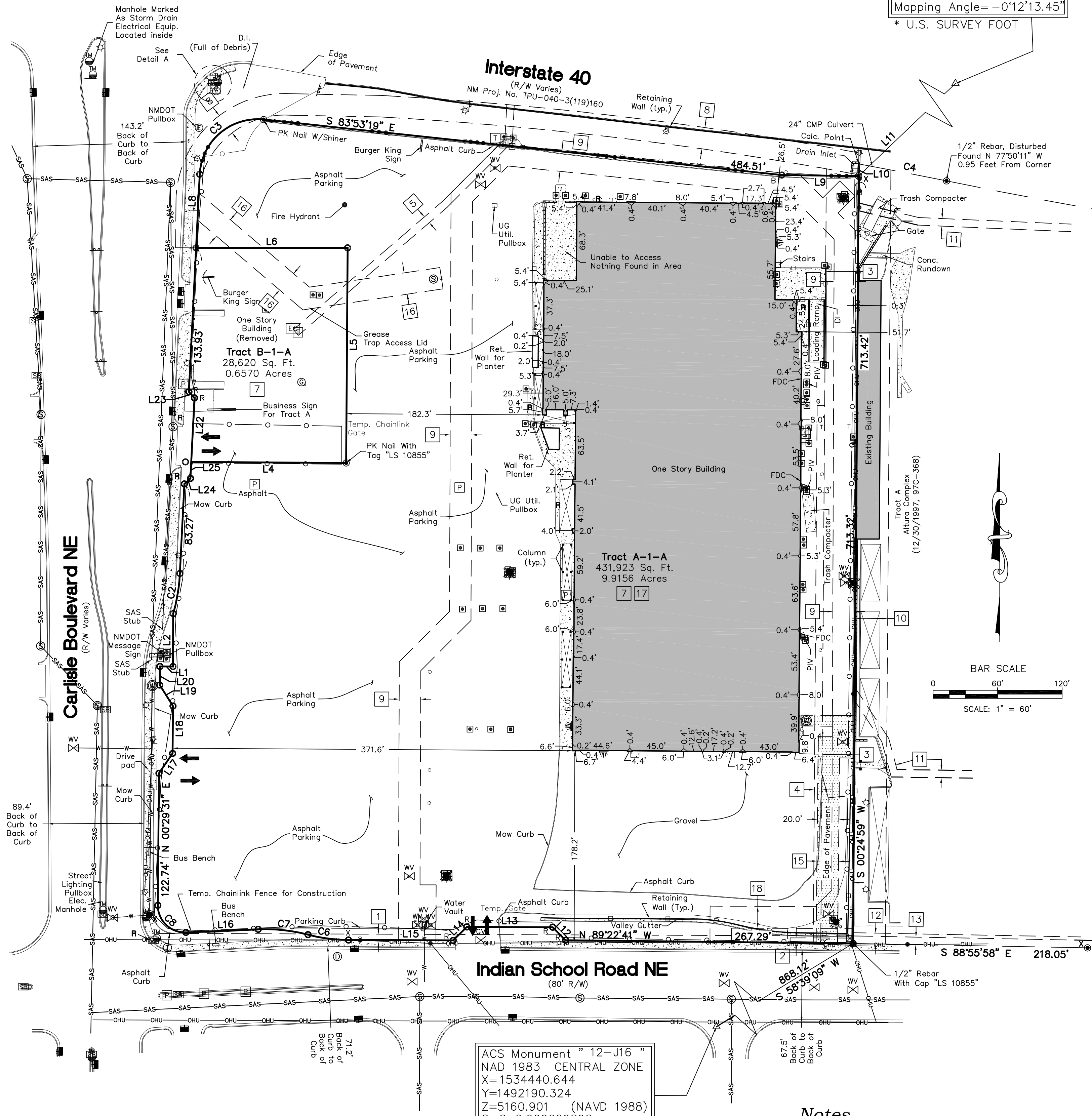
Easement Notes

- EXISTING 7' PNM EASEMENT (12/29/1969, BK. MISC. 159, PG. 619) AND AS SHOWN ON PLAT (3/3/1994, 94C-65)
- EXISTING 5' X 58.5' P.U.E. (6/6/1966, D-805, FOLIO 492-493) AND AS SHOWN ON PLAT (3/3/1994, 94C-65)
- WEST 1/2 OF VACATED SOLANO AVENUE NE RETAINED AS 30' P.U.E. PER VACATION ORDINANCE #2742 DATED 10/12/1965 AND AS SHOWN ON PLAT (3/3/1994, 94C-65)
- EXISTING 7' X 500' P.U.E. (6/6/1966, BK. D805, PG. 492-493) AND AS SHOWN ON PLAT (3/3/1994, 94C-65)
- EXISTING 7' UNDERGROUND PNM EASEMENT (3/3/1994, 94C-65)
- INTENTIONALLY OMITTED
- EXISTING PERMANENT MUTUAL NON-EXCLUSIVE RECIPROCAL INGRESS, EGRESS AND CROSS-PARKING EASEMENT ACROSS TRACTS A AND B FOR THE USE OF PARKING AREAS, DRIVEWAYS, COMMON UTILITIES AND OTHER COMMON AREAS PER PARKING AGREEMENT (3/16/1971, BK. MISC. 208, PG. 117), RE-RECORDED (12/21/1971, BK. MISC. 241, PG. 404) AND AGREEMENT AND DECLARATION OF EASEMENT AND COVENANTS (8/23/2000, BK. A9, PG. 2693, DOC. NO. 2000083026), BLANKET IN NATURE
- EXISTING 20' PERPETUAL P.U.E. AND RIGHT-OF-WAY EASEMENT (11/8/1965, BK. D-790, PG. 7-9) AND AS SHOWN ON PLAT (3/3/1994, 94C-65)
- EXISTING 20' PERMANENT PUBLIC WATERLINE EASEMENT (8/30/2001, BK. A24, PG. 647, DOC. NO. 2001102359)
- EAST 1/2 OF VACATED SOLANO AVENUE NE RETAINED AS 30' P.U.E. PER VACATION ORDINANCE #2742 DATED 10/12/1965
- EXISTING 7' PRIVATE PNM AND US WEST COMMUNICATIONS EASEMENT FOR TRACT A, ALTRA COMPLEX (3/24/1980, BK. 761, PAGE 543, DOC. NO. 8017867)
- EXISTING 10' P.U.E. (12/30/1997, 97C-368)
- EXISTING 7' P.U.E. (3/23/1972, BK. MISC. 253, PG. 556-558) AND AS SHOWN ON PLAT (12/30/1997, 97C-368)
- INTENTIONALLY OMITTED
- EXISTING PUBLIC WATERLINE EASEMENT (12/18/2020, 2020C-125) SHOWN HEREON AS [Symbol]
- EXISTING 20' PUBLIC SEWER EASEMENT (12/18/2020, 2020C-125) VACATED WITH THE FILING OF THIS PLAT
- EXISTING BLANKET ACCESS EASEMENT FOR TRASH PICKUP BENEFITING THE OWNERS OF TRACT A (12/18/2020, 2020C-125)
- EXISTING PERMANENT PUBLIC WATERLINE EASEMENT (12/18/2020, DOC. NO. 2020128552)

Notes

- FIELD SURVEY PERFORMED IN MAY 2019 AND SUPPLEMENTAL DATA COLLECTED IN JANUARY 2021.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- THE REASON FOR THE MEASURED LEGAL DESCRIPTION IS TO UPDATE THE LEGAL TO REFLECT THE RECENT PLATTING ACTION OF THE SUBJECT PROPERTIES FILED ON DECEMBER 18, 2020, IN BOOK 2020C, PAGE 125.
- THE REASON FOR NO RECORD LEGAL DESCRIPTION IS BECAUSE THE TITLE DESCRIPTION IS FOR THE PREVIOUS TRACTS PRIOR TO THE PLATTING ACTION.
- MEASURED BEARINGS AND DISTANCES MATCH RECORD INFORMATION AS SHOWN ON THE PLAT OF RECORD.

ACS Monument "12-J16"
NAD 1983 CENTRAL ZONE
X=1534440.644
Y=1492190.324
Z=5160.901 (NAVD 1988)
G-G=0.999669892
Mapping Angle=-0°12'13.45"
* U.S. SURVEY FOOT



Line Table

Line #	Direction	Length (ft)
L1	S 89°37'03" E	12.10'
L2	N 00°22'32" E	49.19'
L4	S 89°36'56" E	144.01'
L5	N 00°22'57" E	200.00'
L6	S 89°58'50" W	140.89'
L8	N 02°50'41" E	68.57'
L9	S 89°14'36" E	71.42'
L10	N 00°25'51" E	11.24'
L11	N 46°17'13" E	2632.20'
L12	N 44°47'18" W	17.05'
L13	N 89°47'18" W	79.85'
L14	S 45°12'42" W	17.78'
L15	N 89°47'18" W	97.34'
L16	S 87°34'03" W	67.30'
L17	N 34°30'56" E	22.36'
L18	N 00°29'31" E	44.06'
L19	N 32°16'20" W	23.12'
L20	N 00°29'31" E	17.29'
L22	S 02°50'41" W	59.60'
L23	N 42°09'19" W	7.67'
L24	N 47°50'41" E	7.67'
L25	S 02°50'41" W	15.37'

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C2	37.92'	165.88'	13°05'52"	37.84'	N 09°23'36" E
C3	87.53'	53.77'	93°16'01"	78.18'	S 49°28'41" W
C4	84.01'	3474.98'	1°23'07"	84.01'	S 79°04'24" E
C5	392.05'	5803.04'	3°52'15"	391.97'	S 80°22'17" E
C6	38.05'	150.00'	14°32'06"	37.95'	S 82°31'16" E
C7	46.77'	156.00'	17°10'44"	46.60'	N 83°50'35" W
C8	40.55'	25.00'	92°55'28"	36.25'	S 45°58'13" E

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. 35001C0351H, DATED AUGUST 16, 2012.

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