



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"/> 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 type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)		<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)		<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST			
Subdivide the existing lot and the vacated right-of-way into one new lot and grant easement(s).			

APPLICATION INFORMATION			
Applicant: City of Albuquerque		Phone:	
Address:		Email:	
City:	State:	Zip:	
Professional/Agent (if any): CSI-Cartesian Surveys, Inc.		Phone: (505)896-3050	
Address: P.O. Box 44414		Email: cartesianjayson@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
Proprietary Interest in Site:		List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: B-2		Block:	Unit:
Subdivision/Addition: Tower West		MRGCD Map No.:	UPC Code: 100905615119030503
Zone Atlas Page(s): L-9-Z	Existing Zoning: MX-L		Proposed Zoning: MX-L
# of Existing Lots: 1	# of Proposed Lots: 1		Total Area of Site (Acres): 1.2653
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: Tower Road S.W.		Between: 97th St. S.W.	and: 94th St. S.W.
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			

Signature:		Date: 7-29-19			
Printed Name: Jayson Pyne		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent			
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
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 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.

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.

Signature: _____

Date: 7-29-19

Printed Name: _____

Jayson Pyne

☐ Applicant or ☒ Agent

FOR OFFICIAL USE ONLY

Case Numbers:

Project Number

Staff Signature: _____

Date: _____



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

July 29, 2019

Development Review Board
City of Albuquerque

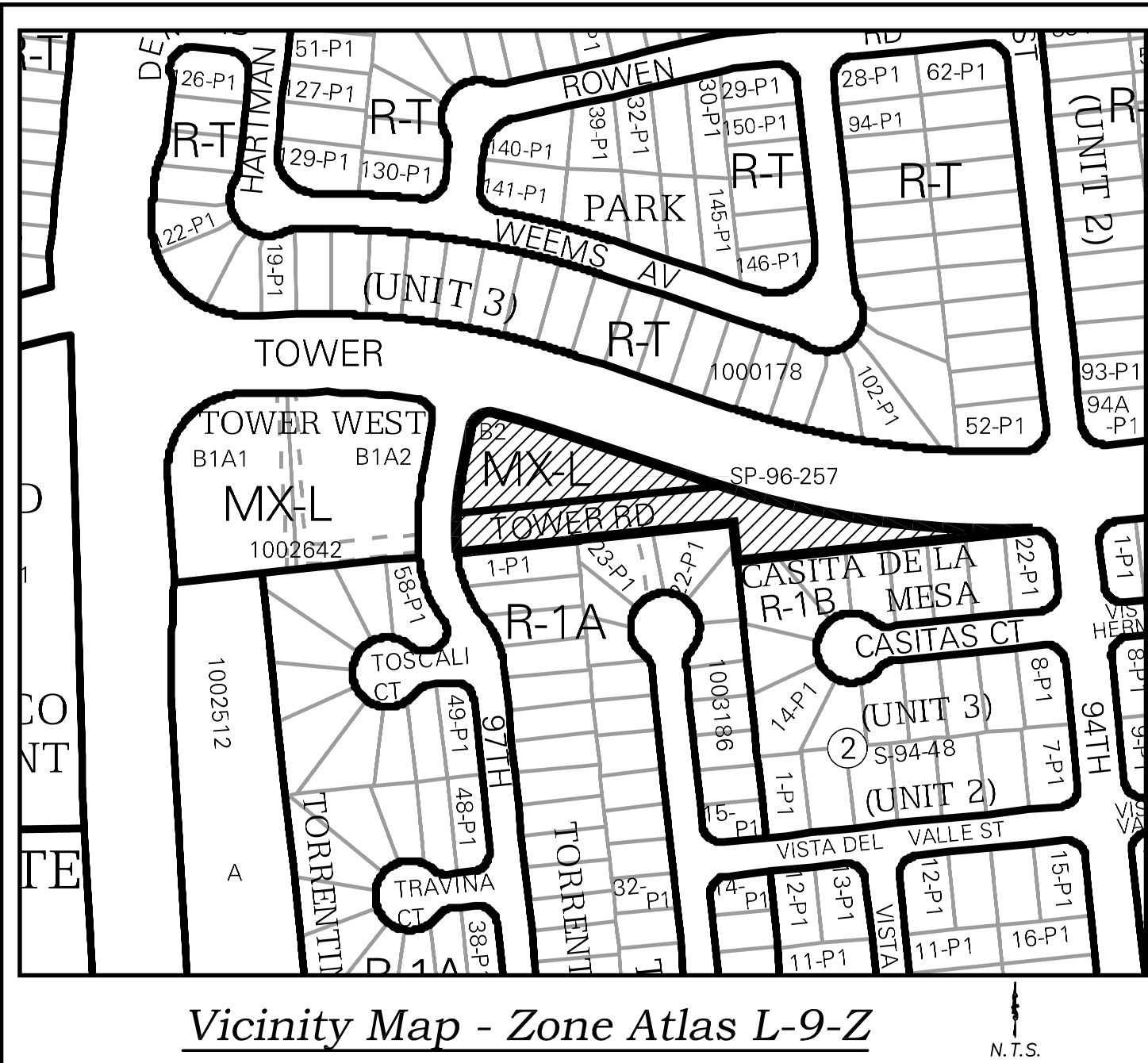
Re: Tract B-2-A, Tower West

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a sketch plat review to subdivide one existing lot and a vacated right-of-way into one new lot within existing Parcel B-2, Tower West. Located at Tower Road between 97th Street Southwest and 94th Street Southwest.

Thank you for your time and consideration.

Jayson Pyne



Vicinity Map - Zone Atlas L-9-Z

N.T.S.

Documents

- 1. PLAT OF RECORD FOR TOWER WEST FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON DECEMBER 6, 1996 IN BOOK 96C, PAGE 481.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Notes

- 1. FIELD SURVEY PERFORMED IN JULY 2019.
- 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
- 5. NO TITLE COMMITMENT NOTE. ONLY EASEMENTS AS SHOWN HEREON ON PLAT OF RECORD.

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 ALL OF 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.

SARITA NAIR, ADMINISTRATIVE OFFICER DATE
CITY OF ALBUQUERQUE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2019
BY: SARITA NAIR, ADMINSTRATIVE OFFICER, CITY OF ALBUQUERQUE

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Indexing Information

Projected Section 28, Township 10 North, Range 2 East,
N.M.P.M. Town of Atrisco Grant
Subdivision: Tower West
Owner: City of Albuquerque
UPC #: 100905615119030503

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.
- 2. VACATE RIGHT-OF-WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 1.2680 ACRES
ZONE ATLAS PAGE NO. L-9-Z
NUMBER OF EXISTING LOTS. 1
NUMBER OF LOTS CREATED. 1
MILES OF FULL-WIDTH STREETS. 0 MILES
MILES OF HALF-WIDTH STREETS. 0 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
DATE OF SURVEY. JULY 2019

Legal Description

"TRACT B-1" OF TOWER WEST, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACT A-1, B-1, & B-2, PARCELS 4-3A, 4-3B, 4-4, & 7-2 OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 6, 1996, IN MAP BOOK 96C, FOLIO 481.

AND

A PORTION OF VACATED TOWER ROAD RIGHT-OF-WAY. VACATED PER _____, ALL BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF 97TH STREET SOUTHWEST, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1-P1, PLAT OF TORRENTINO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 23, 2005, IN BOOK 2005C, PAGE 72, MARKED BY A BATHEY MARKER "LS 14271", WHENCE A TIE TO ACS MONUMENT "19-L19", BEARS N 65°49'47" W, A DISTANCE OF 439.11 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID EASTERLY 97TH STREET SOUTHWEST RIGHT-OF-WAY, THE FOLLOWING THREE COURSES:

100.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET, A DELTA OF 15°24'53", AND A CHORD BEARING N 03°05'41" E, A DISTANCE OF 100.59 FEET, TO A POINT OF TANGENCY MARKED BY A CROWSFOOT;

N 10°48'08" E, A DISTANCE OF 61.60 FEET TO A POINT OF CURVATURE, MARKED BY A CHISELED "X";

LEAVING SAID RIGHT-OF-WAY, 40.58 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 93°00'38", AND A CHORD BEARING N 57°18'27" E, A DISTANCE OF 36.27 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF TOWER ROAD SOUTHWEST, MARKED BY A BATHEY MARKER "LS 14271";

THENCE, COINCIDING WITH SAID SOUTHERLY TOWER ROAD SOUTHWEST RIGHT-OF-WAY, THE FOLLOWING FOUR COURSES:

76.27 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 939.50 FEET, A DELTA OF 04°39'04", AND A CHORD BEARING S 73°51'41" E, A DISTANCE OF 76.25 FEET TO A POINT OF TANGENCY, MARKED BY A BATHEY MARKER "LS 14271";

S 71°32'11" E, A DISTANCE OF 213.60 FEET TO A POINT OF CURVATURE, MARKED BY A BATHEY MARKER "LS 14271";

389.30 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1200.50 FEET, A DELTA OF 18°34'48", AND A CHORD BEARING S 80°49'34" E, A DISTANCE OF 387.60 FEET TO AN ANGLE POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER "LS 14271";

S 00°06'58" E, A DISTANCE OF 4.88 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER "LS 14271";

THENCE, LEAVING SAID SOUTHERLY TOWER ROAD SOUTHWEST RIGHT-OF-WAY, S 84°04'39" W, A DISTANCE OF 346.10 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER "LS 14271";

THENCE, N 05°54'26" W, A DISTANCE OF 49.41 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER "LS 14271";

THENCE, S 83°59'09" W, A DISTANCE OF 204.00 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER "LS 14271";

THENCE, S 05°54'26" E, A DISTANCE OF 1.03 FEET TO TO AN ANGLE POINT, MARKED BY A PK NAIL "LS 14271";

THENCE, S 84°02'14" W, A DISTANCE OF 154.73 FEET TO THE POINT OF BEGINNING, CONTAINING 1.2680 ACRES (55,115 SQ. FT.) MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: _____

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
Tract B-2-A
Tower West
Being Comprised of
Tract B-2, Tower West and a
Vacated Portion of Tower Road
Right-of-way
City of Albuquerque
Bernalillo County, New Mexico
July 2019

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 Engineer

ABCWUA

Code Enforcement

AMAFCA

City Engineer

DRB Chairperson, Planning Department

REAL PROPERTY

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS 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.

Will Plotner Jr. Date
N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.

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



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	*(N 90°00'00" E)*	RECORD BEARINGS AND DISTANCES PER PLAT (09/21/2001, 2001C-265)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/6/1996, 96C-481)		
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (05/30/2007, 2007C-149)	{(N 90°00'00" E)}	RECORD BEARINGS AND DISTANCES PER PLAT (01/19/2001, 2001C-24)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (02/23/2005, 2005C-72)	●	FOUND MONUMENT AS INDICATED
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (02/8/2005, 2005C-55)	○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (07/25/1996, 96C-328)	△	FOUND CENTERLINE MONUMENT AS INDICATED

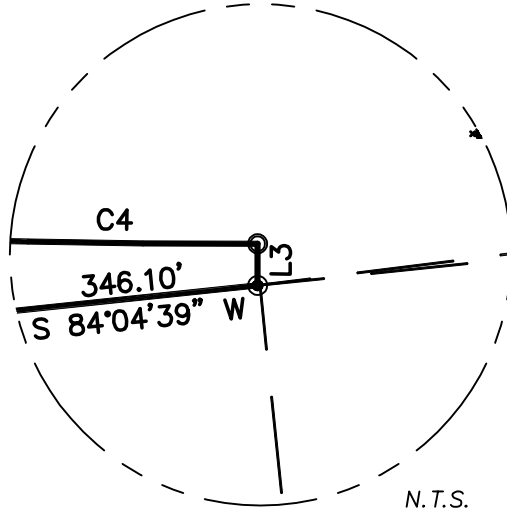
Line Table		
Line #	Direction	Length (ft)
L1	N 10°48'08" E (N 10°48'53" E)	61.60' (61.45')
L2	S 84°02'14" W	50.01' {50.00'}
L3	S 00°06'58" E	4.88'
L4	N 05°54'26" W ((N 05°53'21" W))	49.41'
L5	N 10°48'08" E [N 10°48'08" E]	61.45' [61.45]
L6	S 05°54'26" E ((S 05°53'21" E))	1.03'
L7	N 89°01'04" E [S 89°01'04" W]	81.68' [81.68']
L8	S 37°17'13" E {S 37°19'50" W}	19.84' {19.84'}
L9	N 05°55'59" W *(S 05°55'34" W)*	110.33'*(110.33')*
L10	N 42°03'00" W *(N 42°02'35" W)*	30.00' *(30.00')*
L11	N 05°52'17" E *(N 05°52'42" E)*	84.46' *(84.46')*
L12	N 88°59'35" E *(S 89°00'00" W)*	66.52' *(66.52')*
L13	N 46°44'42" E *(N 46°45'47" E)*	25.00' *(25.00')*

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	100.89'	375.00' (375.00')	15°24'53"	100.59'	N 03°05'41" E
C2	40.58' (40.64')	25.00' (25.00')	93°00'38"	36.27'	N 57°18'27" E
C3	76.27' (74.18')	939.50' (940.00')	4°39'04"	76.25'	S 73°51'41" E
C4	389.30'	1200.50' (1200.00')	18°34'48"	387.60'	S 80°49'34" E
C5	115.52' [115.54']	425.00' [425.00']	15°34'25"	115.17'	S 03°00'55" W
C6	40.62' [40.62']	25.00' [25.00']	93°05'39"	36.30'	N 35°44'58" W
C7	142.50' [142.50']	940.00' [940.00']	8°41'09"	142.36'	N 86°38'22" W
C8	41.08' [41.08']	75.00' [75.00']	31°23'03"	40.57'	N 21°35'43" W
C9	97.24' {97.25'}	159.20' {159.20'}	34°59'54"	95.74'	S 22°02'04" E
C10	108.21'	400.00' (400.00')	15°29'57"	107.88'	S 03°03'09" W
C13	149.83' *(149.83')*	75.00' *(75.00')*	114°27'49"	126.13'	N 51°13'55" E
C14	104.39' *(104.39')*	967.00' *(967.00')*	6°11'07"	104.34'	S 74°37'44" E
C15	398.62' *(398.62')*	1173.00' *(1173.00')*	19°28'14"	396.70'	N 81°16'18" W
C16	125.72' *(125.73')*	75.00' *(75.00')*	96°02'37"	111.51'	S 42°09'12" E

C11 & C12 Intentionally Omitted

Plat for
Tract B-2-A
Tower West
Being Comprised of
Tract B-2, Tower West and a
Vacated Portion of Tower Road
Right-of-way
City of Albuquerque
Bernalillo County, New Mexico
July 2019

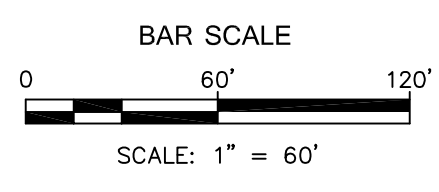
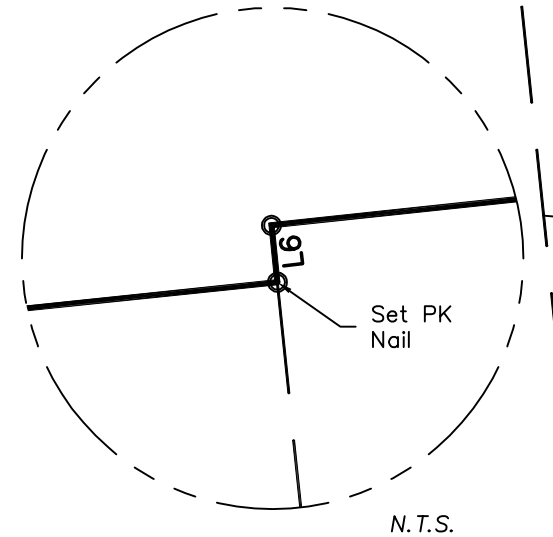
Detail "B"



ACS Monument "20-L9"
NAD 1983 CENTRAL ZONE
X=1494992.858*
Y=1478609.376*
Z=5141.27 *(NAVD 1988)
G-G=0.99968224
Mapping Angle=-0°16'45.07"
*U.S. SURVEY FEET

ACS Monument "19-L9"
NAD 1983 CENTRAL ZONE
X=1493313.739*
Y=1478692.531*
Z=5180.775 *(NAVD 1988)
G-G=0.999680917
Mapping Angle=-0°16'56.68"
*U.S. SURVEY FEET

Detail "A"



Easement Notes

- EXISTING 20' PUBLIC WATERLINE EASEMENT (2/8/2005, 2005C-55)
- EXISTING 10' P.U.E. (7/25/1996, 96C-328)

CSI-CARTESIAN SURVEYS INC.

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

*Plat for
Tract B-2-A
Tower West
Being Comprised of
Tract B-2, Tower West and a
Vacated Portion of Tower Road
Right-of-way
City of Albuquerque
Bernalillo County, New Mexico
July 2019*

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.

Easement Notes

- EXISTING 20' PUBLIC WATERLINE EASEMENT (2/8/2005, 2005C-55)
- EXISTING 10' P.U.E. (7/25/1996, 96C-328)

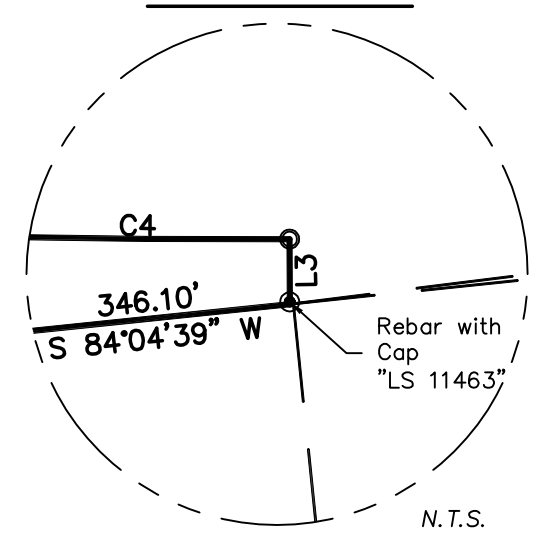
Line Table		
Line #	Direction	Length (ft)
L1	N 10°48'08" E (N 10°48'53" E)	61.60' (61.45')
L2	S 84°02'14" W	50.01' {50.00'}
L3	S 00°06'58" E	4.88'
L4	N 05°54'26" W ((N 05°53'21" W))	49.41'
L5	N 10°48'08" E [N 10°48'08" E]	61.45' [61.45]
L6	S 05°54'26" E ((S 05°53'21" E))	1.03'
L7	N 89°01'04" E [S 89°01'04" W]	81.68' [81.68']
L8	S 37°17'13" E {S 37°19'50" W}	19.84' {19.84'}
L9	N 05°55'59" W*(S 05°55'34" W)*	110.33'*(110.33')*
L10	N 42°03'00" W*(N 42°02'35" W)*	30.00'*(30.00')*
L11	N 05°52'17" E *(N 05°52'42" E)*	84.46' *(84.46')*
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L13	N 46°44'42" E *(N 46°45'47" E)*	25.00' *(25.00')*

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	100.89'	375.00' (375.00')	15°24'53"	100.59'	N 03°05'41" E
C2	40.58' (40.64')	25.00' (25.00')	93°00'38"	36.27'	N 57°18'27" E
C3	76.27' (74.18')	939.50' (940.00')	4°39'04"	76.25'	S 73°51'41" E
C4	389.30'	1200.50' (1200.00')	18°34'48"	387.60'	S 80°49'34" E
C5	115.52' [115.54']	425.00' [425.00']	15°34'25"	115.17'	S 03°00'55" W
C6	40.62' [40.62']	25.00' [25.00']	93°05'39"	36.30'	N 35°44'58" W
C7	142.50' [142.50']	940.00' [940.00']	8°41'09"	142.36'	N 86°38'22" W
C8	41.08' {41.08'}	75.00' {75.00'}	31°23'03"	40.57'	N 21°35'43" W
C9	97.24' {97.25'}	159.20' {159.20'}	34°59'54"	95.74'	S 22°02'04" E
C10	108.21'	400.00' (400.00')	15°29'57"	107.88'	S 03°03'09" W
C13	149.83' *(149.83')*	75.00' *(75.00')*	114°27'49"	126.13'	N 51°13'55" E
C14	104.39' *(104.39')*	967.00' *(967.00')*	6°11'07"	104.34'	S 74°37'44" E
C15	398.62' *(398.62')*	1173.00' *(1173.00')*	19°28'14"	396.70'	N 81°16'18" W
C16	125.72' *(125.73')*	75.00' *(75.00')*	96°02'37"	111.51'	S 42°09'12" E

C11 & C12 Intentionally Omitted

Site Sketch for Tract B-2-A Tower West Being Comprised of Tract B-2, Tower West and a Vacated Portion of Tower Road Right-of-way City of Albuquerque Bernalillo County, New Mexico July 2019

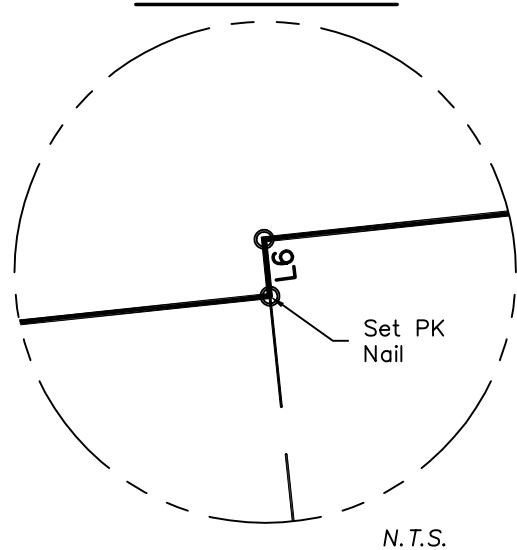
Detail "B"



ACS Monument "20-L9"
NAD 1983 CENTRAL ZONE
X=1494992.858*
Y=1478609.376*
Z=5141.27 *(NAVD 1988)
G-G=0.99968224
Mapping Angle=-0°16'45.07"
*U.S. SURVEY FEET

ACS Monument "19-L9"
NAD 1983 CENTRAL ZONE
X=1493313.739*
Y=1478692.531*
Z=5180.775 *(NAVD 1988)
G-G=0.999680917
Mapping Angle=-0°16'56.68"
*U.S. SURVEY FEET

Detail "A"



BAR SCALE
0 60' 120'
SCALE: 1" = 60'

CSI-CARTESIAN SURVEYS INC.

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

Sheet 1 of 2
191106

Site Sketch for
Tract B-2-A
Tower West
Being Comprised of
Tract B-2, Tower West and a
Vacated Portion of Tower Road
Right-of-way
City of Albuquerque
Bernalillo County, New Mexico
July 2019

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/6/1996, 96C-481)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (05/30/2007, 2007C-149)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (05/30/2007, 2007C-149)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (02/8/2005, 2005C-55)
(N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (07/25/1996, 96C-328)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (09/21/2001, 2001C-265)
{{(N 90°00'00" E)}}	RECORD BEARINGS AND DISTANCES PER PLAT (01/19/2001, 2001C-24)
⊙	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT AS INDICATED
▣	CONCRETE
▤	BLOCK WALL
—○—	CHAINLINK FENCE
—//—	WOOD FENCE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
—┐	ANCHOR
▢	PULL BOX
☆	LIGHT POLE
ⓔ	ELECTRIC METER
WV	WATER VALVE
⦿	FIRE HYDRANT
Ⓢ	MANHOLE
⦿	STORM DRAIN INLET
—○— OR —○—	SIGN