



DEVELOPMENT REVIEW BOARD  
SUPPLEMENTAL SUBMITTAL

**(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)**

PROJECT NO. 2020-004024

Application No. SD-2021-00029

TO:

Planning Department/Chair

Hydrology

Transportation Development

ABCWUA

Code Enforcement

Parks & Rec

\*(Please attach this sheet with each collated set for each board member)

**NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.**

DRB SCHEDULED HEARING DATE: May 12, 2021 HEARING DATE OF DEFERRAL: March 10, 2021  
March 31, 2021  
and April 28, 2021

SUBMITTAL DESCRIPTION: Revised Preliminary Plat with City Surveyor signature

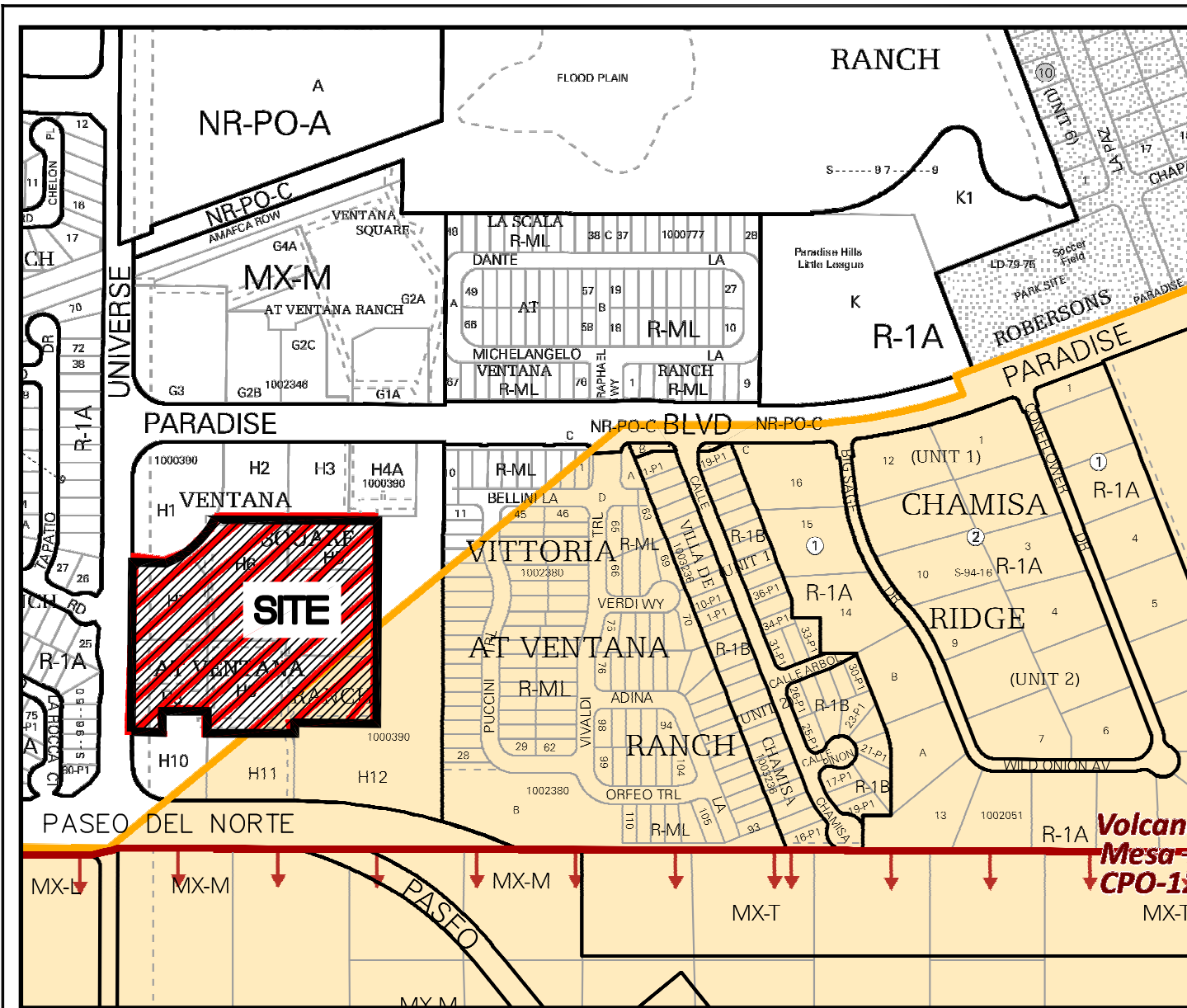
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CONTACT NAME: Denise King

TELEPHONE: 896-3050 EMAIL: cartesiandenise@gmail.com



Vicinity Map - Zone Atlas B-10-Z

**Subdivision Data**

GROSS ACRESAGE . . . . . 8.7797 ACRES  
 ZONE ATLAS PAGE NO. . . . . B-10-Z  
 NUMBER OF EXISTING LOTS . . . . . 5  
 NUMBER OF LOTS CREATED . . . . . 6  
 MILES OF FULL-WIDTH STREETS . . . . . 0.000 MILES  
 MILES OF HALF-WIDTH STREETS . . . . . 0.000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE . . . . . 0.000 ACRES  
 DATE OF SURVEY . . . . . OCTOBER 2020

**Notes**

1. FIELD SURVEY PERFORMED IN AUGUST 2015 AND SUPPLEMENTAL DATA IN OCTOBER 2020.
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. THE SUBDIVISION BOUNDARY WILL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN HEREON.
6. UNLESS OTHERWISE NOTED, ALL BOUNDARY CORNERS SHOWN AS (O) SHALL BE MARKED BY A 1/2" REBAR STAMPED "CARTESIAN LS #14271".
7. PROPERTY SUBJECT TO THE COVENANT, CONDITIONS AND RESTRICTIONS FROM THE FOLLOWING FILED DOCUMENTS:  
 - DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS FILED JULY 15, 2003, DOC. NO. 2003121810  
 - FIRST AMENDMENT FILED JANUARY 7, 2004, DOC. NO. 2004001871  
 - SECOND AMENDMENT FILED JANUARY 7, 2004, DOC. NO. 2004001872  
 - THIRD AMENDMENT FILED MAY 13, 2004, DOC. NO. 2004065091  
 - ASSIGNMENT OF DECLARANT'S RIGHTS FILED JANUARY 27, 2005, DOC. NO. 2005012998  
 - FOURTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 20060510001  
 - FIFTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 2006051002  
 - SIXTH AMENDMENT FILED APRIL 11, 2006, DOC. NO. 2006051003  
 - SEVENTH AMENDMENT FILED OCTOBER 30, 2012, DOC. NO. 2012114745  
 - EIGHTH AMENDMENT FILED SEPTEMBER 2, 2015, DOC. NO. 2015077196

**Easement Notes**

- 1 EXISTING 50' ELECTRIC RIGHT-OF-WAY EASEMENT (05/08/1953, BK. MISC 14, PG. 341, DOC. NO. 95018489)
- 2 EXISTING 10' P.U.E. (12/03/2001, 2001C-315)
- 3 EXISTING 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
- 4 EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50) PORTIONS VACATED BY THIS PLAT SHOWN HEREON AS
- 5 EXISTING NONEXCLUSIVE PERPETUAL DRAINAGE EASEMENT AND PUBLIC UTILITIES EASEMENT, BLANKET IN NATURE OVER COMMON AREAS (03/04/2003, 2003C-50) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- 6 EXISTING NONEXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, BLANKET IN NATURE ACROSS THAT PORTION OF THE COMMON AREAS (03/04/2003, 2003C-50) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- 7 EXISTING NON-EXCLUSIVE PERPETUAL EASEMENT ACROSS THE COMMON AREAS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF FREE STANDING SIGNS (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- 8 EXISTING 10' P.U.E. (03/04/2003, 2003C-50)
- 9 EXISTING 10' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50) PORTIONS VACATED BY THIS PLAT SHOWN HEREON AS
- 10 EXISTING 10' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50) VACATED BY THE FILING OF THIS PLAT. SHOWN HEREON AS
- 11 EXISTING 15' WATERLINE EASEMENT (7/30/2002, BK. A39, PG. 52201, DOC. NO. 2002095491) (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
- 12 EXISTING 20' SANITARY SEWER EASEMENT (07/30/2002, BK. A39, PG. 5218, DOC. NO. 2002095489)
- 13 EXISTING 20' X 30' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
- 14 EXISTING 24' ACCESS EASEMENT (07/30/2002, BK. A39, PG. 5217, DOC. NO. 2002095488)
- 15 EXISTING 20' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50) PORTIONS VACATED BY THIS PLAT, SHOWN HEREON AS
- 16 EXISTING 25' DRAINAGE EASEMENT (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
- 17 EXISTING 5' PERMANENT EASEMENT FOR SANITARY SEWER (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
- 18 EXISTING 20' UTILITY EASEMENT (12/03/2001, 2001C-35)

**Purpose of Plat**

1. SUBDIVIDE EXISTING 5 TRACTS INTO 6 TRACTS, AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.
4. DEDICATE RIGHT OF WAY.

**Legal Description**

TRACTS "H-5" THRU "H-9" OF VENTANA SQUARE AT VENTANA RANCH (A REPLAT OF TRACT H-A, VENTANA RANCH), ALBUQUERQUE, NEW MEXICO, 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 MARCH 4, 2003, IN BOOK 2003C, PAGE 50, AS DOCUMENT NO. 2003035708.

ACS Monument " 13-B10 " NAD 1983 CENTRAL ZONE  
 X=1497757.7 \*  
 Y=1525618.319 \*  
 Z=5424.81 \* (NAVD 1988)  
 G-G=0.9996667778  
 Mapping Angle=-016°30.69"  
 \*U.S. SURVEY FEET

Line #	Direction	Length (ft)
L1	S 00°00'00" E	383.16'
L2	N 01°16'32" W	96.43'
L3	N 01°16'32" W	54.11'
L4	S 89°38'39" E	85.48'
L5	S 00°27'29" W	60.17'
L7	S 00°13'42" W	62.01'
L8	S 89°43'09" E	98.80'
L10	S 00°18'00" W	30.00'
L11	S 52°36'41" W	4642.69'
L12	N 00°16'51" E	14.58'
L13	S 89°43'09" E	107.37'

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	4.32'	1578.00'	0°09'25"	4.32'	N 89°42'33" W
C2	154.48'	100.00'	88°30'43"	139.57'	S 45°31'54" E
C5	184.06'	245.00'	43°02'37"	179.76'	N 47°55'07" E

ACS Monument " 2-C9 " NAD 1983 CENTRAL ZONE  
 X=1494519.241 \*  
 Y=1521672.052 \*  
 Z=5454.55 \* (NAVD 1988)  
 G-G=0.999666850  
 Mapping Angle=-016°52.77"  
 \*U.S. SURVEY FEET

**Indexing Information**

Projected Section 10, Township 11 North, Range 2 East, N.M.P.M. Town of Alameda Grant  
 Subdivision: Ventana Square at Ventana Ranch  
 Owner: Diamond Tail Realty LLC  
 UPC #: 101006506208830605 (Tract H-5)  
 101006504807330604 (Tract H-6)  
 101006501607230610 (Tract H-7)  
 101006501605030611 (Tract H-8)  
 101006504904730603 (Tract H-9)

**This Sheet Shows Existing Information (Including Vacated Easements, Existing Underground and Above Ground Utility Lines)**

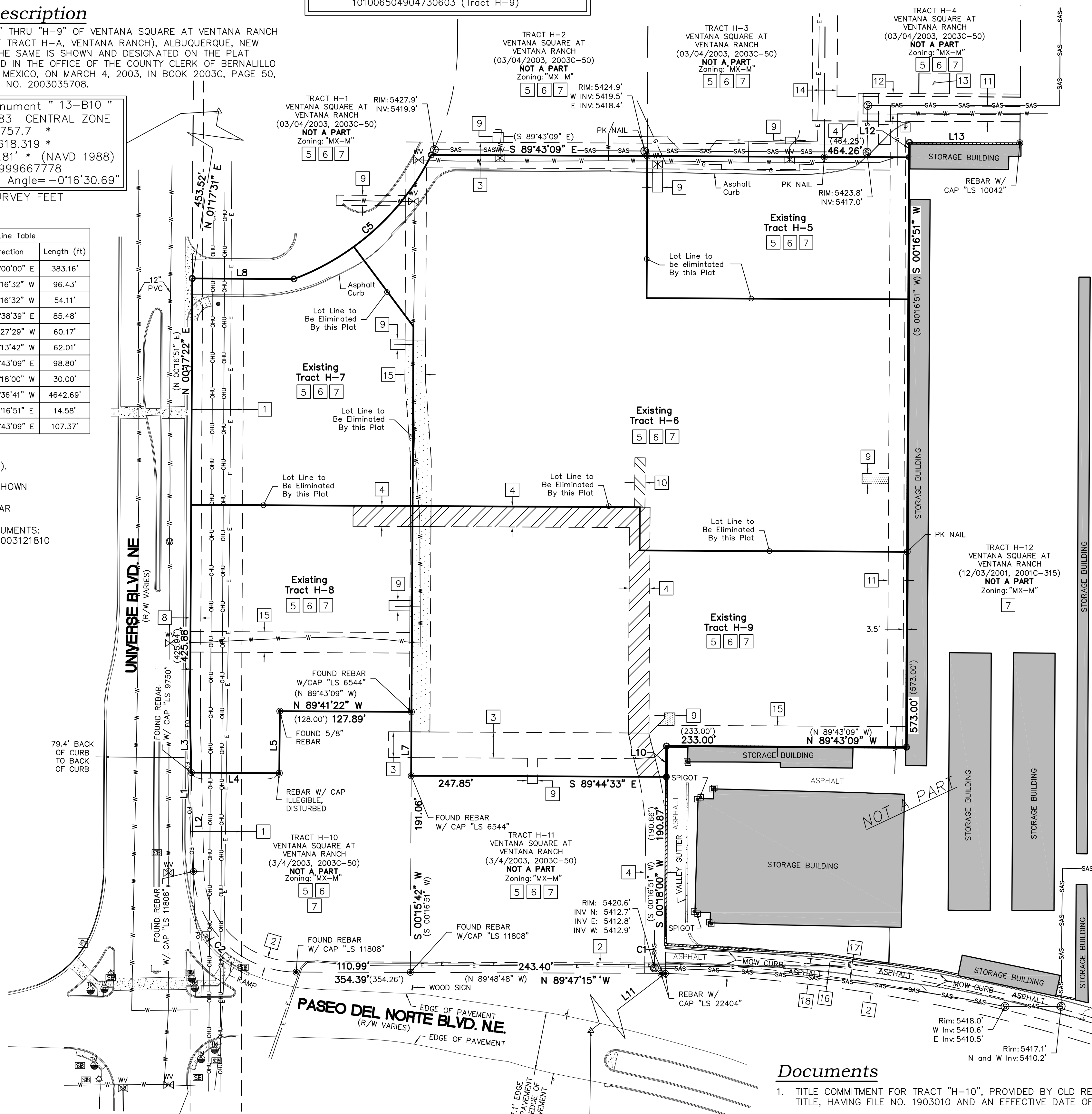
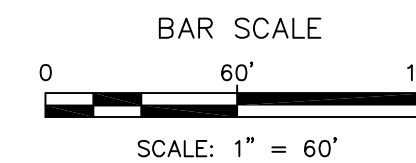
**Solar Collection Note**

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.

**Preliminary Plat**  
 for  
**Tracts H-5A, H-6A, H-6B, H-7A, H-8A and H-9A,**  
**Ventana Square at Ventana Ranch**  
 Being Comprised of  
**Tracts H-5 thru H-9**  
**Ventana Square at Ventana Ranch**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 May 2021

**Legend**

N 90°00'00" E (N 90°00'00" E)	
	MEASURED BEARINGS AND DISTANCES
	RECORD BEARINGS AND DISTANCES (03/04/2003, 2003C-50)
	FOUND MONUMENT AS INDICATED
	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
	CONCRETE
	BLOCK WALL
	METAL GATE
	BOLLARD
	LIGHT POLE
	SIGNAL BOX
	TRAFFIC MAST
	PULL BOX
	WATER VALVE
	MANHOLE
	SIGN
	OVERHEAD UTILITY LINE
	WATER MANHOLE
	WATER METER
	FIRE HYDRANT
	UNDERGROUND WATER UTILITY LINE (3" PVC, UNLESS MARKED OTHERWISE)
	UNDERGROUND SANITARY SEWER LINE (8" PVC)
	UNDERGROUND ELECTRIC UTILITY LINE
	UNDERGROUND GAS UTILITY LINE (2" PE)
	UNDERGROUND FIBER OPTIC UTILITY LINE
	5075.50 SPOT ELEVATION
	BC 5075.50 BACK OF CURB ELEVATION
	FL 5075.50 FLOW LINE ELEVATION
	EP 5075.50 EDGE OF PAVEMENT ELEVATION
	TA 5075.50 TOP OF ASPHALT ELEVATION
	TAC 5075.50 TOP OF ASPHALT CURB ELEVATION
	TRACT BOUNDARY LINE
	ADJOINING BOUNDARY LINE
	EASEMENT LINES, BOTH EXISTING AND PROPOSED
	OVERHEAD UTILITY LINE
	UTILITY POLE



APPROVED FOR MONUMENTATION AND STREET NAMES

Loren N. Risenhoover P.S. 5/10/2021  
 CITY SURVEYOR DATE

OWNER: DIAMOND TAIL REALTY, LLC  
 BY: THOMAS D. GROWNEY  
 ITS: MANAGING MEMBER

Thomas D. Growney (May 6, 2021 10:06 PDT)  
 THOMAS D. GROWNEY, MANAGING MEMBER DATE  
 DIAMOND TAIL REALTY, LLC

May 6, 2021

**Documents**

1. TITLE COMMITMENT FOR TRACT "H-10", PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1903010 AND AN EFFECTIVE DATE OF MAY 2, 2019.
2. PLAT OF RECORD FOR VENTANA SQUARE AT VENTANA RANCH FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 4, 2003, IN BOOK 2003C, PAGE 50.
3. WARRANTY DEED FOR TRACTS "H6-H11", FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 9, 2004, IN BOOK A71, PAGE 2892, DOC. NO. 2004002902.
4. WARRANTY DEED FRO TRACT "H5", FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 12, 2004, IN BOOK A75, PAGE 7110, DOCUMENT NO. 2004047250.

**General Notes**

- EXISTING ZONING: "MX-M" MIXED USE-MODERATE INTENSITY  
PROPOSED ZONING: "MX-M" MIXED USE-MODERATE INTENSITY
- TOTAL ACREAGE: 8.7797 ACRES
- SETBACKS: REQUIRED  
FRONT: 5 FT. MINIMUM, NO MAXIMUM  
SIDE: 0 FT. INTERIOR; 5 FT. STREET SIDE  
REAR: 15 FT. MINIMUM, NO MAXIMUM
- THERE IS AN EXISTING STORM DRAINAGE EASEMENT, BLANKET IN NATURE ACROSS ALL EXISTING TRACTS. TO BE MAINTAINED BY THE OWNERS OF SAID TRACTS.
- A DRAINAGE PONDING AREA IS LOCATED ON TRACT B, VITTORIA SUBDIVISION AT VENTANA RANCH FILED (1/29/2003, 2003C-21). STORM DRAINAGE FROM SUBJECT TRACTS APPEAR TO DRAIN TO THIS PONDING AREA AS SHOWN HEREON.
- MANHOLES SHALL BE OFFSET AT ALL POINTS OF CURVATURE.

**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 DATED AUGUST 16, 2012, MAP NO. 35001C0103H.

**Drainage Facilities Note**

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT ENTITLED VENTANA SQUARE, TRACTS H-5A, H-6A, H-6B, H-8A, H-10 AND H-11, SUBMITTED BY THOMPSON ENGINEERING CONSULTANTS, INC., ON DECEMBER 23, 2020, AND APPROVED BY THE ALBUQUERQUE CITY ENGINEER ON JANUARY 21, 2021. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION. THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

Line #	Direction	Length (ft)
L1	S 00°00'00" E	383.16'
L2	N 01°16'32" W (N 01°15'40" W)	96.43' (95.96)'
L3	N 01°16'32" W	54.11'
L4	S 89°38'39" E (S 89°43'09" E)	85.48' (85.54)'
L5	S 00°27'29" W (S 00°16'51" W)	60.17' (60.00)'
L6	N 89°41'22" W	24.84'
L7	S 00°13'42" W	62.01' (62.00)'
L8	S 89°43'09" E (S 89°43'09" E)	98.80' (98.80)'
L9	S 45°01'04" E	71.96'
L10	S 00°18'00" W (S 00°16'51" W)	30.00' (30.00)'
L11	S 52°36'41" W	464.69'
L12	N 00°16'51" E (S 00°16'51" E)	14.58' (14.00)'
L13	S 89°43'09" E (S 89°43'09" E)	107.37' (107.46)'
L14	S 00°00'00" E	17.10'
L15	S 89°53'13" W	4.24'
L16	S 00°16'51" W	55.85'
L17	S 00°16'51" W	141.52'
L18	N 89°58'23" E	15.12'
L19	S 00°59'33" E	28.68'
L20	N 89°56'07" W	4.58'
L21	S 01°42'44" E	17.98'
L22	N 89°38'39" W	5.90'
L23	N 89°38'39" W	79.58'
L25	S 00°22'36" W	120.74'
L26	N 00°00'00" E	12.13'
L27	N 45°22'26" E	12.03'
L28	S 89°58'23" W	4.79'
L29	N 89°43'23" W	3.63'
L30	N 00°16'50" E	10.00'
L31	N 89°43'23" W	32.37'
L32	N 04°09'42" W	77.46'
L33	N 89°58'23" E	10.33'

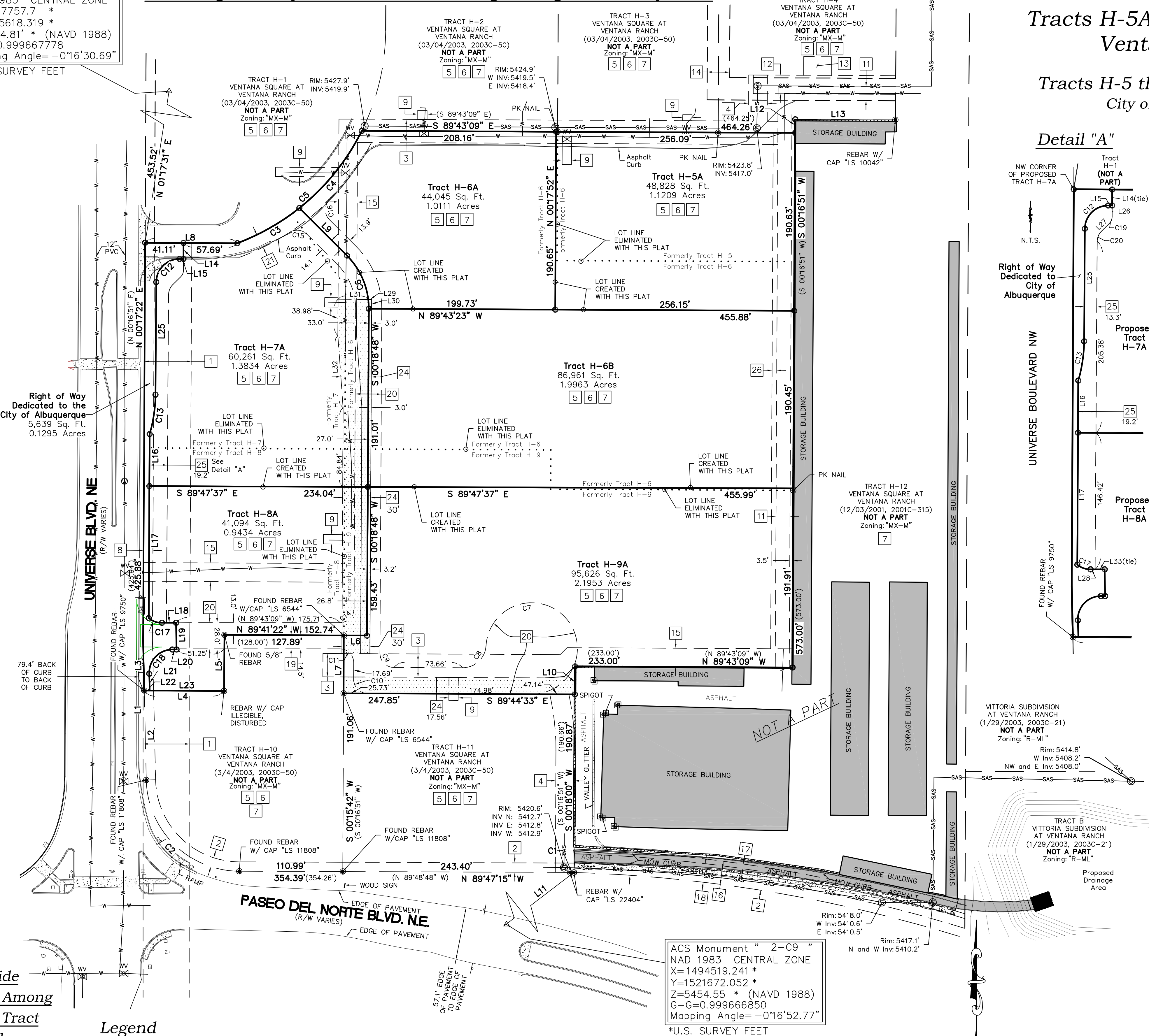
\* L24 INTENTIONALLY OMITTED

**Note: To Provide Pedestrian Access Among All Tracts, Each Tract Owner Shall be Responsible for Constructing Sidewalks Along the Private Access Easement so that All Tracts can Access the Public Right-of-Way**

**Legend**

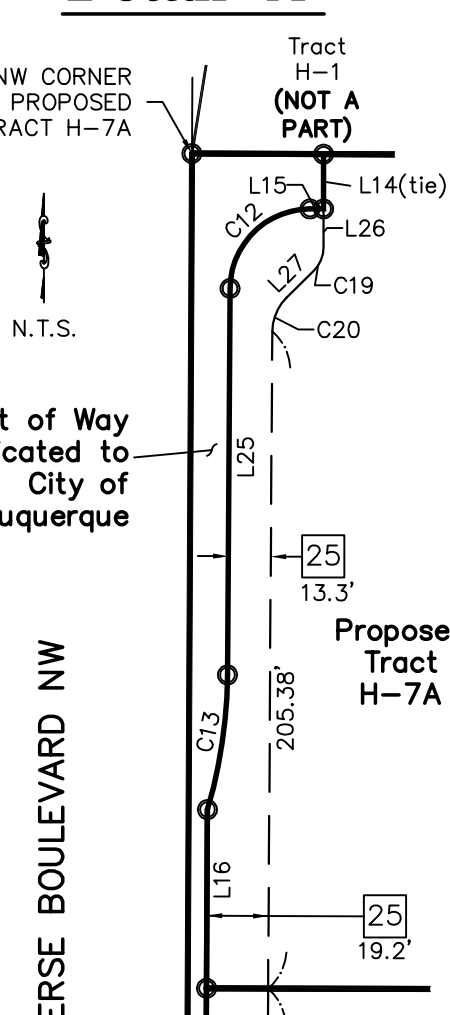
N 90°00'00" E (N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES	□	SIGNAL BOX	⊕	FIRE HYDRANT
○	RECORD BEARINGS AND DISTANCES (03/04/2003, 2003C-50)	⊕	TRAFFIC MAST	—	UNDERGROUND WATER UTILITY LINE
○	FOUND MONUMENT AS INDICATED	⊕	PULL BOX	— SAS —	UNDERGROUND SANITARY SEWER LINE
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED	⊕	WATER VALVE	—	TRACT BOUNDARY LINE
□	CONCRETE	⊕	MANHOLE	—	ADJOINING BOUNDARY LINE
▨	BLOCK WALL	⊕	SIGN	—	EASEMENT LINES, BOTH EXISTING AND PROPOSED
□	METAL GATE	⊕	WATER MANHOLE	—	
□	BOLLARD	⊕	WATER METER	—	
☆	LIGHT POLE	⊕		—	

**This Sheet Shows Post-Plat Easements, New and Eliminated Tract Lines, Right of Way Dedication and Existing Underground Utility Lines**



**Preliminary Plat for Tracts H-5A, H-6A, H-6B, H-7A, H-8A and H-9A, Ventana Square at Ventana Ranch Being Comprised of Tracts H-5 thru H-9, Ventana Square at Ventana Ranch City of Albuquerque, Bernalillo County, New Mexico May 2021**

**Detail "A"**



Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	4.32' (4.39')	1578.00' (1578.00')	0°09'25"	4.32'	N 89°42'33" W
C2	154.48' (154.48')	100.00' (100.00')	88°30'43"	139.57'	S 45°31'54" E
C3	76.75'	245.00' (245.00')	17°56'52"	76.43'	N 60°27'59" E
C4	107.31'	245.00' (245.00')	25°05'45"	106.46'	N 38°56'41" E
C5	184.06' (183.92')	245.00' (245.00')	43°02'37"	179.76'	N 47°55'07" E
C6	63.31'	80.00'	45°20'43"	61.67'	N 22°21'22" W
C7	228.86'	49.00'	267°36'09"	70.73'	N 42°50'59" W
C8	37.92'	25.00'	86°54'31"	34.39'	N 46°48'12" E
C9	23.57'	15.00'	90°02'57"	21.22'	S 44°43'04" E
C10	23.57'	15.00'	90°02'57"	21.22'	S 44°43'04" E
C11	23.65'	15.00'	90°20'02"	21.27'	N 44°51'36" W
C12	39.09'	25.00'	89°34'28"	35.23'	S 45°05'59" W
C13	42.72'	152.98'	16°00'02"	42.58'	N 08°28'22" E
C14	23.47'	15.00'	89°39'58"	21.15'	N 45°08'24" E
C15	20.43'	15.00'	78°02'25"	18.89'	N 84°03'31" W
C16	23.51'	15.00'	89°47'20"	21.17'	S 00°08'39" E
C17	15.35'	20.58'	42°43'45"	15.00'	S 70°36'47" E
C18	40.04'	24.79'	92°32'43"	35.83'	S 43°29'15" W

**Easement Notes**

- EXISTING 50' ELECTRIC RIGHT-OF-WAY EASEMENT (05/08/1953, BK. MISC 14, PG. 341, DOC. NO. 95018489)
- EXISTING 10' P.U.E (12/03/2001, 2001C-315)
- EXISTING 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
- EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
- EXISTING NONEXCLUSIVE PERPETUAL DRAINAGE EASEMENT AND PUBLIC UTILITIES EASEMENT, BLANKET IN NATURE OVER COMMON AREAS (03/04/2003, 2003C-50) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
- EXISTING NONEXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC, BLANKET IN NATURE ACROSS THAT PORTION OF THE COMMON AREAS (03/04/2003, 2003C-50) (7/15/2003, BK. A60, PG. 1545, DOC. NO. 2003121810)
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- EXISTING 10' P.U.E. (03/04/2003, 2003C-50)
- EXISTING 10' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50)
- INTENTIONALLY OMITTED
- EXISTING 15' WATERLINE EASEMENT (7/30/2002, BK. A39, PG. 52201, DOC. NO. 2002095491) (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
- EXISTING 20' SANITARY SEWER EASEMENT (07/30/2002, BK. A39, PG. 5218, DOC. NO. 2002095489)
- EXISTING 20' X 30' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (03/04/2003, 2003C-50)
- EXISTING 24' ACCESS EASEMENT (07/30/2002, BK. A39, PG. 5217, DOC. NO. 2002095488)
- REMAINING PORTION OF AN EXISTING 20' PUBLIC WATERLINE EASEMENT (03/04/2003, 2003C-50)
- EXISTING 25' DRAINAGE EASEMENT (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
- EXISTING 5' PERMANENT EASEMENT FOR SANITARY SEWER (07/30/2002, BK. A39, PG. 5223, DOCUMENT NO. 2002095494)
- EXISTING 20' UTILITY EASEMENT (12/03/2001, 2001C-35)
- PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS H-5A THRU H-9A, H-10 AND H-11, GRANTED BY DOCUMENT (\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_) DOC. NO. (\_\_\_\_\_)
- PRIVATE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT BENEFITING TRACTS H-5A THRU H-9A, H-10 AND H-11. TO BE MAINTAINED BY THE OWNERS OF SAID TRACTS.
- PRIVATE ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT BENEFITING TRACTS H-5A THRU H-9A, H-10 AND H-11. TO BE MAINTAINED BY SAID OWNERS.
- INTENTIONALLY OMITTED
- INTENTIONALLY OMITTED
- PUBLIC WATERLINE AND PUBLIC SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT SHOWN HEREON AS (\_\_\_\_\_)
- PUBLIC MULTI-USE TRAIL EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL "A".
- ADDITIONAL 5' PUBLIC WATERLINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.



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