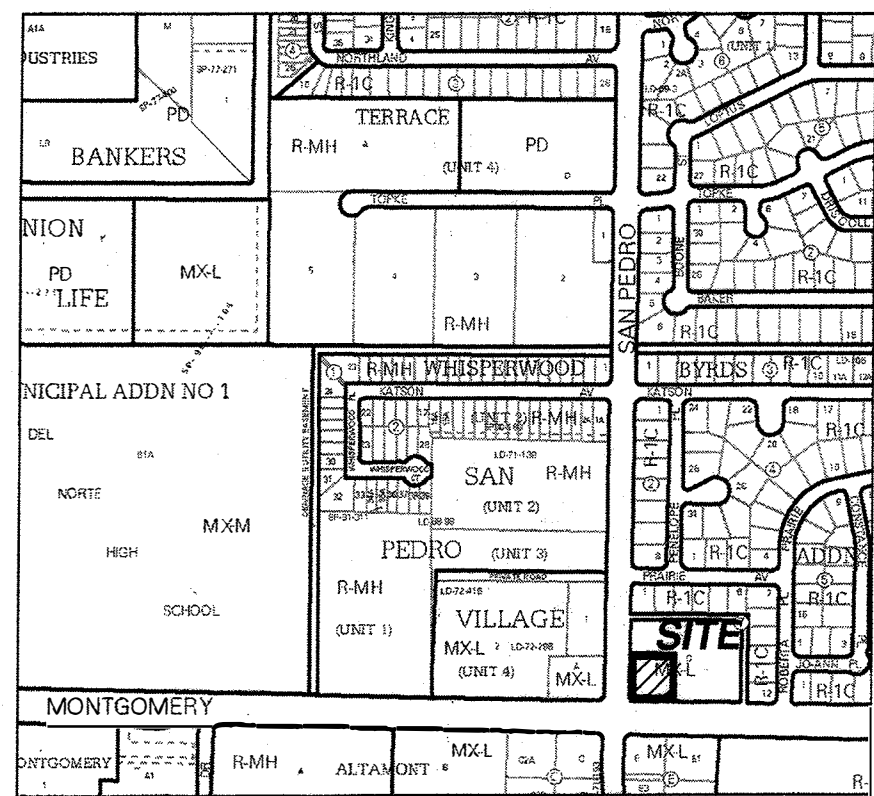


VICINITY MAP (F-18) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

A TRACT OF LAND BEING AND COMPRISING A PORTION OF LOT LETTERED "C" IN BLOCK NUMBERED SEVEN (7) OF BOYD'S ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, BEING A REPLAT OF TRACTS "C", "D", "E" AND "F" OF THE REPLAT OF MUNICIPAL ADDITION NO. 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 10, 1963, AND REFILED APRIL 24, 1963 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

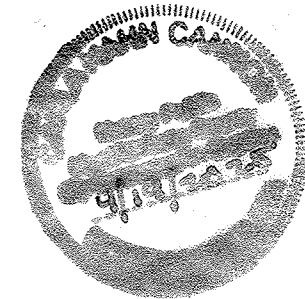
BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING ALSO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAN PEDRO BOULEVARD, NE., FROM WHENCE THE ALBUQUERQUE CONTROL STATION MONUMENT "9-F18"(X=1539870.687, Y=1504358.281, NM CENTRAL ZONE, NAD83) BEARS N. 67°51'02" W, 2834.00 FEET DISTANT;

THENCE, RUNNING FROM SAID POINT OF BEGINNING, S. 88°56'01" E., 150.06 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, RUNNING S. 01°21'57" W., 150.00 FEET DISTANT TO THE SOUTHEAST CORNER, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF MONTGOMERY BOULEVARD, NE; THENCE, RUNNING ALONG SAID RIGHT-OF-WAY N. 88°49'05" W., 124.91 FEET DISTANT TO A POINT OF CURVATURE; THENCE RUNNING ALONG A CURVE TO THE RIGHT 39.39 FEET DISTANT AND HAVING A RADIUS OF 25 FEET (CHORD: N. 43°44'43" W, 35.44 FEET, CENTRAL ANGLE: 89°42'39"); THENCE RUNNING N. 01°21'14" E, 125.33 FEET DISTANT, ALONG THE EASTERLY RIGHT-OF-WAY OF SAN PEDRO BOULEVARD, NE, TO THE NORTHWEST CORNER AND POINT OF BEGINNING; CONTAINING 0.5143 ACRES MORE OR LESS.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Glen Cherry, Authorized Representative of Durban Development Date 2/13/2022
 ACKNOWLEDGMENT
 STATE OF New Mexico
 COUNTY OF Albuquerque
 On this 17 day of February, 2022, the foregoing instrument was acknowledged by:
 Glen Cherry, Authorized Representative of Durban Development.
 My Commission expires April 19, 2025
 Notary Public



SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

[Signature]
 Thomas D. Johnston, N.M.P.S. No. 14269
 Date 2-01-2022

PLAT OF
 LOTS C-1 AND C-2, BLOCK 7
 BOYD'S ADDITION

A SUBDIVISION OF THE SOUTHWEST PORTION OF LOT C, BLOCK 7, BOYD'S ADDITION WITHIN SECTION 36, T. 11 N., R. 3 E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2021

PROJECT NUMBER: PR-2020-004215

Application Number: SD_2022_00028

Utility Company Approvals:

<i>[Signature]</i> PNM Electric Services Jeff Estvanko Digitally signed by Jeff Estvanko Date: 2022.02.17 12:48:46 -07'00'	02/17/2022 Date
New Mexico Gas Company <i>[Signature]</i> Natalia Antonia Qwest Corporation D/B/A CenturyLink QC	2/15/2022 Date
<i>[Signature]</i> City Surveyor John N. Ruelohan P.S.	2/14/2022 Date

Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineering/Hydrology	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating Two lots from one existing lot.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested plat shall at any time be subject to a 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 proposed plat. The foregoing requirement shall be a condition to approval of this plat.
- A 24' Private Cross-Lot Access Easement for the benefit of Lots C1 & C2 granted by this plat. Maintenance of this easement is the responsibility of the owners of Lots C-1 and C-2 respectively.
- A Blanket Drainage Easement for the benefit of Lots C1 & C2 granted by this plat. Maintenance of this easement is the responsibility of the owners of Lots C-1 and C-2 respectively.

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), New Mexico Gas Company (NMGC) and Qwest 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 easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 018 061 264 023 401 01

PROPERTY OWNER OF RECORD:
 ETHRIDGE PROPERTIES, LLC
 BERNALILLO COUNTY TREASURER'S OFFICE

SUBDIVISION DATA

- DRB Project No. PR-2020-004215
- Zone Atlas Index No. F-18
- Gross acreage 0.5144 Ac.
- Existing number of lots 1
 Replatted number of lots 2

	1609 2nd STREET NW ALBUQUERQUE, N.M. 87102 PHONE: (505) 255-2052 FAX: (505) 255-2887	
INDEXING INFORMATION FOR COUNTY CLERK ETHRIDGE PROPERTIES LLC	DRAWN: JTK CHECKED: TDJ	SCALE: 1" = 20' FILE NO. SP-9-03-2021
LOCATION: SECTION 36, T11N, R3E BOYD'S ADDITION	DRAWING NO. SP-9-03-2021.DWG 1 FEB 2022	SHEET 1 OF 2

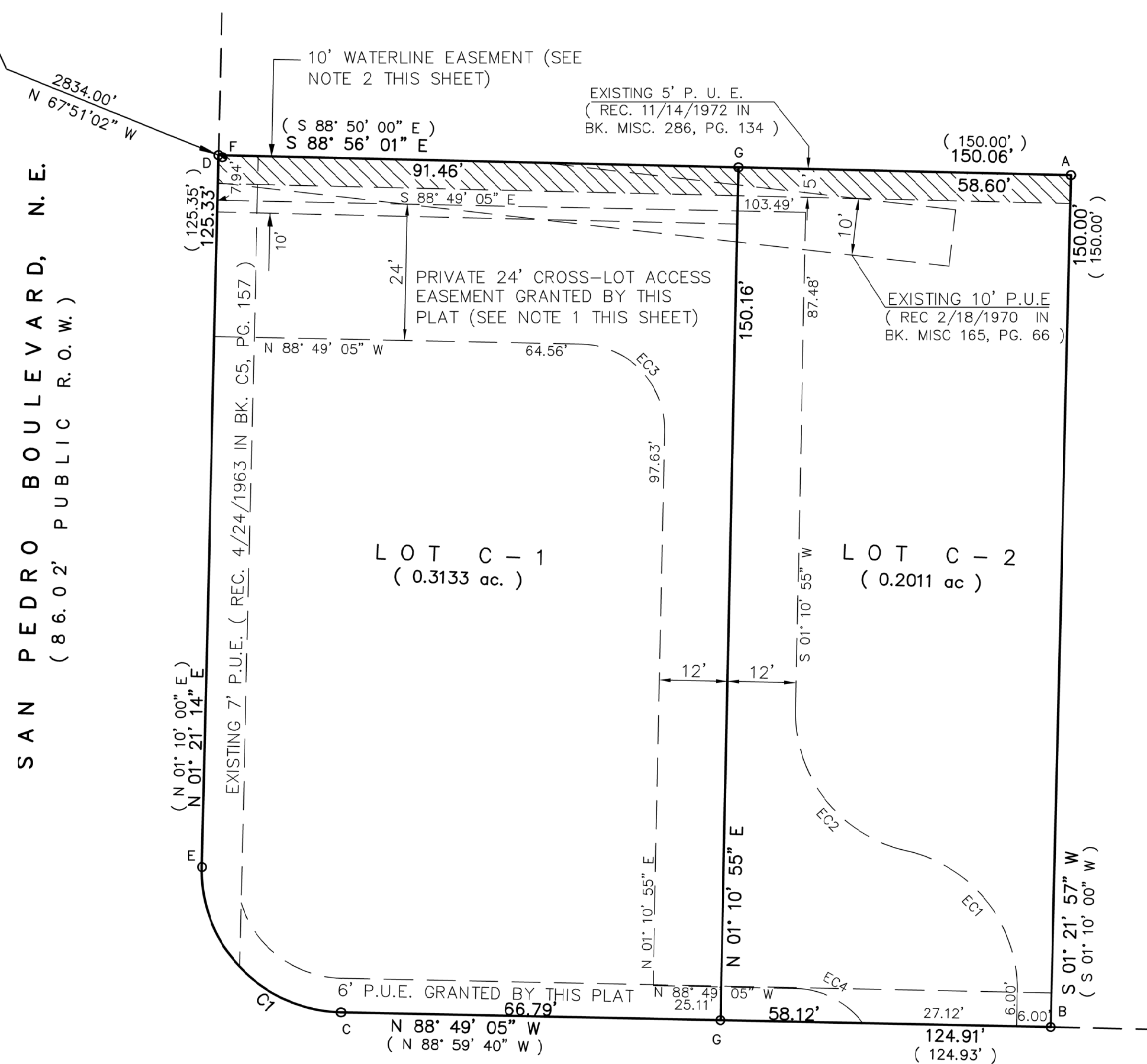
PLAT OF
LOTS C-1 AND C-2, BLOCK 7
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A SUBDIVISION OF THE SOUTHWEST PORTION
 OF LOT C, BLOCK 7, BOYD'S ADDITION
 WITHIN SECTION 36, T. 11 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2021

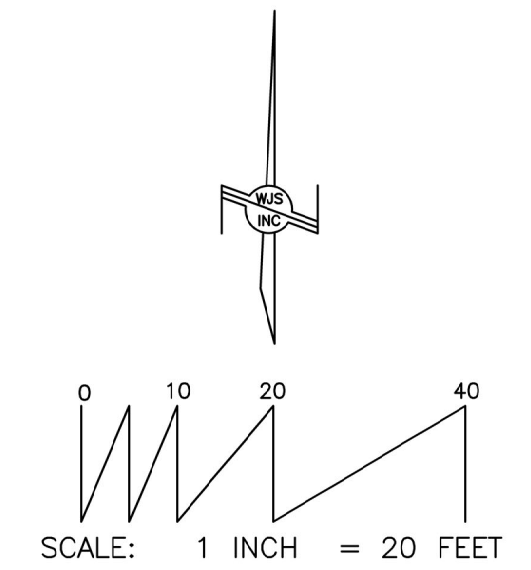
COUNTY CLERK RECORDING LABEL HERE

ACS MONUMENT "9-F18"
 x=1,539,870.687 US SURVEY FEET
 y=1,504,358.281 US SURVEY FEET
 Ground-to-grid:
 0.999666141
 Mapping Angle:
 -00°11'36.74"
 NMSZ CENTRAL ZONE
 NAD 83

REMAINING PORTION OF LOT C
 BOYD'S ADDITION
 (REC 4/24/1963 IN VOL. C5, FOLIO 157)



REMAINING PORTION OF LOT C
 BOYD'S ADDITION
 (REC 4/24/1963 IN VOL. C5, FOLIO 157)



MONUMENT LEGEND:
 ○ = FOUND/SET MONUMENT AS NOTED:
 A: FOUND #4 REBAR AND CAP "LS 8686"
 B: FOUND PK NAIL AND DISK "LS 8686"
 C: FOUND PK NAIL AND DISK "PS 14271"
 D: FENCE CORNER AT PROPERTY CORNER
 E: FOUND "+" IN CONCRETE
 F: FOUND #5 REBAR - NOT ACCEPTED
 G: SET PK NAIL AND DISK "PS 14269"

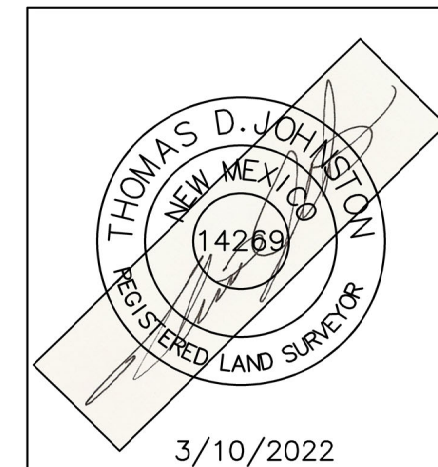
The subject properties (as shown hereon) appear to lie within "Zone X" (Area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C0139G Revised September 26, 2008.

MONTGOMERY BOULEVARD, N.E.
 (118' PUBLIC R.O.W.)

CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	25.00'	39.39'	89° 42' 39"	N 43° 44' 43" W, 35.44'
(C1)	25.00'	39.34'	--	--
EC1	25.00'	34.29'	78° 35' 50"	N 38° 07' 00" W, 31.67'
EC2	25.00'	34.29'	78° 35' 50"	N 38° 07' 00" W, 31.67'
EC3	15.00'	23.56'	90° 00' 00"	N 43° 49' 05" W, 21.21'
EC4	15.00'	13.72'	52° 24' 38"	S 62° 36' 46" E, 13.25'

NOTE 1: 24' PRIVATE CROSS-LOT ACCESS EASEMENT FOR THE BENEFIT OF LOTS C-1 AND C-2 IS GRANTED BY THIS PLAT. MAINTENANCE OF THIS EASEMENT IS THE RESPONSIBILITY OF THE OWNERS OF LOTS C-1 AND C-2.

NOTE 2: 10' PRIVATE WATERLINE EASEMENT IS GRANTED FOR THE BENEFIT LOT C-2 BY THIS PLAT. MAINTENANCE OF THIS EASEMENT IS THE RESPONSIBILITY OF THE OWNER OF LOT C-2.



1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK ETHRIDGE PROPERTIES LLC LOCATION: SECTION 36, T11N, R3E BOYD'S ADDITION	DRAWN: J T K	SCALE: 1" = 20'	FILE NO. SP-9-03-2021
	CHECKED: T D J	DRAWING NO. SP-9-03-2021.DWG	SHEET 2 OF 2

Subject: Re: PR-2020-004215 Waterline easement
From: "Carter, Blaine M." <bcarter@abcwua.org>
Date: 3/7/2022, 1:54 PM
To: Info <info@wayjohn.com>

That will work nicely.

Thank you,



Blaine Carter, PE, CFM
Senior Engineer
Albuquerque Bernalillo County Water Utility Authority
PO Box 568 | Albuquerque NM | 87103
505.415.9188 (c) | www.abcwua.org

From: Info <info@wayjohn.com>
Sent: Monday, March 7, 2022 1:28:05 PM
To: Carter, Blaine M. <bcarter@abcwua.org>
Subject: Re: PR-2020-004215 Waterline easement

[CAUTION: This email was received from an EXTERNAL source]

Blaine:

Please review the revised easement and notes and let me know if this is satisfactory. Thank you for your time in considering this matter and have a great day!

Regards,

Thomas D. Johnston, PS, PE, President
Wayjohn Surveying Inc.
1609 2nd Street NW
Albuquerque, NM 87102
(505) 255-2052 Fax: (505) 255-2887

https://urldefense.proofpoint.com/v2/url?u=http-3A__www.wayjohn.com&d=DwIDaQ&c=Xk3HT0PclLbx0YEZpz9tYQ&r=jXjND8sNMUHB6__oojp8tjpmYNZ4u1RUpxwDofa-6NI&m=vJ6yzX7tWcRhO33orm5i8A4D3ArUnYhwFDh7zTxud6xJNv5pYRYadb-r17TkVXDG&s=lZr2asl7NllzY5KokgQd2c5o0LoWvSaQoo9Os1EuArM&e=

On 3/7/2022 11:00 AM, Carter, Blaine M. wrote:

> Thomas,

>

> The easement needs to be dedicated to Lot C-2. Do not dedicate it to the WUA unless the meter box will be on the private parcel, and if that is the case, just the area around the meter is a public waterline easement dedicated to ABCWUA.

>

> Typically the meter would be in or behind the sidewalk. If there is a driveway at that location, it would probably be best to shift the private easement north or south to avoid placing a meter in the driveway.

>

> Thank you,

>

> Blaine Carter, PE, CFM
> Senior Engineer
> Albuquerque Bernalillo County Water Utility Authority
> PO Box 568 | Albuquerque NM | 87103
> 505.415.9188 (c) | <http://www.abcwua.org>

>
>
>
> -----Original Message-----

> From: Info [<mailto:info@wayjohn.com>]
> Sent: Friday, March 4, 2022 12:18 PM
> To: Carter, Blaine M. <bcarter@abcwua.org>
> Subject: PR-2020-004215 Waterline easement

>
> [CAUTION: This email was received from an EXTERNAL source]

>
> Blaine:
> Good afternoon! I have attached the revised 2nd sheet showing the 10'
> waterline easement per your request. I placed the waterline easement within the access easement so it will not
> interfere with structures. I have also attached the TCL for reference. Please review and let me know if this is sufficient
> for your approval. This is in reference to PR-2020-004215, 6201 Montgomery NE. Thank you for your time in
> considering this matter and have a great day!

>
> --

>
> Regards,
> Thomas D. Johnston, PS, PE, President
> Wayjohn Surveying Inc.
> 1609 2nd Street NW
> Albuquerque, NM 87102
> (505) 255-2052 Fax: (505) 255-2887

> https://urldefense.proofpoint.com/v2/url?u=http-3A__www.wayjohn.com&d=DwIDaQ&c=Xk3HT0PclLbx0YEZpz9tYQ&r=jXjND8sNMUHB6_ojpmYNZ4u1RUpxWdofa-6NI&m=0mO6tlzhTuVo0NpDJ02Fe8-DnzIFCcpIDLqIsX1pdu0ytp2h02JI_9fimDwp9Px&s=gscL1-7YIQFuqzH4Ic04Vx8L2Pu3vWSEqU3OVOLZ5yU&e=

Subject: RE: PR-2020-004215 TCL and site exhibit
From: "Wolfenbarger, Jeanne" <jwolfenbarger@cabq.gov>
Date: 3/7/2022, 2:25 PM
To: 'Info' <info@wayjohn.com>

Yes, these seem to take care of the comments that you mentioned. Thanks!

JEANNE WOLFENBARGER, P.E.
Transportation manager
development review services
o 505.924.3991
e jwolfenbarger@cabq.gov
cabq.gov/planning

-----Original Message-----

From: Info <info@wayjohn.com>
Sent: Friday, March 4, 2022 12:15 PM
To: Wolfenbarger, Jeanne <jwolfenbarger@cabq.gov>
Subject: PR-2020-004215 TCL and site exhibit

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Jeanne:

Good afternoon! I have attached a copy of the approved TCL, the updated site exhibit showing the 6' sidewalks in place, and the revised 2nd sheet with the maintenance and beneficiaries for the cross-lot access easement. This is in reference to 6201 Montgomery NE, project PR-2020-004215. Please let me know if this is acceptable for your approval. Thank you for your time in considering this matter and have a great day!

--

Regards,
Thomas D. Johnston, PS, PE, President
Wayjohn Surveying Inc.
1609 2nd Street NW
Albuquerque, NM 87102
(505) 255-2052 Fax: (505) 255-2887
www.wayjohn.com

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

January 17, 2022

Andre Sutiono
JM Civil Engineering
1101 Central Expressway S, Ste. 215
Allen, TX 75013

**Re: Take 5 Oil Change
6201 Montgomery Blvd. NE
Traffic Circulation Layout
Engineer's/ Stamp 11-24-2021 (F18-D030A)**

Dear Mr. Sutiono,

The TCL submittal received 01-14-2022 is approved for Building Permit with. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

Sincerely,


Nilo Salgado-Fernandez, P.E.
Senior Traffic Engineer, Planning Dept.
Development Review Services

C: CO Clerk, File

PO Box 1293

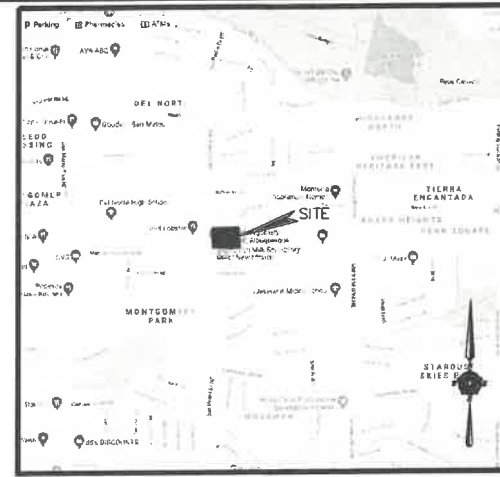
Albuquerque

NM 87103

www.cabq.gov

CAUTION NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

BENCHMARKS
 ACS MONUMENT "9-F18" BEING A BRASS DISC ON TOP OF STEEL ROD STAMPED 9-F18 IN THE CITY OF ALBUQUERQUE N.M., ON THE SOUTHEAST CORNER OF THE INTERSECTION OF SAN MATEO BLVD NE AND SAN MATEO LANE NE.
 N=1,539,870.687 E=1,504,358.281 ELEVATION=5260.21'
 DATUM: NAD 83
FLOODNOTE
 ACCORDING TO THE F.I.R.M. NO. 3500020139G, THE SUBJECT PROPERTY LIES IN ZONE X AND DOES NOT LIE WITHIN A FLOOD PRONE HAZARD AREA, PER MAP REVISION DATED SEPTEMBER 26, 2008.



LOCATION MAP
 NOT TO SCALE

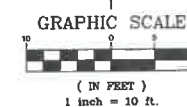
- LEGEND:**
- PROPERTY LINE
 - PROPOSED CURB & GUTTER
 - LIMITS OF FULL DEPTH SAWCUT
 - ⊠ PARKING SPACES
 - ⊠ LIGHT POLE
 - ⊠ BUILDING UP LIGHTS
 - ⊠ AREA DRAIN
 - ⊠ GREASE TRAP
 - ⊠ CLEAN-OUT
 - ⊠ DOUBLE CLEAN-OUT
 - ⊠ GAS METER
 - ⊠ WATER METER
 - ⊠ IRRIGATION METER
 - ⊠ MANHOLE
 - ⊠ CURB INLET

SITE DATA TABLE

LOCATION:	6201 MONTGOMERY BLVD N.E. ALBUQUERQUE, NM 78701	
LOT AREA:	0.514 AC. (22,407 S.F.)	
ZONING:	MX-L	
CURRENT USE:	AUTO REPAIR	
PROPOSED USE:	OIL CHANGE	
BUILDING DATA:		
BUILDING AREA:	1,438 S.F.	
BUILDING HEIGHT:	28'-6" (1 STORY)	
BUILDING COVERAGE:	10.6%	
F.A.R.:	0.11:1	
PARKING SUMMARY:	REQUIRED	PROVIDED
1 SP PER 1,000 SQ FT GFA		
PARKING SPACES (9'x18')	2	3
MOTORCYCLE SPACES (4'x9')	1	1
ACCESSIBLE SPACES	1	1
TOTAL SPACES	3	5
LANDSCAPE:		
PERVIOUS:	8,988 S.F.	
IMPERVIOUS:	13,419 S.F.	

EXISTING LEGEND:

- PROPERTY LINE
- EXISTING CURB & GUTTER
- LIMITS OF FULL DEPTH SAWCUT
- EXISTING WATER LINE
- EXISTING STORM LINE
- EXISTING FIBER OPTIC CABLE LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING TREE LINE
- EXISTING EASEMENT LINE
- EXISTING SETBACK LINES
- EXISTING FENCE LINE
- EXISTING IRON PIN FOUND, AS NOTED
- EXISTING IRON PIN SET
- EXISTING IRON PIN SET
- EXISTING BOLLARD
- EXISTING SIGN, AS NOTED
- EXISTING SEWER CLEAN OUT
- ⊠ EXISTING SEWER MANHOLE
- ⊠ EXISTING FIRE HYDRANT
- ⊠ EXISTING WATER VALVE
- ⊠ EXISTING WATER METER
- ⊠ EXISTING WATER SPIGOT
- ⊠ EXISTING UTILITY POLE
- ⊠ EXISTING GUY WIRE
- ⊠ EXISTING GATE POST
- ⊠ EXISTING IRRIGATION VALVE
- ⊠ EXISTING TELEPHONE BOX
- ⊠ EXISTING CURB INLET
- ⊠ EXISTING STORM MANHOLE
- ⊠ EXISTING TRAFFIC SIGNAL

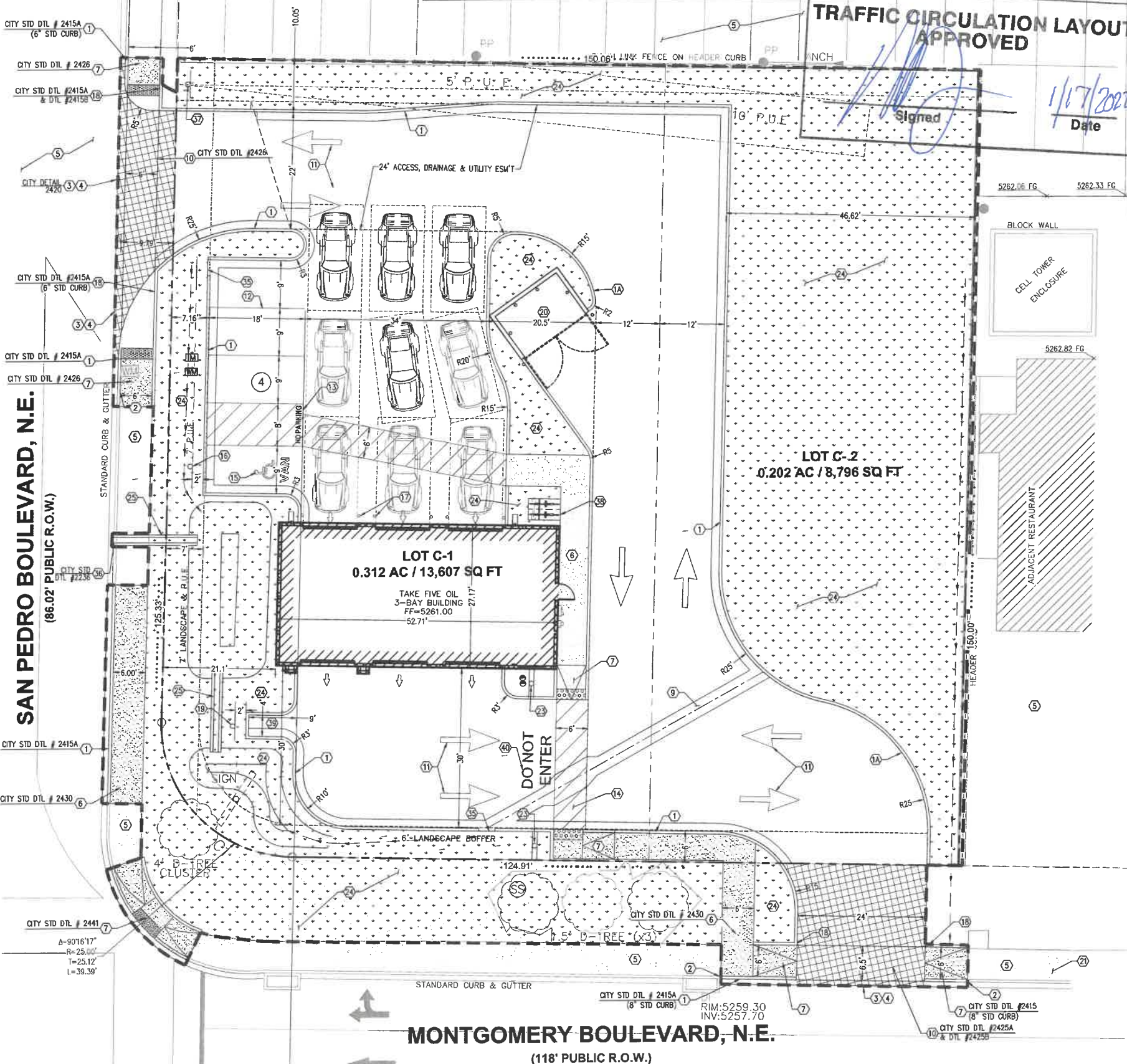


SITE KEY NOTES:

1. 6" CONCRETE CURB AND GUTTER. (CITY DTL #2415A & #2415B)
2. CONCRETE CURB W/NO GUTTER. (SEE DTL #2415A, 2415B & 2415C)
3. TAPER CURB TO MATCH EXISTING.
4. MATCH EXISTING PAVEMENT ELEVATION.
5. LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL.
6. EXISTING PAVEMENT TO REMAIN.
7. CONCRETE SIDEWALK. 2% MAX. CROSS SLOPE AND 5% MAX. SLOPE (SEE CITY STD DETAIL #2430)
8. RAMP @ 8.33% MAX. (SEE CITY DETAIL #2443)
9. EXISTING FIRE HYDRANT.
10. 3' CONCRETE SWALE
11. DRIVEWAY (PER LOCAL CODES) SEE CITY STD DETAIL #2425A, #2425B, #2426
12. DIRECTIONAL TRAFFIC ARROW. (SEE SHEET C700)
13. PARKING STALL STRIPING. (SEE SHEET C700)
14. 4" WIDE PAINTED STRIPES, 2" OFF CENTER @ 45°
15. PEDESTRIAN/ACCESSIBLE CROSSWALK STRIPING.
16. ACCESSIBLE STRIPING & SYMBOL. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
17. ACCESSIBLE SIGNS. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
18. BOLLARD.
19. CONCRETE HEADER CURB (SEE CITY STD DTL #2415C)
20. MOTOR CYCLE PARKING ONLY SIGN (SEE SHEET C700)
21. DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
22. EXISTING CONCRETE DRIVEPAD
23. "THANK YOU" AND "DO NOT ENTER" SIGN.
24. LANDSCAPE AREA. (PER LANDSCAPE PLAN)
25. 1" WIDE CONCRETE CULVERT (CITY DTL 2236)
26. "EXIT ONLY" MARKING.
27. 3' CURB CUT. (SEE GRADING PLAN)
28. DRAINAGE SIDEWALK CULVERT. (CITY DTL 2236)
29. STOP SIGN.
30. APEX BICYCLE RACK MODEL #AP2-02-EM 2 3/8" OD., EMBEDDED MOUNT AS MANUFACTURED BY SITESCAPES INC. OR APPROVED EQUAL.
31. MOTORCYCLE PARKING STALL
32. "DO NOT ENTER" PAVEMENT MARKING.

NOTES:

1. ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB & GUTTER.
2. LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENT. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.



JM CIVIL
 1101 Central Expressway South
 Suite 215
 Allen, TX 75013
 Ph. 214-491-1830
 John Measels, PE
 CIVIL ENGINEER



01/14/22



TAKE FIVE OIL
 6201 MONTGOMERY BLVD N.E.
 ALBUQUERQUE, NEW MEXICO 87109

F18-D030A

NAME	DATE	DESCRIPTION
JK	09/16/21	PRELIMINARY PLAN
JM	09/24/21	INITIAL BUILDING PERMIT SUBMITTAL
JM	12/14/21	TRAFFIC CONTROL COMMENTS ADDRESSED
JM	01/14/22	PLAN REVISIONS DUE TO HYDROLOGY COMMENTS
REV	DATE	DESCRIPTION
1	01/14/22	TRAFFIC CIRCULATION LAYOUT

TCL

TRAFFIC CIRCULATION LAYOUT

CITY PROJECT NUMBER: PR-2020-004215

J:\URBAN DEVELOPMENT\JM-D030010 ALBUQUERQUE NM\CURRENT DRAWINGS\JM-D030010 - MONTGOMERY.DWG /1/14/2022 8:30 PM PATRICK PERALES

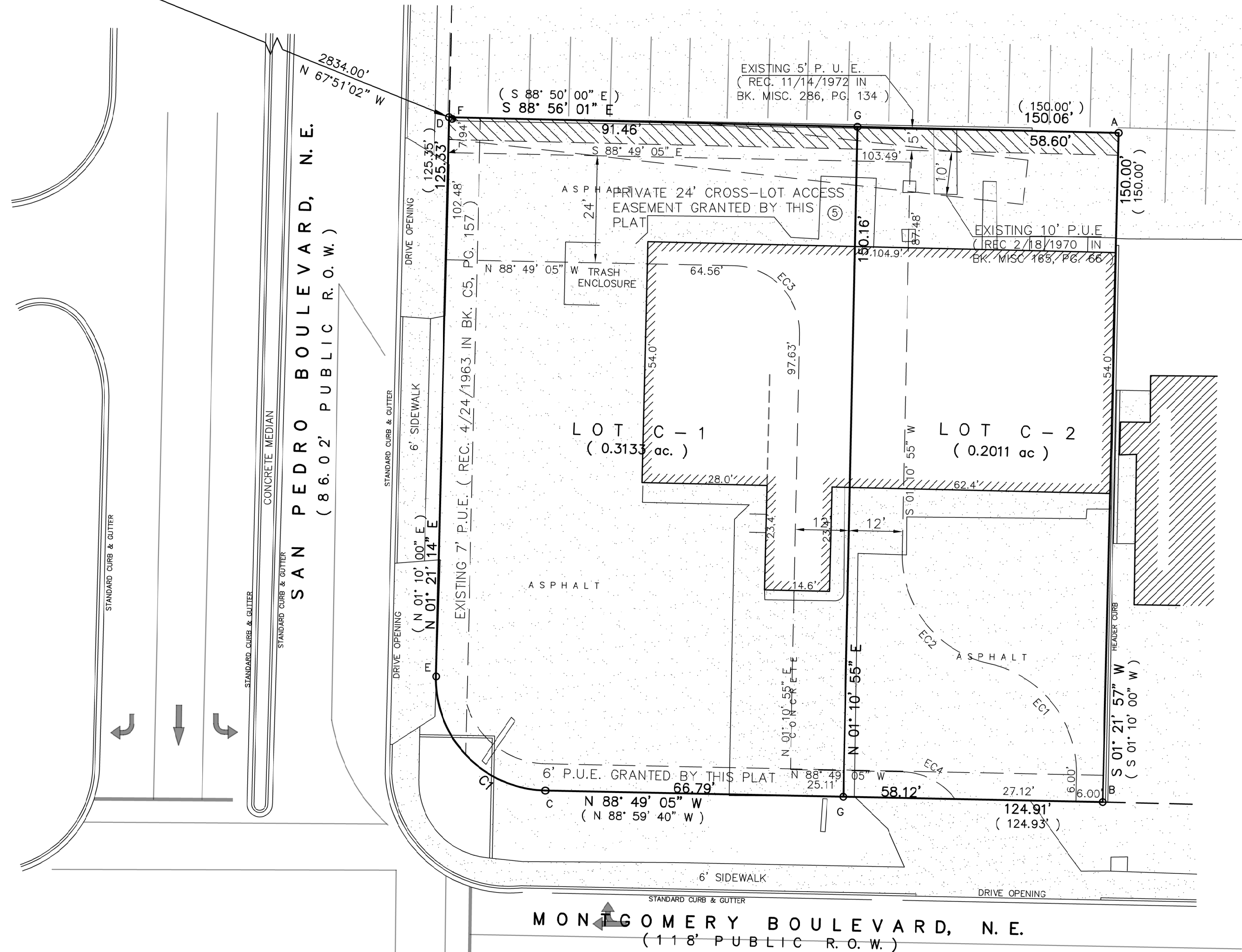
PLAT OF
LOTS C-1 AND C-2, BLOCK 7
BOYD'S ADDITION

A SUBDIVISION OF THE SOUTHWEST PORTION
 OF LOT C, BLOCK 7, BOYD'S ADDITION
 WITHIN SECTION 36, T. 11 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2021

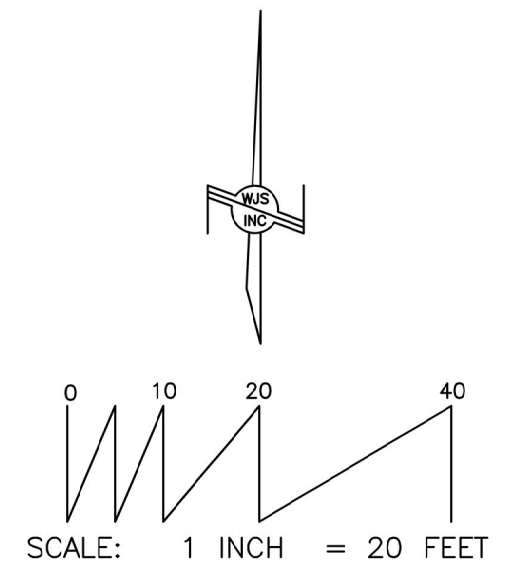
COUNTY CLERK RECORDING LABEL HERE

REMAINING PORTION OF LOT C
 BOYD'S ADDITION
 (REC 4/24/1963 IN VOL. C5, FOLIO 157)

ACS MONUMENT "9-F18"
 x=1,539,870.687 US SURVEY FEET
 y=1,504,358.281 US SURVEY FEET
 Ground-to-grid:
 0.999666141
 Mapping Angle:
 -00°11'36.74"
 NMSF CENTRAL ZONE
 NAD 83

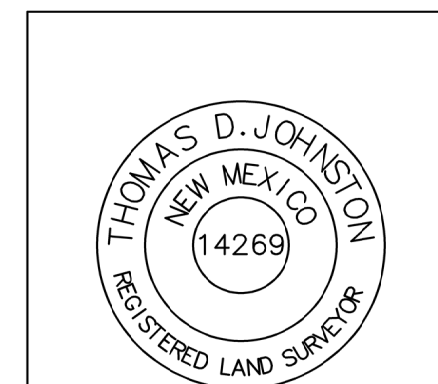


REMAINING PORTION OF LOT C
 BOYD'S ADDITION
 (REC 4/24/1963 IN VOL. C5, FOLIO 157)



- MONUMENT LEGEND:**
- = FOUND/SET MONUMENT AS NOTED:
 - A: FOUND #4 REBAR AND CAP "LS 8686"
 - B: FOUND PK NAIL AND DISK "LS 8686"
 - C: FOUND PK NAIL AND DISK "PS 14271"
 - D: FENCE CORNER AT PROPERTY CORNER
 - E: FOUND "+" IN CONCRETE
 - F: FOUND #5 REBAR - NOT ACCEPTED
 - G: SET PK NAIL AND DISK "PS 14269"

CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	25.00'	39.39'	89° 42' 39"	N 43° 44' 43" W, 35.44'
(C1)	25.00'	39.34'	--	--
EC1	25.00'	34.29'	78° 35' 50"	N 38° 07' 00" W, 31.67'
EC2	25.00'	34.29'	78° 35' 50"	N 38° 07' 00" W, 31.67'
EC3	15.00'	23.56'	90° 00' 00"	N 88° 49' 05" W, 21.21'
EC4	15.00'	13.72'	52° 24' 38"	S 62° 36' 46" E, 13.25'



1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK
 ETHRIDGE PROPERTIES LLC
 LOCATION: SECTION 36, T11N, R3E
 BOYD'S ADDITION

DRAWN: J T K
 CHECKED: T D J
 DRAWING NO.
 SP-9-03-2021.DWG

SCALE:
 1" = 20'
 1 FEB 2022

FILE NO.
 SP-9-03-2021
 SHEET 2 OF 2

Subject: RE: PR-2020-004215 Plat Review
From: Jared Romero <jromero@amafca.org>
Date: 3/10/2022, 4:24 PM
To: Info <info@wayjohn.com>

Good Afternoon,

Thanks for the info on the easement. AMAFCA has no comments on the subject plat.

See below for the AMAFCA plat signature process. Let me know if you have any questions.

Thanks,
Jared

AMAFCA Plat Signature Process:

1. I would like to review the plats electronically first.
2. Once approved, the plat can be dropped off on a Friday afternoon. Include a hard copy of my email approval with the plat. The plat will be signed-in with the AMAFCA Office Staff.
3. I will sign the plats Monday mornings. I will then notify you when signature is complete.
4. You can then come pick up the plat and sign-out the plat from the AMAFCA Office Staff.

Jared Romero

Development Review Engineer
Albuquerque Metropolitan Arroyo Flood Control Authority
2600 Prospect Ave. NE
Albuquerque, NM 87107
Phone: (505) 884-2215
jromero@amafca.org

From: Info <info@wayjohn.com>
Sent: Thursday, March 10, 2022 12:24 PM
To: Jared Romero <jromero@amafca.org>
Subject: Re: PR-2020-004215 Plat Review

Good afternoon:

I have added the flood zone information to the plat per your request. As for the drainage easement language, it is the language requested and approved by COA Hydrology. Please review and let me know if this plat meets your approval. Thank you for your time in considering this matter and have a great day!

Regards,
Thomas D. Johnston, PS, PE, President
Wayjohn Surveying Inc.
1609 2nd Street NW
Albuquerque, NM 87102
(505) 255-2052 Fax: (505) 255-2887
www.wayjohn.com

On 3/9/2022 6:56 PM, Jared Romero wrote:

Good Evening,

AMAFCA has the following comments on this plat:

1. Flood zone information is missing; add flood zone information to plat.
2. Is the drainage easement being granted for cross lot drainage of the two lots? If so, it should be specific as to what the purpose of the drainage easement is.

Best,

Jared

Jared Romero
Development Review Engineer
Albuquerque Metropolitan Arroyo Flood Control Authority
2600 Prospect Ave. NE
Albuquerque, NM 87107
Phone: (505) 884-2215
jromero@amafca.org

-----Original Message-----

From: Info <info@wayjohn.com>
Sent: Monday, March 7, 2022 3:02 PM
To: Jared Romero <jromero@amafca.org>
Subject: PR-2020-004215 Plat Review

Good afternoon:

I have attached the plat for PR-2020-004215 (6201 Montgomery NE) for your review. I will be happy with an e-signature if you are willing. Thank you for your time in considering this matter and have a great day!

--

Regards,
Thomas D. Johnston, PS, PE, President
Wayjohn Surveying Inc.
1609 2nd Street NW
Albuquerque, NM 87102
(505) 255-2052 Fax: (505) 255-2887
www.wayjohn.com

Subject: RE: PR-2020-004215 DXF Submittal

From: "Muzzey, Devin P." <dmuzzey@cabq.gov>

Date: 2/18/2022, 4:23 PM

To: Info <info@wayjohn.com>, Planning Plat Approval <platgisreview@cabq.gov>

CC: "Rodenbeck, Jay B." <jrodenbeck@cabq.gov>

Hi Thomas,

The DXF for PR-2020-004215 - Boyd's Addition, Lots C-1 & C-2, Block 7 - has been approved. This email will notify the DRB office.

Thank you,
Devin Muzzey

Devin Muzzey
gis specialist
e dmuzzey@cabq.gov
cabq.gov/planning

-----Original Message-----

From: Info <info@wayjohn.com>

Sent: Friday, February 18, 2022 9:28 AM

To: Planning Plat Approval <platgisreview@cabq.gov>

Subject: PR-2020-004215 DXF Submittal

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.
Good morning! I have attached the DXF and plat for final plat approval. Please feel free to contact us if you have any questions or concerns. Thank you and have a great day!

--

Regards,
Thomas D. Johnston, PS, PE, President
Wayjohn Surveying Inc.
1609 2nd Street NW
Albuquerque, NM 87102
(505) 255-2052 Fax: (505) 255-2887
www.wayjohn.com