



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 checked="" 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 S/W (Form V2)	<input 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		
Vacation of private temporary blanket drainage easement for Lot 17-P1 of Las Marcadas as part of a Final Plat submission to create 1 new lot and dedicate additional drainage right of way from 3 existing lots.		

APPLICATION INFORMATION			
Applicant: Arthur Salas / City of Albuquerque		Phone:	
Address: 9223 Jill Patricia Street NW		Email:	
City: Albuquerque	State: NM	Zip: 87114	
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: (505) 896-3050	
Address: P.O. Box 44414		Email: cartesianryan@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
Proprietary Interest in Site:		List all owners: Arthur Salas & Linda Salas; City of Albuquerque	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: Lots 16-P1 and 17-P1		Block: 1	UPC: 101206410947620161
Subdivision/Addition: Las Marcadas Subdivision		MRGCD Map No.:	UPC Code: 101206410447220162 101206410147020163
Zone Atlas Page(s): C-12-Z	Existing Zoning: R-ML	Proposed Zoning: R-ML	
# of Existing Lots: 3	# of Proposed Lots: 2	Total Area of Site (Acres): 0.3402	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: Jill Patricia Ave NW	Between: Marna Lynn Avenue NW	and: Yvonne Marie Drive NW	
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR-2021-004941			

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: 03/18/2021				
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent				
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
SD-2021-00051	VPE	\$95.00			
Meeting Date: March 31, 2021			Fee Total: \$95.00		
Staff Signature:			Date: 3/19/21 Project # PR-2019-002761		

FORM V: Vacations of Easements or Right-of-way- DRB**Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.**☐ **VACATION OF RIGHT-OF-WAY – DRB**☐ **VACATION OF RIGHT-OF-WAY – COUNCIL**

___ Interpreter Needed for Meeting? ___ 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 V at the front followed by the remaining documents in the order provided on this form.

___ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter of authorization from the property owner if application is submitted by an agent

___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)

___ Copy of the complete document which created the easement(s) (7 copies, folded)

Not required for City owned public right-of-way.

___ Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")

___ If easements, list number to be vacated _____

___ Square footage to be vacated (see IDO Section 14-16-6-6(M)) _____

___ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)

___ Office of Neighborhood Coordination neighborhood meeting inquiry response

___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations

___ If a meeting was requested/held, copy of sign-in sheet and meeting notes

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

___ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing

___ Proof of emailed notice to affected Neighborhood Association representatives

___ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing

___ Sign Posting Agreement - IDO Section 14-16-6-6(K)(4) is satisfied

☒ **VACATION OF PRIVATE EASEMENT**☐ **VACATION OF PUBLIC EASEMENT**

N/A Interpreter Needed for Meeting? ___ 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 V at the front followed by the remaining documents in the order provided on this form.

___ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter of authorization from the property owner if application is submitted by an agent

___ Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)

___ Copy of the complete document which created the easement(s) (7 copies, folded)

___ Drawing showing the easement to be vacated (7 copies, not to exceed 8.5" by 11")

___ List number to be vacated 1 easement (Number 4 on plat)

___ Proof of Pre-Application meeting

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.**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, if required, or otherwise processed until it is complete.****Signature:****Date:**

03/17/2021

Printed Name:

Ryan J. Mulhall

☐ Applicant or ☒ Agent**FOR OFFICIAL USE ONLY**

Case Numbers:


Project Number:

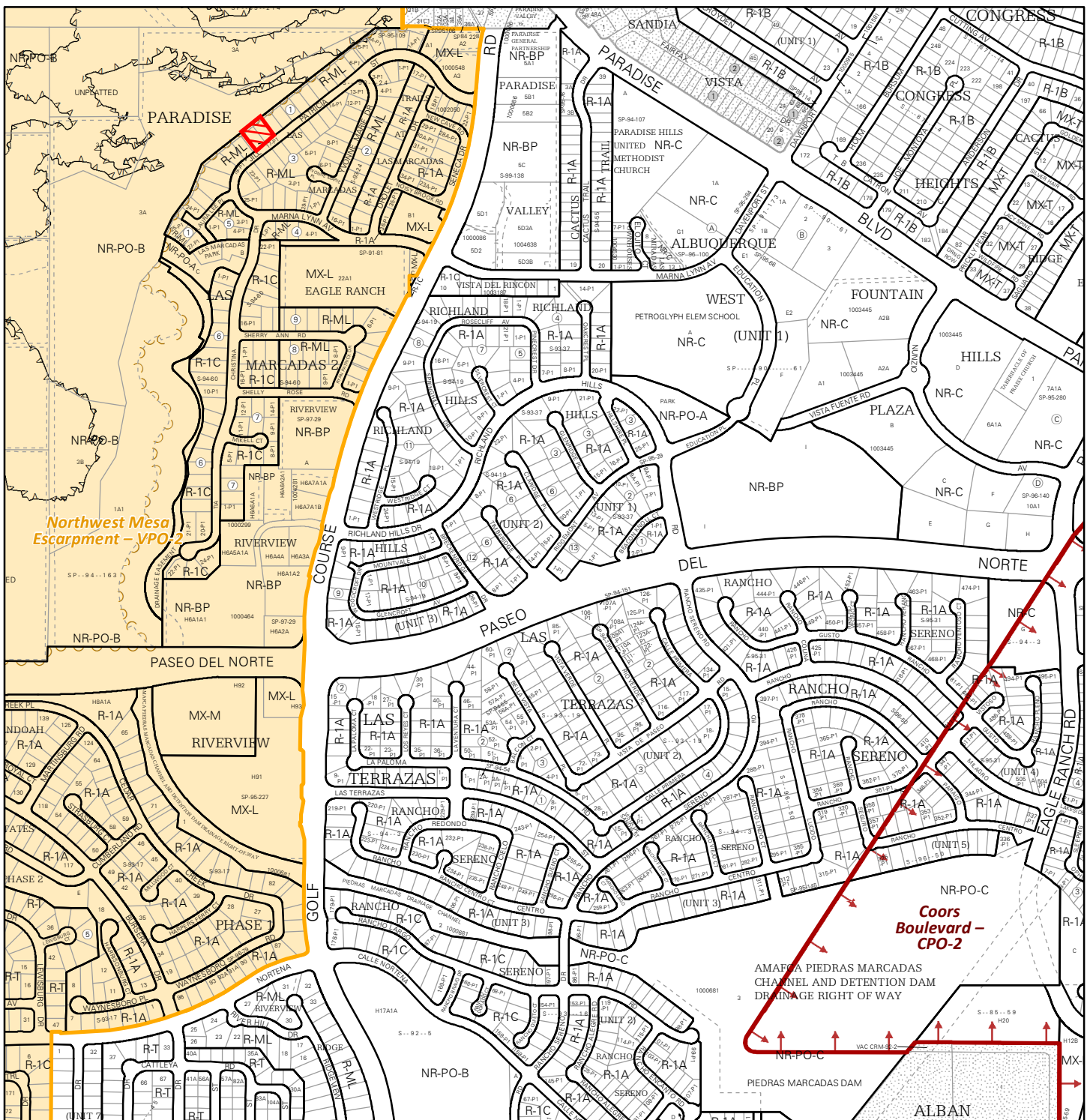
SD-2021-00051

PR-2019-002761

Staff Signature:

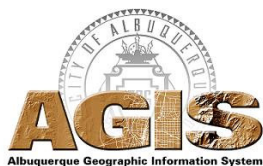
Date: 3/19/21



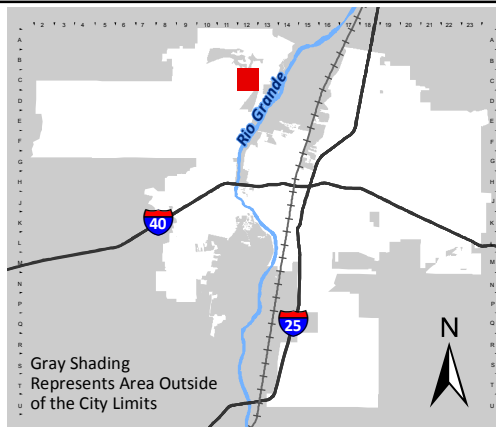


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
C-12-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

Arthur Salas
9223 Jill Patricia St NW
Albuquerque, NM 87114

City of Albuquerque
Development Review Board

RE: Letter of Authorization for DRB action at 9223 Jill Patricia St NW

To whom it may concern,

I, Arhtus Salas, owner, do hereby give authorization to Cartesian Surveys Inc. to act as my agent in regards to the DRB action for the property located at 9223 Jill Patricia St NW.

Thank You,



Arthur Salas

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

March 18, 2021

Development Review Board
City of Albuquerque

**Re: Review for Vacation of Private Temporary Drainage Easement on Lot 17-P1,
Block 1 of Las Marcadas Subdivision as part of a Final Plat for Proposed Lot 16-A-
P1 and Drainage Right of Way, Block 1 of Las Marcadas Subdivision**

Members of the Board:

Cartesian Surveys is acting as an agent for the owners of Lot 16-P1 (Arthur R. and Linda A. Salas) and Lot 17-P1 and a tract identified as drainage right-of-way (City of Albuquerque) and requests a review to vacate an existing private temporary drainage easement as part of a final plat submission to replat three (3) existing lots to create one (1) new lot and dedicate additional drainage right-of-way. The property is currently zoned R-ML – Residential Multi-family low-density. A sketch plat review of this plat was held on January 20, 2021 and Final Plat review on March 17, 2021 under project number PR-2021-004941.

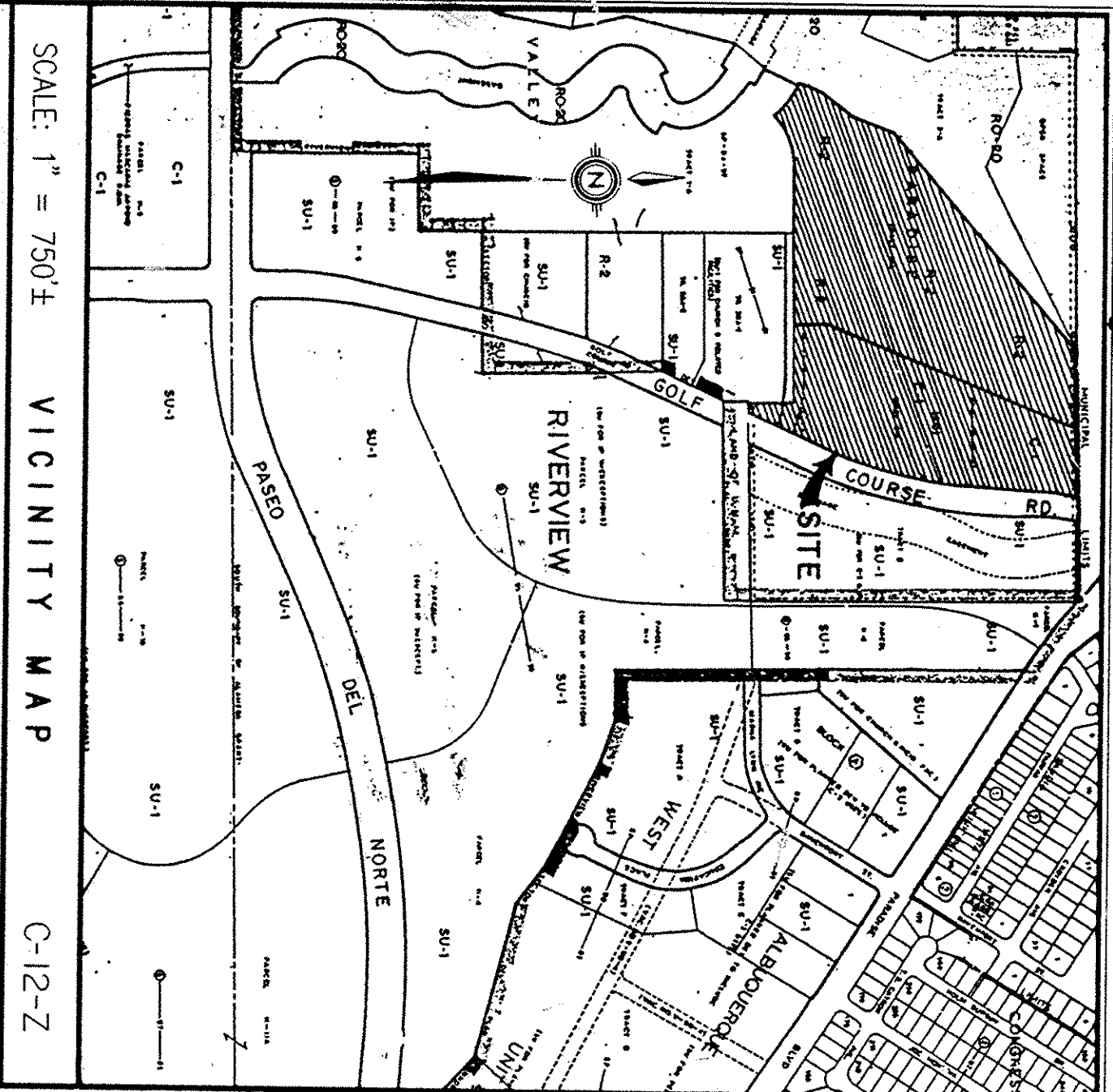
The existing private, temporary blanket private drainage easement (easement number four (4) on our plat, which is labeled to refer to note seventeen (17) on the parent plat of record 94C-83, dated March 17, 1994) is to be vacated by the associated final plat.

The public welfare does not require the vacated easement be retained, as the drainage infrastructure which exists under the easement will be retained in a dedicated drainage right-of-way. The land use within this temporary easement for drainage has now been better defined by the installation of improvements over the years and will be unaffected by the vacation. Further, the vacation is of a temporary easement, which was created to be maintained until “such a time as... ..the city will accept maintenance of said drainage improvements” within the easement. With the accompanying consolidation of areas for drainage into one drainage right-of-way owned and controlled by the City of Albuquerque, this condition of release of the easement was anticipated and is coming to pass. Finally, no substantial property right will be abridged against the will of the owners or the public by the vacation of this easement.

There is a net benefit to the public welfare as the private easement vacation and the accompanying consolidation of areas for drainage into one drainage right-of-way which can be more efficiently managed by the City of Albuquerque. Further, the removal of maintenance obligations from the blanket easement ensures there is no negative effect on the public welfare moving forward from potential breaches of those obligations. The vacation also allows for the remainder of Lot 17-P1 which was under the blanket easement to be absorbed into Lot 16-A-P1, which creates more taxable land, the funds from which will come to support the public.

Thank you for your consideration, Ryan J. Mulhall of CSI – Cartesian Surveys, Inc.

94C-83(1)



SCALE: 1" = 750' ±

VICINITY MAP C-12-Z

SUBDIVISION DATA:

CASE NO. 2-93-67, DRB 93-107
GROSS SUBDIVISION ACRES 28.9407 AC
ZONE ATLAS INDEX NO. C-12-Z
NO. OF EXISTING TRACTS/LOTS 80
NO. OF LOTS CREATED 80
MILES OF FULL-WIDTH STREETS CREATED 0.8
MILES OF HALF-WIDTH STREETS CREATED 0
DATE OF SURVEY 5/83
SP LOG NO. SP93-08-12-1332-0305

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 2-A AND 4-A, PARADISE VALLEY, INTO 80 SINGLE FAMILY LOTS AND 3 COMMERCIAL TRACTS.
2. ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, MEAN DELTA ALPHA 00°15'06". ALL DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE FROM RECORD PLATS.
4. ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES. LOT LINES MARKED WITH ARE NON-RADIAL.
5. BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT '3-812' ELEVATION = 3271.28 LOCATED ON LAVA ROCK ESCARPMENT APPROXIMATELY 1/2 MILES SOUTHEAST OF THE INTERSECTION OF RADOLFE ROAD N.W. AND PARADISE BOULEVARD N.W.
6. UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED 'P.S. #4972'.
7. CENTERLINE (IN LIEU OF R/W) MONUMENTATION TO BE INSTALLED AT ALL CENTERLINE PCS, PTS, ANGLE POINTS AND STREET INTERSECTIONS PRIOR TO ACCEPTANCE OF SUBDIVISION STREET IMPROVEMENTS AND WILL CONSIST OF A FOUR INCH (ALUMINUM) ALLOY CAP STAMPED 'CITY OF ALBUQUERQUE CENTERLINE MONUMENTATION SURVEY MARKER DO NOT DISTURB P.L.S. #4972'. ▲ DENOTES CENTERLINE MONUMENT.
8. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 - A. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - B. THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 - C. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 - D. JONES INTERCABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

(NOTES CONTINUE SHEET 5 OF 5)

DESCRIPTION:

THAT A CERTAIN PARCEL OF LAND SITUATE WITHIN TOWN OF ALAMEDA GRANT, "PROJECTED" SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO COMPRISING ALL OF TRACT 4-A, PARADISE VALLEY AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID TRACT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 28, 1991, IN VOLUME 91C, FOLIO 67, AND COMPRISING ALL OF TRACT 2-A, PARADISE VALLEY AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID TRACT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 9, 1994, IN VOLUME 92C, FOLIO 47, AND WHICH IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 2-A, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL HEREIN DESCRIBED, THENCE FOR A TIE ACS ALUMINUM CAP '3-812' BEARS N85°34'52"W, 217.54 FEET; THENCE S89°32'48"E, 283.68 FEET; THENCE S89°49'24"E, 281.54 FEET TO A POINT ON A CURVE OF THE WESTERLY RIGHT-OF-WAY LINE OF GOLF COURSE ROAD N.W. (R/W VARIES) AND SAID POINT BEING THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, ALONG THE WESTERLY RIGHT-OF-WAY OF SAID GOLF COURSE ROAD N.W., SOUTHEASTERLY 158.77 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT (SAID ARC HAVING A RADIUS OF 886.00 FEET), A CENTRAL ANGLE OF 010°16'02", AND A CHORD THAT BEARS S09°37'31"W, 158.55 FEET TO A POINT OF TANGENCY; THENCE S04°28'30"W, 202.16 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY 750.89 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, (SAID ARC HAVING A RADIUS OF 1,947.00 FEET, A CENTRAL ANGLE OF 02°05'49", AND A CHORD THAT BEARS S15°32'25"W, 746.23 FEET TO A POINT OF TANGENCY; THENCE S26°35'19"W, 235.59 FEET TO THE SOUTHEAST CORNER OF THE OF SAID GOLF COURSE ROAD N.W., N89°48'27"W, 36.62 FEET TO AN ANGLE POINT; THENCE N00°18'54"E, 182.82 FEET TO A POINT BEING THE NORTHEAST CORNER OF TRACT 22-A1, EAGLE RANCH FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 13, 1991, VOLUME 91C, FOLIO 47; THENCE, N89°48'27"W, 938.34 FEET TO A POINT OF CURVATURE; THENCE, SOUTHWESTERLY 228.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT, (SAID ARC HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 038°12'20", AND A CHORD THAT BEARS S71°05'23"W, 222.34 FEET) TO A POINT ON A CURVE; THENCE, NORTHWESTERLY 158.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, (SAID ARC HAVING A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 028°00'22", AND A CHORD THAT BEARS N52°00'58"W, 154.86 FEET) TO A POINT OF TANGENCY; THENCE, N66°01'09"W, 10.00 FEET TO A POINT ON THE EASTERLY PROPERTY LINE OF TRACT 3-A, PARADISE VALLEY AND BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, N23°58'50"E, 100.08 FEET ALONG THE EASTERLY PROPERTY LINE OF TRACT 3-A, PARADISE VALLEY; THENCE, N89°50'22"E, 150.03 FEET TO AN ANGLE POINT; THENCE, N22°00'31"E, 170.01 FEET TO AN ANGLE POINT; THENCE, N49°59'52"E, 89.93 FEET TO AN ANGLE POINT; THENCE, N51°50'47"E, 1,056.12 FEET TO THE TRUE PLACE OF BEGINNING OF THE PARCEL HEREIN DESCRIBED

FREE CONSENT AND DEDICATION:

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS (AND/OR PROPRIETORS) THEREOF AND SAID OWNERS (AND/OR PROPRIETORS) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS (SEE NOTE 8). SAID OWNERS (AND/OR PROPRIETORS) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SEE SHEET 3 FOR ADDITIONAL OWNER/NOTARY

WM LIMITED PARTNERSHIP - OWNER TRACT 4A PARADISE VALLEY
A NEW MEXICO LIMITED PARTNERSHIP

BY: J. J. MAHONEY & ASSOCIATES, INC., GENERAL PARTNER

BY: *John J. Mahoney*
JOHN J. MAHONEY, PRESIDENT

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF August, 1993 BY JOHN J. MAHONEY, PRESIDENT OF J. J. MAHONEY & ASSOCIATES, INC.

BY: *Steve B. Mun*
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-28-97

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #:

TRACT 4A, UPC #1-012-064-197-489-20107
TRACT 2A, UPC #1-012-064-136-489-20205

PROPERTY OWNER OF RECORD: WM LIMITED PARTNERSHIP
BERNALILLO COUNTY TREASURER'S OFFICE:

BY: *Chadwick*

DATE: 8/24/93

THIS PLAT AMENDED TO ADD
OWNERS SIGNATURE & NOTARY
FOR GOLF COURSE ROAD PART-
NERSHIP AS OWNER OF TRACT
2A PARADISE VALLEY

AMENDED
94035827 REPLAT
OF

TRACTS 2A & 4A OF PARADISE VALLEY
TO

LAS MARCADAS SUBDIVISION

SITUATE WITHIN

TOWN OF ALAMEDA GRANT

PROJECTED SECTION 13, T11N, R2E, N.M.P.M.

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH, 1994

APPROVALS:

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
MAR 17 1994
at 3:53 PM in Vol 94-C
of records of said County Folio 83
County Clerk
RESERVED FOR COUNTY CLERK

SUBDIVISION CASE NUMBER: 5-93-24 11-15-94

CITY PLANNING/ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION

CITY ENGINEER, TRANSPORTATION DEPARTMENT

CITY ENGINEER, ENGINEERING DIVISION

CITY ENGINEER, ENGINEERING DIVISION

CITY ENGINEER, ENGINEERING DIVISION

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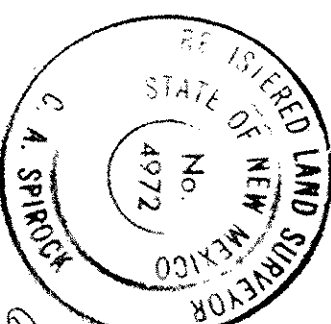
CITY ENGINEER, ENGINEERING DIVISION

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CITY ENGINEER, ENGINEERING DIVISION

CITY ENGINEER, ENGINEERING DIVISION

CITY ENGINEER, ENGINEERING DIVISION



DATE: 8/24/93
SCALE: 1"=100'
DESIGNED: RDQ
DRAWN: DER
JOB NO.: 86-05-025

SHEET 1 OF 5

94C-83(1)

AMENDED

REPLAT

OF

TRACTS 2A & 4A OF PARADISE VALLEY

LAS MARCADAS SUBDIVISION

SITUATE WITHIN

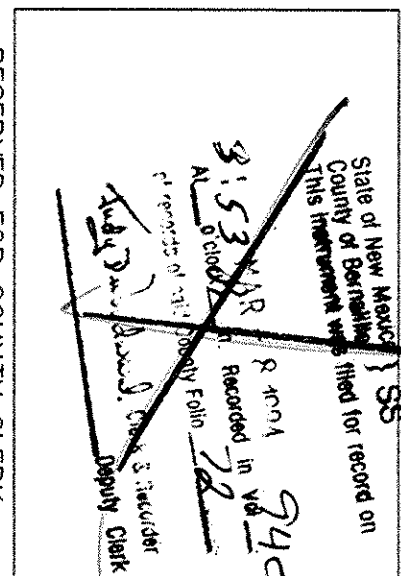
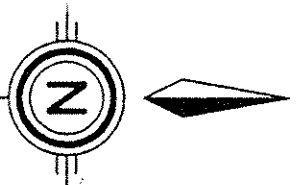
TOWN OF ALAMEDA GRANT

PROJECTED SECTION 13, T11N, R2E, N.M.P.M.

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MARCH, 1994

THIS PLAT AMENDED TO ADD OWNERS SIGNATURE & NOTARY FOR GOLF COURSE ROAD PARTNERSHIP AS OWNER OF TRACT 2A PARADISE VALLEY



RESERVED FOR COUNTY CLERK

SURVEYOR'S CERTIFICATION:

I, C. A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ACCURATE DIMENSIONS, AND LAND AREAS. SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON. TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS, SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

C. A. SPIROCK, N.M.R.P.S. #4972

DATE

3/24/93

TRACT 3-A
PARADISE VALLEY
(FILED 2/9/94, VOL. C23, FOL. 47)

20' PUBLIC DRAINAGE R.O.W. WITH ACCESS EASEMENT RESERVED TO CITY OF ALBUQUERQUE

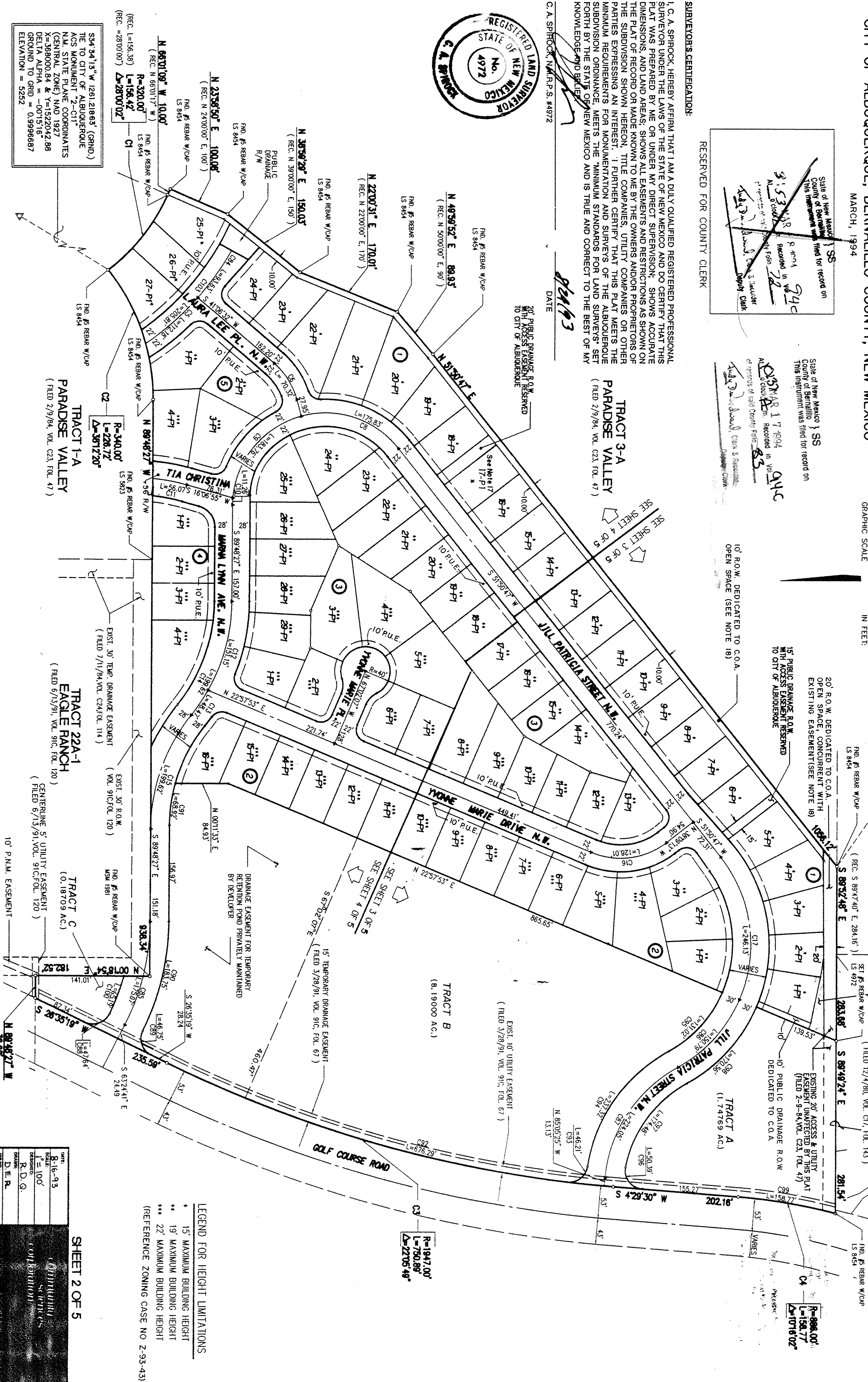
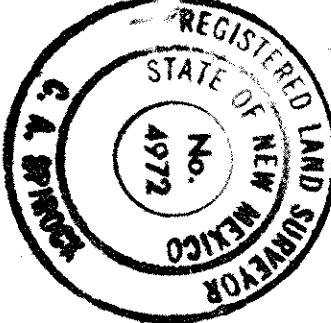
N65°34'52"W 217.5364(±) (GRND.) TIE TO CITY OF ALBUQUERQUE ACS MONUMENT "3-812" N.M. STATE PLANE COORDINATES (CENTRAL ZONE) NAD 1927 X=369484.87 & Y=1524345.87 DELTA ALPHA = -00°15'06" GROUND TO GRID = 0.99996671 ELEVATION = 5277.263

PARADISE BUFFS CITY OPEN SPACE
(FILED 8/16/89, VOL. C39, FOL. 143)

THE COVEY A REPLAT OF BARNANCA ESTATES
(FILED 12/4/80, VOL. C17, FOL. 143)

NOTE: EVIDENCE ESTABLISHING THIS LINE INDICATES POSSIBLE SURVEY DISCREPANCY WITH THE COVEY.

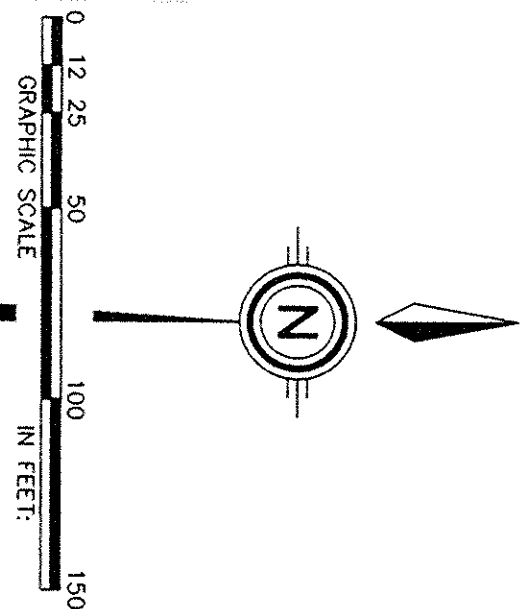
0403582?



- LEGEND FOR HEIGHT LIMITATIONS
- * 15' MAXIMUM BUILDING HEIGHT
 - ** 19' MAXIMUM BUILDING HEIGHT
 - *** 22' MAXIMUM BUILDING HEIGHT
- (REFERENCE ZONING CASE NO. Z-93-43)

SHEET 2 OF 5

DATE	8-16-93
SCALE	1" = 100'
DESIGNED	R.D.G.
DRAWN	D.E.R.
CHECKED	D.E.R.
DATE	10-05-07-5



State of New Mexico) SS
County of Bernalillo)
This instrument was filed for record on
17th day of March 1994 in Vol. 94-C
at records of said County folio 85
A. J. [Signature] Clerk & Recorder
Deputy Clerk

PARADISE BLUFFS
CITY OPEN SPACE
(FILED 8/6/88, VOL. C38, FOL. 143)

THE COVEY
A REPLAT OF BARRANCA ESTATES
(FILED 12/4/80, VOL. C17, FOL. 143)

AMENDED
REPLAT
OF
TRACTS 2A & 4A OF PARADISE VALLEY
TO
LAS MARCADAS SUBDIVISION
SITUATE WITHIN
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 13, T11N, R2E, N.M.P.M.,
COUNTY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

15' PUBLIC DRAINAGE R.O.W.
WITH ACCESS EASEMENT RESERVED
TO CITY OF ALBUQUERQUE

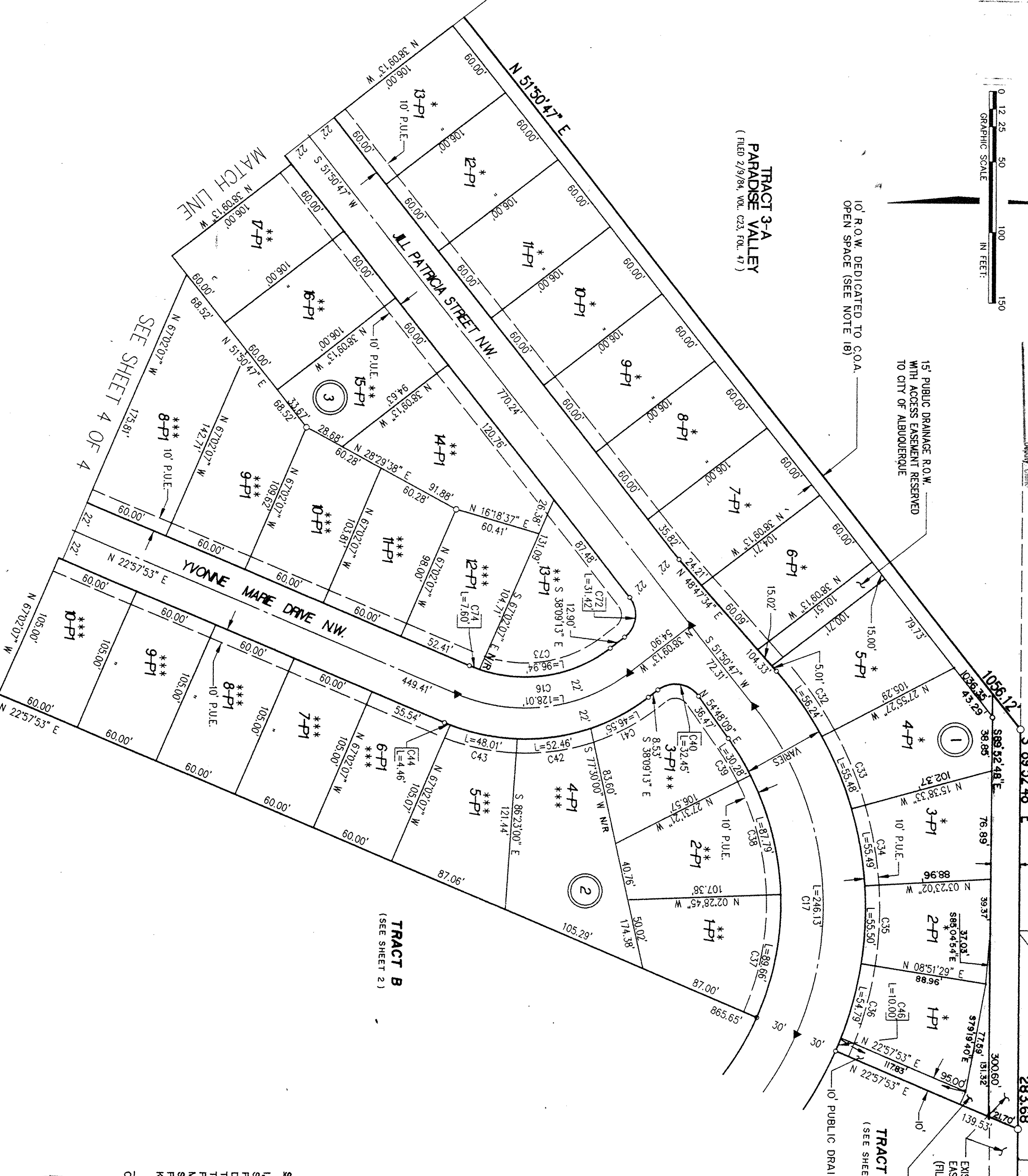
10' R.O.W. DEDICATED TO C.O.A.
OPEN SPACE (SEE NOTE 18)

EXISTING 20' ACCESS & UTILITY
EASEMENT UNAFFECTED BY THIS PLAT
(FILED 2-9-84, VOL. C23, FOL. 47)

R.O.W. DEDICATED TO C.O.A.
OPEN SPACE (SEE NOTE 18)

TRACT A
(SEE SHEET 2)

TRACT 3-A
PARADISE VALLEY
(FILED 2/9/84, VOL. C23, FOL. 47)

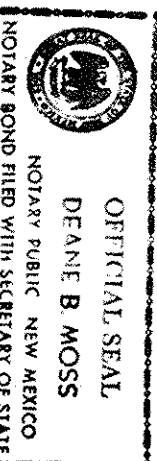


TRACT B
(SEE SHEET 2)

MY COMMISSION EXPIRES: 6-28-97

BY: [Signature] NOTARY PUBLIC

STATE OF NEW MEXICO
COUNTY OF BERNALILLO



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF MARCH, 1994, BY MICHAEL J. LARLIN, MANAGING GENERAL PARTNER OF GOLF COURSE ROAD PARTNERSHIP.

MY COMMISSION EXPIRES: 6-28-97

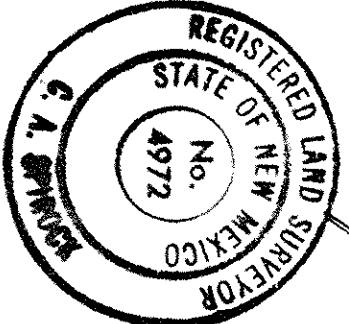
BY: [Signature] NOTARY PUBLIC

SURVEYOR'S CERTIFICATION:

I, C. A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON; TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR LAND SURVEYORS' SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

C. A. SPIROCK, N.M.R.P.S. #4972

DATE: 3/11/94



DATE:	8-16-93
TITLE:	Community Sciences Corporation
DESIGNED:	R.D.G.
DRAWN:	D.E.R.
CHECKED:	185-05-025

SHEET 3 OF 5

94C-83(3)

(NOTES CONTINUED FROM SHEET 1 OF 5)

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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, (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAN.

9. BY APPROVING THIS DOCUMENT, PNM AND U.S. WEST COMMUNICATIONS TO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHT WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT.

10. MINIMUM DWELLING SETBACKS FOR ALL LOTS ARE AS FOLLOWS:

- FRONT YARD - 20 FEET TYPICAL
- REAR YARD - 15 FEET TYPICAL
- SIDE YARD - 5 FEET TYPICAL
- SIDE YARD AT STREET CORNER - 10 FEET TYPICAL
- LOT 1, BLOCK 3 - 20 FEET
- LOT 2, BLOCK 3 - 20 FEET
- LOT 3, BLOCK 4 - 20 FEET
- LOT 3, BLOCK 5 - 10 FEET

11. NO ADDITIONAL SET BACKS ARE REQUIRED TO MEET ZONING CODE REQUIREMENTS FOR SOLAR ACCESS.

12. MOUNTABLE CURB IS TO BE USED ON ALL PUBLIC STREETS WITH 44' RIGHT-OF-WAY AS INDICATED HEREON WITHIN THIS SUBDIVISION, EXCEPT WHERE OTHERWISE REQUIRED BY DRAINAGE. ALL OTHER STREETS ARE TO USE STANDARD CURB AND GUTTER.

13. PORTIONS OF THIS PLAT FALL UNDER THE REQUIREMENTS OF THE IMPACT AND VIEW AREAS AS ARTICULATED IN THE NORTHWEST MESA ESCARPMENT PLAN.

14. THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. (NMU, INC.) FRANCHISE AREA, WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON THE NMU, INC. FACILITIES, NOT THE CITY OF ALBUQUERQUE. WATER AND SANITARY SEWER INFRASTRUCTURE IMPROVEMENTS MUST, HOWEVER, BE APPROVED BY BOTH CITY OF ALBUQUERQUE AND NMU, INC.

15. THE P1 SUFFIX TO LOT NUMBERS DESIGNATES SPECIAL ON-SITE PARKING CRITERIA WHICH JUSTIFIED THE CITY ALLOWING REDUCED STREET WIDTHS IN THIS SUBDIVISION. SPECIFICALLY, THE PARKING SPACES (INCLUDING THE GARAGE) FOR 3-4 BEDROOMS, ALL DWELLINGS WILL HAVE 2-4 BEDROOMS AND 2-CAR ATTACHED GARAGES WITH 2-CARD WIDTH DRIVEWAYS.

16. ANY AND ALL ACCESS, INCLUDING PEDESTRIAN AND VEHICULAR, TO THE EXISTING 30 FOOT RIGHT-OF-WAY ON TRACT 22A-1 EAGLE RANCH SHALL BE PROHIBITED FROM LOTS 2, 3 AND 4, BLOCK 4.

17. LOT 17-P1, BLOCK 1 IS HEREBY ENCUMBERED BY A TEMPORARY BLANKET DRAINAGE EASEMENT AND THE OWNER OF LOT 17-P1 WILL MAINTAIN THE DRAINAGE IMPROVEMENTS THEREON UNTIL SUCH TIME AS ONE OF THE FOLLOWING OCCURS: 1) THE VACATION OF SAID EASEMENT PER THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE; OR 2) THE CONVEYANCE OF LOT 17-P1 TO THE CITY OF ALBUQUERQUE FOR PUBLIC DRAINAGE USES AT WHICH TIME TO BE DETERMINED SOLELY BY THE OWNER OF LOT 17-P1. THE CITY WILL ACCEPT MAINTENANCE OF SAID DRAINAGE IMPROVEMENTS.

18. ANY AREA WITHIN OPEN SPACE PROPERTIES THAT IS DISTURBED SHALL BE REVEGETATED BY THE DEVELOPER.

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	CHORD BRG
C1	340.00	156.42	028°00'22"	79.80	154.86	S52°00'58"E
C2	340.00	226.72	038°12'20"	117.75	222.54	N71°05'28"E
C3	1947.00	750.89	022°05'49"	380.17	746.25	S15°32'28"W
C4	886.00	158.77	010°16'02"	79.60	158.55	N09°37'31"E
C5	452.00	112.18	014°13'11"	56.38	111.89	S41°46'38"E
C6	120.00	70.32	033°34'36"	36.20	69.32	S57°53'05"E
C7	340.00	111.61	018°48'30"	56.31	111.11	N61°23'28"E
C8	150.00	175.83	067°39'39"	99.59	165.93	N18°15'58"E
C9	150.00	183.76	070°11'27"	105.40	172.48	N50°24'33"W
C10	150.00	156.07	004°18'09"	5.63	11.26	N10°45'39"E
C11	300.00	56.07	010°42'32"	28.12	55.99	N10°45'39"E
C12	300.00	151.15	028°52'04"	77.22	149.56	S75°22'25"E
C13	300.00	48.47	009°15'26"	24.29	48.42	S56°18'40"E
C14	300.00	199.82	038°07'30"	103.66	195.96	S70°44'42"E
C15	300.00	199.82	038°07'30"	103.66	195.96	N70°44'42"E
C16	120.00	128.01	061°07'05"	70.65	122.02	S07°35'40"E
C17	230.00	246.13	061°18'53"	136.33	234.56	N82°30'14"E
C18	320.00	52.13	009°20'00"	26.12	52.07	S42°40'47"E
C19	320.00	55.27	009°53'49"	27.71	55.21	S52°17'41"E
C20	320.00	49.01	008°46'33"	24.55	48.97	S61°37'52"E
C21	430.00	88.21	011°45'11"	44.26	88.05	S41°28'11"E
C22	430.00	55.15	010°55'23"	41.11	81.85	S63°11'20"E
C23	430.00	81.98	004°51'23"	18.24	28.28	S63°11'20"E
C24	430.00	36.46	004°51'23"	18.24	28.28	S63°11'20"E
C25	200.00	31.42	009°00'00"	15.99	3.95	N56°13'24"E
C26	142.00	74.92	022°26'02"	34.11	66.92	S39°57'29"W
C27	20.00	3.96	022°26'02"	1.99	3.95	S02°54'27"W
C28	172.00	67.35	022°26'02"	27.64	66.92	N08°27'14"E
C29	172.00	54.81	018°15'33"	27.64	54.58	N28°48'01"E
C30	172.00	41.78	018°15'33"	20.99	41.68	N44°53'17"E
C31	172.00	58.24	012°25'10"	28.23	55.37	N65°05'10"E
C32	256.00	55.48	012°25'10"	27.85	55.38	N67°35'17"E
C33	256.00	55.49	012°25'10"	27.85	55.38	N80°00'24"E
C34	256.00	55.49	012°25'10"	27.85	55.38	S97°34'24"E
C35	256.00	54.79	012°15'46"	27.50	54.69	S75°13'53"E
C36	256.00	54.79	012°15'46"	27.50	54.69	S75°13'53"E
C37	203.84	89.66	025°12'07"	45.57	88.94	S79°24'30"E
C38	203.84	87.79	024°40'31"	44.59	87.11	N75°39'04"E
C39	203.84	30.28	008°30'40"	15.17	30.25	N59°03'28"E
C40	20.00	32.45	002°57'21"	21.06	29.00	N08°19'28"E
C41	142.00	46.55	018°45'56"	23.49	46.34	S28°45'44"E
C42	142.00	52.46	021°09'56"	24.23	52.16	S08°47'18"E
C43	142.00	48.01	019°22'12"	24.23	47.78	S11°28'46"W
C44	142.00	4.46	001°48'01"	2.23	4.46	N15°34'31"W
C45	20.00	27.14	077°44'49"	16.12	25.10	S67°58'30"E
C46	256.00	10.00	002°14'19"	5.00	10.00	N63°13'33"W
C47	256.00	105.83	023°05'22"	53.65	105.12	N58°34'21"W
C48	337.38	81.14	013°46'47"	40.77	80.94	S67°31'28"E
C49	272.00	150.41	031°41'02"	77.17	148.50	S67°31'28"E
C50	272.00	30.58	006°26'28"	15.30	30.56	S66°35'13"E
C51	35.00	45.25	074°04'38"	26.41	42.16	N53°09'14"E
C52	272.00	48.28	010°10'14"	24.20	48.22	N11°01'48"E
C53	328.00	57.07	009°58'09"	26.61	57.00	N09°58'41"E
C54	328.00	6.79	001°11'09"	3.39	6.79	N16°31'20"E
C55	20.00	29.56	084°41'05"	18.23	26.94	S26°13'38"E
C56	172.00	95.41	031°46'53"	48.97	94.19	N52°40'43"W
C57	172.00	26.02	008°40'08"	13.04	26.00	S70°07'51"E
C58	20.00	29.33	084°01'24"	18.02	26.77	N54°23'59"E
C59	98.00	45.75	026°44'55"	23.30	45.34	N54°23'59"E
C60	20.00	25.71	003°07'22"	18.37	27.06	N01°27'09"W
C61	474.00	85.86	010°22'41"	43.05	86.74	S98°42'29"E
C62	340.00	53.70	009°02'58"	26.91	53.64	N83°10'59"E
C63	340.00	14.74	002°29'04"	47.37	14.74	N88°57'01"E
C64	20.00	30.83	088°19'47"	19.43	27.87	S67°07'46"W
C65	328.00	47.05	008°13'06"	23.56	47.00	S72°46'33"E
C66	328.00	56.63	009°53'24"	28.59	56.56	S81°52'12"E
C67	328.00	17.12	002°53'28"	8.56	17.12	N89°04'33"W
C68	104.06	73.30	041°32'47"	39.39	73.67	N87°38'02"W
C69	128.00	47.85	021°25'14"	24.21	47.58	N87°38'02"W
C70	128.00	155.89	069°46'51"	89.28	146.43	N07°38'02"E
C71	128.00	20.08	008°59'21"	10.06	20.06	S83°09'13"E
C72	20.00	31.42	090°00'00"	20.00	28.28	S09°48'33"E
C73	98.00	96.94	056°40'39"	52.85	93.04	S20°44'40"W
C74	98.00	7.60	004°26'27"	3.80	7.59	S67°57'53"W
C75	20.00	31.42	090°00'00"	20.00	28.28	S67°57'53"W
C76	35.00	24.76	040°32'09"	12.92	24.25	N46°46'03"W
C77	40.00	28.30	040°32'09"	14.77	27.71	S46°46'03"E
C78	40.00	41.89	060°00'00"	23.09	40.00	N82°57'53"E
C79	40.00	41.89	060°00'00"	23.09	40.00	N87°02'07"W
C80	40.00	28.30	040°32'09"	14.77	27.71	N87°18'11"W
C81	40.00	24.76	090°00'00"	12.92	24.25	S22°02'07"E
C82	20.00	31.42	011°52'06"	46.98	93.46	S54°49'32"E
C83	452.00	93.63	026°23'46"	89.11	173.52	S76°36'34"E
C84	380.00	150.79	037°33'46"	78.21	148.10	S48°03'28"E
C85	230.00	224.05	005°48'52"	121.82	215.30	N57°10'59"W
C86	30.00	47.64	080°59'15"	29.63	42.79	S11°13'46"W
C87	30.00	46.75	089°16'55"	29.63	42.16	S76°58'07"E
C88	410.00	183.75	025°40'41"	93.44	182.21	N82°17'28"W
C89	262.63	68.92	015°02'07"	34.66	68.72	S16°38'16"W
C90	947.00	676.29	019°54'06"	341.59	672.90	S37°26'34"E
C91	30.00	46.21	088°15'35"	29.10	41.78	N55°25'28"W
C92	260.00	237.32	052°17'49"	127.65	229.16	S48°02'33"E
C93	200.00	131.02	037°32'00"	67.96	128.69	S52°36'54"W
C94	200.00	50.39	096°14'48"	33.46	189.00	N54°21'60"W
C95	200.00	170.56	037°35'08"	88.47	167.52	S48°04'07"E
C96	886.00	158.77	010°16'02"	79.60	158.55	N09°37'31"E
C97	350.00	65.19	010°40'18"	32.69	65.10	S69°44'05"E
C98	340.00	23.12	003°53'46"	11.56	23.12	N72°44'36"E
C99	340.00	23.54	003°58'02"	11.78	23.54	N76°40'29"E
C100	452.00	205.81	028°05'18"	104.72	204.04	S47°42'56"E

THIS PLAT AMENDED TO ADD OWNERS SIGNATURE & NOTARY FOR GOLF COURSE ROAD PART-SHERIP AS OWNER OF TRACT 2A PARADISE VALLEY

State of New Mexico }
County of Bernalillo } ss
I, Notary Public, do hereby certify that this instrument was filed for record on

APR 17 1994
Notary Public, Bernalillo, New Mexico
I, Notary Public, do hereby certify that this instrument was filed for record on

PROJECTED SECTION 13, T11N, R2E, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

LAS MARCADAS SUBDIVISION

SITUATE WITHIN

TOWN OF ALAMEDA GRANT

TRACTS 2A & 4A OF PARADISE VALLEY

AMENDED

REPLAT

OF

TRACTS 2A & 4A OF PARADISE VALLEY

State of New Mexico }
County of Bernalillo } ss
I, Notary Public, do hereby certify that this instrument was filed for record on

RESERVED FOR COUNTY CLERK

AREA	RESERVED FOR COUNTY CLERK
BLOCK 1	RESERVED FOR COUNTY CLERK
BLOCK 2	RESERVED FOR COUNTY CLERK
BLOCK 3	RESERVED FOR COUNTY CLERK
BLOCK 4	RESERVED FOR COUNTY CLERK
BLOCK 5	RESERVED FOR COUNTY CLERK

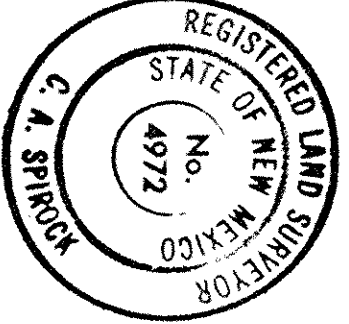
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I, C. A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. SHOWS ACCURATE DIMENSIONS, AND LAND AREAS, SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON. TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE. MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS. SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

C. A. SPIROCK, N.M.P.S. #49972

SHEET 5 OF 5

DATE



DATE: 8/14/93
SCALE: 1" = 100'
REVISION: RDQ
DRAWN: DER
CHECKED: DER
DATE: 185-05-025

Easement Notes

- 1
- EXISTING 10' PUBLIC UTILITY EASEMENT (3/17/1994, 94C-83)
- 2
- EXISTING 10' R.O.W. DEDICATED TO C.O.A. AS OPEN SPACE (3/17/1994, 94C-83)
- 3
- EXISTING 20' PUBLIC DRAINAGE R.O.W. WITH ACCESS EASEMENT RESERVED TO CITY OF ALBUQUERQUE (3/17/1994, 94C-83)
- 4
- EXISTING TEMPORARY BLANKET DRAINAGE EASEMENT TO BE MAINTAINED BY THE CITY OF ALBUQUERQUE (3/17/1994, 94C-83) TO BE VACATED WITH THE FILING OF THIS PLAT.

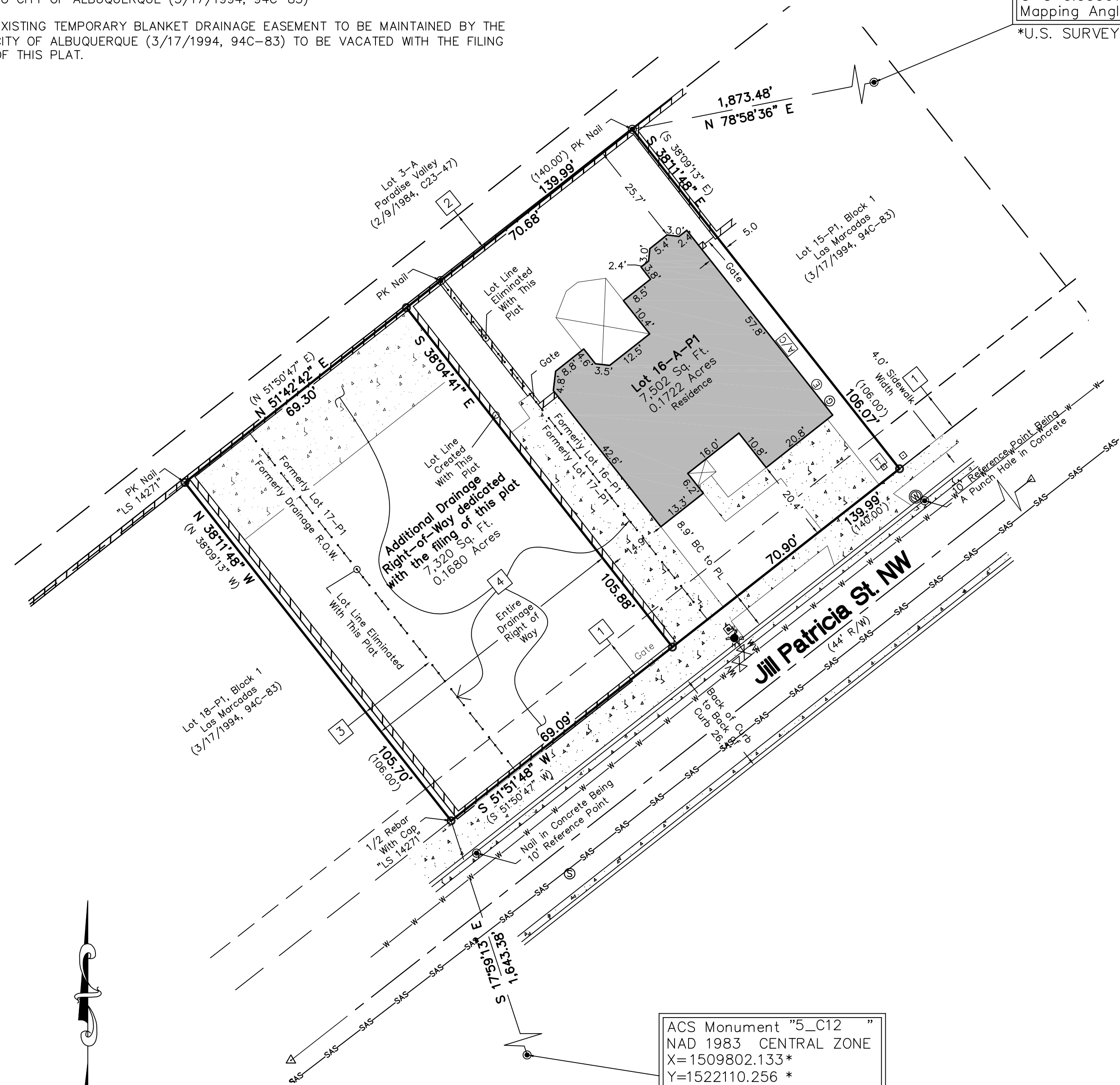
ACS Monument "6_C12"
NAD 1983 CENTRAL ZONE
X=1511177.642 *
Y=1524200.677 *
Z= 5200.744 * (NAVD 1988)
G-G=0.999674286
Mapping Angle=-0°14'57.37"
*U.S. SURVEY FEET

Site Sketch for
Lots 16-A-P1 and Drainage
Right-of-Way Dedication
Las Marcadas Subdivision
Being Comprised of

Lots 16-P1,17-P1 and Dranage R/W, Block 1
Las Marcadas Subdivision
City of Albuquerque
Bernalillo County, New Mexico
February 2021

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (3/17/1994, 94C-83)
	FOUND MONUMENT AS INDICATED
	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
	FOUND CENTERLINE MONUMENT AS INDICATED "LS 4972"
	COVERED AREA
	CONCRETE
	METAL FENCE
	BLOCK WALL
	BOLLARD
	UTILITY PEDESTAL
	ELECTRIC METER
	TRANSFORMER
	A/C UNIT
	GAS METER
	WATER METER
	FIRE HYDRANT



ACS Monument "5_C12"
NAD 1983 CENTRAL ZONE
X=1509802.133 *
Y=1522110.256 *
Z=5149.424 * (NAVD 1988)
G-G= 0.999677146
Mapping Angle=-0°15'06.73"
*U.S. SURVEY FEET



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