



DEVELOPMENT HEARING OFFICER
SUPPLEMENTAL SUBMITTAL

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

PROJECT NO. PR-2021-004967
Application No. PS-2023-00178

TO:

- Planning Department
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec
- City Engineer

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

NOTE: ELECTRONIC VERSION is Required. Submittal will not be accepted without.

^{DFT}
DHO SCHEDULED HEARING DATE: 10/25/2023 HEARING DATE OF DEFERRAL: _____

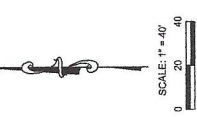
SUBMITTAL DESCRIPTION: Can you please attach this sketch
Plat to the file? This is for the October
25, 2023 DFT meeting.
Thank you.

CONTACT NAME: Juanita Garcia

TELEPHONE: (505) 362-8903 EMAIL: jag@jagpandz.com

SKETCH PLAT OF LOTS 1, 2 AND 3 LANDS OF JOE GRADY

(REPLAT OF TRACTS 107A1A1 & 107A2A, MRGCD PROPERTY MAP 31)
ELENA GALLEGOS GRANT, PROJECTED SECTION 31, T11N, R3E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2021



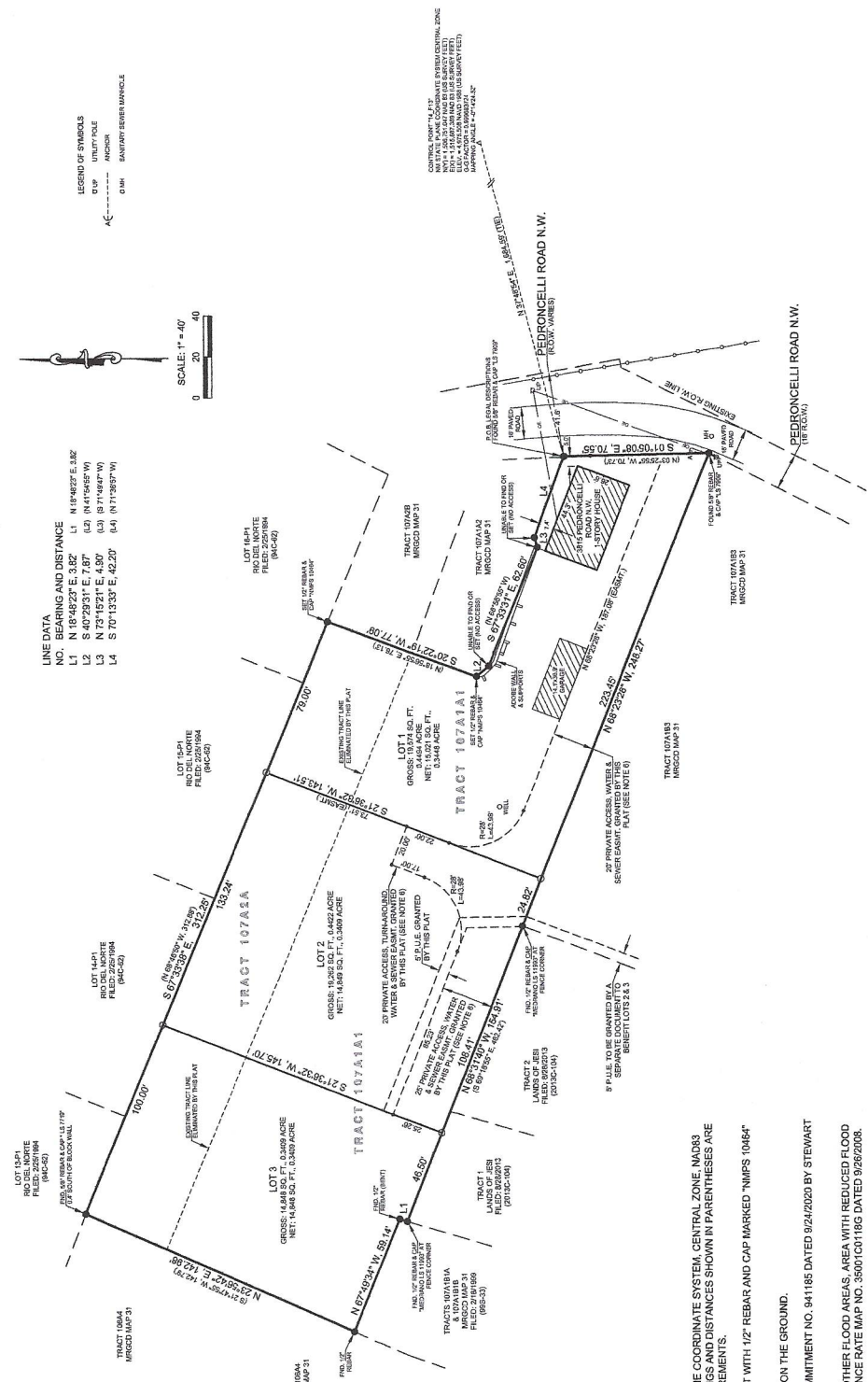
LEGEND OF SYMBOLS

- D-W UNITS/FOOT
- D-MH SANITARY SEWER MANHOLE

LINE DATA

NO. BEARING AND DISTANCE

- L1 N 18°48'23" E, 3.82'
- L2 S 40°29'31" E, 7.87'
- L3 N 70°13'21" E, 4.89'
- L4 S 70°13'33" E, 42.20'



NOTES

- BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, MGRS DATUM, AND ARE BASED ON GRID DISTANCES SHOWN IN PARENT THESE ARE RECORD DATA WHERE THEY DIFFER FROM FIELD MEASUREMENTS.
- PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "MMP5 10464" OR "MAG" NAIL & ID DISK MARKED "MMP5 10464".
- THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
- NO EXISTING EASEMENTS WERE LISTED IN THE TITLE COMMITMENT NO. 941185 DATED 8/24/2020 BY STEWART TITLE GUARANTY COMPANY.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER FLOOD AREAS, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35051C0118G DATED 9/26/2008.
- MAINTENANCE OF THE PRIVATE ACCESS, TURN-AROUND, WATER & SEWER EASEMENT IS THE RESPONSIBILITY OF THE BENEFICIARIES OF THE EASEMENT, OWNERS OF LOTS 2 & 3.
- THE PROPERTY IS SUBJECT TO CROSS DRAINAGE EASEMENT CREATED BY THE PLAT. BENEFICIARIES ARE OWNERS OF LOTS 2 & 3. THE EASEMENT MAINTENANCE IS THE RESPONSIBILITY OF LOTS 1-3 WITHIN THEIR RESPECTIVE PROPERTIES.