



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

Sketch review for Subdivision of 14 existing parcels into 2 proposed tracts, and vacate one existing easement

APPLICATION INFORMATION

Applicant: Pay or Save Inc.	Phone:
Address: 1804 Hall Ave	Email:
City: Littlefield State: TX	Zip: 79339
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:

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Tract A-2; Tracts A; Lots 1-5 and 11-17	Block:	Unit:
Subdivision/Addition: Lands of M.S.T. & T.; Furr's Properties Inc.; Rivera Place	MRGCD Map No.:	UPC Code: See Attached
Zone Atlas Page(s): F-14-Z	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 14	# of Proposed Lots: 2	Total Area of Site (Acres): 3.3677

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 4701 4th Street NW Between: Griegos Road NW and: Palo Duro Ave NW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

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: <i>Ryan J. Mulhall</i>	Date: 02/02/2021
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
PS-2021-00020	SK	\$50			

Meeting Date: February 10, 2021	Fee Total: \$50
Staff Signature: <i>Vanessa A Segura</i>	Date: 2/2/21 Project # PR-2021-005019

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing? N/A 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
 - 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

- 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
 - Proposed Final Plat (7 copies, 24" x 36" folded)
 - Design elevations & cross sections of perimeter walls (3 copies)
 - Copy of recorded IIA
 - Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

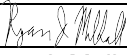
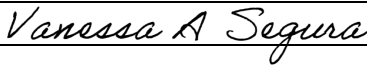

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case 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
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
 - Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
 - Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal. (7 copies, folded)
 - 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)
 - Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
 - Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
 - Proposed Infrastructure List, if applicable
 - Required notice with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
 - Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT

- 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
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
 - Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
 - Infrastructure List, if applicable

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: 02/02/2021
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
PR-2021-005019	PS-2021-00020
	-
	-
Staff Signature: 	
Date: 2/2/21	

List of UPC numbers for Replat for Proposed Tracts A and B of Lowe's Markets

UPC #: 101406139501240322 (Lots 11-17 and Portion of Vacated Rivera Place)

UPC #: 101406040352613101 (Lots 1-5, Rivera Place)

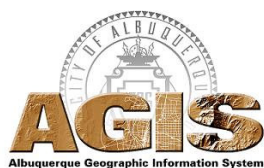
UPC #: 101406041352813102 (Tract A, Furr's Properties Inc.)

UPC#: not yet updated for Tract A-2, Lands of Mountain States Telephone and Telegraph; Parent parcel Tract A is given as UPC#: 101406137701340309CA

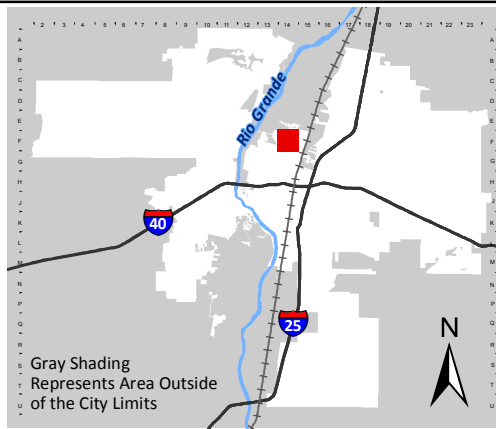


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

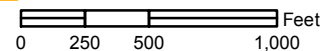


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
F-14-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



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

February 2, 2021
Development Review Board
City of Albuquerque

Re: Sketch plat for Proposed Tracts A and B, Lowe's Markets being comprised of Tract A-2, Lands of Mountain States and Telegraph Company; Tracts A of Furr's Properties Inc., and Lots 1-5 and 11-17 of Rivera Place

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests a sketch plat review to eliminate the interior lot lines between 14 existing parcels and create two new tracts. The plat also seeks to vacate an existing easement as shown on the sketch plat provided.

The property is located at 4701 4th Street N.W. between Griegos Rd. N.W and Palo Duro Avenue N.W.

Thank you for your time and consideration.

Ryan J. Mulhall



Vicinity Map - Zone Atlas F-14-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN JULY 2019 AND SUPPLEMENTAL DATA COLLECTED NOVEMBER AND DECEMBER 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

Line Table		
Line #	Direction	Length (ft)
L1	S 80°43'11" E [S 80°49'56" E]	0.38' [0.38']
L2	S 09°16'49" W [S 09°10'04" W]	31.83' [31.83']
L3	S 80°41'50" E [S 80°49'56" E]	6.18' [6.17']
L4	S 22°21'05" W	5181.00'
L5	N 48°56'02" W	2860.23'
L6	N 63°56'27" W	83.10'
L7	S 09°18'10" W [S 09°10'04" W]	36.41' [36.34']
L8	N 14°17'26" E	86.71'
L9	S 80°50'21" E [S 80°49'56" E]	8.40' [8.38']
L10	N 80°43'10" W [N 80°49'56" W]	0.36' [0.36']

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	19.02' [19.02']	84.37' [84.37']	12°55'00"	18.98'	S 26°27'13" W
C2	23.36' [23.36']	56.63' [56.63']	23°37'47"	23.19'	S 21°05'47" W
C3	7.51' [7.51']	56.63' [56.63']	7°35'37"	7.50'	S 10°31'51" E
C4	35.25' [35.18']	84.37' [84.37']	23°56'23"	35.00'	S 02°35'54" E
C5	29.05' [29.05']	23.38' [23.38']	71°11'30"	27.22'	S 44°53'42" W

Indexing Information

Section 32, Township 11 North, Range 3 East, N.M.P.M.
 as Projected into the Elena Gallegos grant
 Subdivision: Rivera Place & Furr's Properties Inc.
 Owner: Pay or Save Inc.
 UPC #: 101406139501240322 (Lots 11-17 and Portion of Vacated Rivera Place)
 UPC #: 101406040352613101 (Lots 1-5, Rivera Place)
 UPC #: 101406041352813102 (Tract A, Furr's Properties Inc.)

Legal Description

TRACT A-2, OF LANDS OF MOUNTAIN STATES TELEPHONE & TELEGRAPH COMPANY, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON SEPTEMBER 21, 2000, IN BOOK 2020C, FOLIO 90;

AND

LOTS NUMBERED ONE (1) THROUGH FIVE (5), ELEVEN (11) THROUGH SEVENTEEN (17), AND A PORTION OF VACATED RIVERA PLACE ROAD RIGHT-OF-WAY, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON DECEMBER 2, 1946, IN BOOK C1, PAGE 124;

AND

TRACT A OF FURR'S PROPERTIES, INC., AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON JULY 7, 1993, IN BOOK 93C, PAGE 191;

ALL BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT A-2, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GRIEGOS ROAD N.W., WHENCE A TIE TO ACS CONTROL MONUMENT "SMW-8", BEARS S 22°21'05" W, A DISTANCE OF 5181.00 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 10°58'49" E, A DISTANCE OF 278.41 FEET TO THE DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF TRACT A-2, MARKED BY A 1/2" PIPE;

THENCE, S 73°43'30" E, A DISTANCE OF 426.11 FEET TO AN ANGLE POINT, MARKED BY REBAR WITH CAP "LS 15702";

THENCE, S 73°39'08" E, A DISTANCE OF 143.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT OF CURVATURE, LYING ON THE WESTERLY RIGHT-OF-WAY OF 4TH ST NW AND, MARKED BY A CHISELED "X" IN CONCRETE;

THENCE, COINCIDING SAID RIGHT-OF-WAY THE FOLLOWING TWELVE COURSES;

19.02 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.37 FEET, A DELTA OF 12°55'00", AND A CHORD BEARING S 26°27'13" W, A DISTANCE OF 18.98 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A CHISELED "X" IN CONCRETE;

23.36 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 56.63 FEET, A DELTA OF 23°37'47", AND A CHORD BEARING S 21°05'47" W, A DISTANCE OF 23.19 FEET TO A POINT OF TANGENCY, MARKED BY A CHISELED "X" IN CONCRETE;

S 09°16'49" W, A DISTANCE OF 31.83 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X" IN CONCRETE;

N 80°41'50" W, A DISTANCE OF 6.18 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X" IN CONCRETE;

S 09°18'10" W, A DISTANCE OF 36.41 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X" IN CONCRETE;

S 80°50'21" E, A DISTANCE OF 8.40 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X" IN CONCRETE;

7.51 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 56.63 FEET, A DELTA OF 7°35'37", AND A CHORD BEARING S 10°31'51" E, A DISTANCE OF 7.50 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A CHISELED "X" IN CONCRETE;

35.25 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 84.37 FEET, A DELTA OF 23°56'23", AND A CHORD BEARING S 02°35'54" E, A DISTANCE OF 35.00 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X" IN CONCRETE;

S 80°43'11" E, A DISTANCE OF 0.38 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X" IN CONCRETE;

S 09°16'36" W, A DISTANCE OF 189.27 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X" IN CONCRETE;

N 80°43'10" W, A DISTANCE OF 0.36 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X" IN CONCRETE;

**Sketch Plat for
 Tracts A & B, Lowe's Markets
 Being Comprised of
 Tract A-2, Lands of Mountain States
 Telephone & Telegraph; Tract A,
 Furr's Properties Inc., and Lots 1-5,
 and Lots 11-17, Rivera Place
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2021**

Legal Description...continued

29.05 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 23.38 FEET, A DELTA OF 71°11'30", AND A CHORD BEARING S 44°53'42" W, A DISTANCE OF 27.22 FEET TO A POINT OF TANGENCY, LYING ON THE NORTHERLY RIGHT OF WAY OF GRIEGOS ROAD NW, MARKED BY A CHISELED "X" IN CONCRETE;

THENCE, COINCIDING SAID RIGHT-OF-WAY, N 63°36'20" W, A DISTANCE OF 208.57 FEET TO AN ANGLE POINT, MARKED BY A BRASS CAP "LS 4076";

THENCE, LEAVING SAID RIGHT-OF-WAY, N 14°17'26" E, A DISTANCE OF 86.71 FEET TO AN ANGLE POINT, MARKED BY AN ALUMINUM CAP "LS 4076";

THENCE, N 63°41'23" W, A DISTANCE OF 149.51 FEET TO AN ANGLE POINT, MARKED BY A PK NAIL "LS 5953";

THENCE, N 12°21'09" E, A DISTANCE OF 66.02 FEET TO AN ANGLE POINT, MARKED BY A PK NAIL "LS 5953";

THENCE, N 75°58'56" W, A DISTANCE OF 144.79 FEET TO AN ANGLE POINT, ALSO BEING THE NORTHWEST CORNER OF TRACT A-1, MARKED BY A 1/2" REBAR WITH CAP "LS 14271";

THENCE, S 10°51'19" W, A DISTANCE OF 140.53 FEET TO AN ANGLE POINT LYING ON THE NORTHERLY RIGHT-OF-WAY OF GRIEGOS ROAD NW, MARKED BY A PK NAIL IN TOP OF WALL;

THENCE, COINCIDING SAID RIGHT-OF-WAY, N 63°54'28" W, A DISTANCE OF 83.10 FEET TO THE POINT OF BEGINNING, CONTAINING 1.8748 ACRES (81,665 SQ. FT.) MORE OR LESS.

**The purpose of this plat
 is to eliminate lot lines of
 14 parcels and one
 vacated easements and
 to create two new tracts.**

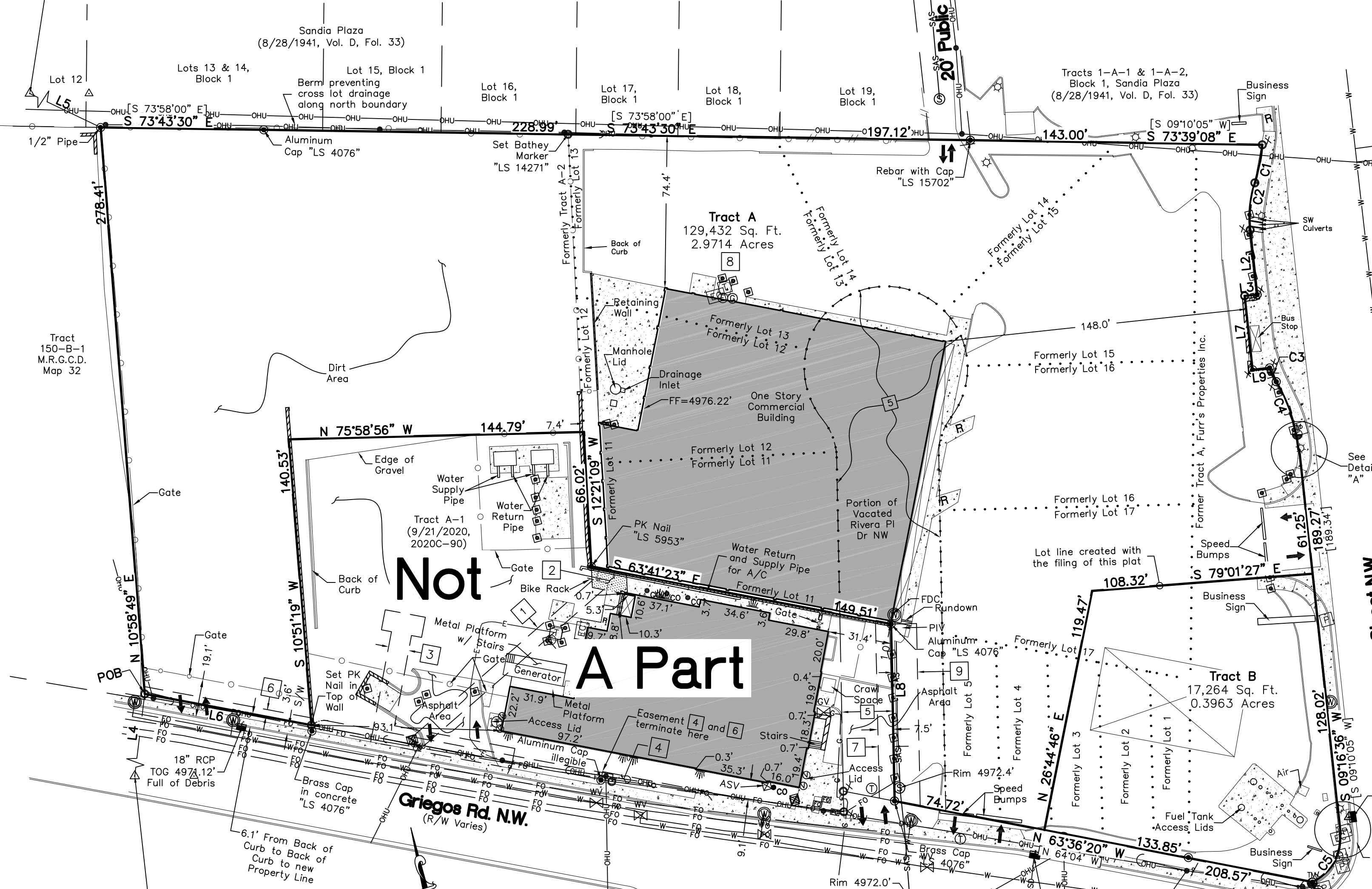
CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 wplotnerjr@gmail.com

**Sketch Plat for
Tracts A & B, Lowe's Markets
Being Comprised of
Tract A-2, Lands of Mountain States
Telephone & Telegraph; Tract A,
Furr's Properties Inc., and Lots 1-5,
and Lots 11-17, Rivera Place
City of Albuquerque
Bernalillo County, New Mexico
February 2021**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES		COVERED AREA		UTILITY POLE		GAS VALVE		UG FIBER OPTIC LINE
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/20/1985, C28-22)		CONCRETE		ANCHOR		WATER VALVE		UG WATER LINE
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (08/28/1941, D-33)		UTILITY PEDESTAL		FIBER OPTIC PULL BOX		WATER METER		UG ELECTRIC LINE
●	FOUND MONUMENT AS INDICATED		METAL FENCE		TRANSFORMER		ROOF DRAIN		UG GAS LINE
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED		BLOCK WALL		ELECTRIC CABINET		SAS CLEANOUT		CURB CUT/INDICATION OF ACCESS TO ROADWAY
○x	FOUND CHISELED "X" IN CONCRETE		CHAINLINK FENCE		A/C UNIT		IRRIGATION BOX		PIV
○x	SET CHISELED "X" UNLESS OTHERWISE NOTED		HANDRAIL		BOLLARD		STORM DRAIN MANHOLE		RAMP
			PIPE FENCE				STORM DRAIN INLET		VENT PIPE
			OVERHEAD UTILITY LINE				FIRE DEPT CONNECTION		
			SANITARY SEWER MANHOLE						

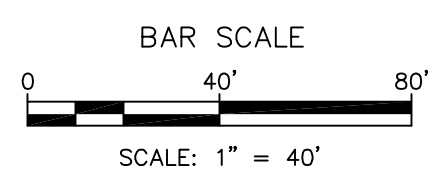
ACS Monument "DOUGLAS"
NAD 1983 CENTRAL ZONE
X=1520286.421*
Y=1505417.495*
Z=4975.078* (NAVD 1988)
G-G=0.999682452
Mapping Angle=-0°13'52.53"
*U.S. SURVEY FEET



Easement Notes

- EXISTING 7' PNM & MST&T UNDERGROUND EASEMENT (05/13/1985, BK. 228A, PG. 542, AS DOC. NO. 8530715)
- EXISTING 10' x 17' PNM & MST&T UNDERGROUND EASEMENT (05/13/1985, BK. 228A, PG. 543, AS DOC. NO. 8537016) SHOWN HEREON AS
- EXISTING 10' QWEST & PNM UNDERGROUND EASEMENT (01/16/2002, BK. A30, PG. 7127, AS DOC. NO. 2002007148)
- EXISTING EASEMENT RESERVED FOR PUBLIC UTILITIES (2/18/1971, MISC. BK. 205, PG. 56)
- EXISTING EASEMENT RESERVED IN THE VACATED PORTION OF RIVERA PLACE (V-489, ORDINANCE NO. 2608, FILED 11/18/1964, BK. MISC. 49, PG. 424) VACATED WITH THE FILING OF THIS PLAT.
- EXISTING 3.5' OVERHEAD UTILITY EASEMENT FOR EXISTING UTILITY POLES AND OVERHEAD UTILITIES ONLY. ANY COMPANY REPLACING OR REPAIRING THE POWER POLES MUST OBTAIN PERMISSION FROM CENTURY LINK PRIOR TO WORKING WITHIN THE EASEMENT. SPECIAL CARE, OVERSIGHT AND INSURANCE REQUIREMENTS WILL BE REQUIRED DUE TO THE UNDERGROUND FIBER OPTIC. (9/21/2020, 2020C-90)
- EXISTING 7.5 PUBLIC SANITARY SEWER EASEMENT TO ABCWUA (9/21/2020, 2020C-90)
- EXISTING CROSS LOT DRAINAGE EASEMENT, FOR HISTORICAL FLOW ONLY ACROSS TRACT A-2 BENEFITING TRACT 150-B-1 AND MAINTAINED BY THE OWNERS OF TRACT A-2 (9/21/2020, 2020C-90)
- 12.5' PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT

ACS Monument "SMW-8"
NAD 1983 CENTRAL ZONE
X=1520419.554*
Y=1498475.704*
Z=4969.728* (NAVD 1988)
G-G=0.99968267
Mapping Angle=-0°13'51.02"
*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