



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS	
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S3)	
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input checked="" type="checkbox"/> Sketch Plan Review and Comment (Form S3)	
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL	
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)	

BRIEF DESCRIPTION OF REQUEST

The Developer is wanting to redevelop the subject property as a 2,500 SF Dunkin Restaurant with Drive-thru.

APPLICATION INFORMATION

Applicant/Owner: NMR, LLC, 376 Summit Ave, Court A, Suite 2B		Phone: 630-878-9965
Address: 376 Summit Ave, Court A, Suite 2B		Email: muradf@fdngroup.com
City: Oakbrook Terrace	State: IL	Zip: 60181
Professional/Agent (if any): Wooten Engineering (Jeff Wooten)		Phone: 505-980-3560
Address: PO Box 15814		Email: jeffwooten.pe@gmail.com
City: Rio Rancho, NM 87174	505-980-3560 jeffwooten.pe@gmail.com	State: NMR, LLC, 376 Summit Ave, Court A, Suite 2B
Proprietary Interest in Site:		Zip: 87174
List <u>all</u> owners:		

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

Lot or Tract No.: Lots B-1 and B-2-A	Block:	Unit:
Subdivision/Addition: Lands of Audio Clinic Inc	MRGCD Map No.:	UPC Code: 102105801640221502
Zone Atlas Page(s): J-21-Z	Existing Zoning: MX-L	Proposed Zoning No Change
# of Existing Lots: 2	# of Proposed Lots: No Change	Total Area of Site (Acres): 1.20

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **1600 Eubank Blvd NE** Between: _____ and: _____

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:	Date: 8/15/2023
Printed Name: Jeffrey T. Wooten, P.E.	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension



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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA



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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- X 1) DFT Application form completed, signed, and dated
- X 2) Form S3 with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 4) Letter describing, explaining, and justifying the request
- X 5) Scale drawing of the proposed subdivision plat or Site Plan
- X 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
505-980-3560
jeffwooten.pe@gmail.com

August 15, 2023

Development Facilitation Team
City of Albuquerque
600 2nd Street NW, 3rd Floor
Albuquerque, NM 87102

VIA E-Mail: plndrs@cabq.gov

RE: Sketch Plat Request for a new Dunkin Located at 1600 Eubank Blvd NE

To whom it may concern:

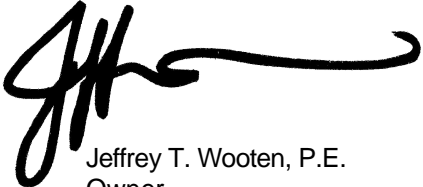
Wooten Engineering, on behalf of NMR, LLC, requests review and comments for the subject application. Background documents are included with this submittal as required.

The Developer plans to redevelop the existing gas station to a new Dunkin Restaurant with Drive-Thru per the attached Site Plan. We do not have plans to Replat the property.

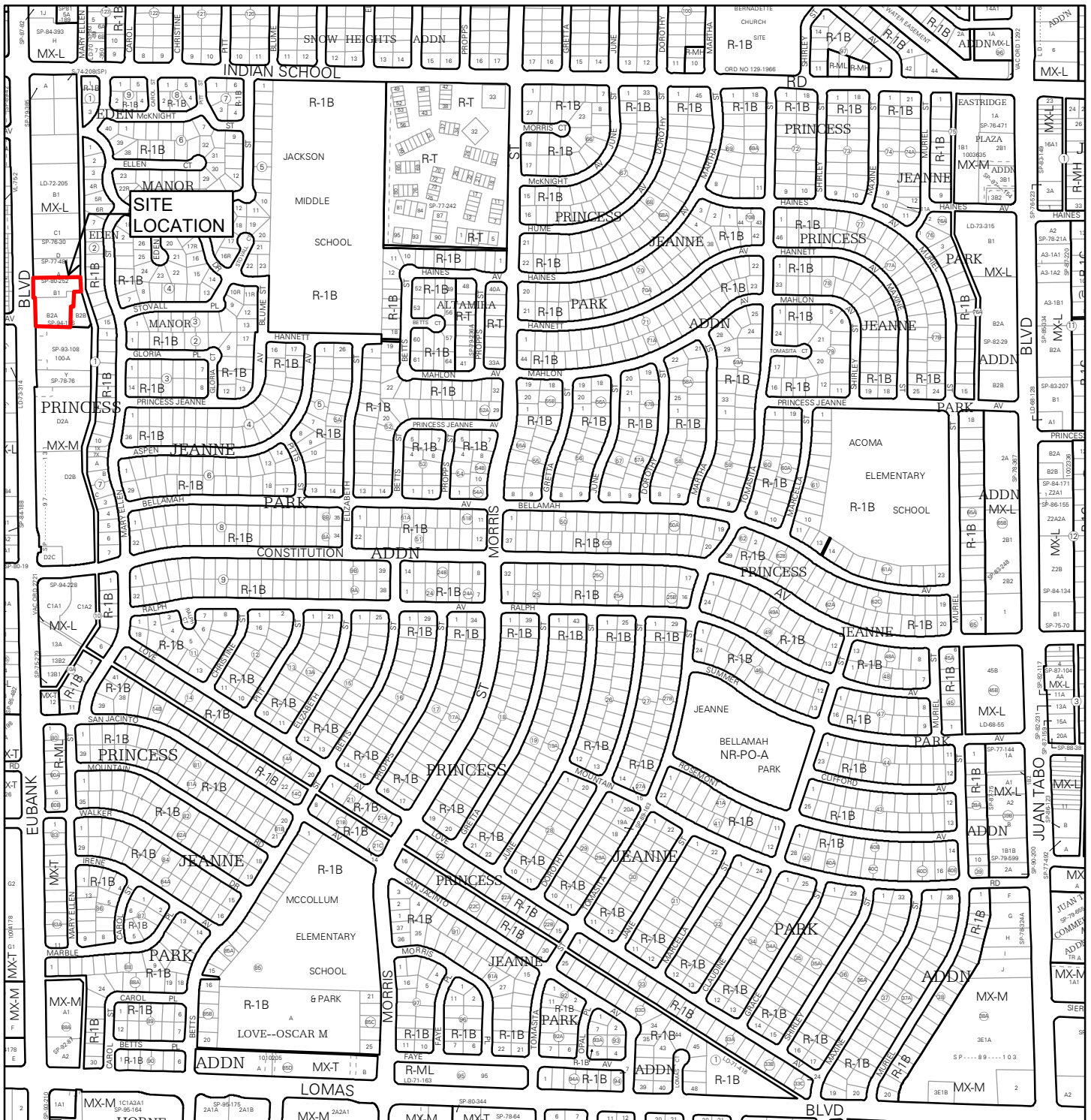
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Respectfully submitted,

WOOTEN ENGINEERING

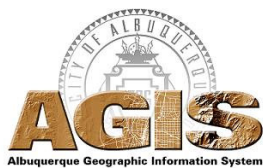


Jeffrey T. Wooten, P.E.
Owner

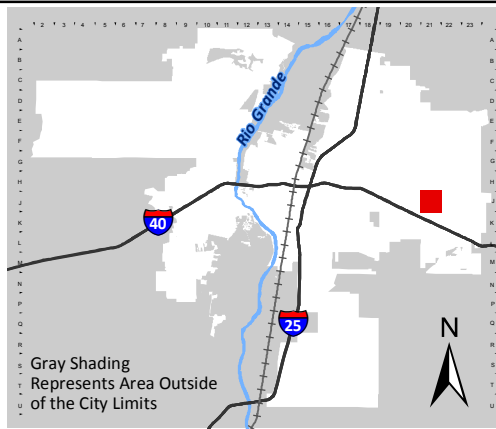


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

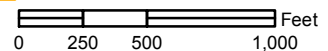


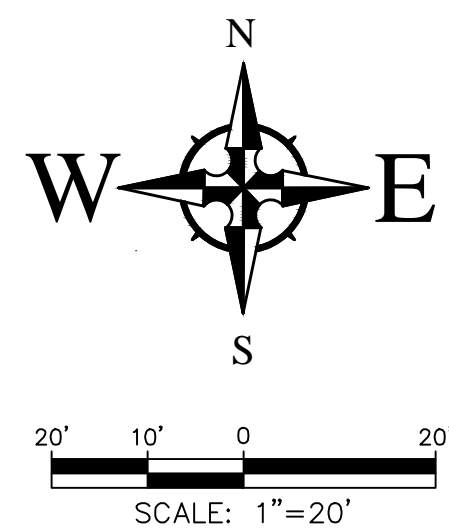
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
J-21-Z

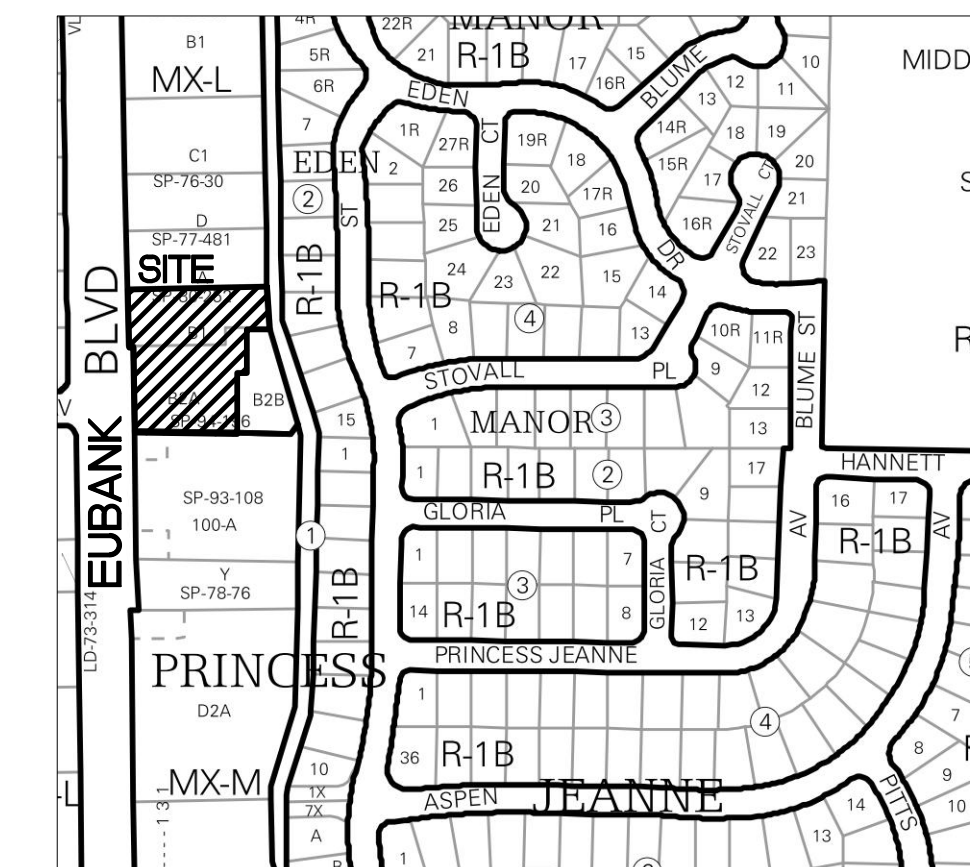
- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone





CAUTION - NOTICE TO CONTRACTOR
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS 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 NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

PARKING CALCULATIONS		
BUILDING AREA:	AREA (SQUARE FEET)	
RESTAURANT	+/- 1,868 SF	
OUTDOOR DINING	+/- 500 SF	
PARKING REQUIREMENTS:		
RESTAURANT (4/1,000 SF)	REQUIRED	PROVIDED
OUTDOOR DINING (3/1,000 SF)	8 spaces	10 spaces
TOTAL	10 spaces	12 spaces
REQUIRED PROVIDED		
HANDICAP PARKING	1 spaces	2 spaces
MOTORCYCLE PARKING	1 spaces	1 spaces
BICYCLE PARKING	2 spaces	2 spaces
DRIVE-THRU QUEUEING	12 spaces	16 spaces



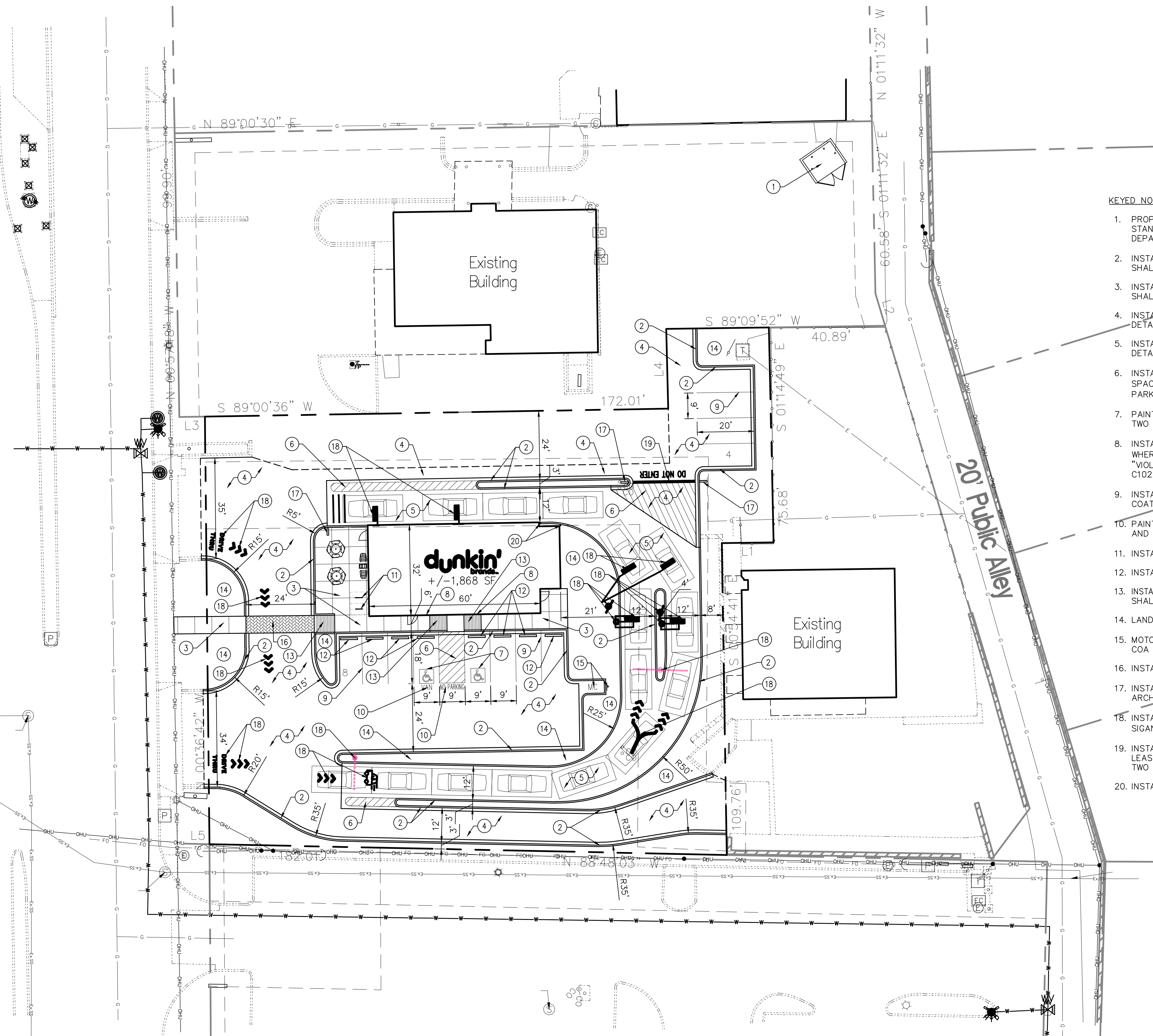
VICINITY MAP - Zone Atlas J-21-Z

LEGAL DESCRIPTION:
 Parcel 1, Lot B-1 of Lot B, Lands of Audio Clinic, Inc. & International Development. Parcel 2, Lot B-2-A of Lot B-2, Lands of Audio Clinic, Inc. & International Development. In Section 16, Township 10&11 North, Range 4 East, Bernalillo County, NM.

KEYED NOTES

- PROPOSED TRASH ENCLOSURE TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS. CONTRACTOR SHALL COORDINATE WITH THE SOLID WASTE DEPARTMENT FOR THE REQUIRED INSPECTIONS DURING CONSTRUCTION.
- INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B. GUTTER PAN SHALL BE SLOPED TO MATCH THE ADJACENT PAVEMENT.
- INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430. SIDEWALK CROSS SLOPE SHALL BE 2% MAX AND SLOPE AWAY FROM CURB.
- INSTALL ASPHALT PAVEMENT PER GEOTECHNICAL REPORT. RECOMMENDATIONS & DETAIL ON SHEET C102.
- INSTALL CONCRETE PAVEMENT PER GEOTECHNICAL REPORT. RECOMMENDATIONS & DETAIL ON SHEET C102.
- INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES OR DRIVEWAY, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
- PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS. INDICATE VAN ONLY SPACE AS SHOWN ON PLAN.
- INSTALL H/C SIGNAGE PER DETAIL, SHEET C102. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING." REF DETAIL ON SHEET C102.
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
- PAINT WORDS 'NO PARKING' &/OR 'VAN' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
- INSTALL BIKE RACK(S) PER DETAIL, SHEET C-102.
- INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C-102.
- INSTALL PARALLEL CURB RAMP PER COA STD DWGS 2440 & 2443. TRUNCATED DOMES SHALL BE INSTALLED PER COA STD DWG 2446.
- LANDSCAPE AREA. REF. LANDSCAPE PLANS.
- MOTORCYCLE PARKING; 1 SPACE. ADD PAINT LABEL (2 COATS) AND SIGNAGE PER COA CODE. SIGN DETAIL ON SHEET C102.
- INSTALL STAMPED CONCRETE CROSSWALK PER DETAIL, SHEET C102.
- INSTALL DUNKIN' DONUTS BRAND 'DO NOT ENTER / SEE YOU SOON' SIGNAGE. REF. ARCHITECTURAL PLANS FOR DETAILS.
- INSTALL DUNKIN' DONUTS DRIVE THRU EQUIPMENT AND DIRECTIONAL SIGNAGE/STRIPING. REF. ARCHITECTURAL PLANS FOR DETAILS.
- INSTALL 12" WIDE STOP BAR AND PAINT WORDS 'DO NOT ENTER' WITH LETTERS AT LEAST 24 INCHES HIGH AND 3 INCHES WIDE. COLOR: REFLECTIVE YELLOW. MINIMUM TWO COATS.
- INSTALL CONCRETE BOLLARDS PER DETAIL, SHEET C102.

1600 and 1608 Eubank Blvd NE



STUDIO CONSULTANTS, INC
 100 Gold Ave. SW, Suite 205,
 Albuquerque, NM 87102
 Daniel@ariascinc.com (505) 506-2314

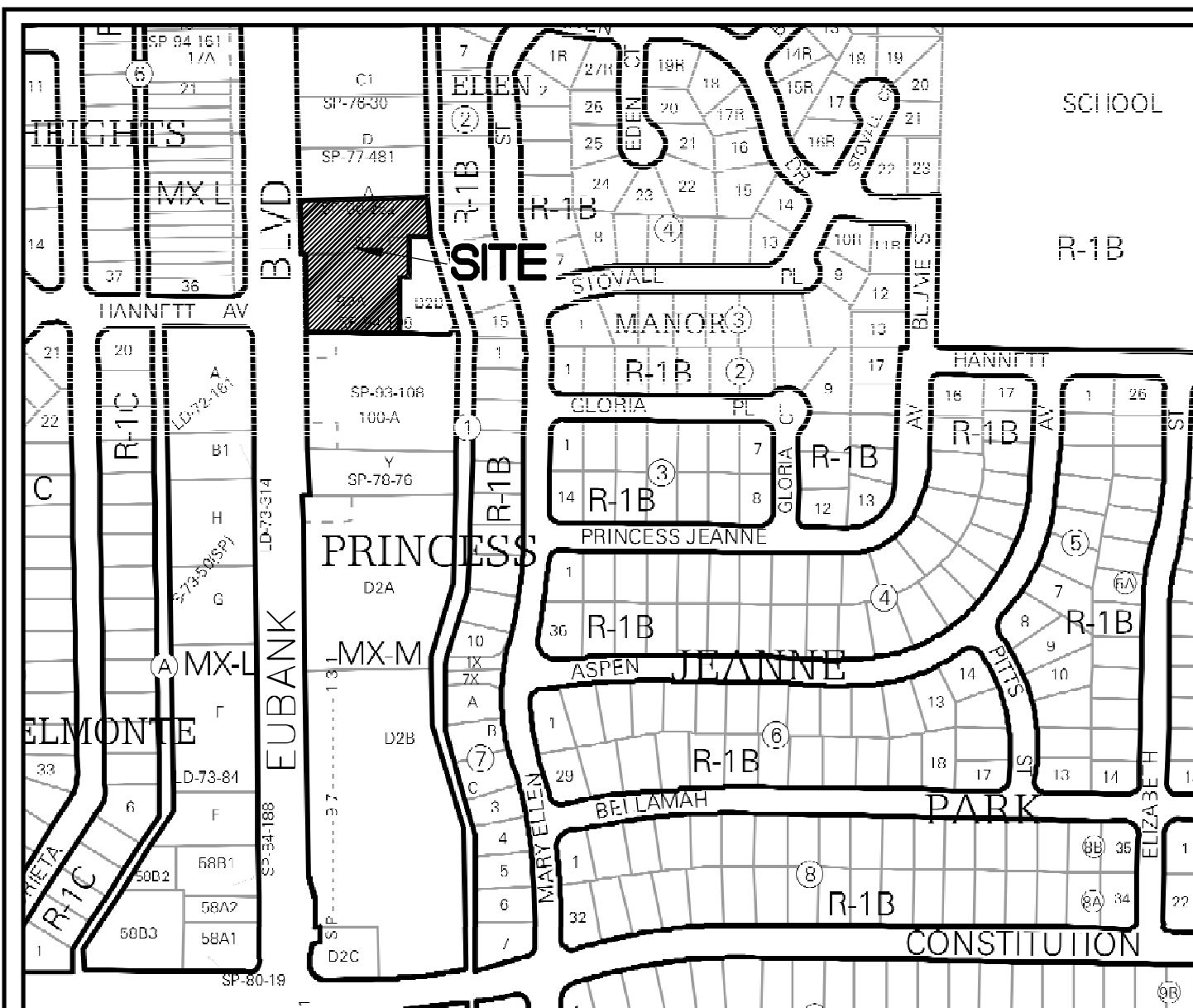
Restaurant w/ Drive-Thru
 1600 Eubank Blvd. NE
 Albuquerque, NM 87112

NOT FOR
 CONSTRUCTION

mark	date	description
revisions		
issue		CONCEPTUAL
project no		2022056
drawn by		
checked by		
date		May 23, 2023

SITE PLAN

C100



Vicinity Map - Zone Atlas J-21-Z

N.T.S.

Record and Measured Legal Description

PARCEL 1:

LOT B-1 OF LOT B, LANDS OF AUDIO CLINIC, INC. & INTERNATIONAL DEVELOPMENT, IN SECTION 16, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 1, 1983, RECORDED IN VOLUME C21, FOLIO 87, AS DOCUMENT NO. 83 34696.

PARCEL 2:

LOT B-2-A OF LOT B-2, LANDS OF AUDIO CLINIC, INC. & INTERNATIONAL DEVELOPMENT, IN SECTION 16, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M. BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE CORRECTED PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 1, 1994, RECORDED IN VOLUME 94C, FOLIO 400, AS DOCUMENT NO. 94141322.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0356H, DATED AUGUST 16, 2012.

Indexing Information

Section 16, Township 10 North, Range 4 East, N.M.P.M.
 Subdivision: Lands of Audio Clinic, Inc. and International Development
 Owner: NMR-1600 RE, LLC
 UPC #: 102105801941521503 (Lot B-1)
 102105801640221502 (Lot B-2-A)

Exceptions 9-22

AS TO PARCEL 1:

- 9 RESERVATIONS CONTAINED IN PATENT FROM THE STATE OF NEW MEXICO, RECORDED IN BOOK D10, PAGE 123, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 10 GRANT PRIVATE WATERLINE EASEMENT FILED SEPTEMBER 29, 1994 IN BOOK 94-27, PAGE 7911, AS DOCUMENT NO. 94118431, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [3]
- 11 EASEMENT AGREEMENT DATED JUNE 3, 2003, BETWEEN RUDY MARQUEZ, A SINGLE MAN AND ROBERTS OIL COMPANY, INC., A NEW MEXICO CORPORATION, FILED JUNE 4, 2003 AS DOCUMENT NO. 2003095092, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [4]
- 12 EASEMENT AGREEMENT DATED JUNE 3, 2003, BETWEEN RUDY MARQUEZ, A SINGLE MAN AND ROBERTS OIL COMPANY, INC., A NEW MEXICO CORPORATION, FILED JUNE 4, 2003 AS DOCUMENT NO. 2003095093, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. DOES NOT AFFECT SUBJECT PROPERTY-DOCUMENT PERTAINS TO PROPERTIES LOCATED ON JUAN TABO BOULEVARD NE

AS TO PARCEL 2:

- 13 RESERVATIONS AS CONTAINED IN PATENT FROM THE STATE OF NEW MEXICO RECORDED IN BOOK D10, PAGE 123, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 14 EASEMENTS FOR INGRESS AND EGRESS TWENTY-FOUR (24) FEET IN WIDTH TRAVERSING A NORTHERLY PORTION OF LOT B-2-A, AND MAINTENANCE PROVISIONS THEREFORE, AND BLANKET RECIPROCAL ACCESS AND DRAINAGE EASEMENT, AND MAINTENANCE PROVISIONS THEREFORE, AS SET FORTH ON THE PLAT RECORDED IN MAP BOOK 94C, FOLIO 400, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [1] AND [6]
- 15 NOTICE CONCERNING ZONING RECORDED IN BOOK MISC. 295, PAGE 577, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOT SURVEY RELATED
- 16 CERTIFICATION AS TO ZONING RECORDED IN BOOK MISC. 295, PAGE 843, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOT SURVEY RELATED
- 17 PERMANENT EASEMENT RECORDED IN BOOK 95-1, PAGE 4284 AS DOCUMENT NUMBER 1995001945, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY-LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT
- 18 AGREEMENT TO MAINTAIN SEWER LINE RECORDED IN BOOK 95-1, PAGE 4288 AS DOCUMENT NUMBER 1995001946, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE-SHOWN HEREON AS [9]
- 19 EASEMENT AGREEMENT RECORDED IN BOOK A57, PAGE 4894 AS DOCUMENT NUMBER 20003095092, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [4]
- 20 AGREEMENT TO MAINTAIN SEWER LINE RECORDED FEBRUARY 10, 2014 AS DOCUMENT NUMBER ~~2014022546~~ {2014011546}, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE-SHOWN HEREON AS [9]

AS TO ALL PARCELS:

- 21 RIGHTS OF PARTIES IN POSSESSION UNDER UNRECORDED LEASE OR RENTAL AGREEMENTS. NOT SURVEY RELATED
- 22 TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. NOT SURVEY RELATED

**Boundary Survey,
 ALTA/NSPS Land Title Survey
 and
 Topographic Map
 for
 Lots B-1 and B-2-A
 Lands of Audio Clinic, Inc. and
 International Development
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2023**

Surveyor's Certificate for ALTA Survey

To: NMR-1600, LLC, a New Mexico limited liability company, ABC Mortgage, Rudy R. Marquez, Fidelity National Title Insurance Company, Fidelity National Title of New Mexico Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4 and 7(a) of Table A thereof. The Field Work was completed on February 13, 2023.

Brian J. Martinez 2/21/23
 Brian J. Martinez Date
 N.M.R.P.S. No. 18374

Revisions: 02/21/2023 - Original

Surveyor's Certificate for Boundary Survey

I, Brian J. Martinez, New Mexico Professional Surveyor No. 18374, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

Brian J. Martinez 2/21/23
 Brian J. Martinez Date
 N.M.R.P.S. No. 18374



Surveyor's Certificate for Topographic Map

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Martinez 2/21/23
 Brian J. Martinez Date
 N.M.R.P.S. No. 18374



CSI-CARTESIAN SURVEYS INC.

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

Notes

1. FIELD SURVEY PERFORMED IN JANUARY AND FEBRUARY 2023.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS. (NMB11 TICKET NO. 23JA250247)
5. THE COORDINATES SHOWN HEREON REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.9996494, WITH AN ORIGIN OF (0,0).

Easement Notes

- (14) 1 EXISTING 24' INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF LOTS B-2-A AND B-2-B (12/1/1994, 94C-400)
- 2 EXISTING 50' X 60' RECIPROCAL PRIVATE ACCESS EASEMENT BENEFITING TRACT 100-A AND LOT B-2 AND MAINTAINED BY TRACT 100-A (6/30/1993, 93C-184)
- (10) 3 EXISTING 7' PRIVATE WATER LINE EASEMENT (9/29/1994, BK. 94-27, PG. 7911-7912, DOC. NO. 94118431) AND REFERENCED ON PLAT (12/1/1994, 94C-400)
- (11) (19) 4 EXISTING NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS TRACT B-1-A FOR PEDESTRIAN AND VEHICLE INGRESS AND EGRESS, BENEFITING TRACT B-1 (6/4/2003, BK. A57, PG. 4894, DOC. NO. 2003095092)
- (17) (20) 5 EXISTING PERMANENT ACCESS EASEMENT FOR THE BENEFIT OF LOT B-2-B OVER THE SOUTHERLY PORTION OF LOT B-2-A, EXACT LOCATION AMBIGUOUS (1/6/1995, BK. 95-1, PG. 4284-4287, DOC. NO. 95001945) AND (2/10/2014, DOC. NO. 2014011546)
- (14) 6 EXISTING RECIPROCAL ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT AND USE OF THE OWNERS OF LOTS B-1, B-2 AND B-3, MAINTAINED BY THE OWNERS OF LOTS B-2 AND B-3 AS MENTIONED ON PLAT (12/1/1994, 94C-400)
- 7 EXISTING 20' PUBLIC UTILITY EASEMENT (6/30/1993, 93C-184)
- 8 EXISTING 5' PNM EASEMENT (6/30/1993, 93C-184)
- (18) (20) 9 AGREEMENT TO MAINTAIN A SEWER LINE SERVING LOT B-2-B AND CROSSING LOT B-2-A ONLY TO THE WEST PROPERTY LINE OF LOT B-2-B, BLANKET IN NATURE (1/6/1995, BK. 95-1, PG. 4288-4289, DOC. NO. 95001946) AND (2/10/2014, DOC. NO. 2014011546)

Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000140389 AND AN EFFECTIVE DATE OF AUGUST 19, 2022.
2. PLAT OF RECORD FOR LOT B-1, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 1, 1983, IN BOOK C21, PAGE 87, AS DOCUMENT NO. 8334696.
3. PLAT OF RECORD FOR LOT B-2-A, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 1, 1994, IN BOOK 94C, PAGE 400, AS DOCUMENT NO. 94171322.
4. SPECIAL WARRANTY DEED FOR LOT B-1, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 30, 2006, IN BOOK A126, PAGE 4766, AS DOC. NO. 2006165207.
5. WARRANTY DEED FOR LOT B-2-A, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 10, 2014, AS DOC. NO. 2014071436.
6. CLAIM OF LIEN FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 14, 2020, AS DOCUMENT NO. 2020064156, AND ON AUGUST 26, 2021, AS DOCUMENT NO. 2021101043.
7. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY, FROM RUDY MARQUEZ TO NMR-1600 RE, LLC, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 23, 2022, AS DOCUMENT NO. 2022101927.

Surveyor's Observations

- A BUSINESS SIGN INTO RIGHT OF WAY BY AS MUCH AS 8.74 FEET.
- B METAL POLE FOR BUSINESS SIGN INTO RIGHT OF WAY BY AS MUCH AS 5.71 FEET.
- C CHAINLINK FENCE INTO ADJOINER PROPERTY BY AS MUCH AS 0.65 FEET.

**Boundary Survey,
ALTA/NSPS Land Title Survey
and
Topographic Map
for
Lots B-1 and B-2-A
Lands of Audio Clinic, Inc. and
International Development
City of Albuquerque
Bernalillo County, New Mexico
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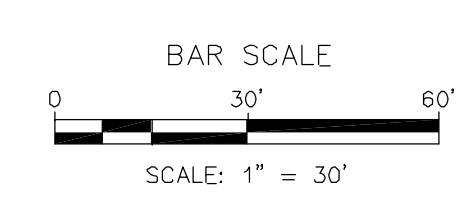
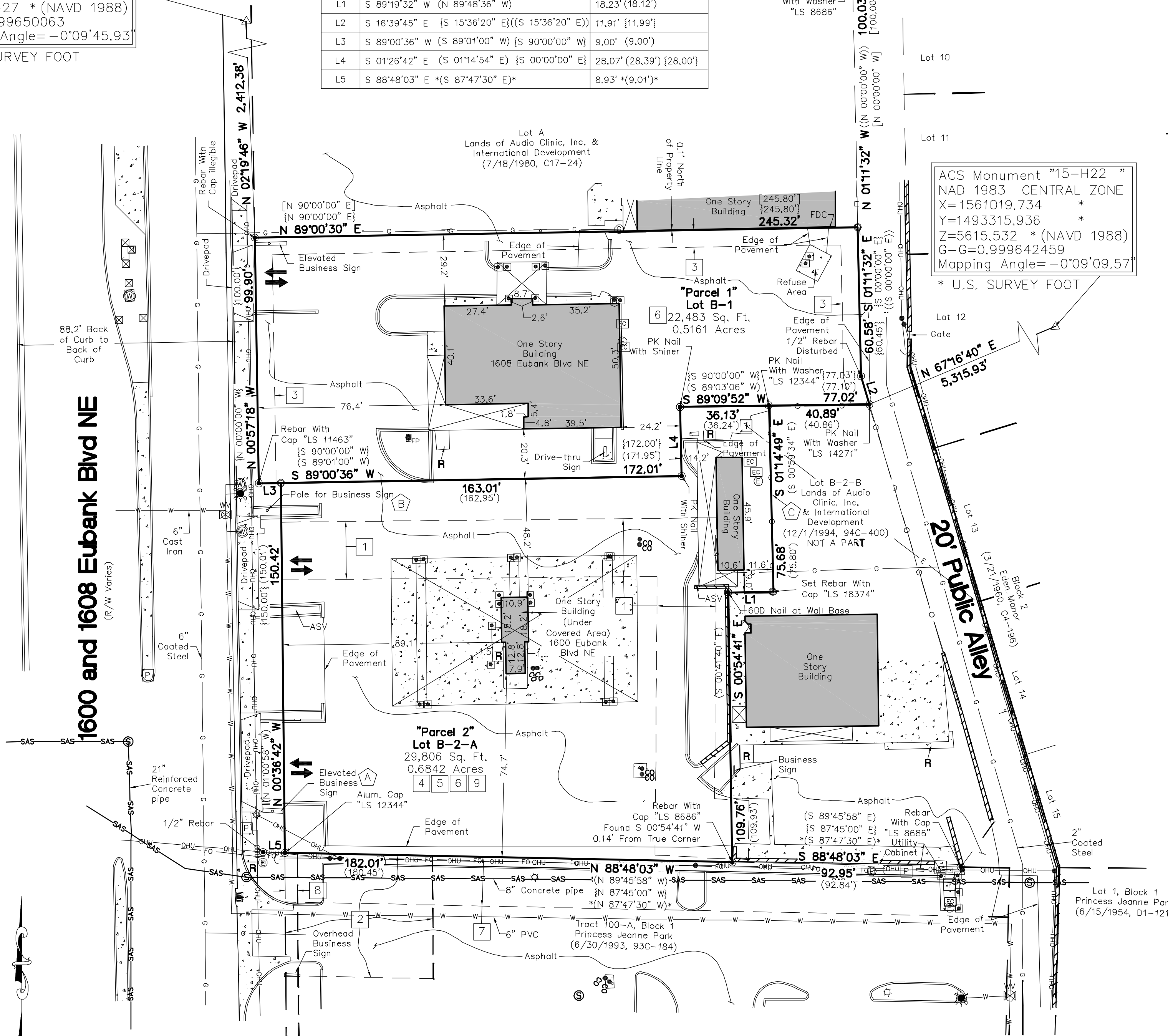
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/1/1994, 94C-400)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (6/1/1983, C21-87)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (7/18/1980, C17-24)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (6/30/1993, 93C-184)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (3/21/1960, C4-196)
●	FOUND MONUMENT AS INDICATED
○	SET PK NAIL WITH WASHER "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▭	CONCRETE
▨	BLOCK WALL
○—○	CHAINLINK FENCE
■	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⌋	ANCHOR
□	UTILITY PEDESTAL
⊞	PULL BOX
☆	LIGHT POLE
⊙	ELECTRIC METER
⊞	TRANSFORMER
⊞	ELECTRIC CABINET
⊞	GAS METER
WV	WATER VALVE
⊞	WATER METER
⊞	FIRE HYDRANT
•FP	FLAGPOLE
⊞	SANITARY SEWER MANHOLE
⊞	SAS CLEANOUT
—OR—	SIGN
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY
FDC	FIRE DEPARTMENT CONNECTION
ASV	ANTI-SIPHON VALVE
R	RAMP
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
—FO—	UNDERGROUND FIBER OPTIC UTILITY LINE
⊞	STORM DRAIN INLET

ACS Monument "15-H20"
NAD 1983 CENTRAL ZONE
X=1555770.127 *
Y=1493740.533 *
Z=5477.427 *(NAVD 1988)
G-G=0.999650063
Mapping Angle=-0°09'45.93"
* U.S. SURVEY FOOT

Line #	Direction	Length (ft)
L1	S 89°19'32" W (N 89°48'36" W)	18.23' (18.12')
L2	S 16°39'45" E {S 15°36'20" E}{(S 15°36'20" E)}	11.91' {11.99'}
L3	S 89°00'36" W (S 89°01'00" W) {S 90°00'00" W}	9.00' (9.00')
L4	S 01°26'42" E (S 01°14'54" E) {S 00°00'00" E}	28.07' (28.39') {28.00'}
L5	S 88°48'03" E *(S 87°47'30" E)*	8.93' *(9.01')*

ACS Monument "15-H22"
NAD 1983 CENTRAL ZONE
X=1561019.734 *
Y=1493315.936 *
Z=5615.532 *(NAVD 1988)
G-G=0.999642459
Mapping Angle=-0°09'09.57"
* U.S. SURVEY FOOT



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

Benchmark -NAVD 88

ACS MONUMENT "15-H20" HAVING AN ELEVATION OF 5477.427.

Line #	Direction	Length (ft)
L1	S 89°19'32" W (N 89°48'36" W)	18.23' (18.12')
L2	S 16°39'45" E {S 15°36'20" E} {(S 15°36'20" E)}	11.91' {11.99'}
L3	S 89°00'36" W (S 89°01'00" W) {S 90°00'00" W}	9.00' (9.00')
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L5	S 88°48'03" E *(S 87°47'30" E)*	8.93' *(9.01)*

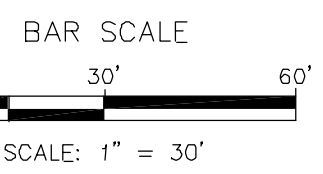
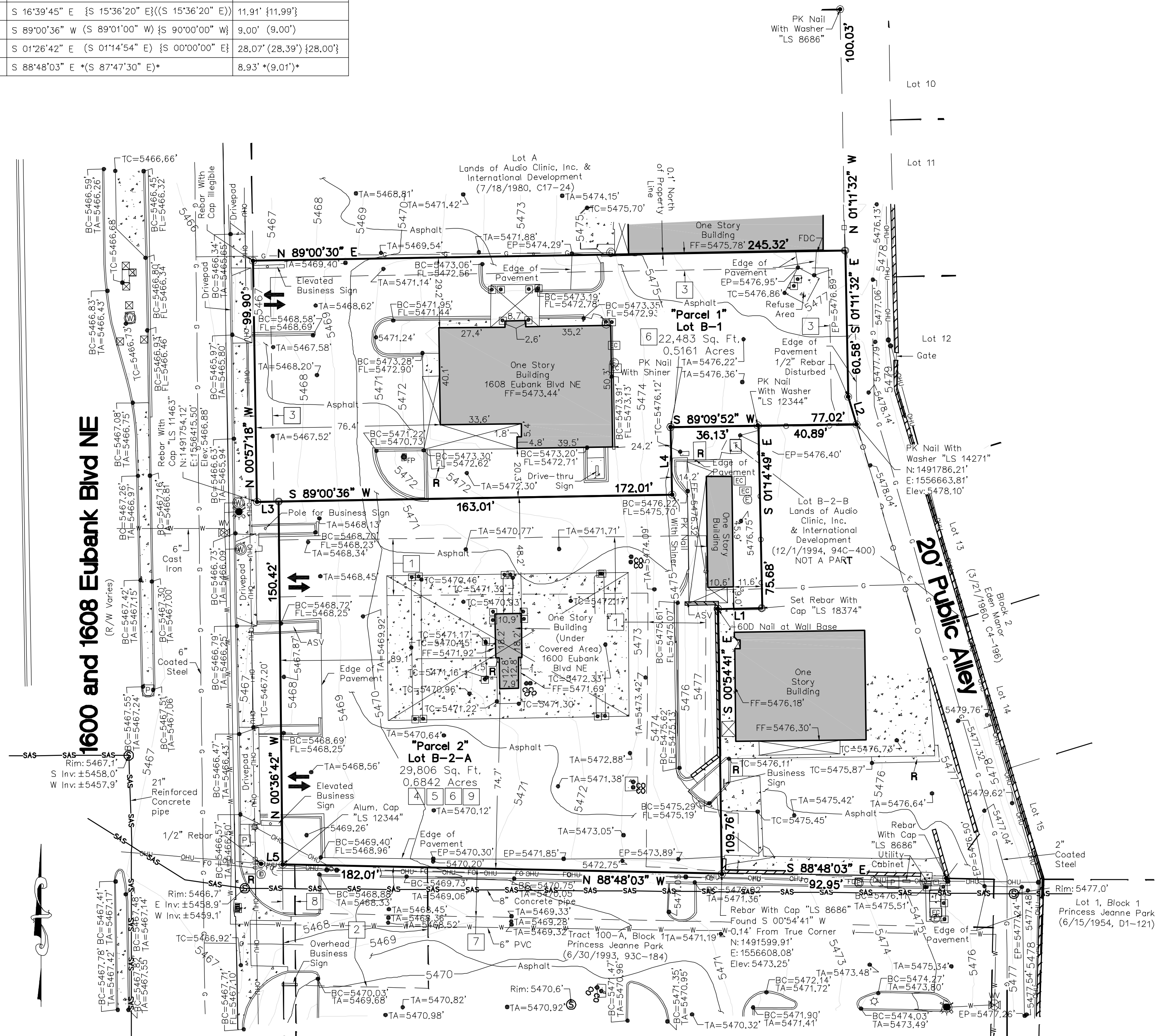
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Legend

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—E—	UNDERGROUND ELECTRIC UTILITY LINE
—FO—	UNDERGROUND FIBER OPTIC UTILITY LINE
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TC 5075.50	TOP OF CONCRETE ELEVATION

1600 and 1608 Eubank Blvd NE

20' Public Alley



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