



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 SP & 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"/> Infrastructure List or Amendment to Infrastructure List (Form S3) | <input 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"/> Decision of Site Plan Administrative DFT (Form A) |

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|-------------------------------------|
| BRIEF DESCRIPTION OF REQUEST |
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| | | |
|--------------------------------|-------------------------|--------|
| APPLICATION INFORMATION | | |
| Applicant/Owner: | | Phone: |
| Address: | | Email: |
| City: | State: | Zip: |
| Professional/Agent (if any): | | Phone: |
| Address: | | Email: |
| City: | State: | Zip: |
| Proprietary Interest in Site: | 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.: | Block: | Unit: |
| Subdivision/Addition: | MRGCD Map No.: | UPC Code: |
| Zone Atlas Page(s): | Existing Zoning: | Proposed Zoning |
| # of Existing Lots: | # of Proposed Lots: | Total Area of Site (Acres): |

| | | |
|--|----------|------|
| LOCATION OF PROPERTY BY STREETS | | |
| Site Address/Street: | 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: |
| Printed Name: | <input type="checkbox"/> Applicant or <input type="checkbox"/> Agent |

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022**_ AMENDMENT TO 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) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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

**_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)
EXTENSION**

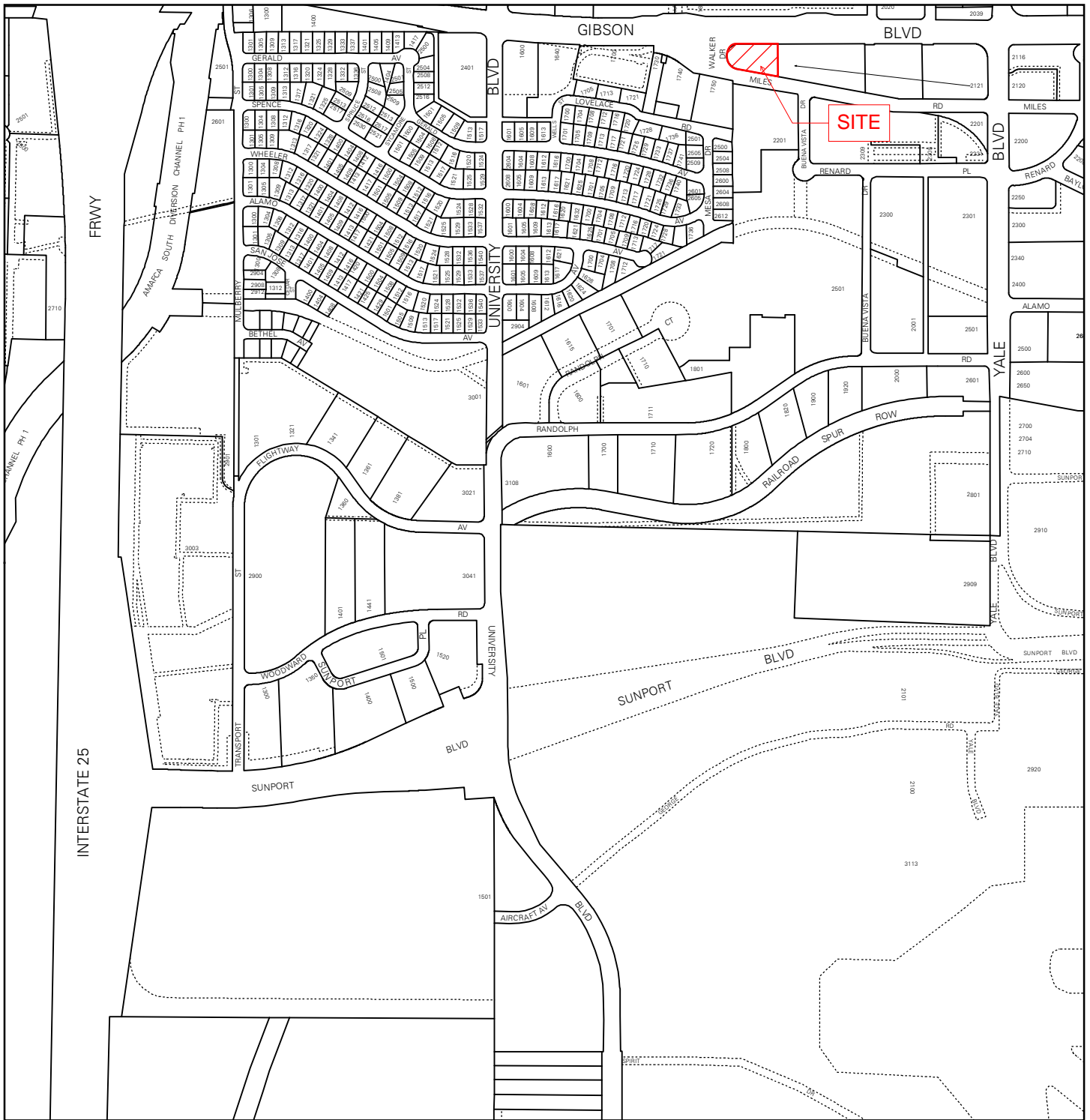
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as 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

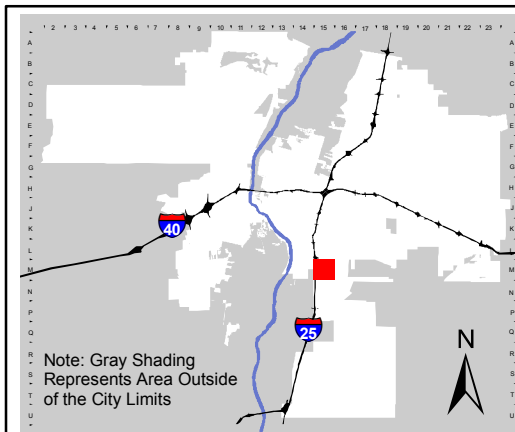
_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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 describing, explaining, and justifying the request
- ___ 5) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



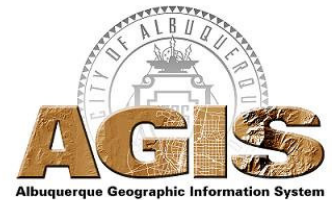
For more current information and details visit: www.cabq.gov/gis



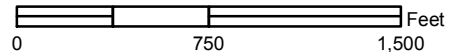
Address Map Page:

M-15-Z

Map Amended through:
3/17/2017



These addresses are for informational purposes only and are not intended for address verification.



November 13, 2024

City of Albuquerque Planning Department
Development Facilitation Team
600 2nd Street NW
Albuquerque, NM 87102

**Re: Sketch Plan Review Request
McDonald's LC#030-0274
2000 Gibson Blvd. SE
Langan Project No.: 520088901**

Dear Development Facilitation Team:

This letter is in reference for the development of a proposed McDonald's drive-thru restaurant at 2000 Gibson Blvd. SE, at the southeast corner of Gibson Blvd. SE and Walker Rd. SE. A PRT meeting (PA#24-048) was held on August 22, 2024, and it was recommended to request a Sketch Plan review.

The development is consistent with the current Non-Residential Commercial Zone District (NR-C) land use designation. Right-of-way dedication and public improvements were previously constructed with the overall development of Lovelace Heights Addition, DRC#643186.

A copy of the recorded plat and the ALTA survey has been included to serve as the site sketch for the existing conditions. As shown on the survey, the site is currently an asphalt parking lot. A copy of the conceptual site plan has been included to serve as the site sketch for the proposed McDonald's Drive-Thru Restaurant.

We appreciate your consideration of our application and look forward to discussing this project with the Development Facilitation Team. If you should have any questions or need additional information, please let us know.

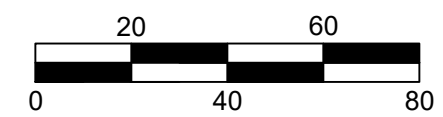
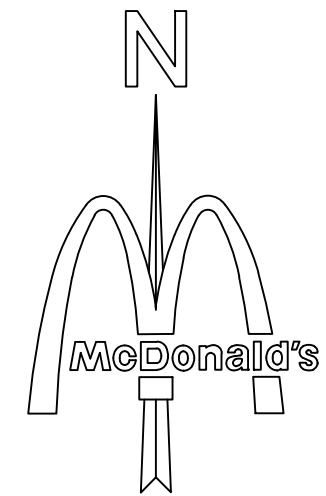
Sincerely,
Langan Engineering and Environmental Services, LLC

Heather Macomber
Senior Staff Designer

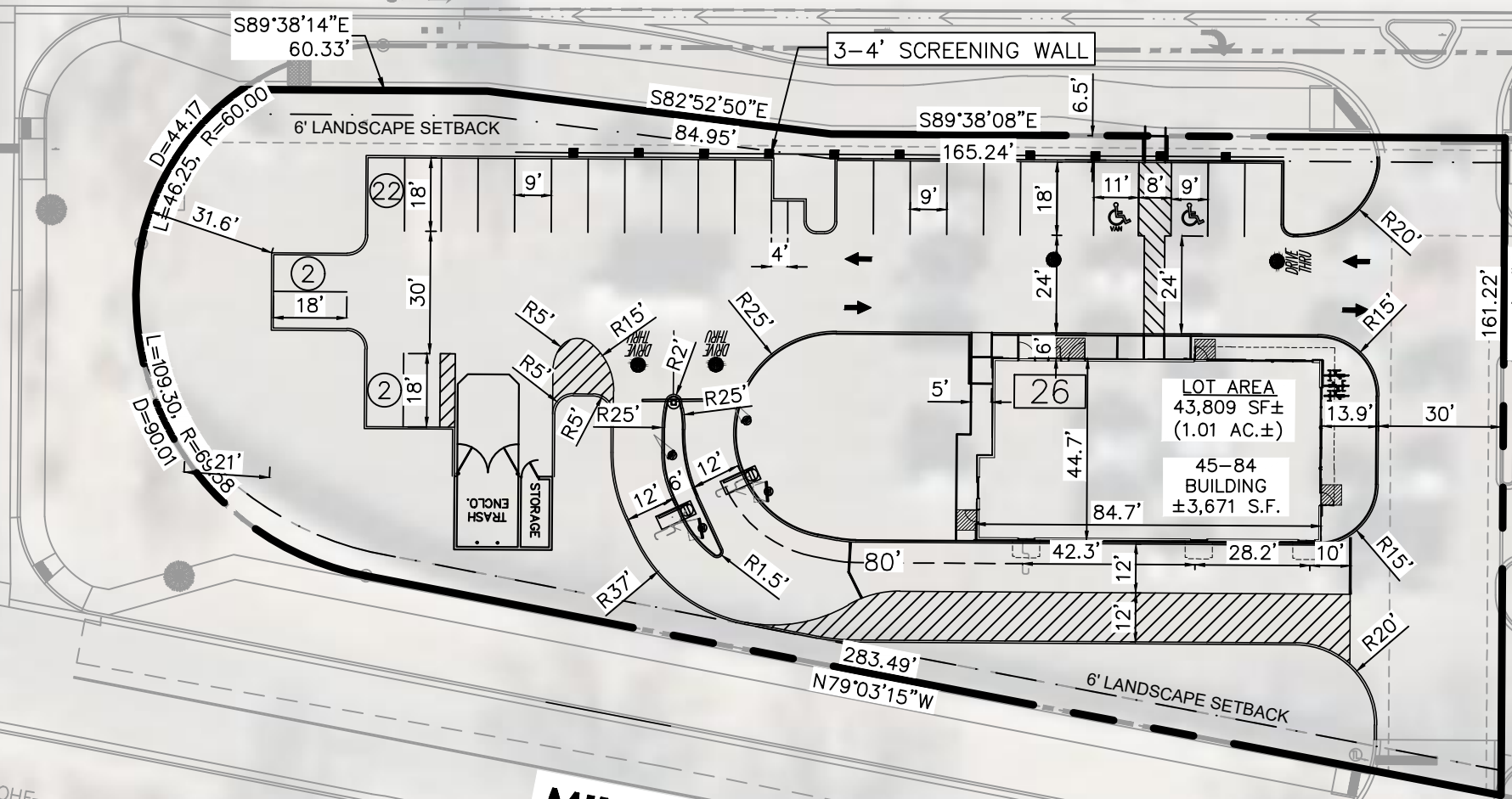
GIBSON BLVD

WALKER DR.

MILES RD.



SCALE: 1" = 40'



LOT AREA
43,809 SF±
(1.01 AC.±)
45-84
BUILDING
±3,671 S.F.

| |
|--|
| LOT SIZE = 43,809SF± (1.01 AC±) |
| ZONING = NR-C |
| PARKING RATIO = 5.6 SPACES PER 1,000SF |
| TOTAL PARKING REQUIRED = 21 |
| TOTAL PARKING PROVIDED = 26 |
| H.C. PARKING REQUIRED = 2 |
| H.C. PARKING PROVIDED = 2 |
| BICYCLE PARKING REQUIRED = 3 |
| BICYCLE PARKING PROVIDED = 3 |
| MOTORCYCLE PARKING REQUIRED = 1 |
| MOTORCYCLE PARKING PROVIDED = 2 |
| LANDSCAPE SETBACK = 6' STREET SIDE |
| BUILDING SETBACK = 5' FRONT |

THIS CONCEPTUAL LAYOUT IS FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE CONSTRUED AS FINAL ENGINEERING DRAWINGS. WHILE ATTEMPTS HAVE BEEN MADE TO DETERMINE PERTINENT LOCAL CODES, NO GUARANTEES ARE MADE OR IMPLIED THAT ALL GOVERNING ORDINANCES ARE REFLECTED ON THIS LAYOUT. ADDITIONAL CODES AND REQUIREMENTS MAY BE UNCOVERED DURING THE SITE INVESTIGATION REPORT PREPARATION AND THE REVIEW PROCESS FOR FINAL ENGINEERING DRAWINGS.

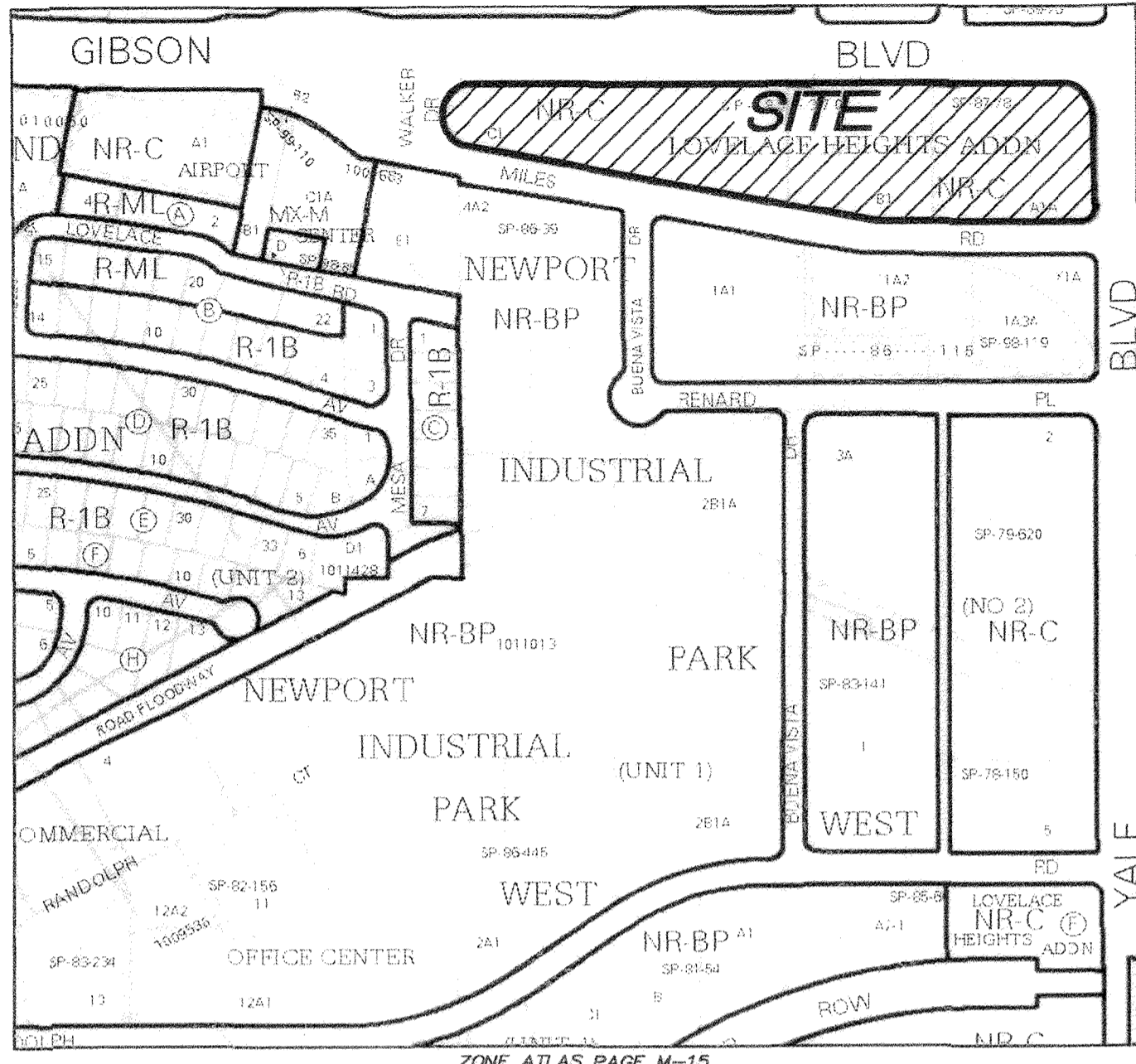
LANGAN
Langan Engineering and Environmental Services, LLC.
2999 Olympus Blvd, Suite 165
Dallas, TX 75019
T: 817.328.3200 www.langan.com

Project
**McDONALD'S RESTAURANT
SEC GIBSON BLVD &
WALKER DRIVE**
ALBUQUERQUE
BERNALILLO COUNTY NEW MEXICO

Drawing Title
**CONCEPTUAL
SITE PLAN**

Project No.
520088901
Date
10/29/2024
Drawn By
MNK
Checked By
HIM

Drawing No.
B2
Sheet 1 of 3



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Lots A thru F as shown hereon are subject to that certain "Declaration of Easements, Covenants, and Restrictions" filed in the office of the County Clerk of Bernalillo County, New Mexico on September 29, 2021 as Document Number 2021116117.
- Common cross lot surface drainage easements for Lots A thru F are hereby granted by this plat for the benefit and use of the owners of Lots A thru F. Each owner shall be responsible for maintenance of the easement areas located on their lot.

SUBDIVISION DATA

- Total number of existing Tracts: 3
- Total number of Lots created: 6
- Public Street right of way dedicated 0.4585 Ac.
- Gross Subdivision acreage: 7.1823 acres.

DOCH 2022056241
06/10/2022 01:55 PM Page: 1 of 5
PLAT R: \$25.00 B: 2022C P: 0057 Linda Stover, Bernalillo County

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following: 1015 055 412513 11601

101505547050811602 / 101505550050811603 BEING A REPLAT OF TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION)
I 25 1/2 Gibson LLC
[Signature] 6/10/22
Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.
- 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.
- Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

PURPOSE OF PLAT

- Divide Three (3) existing Tracts into Six (6) new Lots as shown hereon.
- Dedicate additional public street right of way as shown hereon.
- Grant the new public and private easements as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMPS No. 9750
January 4, 2022



PLAT OF
**LOTS A THRU F
LOVELACE HEIGHTS ADDITION**

BEING A REPLAT OF TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION)
WITHIN
SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2022

PROJECT NUMBER: PR-2021-005482
APPLICATION NUMBER: SD-2022-00081
PLAT APPROVAL

UTILITY APPROVALS:

[Signature] 2/24/2022
Public Service Company of New Mexico Date

[Signature] 1/21/2022
New Mexico Gas Company Date

[Signature] 1/21/2022
QWest Corporation d/b/a CenturyLink QC Date

[Signature] 1/31/22
Comcast Date

CITY APPROVALS:

[Signature] 1/21/2022
Tom N. Rinchance P.S. City Surveyor Date
Department of Municipal Development

N/A
Real Property Division Date

N/A
Environmental Health Department Date

[Signature] Jun 8, 2022
Jeanne Wolfenbarger Traffic Engineering, Transportation Division Date

[Signature] Jun 8, 2022
Blaine Carter Blaine Carter (Jun 8, 2022 14:35 MDT) Date
ABQWA

[Signature] Jun 8, 2022
Chaf Campbell Cheryl Komerfeldt (Jun 8, 2022 14:37 MDT) Date
Parks and Recreation Department

[Signature] 5/23/2022
Ernest Arroyo City Engineer Date

[Signature] Jun 8, 2022
Jeff Patten Jeff Patten (Jun 8, 2022 14:36 MDT) Date
Code Enforcement

[Signature] Jun 8, 2022
WRB Chairperson, Planning Department Date

M.R.G.C.D.
APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

APPROVED *[Signature]* DATE _____
NOT WITHIN MRGCD JURISDICTION

SURV TEK, INC.
Consulting Surveyors
P.O. Box 68885, Albuquerque, New Mexico 87114 Phone: 505-300-4732

PLAT OF
LOTS A THRU F
LOVELACE HEIGHTS ADDITION
(BEING A REPLAT OF TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION)
WITHIN
SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2022

LEGAL DESCRIPTION

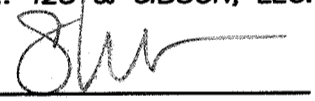
That certain parcel of land situate within Section 33, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising All of Tracts "B-1" and "C-1" of LOVELACE HEIGHTS ADDITION, being a replat of Lovelace Heights Addition and Tract 1-A, of Newport Industrial Park West- Unit 2, Albuquerque, New Mexico, as the same are shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 30, 1985 in Volume C28, folio 44 and All of Tract A-1A" of Lovelace Heights Addition, being a replat of Tract A-1 of said Addition, as the same is shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1987 in Volume C33, folio 29.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant the public easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

Tracts A-1A, B-1 and C-1
Lovelace Heights Addition
OWNER: 125 & GIBSON, LLC.


By: Steve Maestas, Manager

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) lies within Zone "X" (areas of minimal flooding) in accordance with the National Flood Insurance Program Rate Map No. 35001C0361 G, Effective Date 9/26/2008 and Map No. 35001C0342 G, Effective Date 9/26/2008.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this 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."

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF Bernalillo SS

The foregoing instrument was acknowledged before me this 14 day of January, 2022, by Steve Maestas as Manager of 125 & Gibson, LLC.

 My commission expires 11-18-2024
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
Robin A. Hughes
Commission No. 1116393
November 18, 2024



DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- a. Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP000103278, Effective Date: March 8, 2021.
- b. Plat of Tracts "B-1" and "C-1" of LOVELACE HEIGHTS ADDITION, being a replat of Lovelace Heights Addition and Tract 1-A, of Newport Industrial Park West- Unit 2, Albuquerque, New Mexico, as the same are shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 30, 1985 in Volume C28, folio 44.
- c. Plat of Tract A-1A" of Lovelace Heights Addition, being a replat of Tract A-1 of said Addition, as the same is shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1987 in Volume C33, folio 29.

SURV TEK, INC.
Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87114 Phone: 505-900-4732

2022C-57

(2)

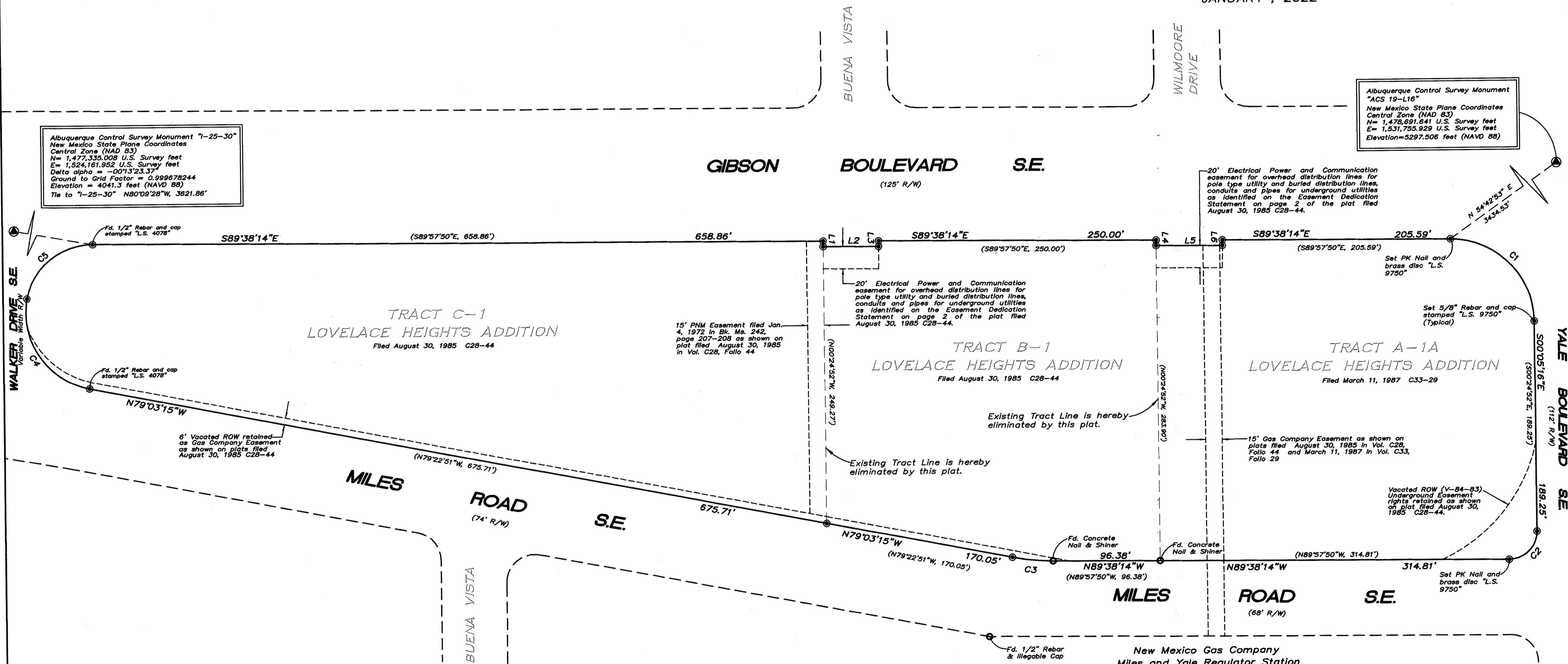
PLAT OF
LOTS A THRU F
LOVELACE HEIGHTS ADDITION
 (BEING A REPLAT OF TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION)

WITHIN
SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2022

NOT TO SCALE

EXISTING TRACTS



Albuquerque Control Survey Monument "1-25-30"
 New Mexico State Plane Coordinates
 Central Zone (NAD 83)
 N = 1,477,335.008 U.S. Survey feet
 E = 1,524,161.952 U.S. Survey feet
 Delta alpha = -00°13'23.37"
 Ground to Grid Factor = 0.999678244
 Elevation = 4041.3 feet (NAVD 88)
 Tie to "1-25-30" N80°09'28"W, 3621.86'

Albuquerque Control Survey Monument
 "ACS 19-L16"
 New Mexico State Plane Coordinates
 Central Zone (NAD 83)
 N = 1,475,691.841 U.S. Survey feet
 E = 1,531,755.929 U.S. Survey feet
 Elevation = 5297.506 feet (NAVD 88)

| CURVE TABLE | | | | | | |
|-------------|----------------------|----------------------|---------|---------|---------------|-----------|
| CURVE | LENGTH | RADIUS | TANGENT | CHORD | CHORD BEARING | DELTA |
| C1 | 117.26' (117.26') | 75.00' (75.00') | 74.46' | 105.68' | N44°50'49"W | 89°34'56" |
| C2 | 39.46' (39.46') | 25.00' (25.00') | 25.19' | 35.49' | S45°08'15"W | 90°26'39" |
| C3 | 36.94' (36.94') | 200.00' (200.00') | 18.52' | 36.89' | N84°20'45"W | 10°34'59" |
| C4 | 109.30' (109.30') | 69.58' (69.58') | 69.59' | 98.41' | N34°03'29"W | 90°00'21" |
| C5 | 83.17' (83.17') | 60.00' (60.00') | 49.83' | 76.67' | N50°39'15"E | 79°25'01" |

| LINE TABLE | | |
|------------|--------------------|------------------------------|
| LINE | LENGTH | BEARING |
| L1 | 5.00' (5.00') | S00°05'18"E (S00°24'52"E) |
| L2 | 50.00' (50.00') | S89°38'14"E (S89°57'50"E) |
| L3 | 5.00' (5.00') | N00°05'18"W (N00°24'52"W) |
| L4 | 5.00' (5.00') | S00°05'18"E (S00°24'52"E) |
| L5 | 60.00' (60.00') | S89°38'14"E (S89°57'50"E) |
| L6 | 5.00' (5.00') | N00°05'18"W (N00°24'52"W) |



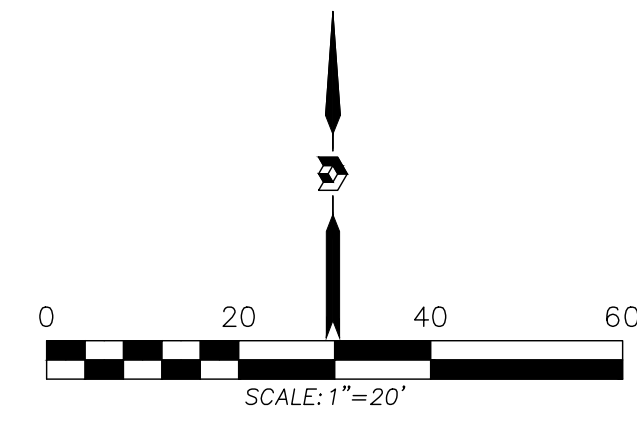
SURV TEK, INC.
 Consulting Surveyors
 P.O. Box 66866, Albuquerque, New Mexico 87114
 Phone: 505-300-4732

2022C-57

(3)

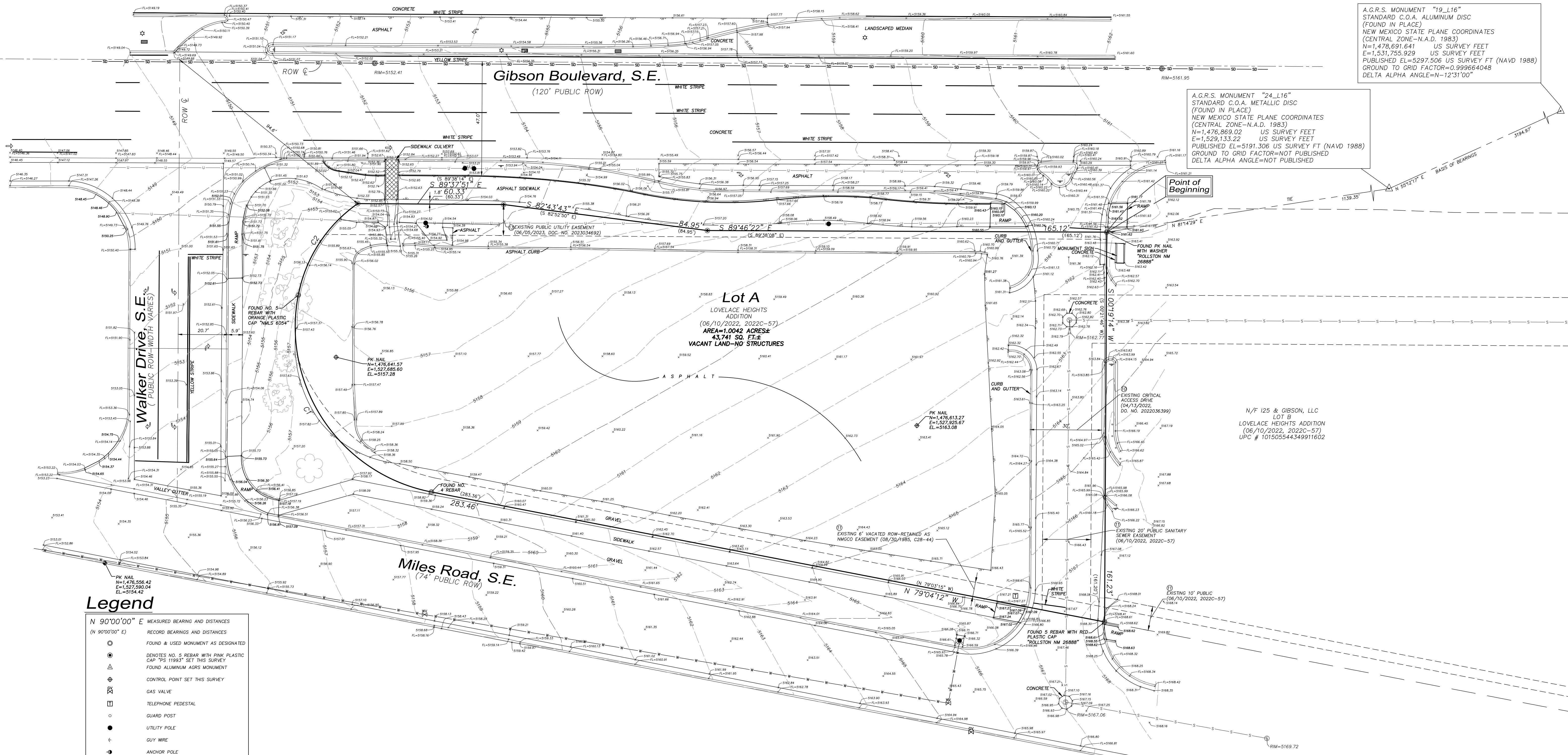
ALTA/NSPS Land Title Survey

Lot A
Lovelace Heights Addition
 Albuquerque, Bernalillo County, New Mexico
 September 2024



A.G.R.S. MONUMENT "19_L16"
 STANDARD C.O.A. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,478,691.641 US SURVEY FEET
 E=1,531,755.929 US SURVEY FEET
 PUBLISHED EL=5297.506 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999664048
 DELTA ALPHA ANGLE=NOT PUBLISHED

A.G.R.S. MONUMENT "24_L16"
 STANDARD C.O.A. METALLIC DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,476,869.02 US SURVEY FEET
 E=1,529,133.22 US SURVEY FEET
 PUBLISHED EL=5191.306 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=NOT PUBLISHED
 DELTA ALPHA ANGLE=NOT PUBLISHED



N/F I25 & GIBSON, LLC
 LOT B
 LOVELACE HEIGHTS ADDITION
 (06/10/2022, 2022C-57)
 UPC # 101505544549911602

- ### Legend
- N 90°00'00" E MEASURED BEARING AND DISTANCES
 RECORD BEARINGS AND DISTANCES
 FOUND & USED MONUMENT AS DESIGNATED
 DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
 FOUND ALUMINUM AGRS MONUMENT
 CONTROL POINT SET THIS SURVEY
 GAS VALVE
 TELEPHONE PEDESTAL
 GUARD POST
 UTILITY POLE
 GUY WIRE
 ANCHOR POLE
 LIGHT POLE
 TREE
 SHRUB
 WATER VALVE
 SANITARY SEWER MANHOLE
 STORM SEWER MANHOLE
 TRAFFIC SIGNAL BOX
 LIGHT BOX
 FIRE HYDRANT
 SIGN
 EDGE OF ASPHALT
 OVERHEAD UTILITY LINE
 WATERLINE
 SANITARY SEWER LINE
 STORM DRAIN LINE

Curve Table

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------------------|------------------------|--------------------|-------------------------------------|--------------------------|
| C1 | 69.58' (R=69.58') | 109.17' (L=109.31') | 98.31' (98.41') | N 34°04'03" W CH=(N 34°03'29" W) | 89°53'47" Δ=90°00'36" |
| C2 | 60.00' (R=60.00') | 46.26' (L=46.26') | 45.12' (45.12') | N 33°00'16" E CH=(N 33°01'50" E) | 44°10'20" Δ=44°10'20" |

OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX

| PROJECT INFORMATION | |
|-------------------------|---------------------------------|
| CREW/TECH: MC | DATE OF SURVEY 09/23-24/2024 |
| DRAWN BY: JK | CHECKED BY: LM |
| PSI JOB NO. 245248AL | SHEET NUMBER 2 OF 2 |

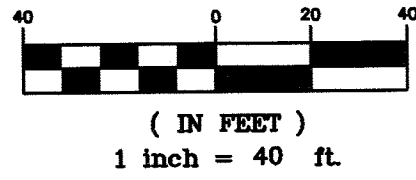
© Copyright 2024 Precision Surveys, Inc.

DOCH 2022056241
06/10/2022 01:55 PM Page: 4 of 5
PLAT #: 325.00 B: 2022C P: 0057 Linda Stover, Bernalillo County

PLAT OF
LOTS A THRU F
LOVELACE HEIGHTS ADDITION
(BEING A REPLAT OF TRACTS A-1A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION)

WITHIN
SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2022



Albuquerque Control Survey Monument
"ACS 19-116"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
N = 1,478,691.641 U.S. Survey feet
E = 1,531,755.929 U.S. Survey feet
Elevation = 5297.506 feet (NAVD 88)

BUENA VISTA

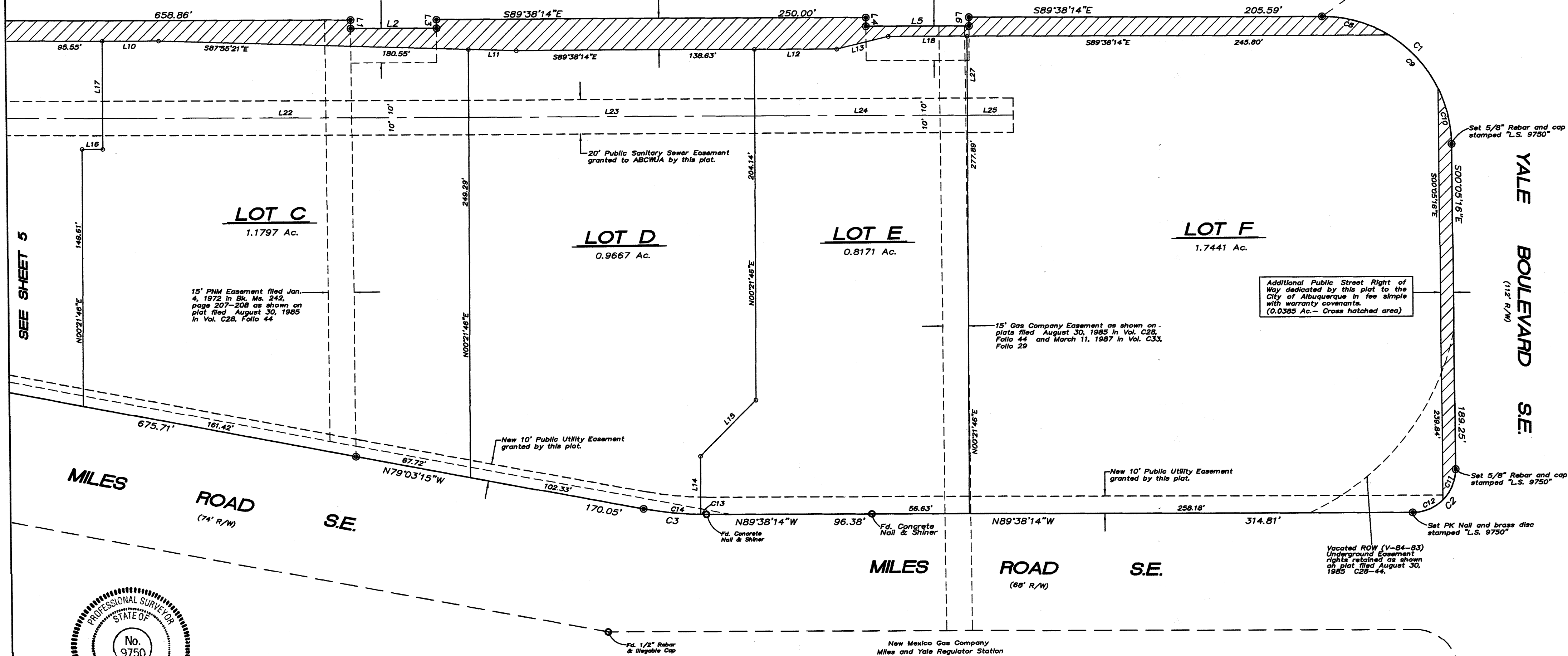
WILMOORE DRIVE

GIBSON BOULEVARD S.E.
(125' R/W)

20' Electrical Power and Communication easement for overhead distribution lines for pole type utility and buried distribution lines, conduits and pipes for underground utilities as identified on the Easement Dedication Statement on page 2 of the plat filed August 30, 1985 C28-44.

Additional Public Street Right of Way dedicated by this plat to the City of Albuquerque in fee simple with warranty covenants. (0.4200 Ac. - Cross hatched area)

20' Electrical Power and Communication easement for overhead distribution lines for pole type utility and buried distribution lines, conduits and pipes for underground utilities as identified on the Easement Dedication Statement on page 2 of the plat filed August 30, 1985 C28-44.

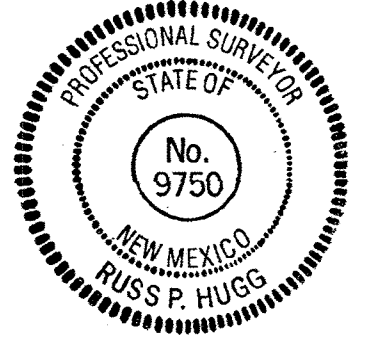


SEE SHEET 5

YALE BOULEVARD S.E.
(112' R/W)

MILES ROAD S.E.
(74' R/W)

MILES ROAD S.E.
(68' R/W)



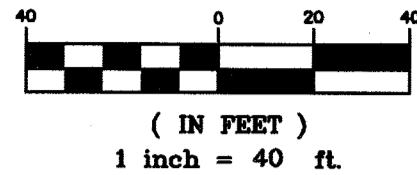
New Mexico Gas Company
Miles and Yale Regulator Station

SURVOTEK, INC.
Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87114
Phone: 505-300-4732

SHEET 4 OF 5

2022c-57

(4)



| CURVE TABLE | | | | | | |
|-------------|----------------------|----------------------|---------|---------|---------------|-----------|
| CURVE | LENGTH | RADIUS | TANGENT | CHORD | CHORD BEARING | DELTA |
| C1 | 117.26' (117.26') | 75.00' (75.00') | 74.46' | 105.68' | N44°50'49"W | 89°34'56" |
| C2 | 39.46' (39.46') | 25.00' (25.00') | 25.19' | 35.49' | S45°08'15"W | 90°26'39" |
| C3 | 36.94' (36.94') | 200.00' (200.00') | 18.52' | 36.89' | N84°20'45"W | 10°34'59" |
| C4 | 109.30' (109.30') | 69.58' (69.58') | 69.59' | 98.41' | N34°03'29"W | 90°00'21" |
| C5 | 83.17' (83.17') | 60.00' (60.00') | 49.83' | 76.67' | N50°39'15"E | 79°25'01" |
| C6 | 46.25' | 60.00' | 24.34' | 45.12' | S33°01'50"W | 44°10'10" |
| C7 | 36.91' | 60.00' | 19.06' | 36.33' | S72°44'20"W | 35°14'51" |
| C8 | 41.14' | 75.00' | 21.10' | 40.62' | N73°55'34"W | 31°25'31" |
| C9 | 42.26' | 75.00' | 21.71' | 41.70' | N42°04'17"W | 32°17'00" |
| C10 | 33.87' | 75.00' | 17.23' | 33.58' | N12°59'32"W | 25°52'27" |
| C11 | 19.88' | 25.00' | 10.50' | 19.36' | N22°42'07"E | 45°34'17" |
| C12 | 19.58' | 25.00' | 10.32' | 19.08' | N67°55'14"E | 44°52'22" |
| C13 | 3.49' | 200.00' | 1.75' | 3.49' | S89°08'13"E | 1°00'02" |
| C14 | 33.45' | 200.00' | 16.76' | 33.41' | S83°50'44"E | 9°34'57" |

| LINE TABLE | | | | | |
|------------|---------|---------------|------|--------|-------------|
| LINE | LENGTH | BEARING | LINE | LENGTH | BEARING |
| L1 | 5.00 | S00°05'18"E | L18 | 45.87 | S89°38'14"E |
| | (5.00) | (S00°24'52"E) | L19 | 122.30 | N00°21'46"E |
| L2 | 50.00 | S89°38'14"E | L20 | 15.50 | S89°38'14"E |
| | (50.00) | (S89°57'50"E) | L21 | 239.00 | S89°38'14"E |
| L3 | 5.00 | N00°05'18"W | L22 | 213.25 | S89°38'14"E |
| | (5.00) | (N00°24'52"W) | L23 | 166.50 | S89°38'14"E |
| L4 | 5.00 | S00°05'18"E | L24 | 123.82 | S89°38'14"E |
| | (5.00) | (S00°24'52"E) | L25 | 26.57 | S89°38'14"E |
| L5 | 60.00 | S89°38'14"E | L26 | 15.77 | N79°03'15"W |
| | (60.00) | (S89°57'50"E) | L27 | 46.00 | N00°21'46"E |
| L6 | 5.00 | N00°05'18"W | | | |
| | (5.00) | (N00°24'52"W) | | | |
| L7 | 14.29 | S89°38'08"E | | | |
| L8 | 31.62 | N71°55'40"E | | | |
| L9 | 30.02 | S87°43'41"E | | | |
| L10 | 32.78 | S89°38'14"E | | | |
| L11 | 27.88 | S87°55'21"E | | | |
| L12 | 47.96 | S89°38'14"E | | | |
| L13 | 30.86 | N76°48'04"E | | | |
| L14 | 33.80 | N00°21'46"E | | | |
| L15 | 46.21 | N45°21'46"E | | | |
| L16 | 12.00 | S89°38'14"E | | | |
| L17 | 63.00 | N00°21'46"E | | | |

DOC# 2022056241
 06/10/2022 01:55 PM Page: 5 of 5
 PLAT R: \$25.00 B: 2022C P: 0057 Linda Stover Bernalillo County

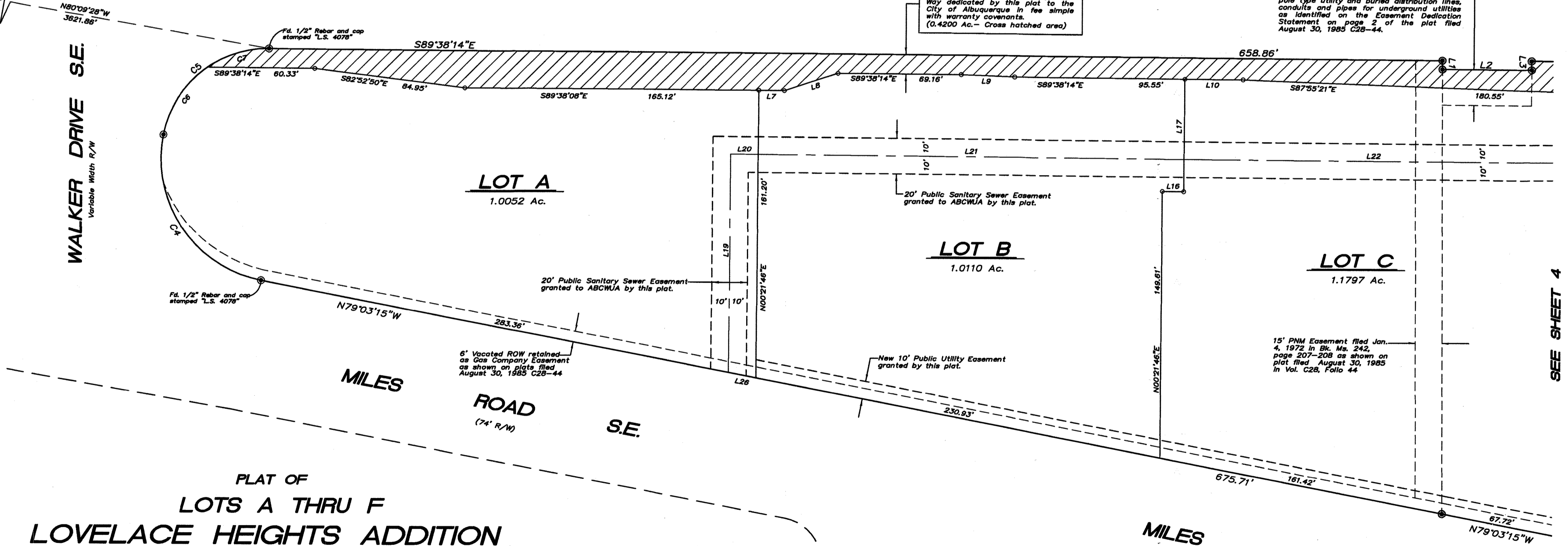
Albuquerque Control Survey Monument "1-25-30"
 New Mexico State Plane Coordinates
 Central Zone (NAD 83)
 N = 1,477,335.008 U.S. Survey feet
 E = 1,524,161.952 U.S. Survey feet
 Delta alpha = -0013'23.37"
 Ground to Grid Factor = 0.999678244
 Elevation = 4041.3 feet (NAVD 88)

GIBSON BOULEVARD S.E.
 (125' R/W)

WALKER DRIVE S.E.
 Variable Width R/W

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 (0.4200 Ac. - Cross hatched area)

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PLAT OF
 LOTS A THRU F
 LOVELACE HEIGHTS ADDITION
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 WITHIN
 SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2022



SHEET 5 OF 5
SURVOTEK, INC.
 Consulting Surveyors
 P.O. Box 66885, Albuquerque, New Mexico 87114 Phone: 505-300-4732

2022C-57

(5)

SEE SHEET 4

BUENA VISTA