

VICINITY MAP (K-18) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Tracts numbered Four-B (4-B) and Four-D (4-D) of Plat of Tracts 4-A thru 4-F, inclusive, LANDS OF TIJERAS PLACE IMPROVEMENT COMPANY INC., formerly being Tract 4 of Land of Tijeras Place Improvement Company Inc., situate within the Southwest One-Quarter (SW1/4) of Section 24, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on September 14, 1995 in Map Book 95C, folio 345.

PLAT OF
TRACT 4-D-1, LANDS OF TIJERAS
PLACE IMPROVEMENT COMPANY INC.

A REPLAT OF TRACTS 4-B AND 4-D, LANDS OF TIJERAS
PLACE IMPROVEMENT COMPANY INC.
WITHIN SECTION 24, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2021

PROJECT NUMBER: PR-2021-006130

Application Number: SD-2022-00029

Utility Company Approvals:

[Signature]
PNM Electric Services
Jeff Estvanko
Digitally signed by Jeff Estvanko
Date: 2022.02.17 12:47:26 -07'00'

02/17/2022
Date

New Mexico Gas Company
[Signature]
Natalia Antonio
Qwest Corporation D/B/A Centurylink QC

2/15/2022
Date

Comcast
City Approvals:
[Signature]
John M. Riancho P.S.
City Surveyor

2/21/22
Date

Real Property Division
Environmental Health Department
Traffic Engineering, Transportation Division
ABCWUA
Parks and Recreation Department
AMAFCA
City Engineering/Hydrology
Code Enforcement
DRB Chairperson, Planning Department

2/14/2022
Date

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from two existing lots.

NOTES

- Bearings shown on this plat are New Mexico State Plane G 1, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested 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.
- Surface Flow & Underground Storm Drainage Easement filed Feb. 24, 1981 in Misc Book 833, Pages 98-100.
- Remainder Public and/or Private Utility Easement reserved in ordinance number 77-7, filed March 30, 1977 in Book 527, Pages 272-273 as Document Number 77-17363 and filed April 6, 1977 in Book D28A, Page 980 as Document Number 77-19058.
- 30' Non-Exclusive Private Access Easement filed Dec. 31, 1981 in Misc. Book 900, Pages 325-330.
- Grant of Easement for Storm Drainage filed August 19, 1982 in Book Misc. 952, page 655 as Doc. # 82-43084.
- 15' Access Easement per plat filed June 13, 1984 in Volume B20, Folio 173.
- 5' Public Sidewalk Easement granted to the City of Albuquerque by this plat.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
A. 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.
B. 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.
C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
D. 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/switchgear, 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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

FREE CONSENT

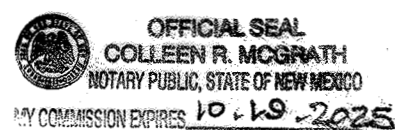
The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Authorized Representative of Fox Plaza LLC, a New Mexico Limited Liability Company Date 2/11/22

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
) ss

COUNTY OF BERNALILLO)
On this 11 day of FEBRUARY, 2022, the foregoing instrument was acknowledged by:
DOUGLAS H. PETERSON, Authorized Representative of Fox Plaza LLC, a

New Mexico Limited Liability Company
My Commission expires 10.19.2025
Notary Public *[Signature]*



SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

[Signature]
Thomas D. Johnston, N.M.P.S. No. 14269
Date 2-10-2022

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 018 057 253 119 31302, 1 018 057 240 082 31312

PROPERTY OWNER OF RECORD:
FOX PLAZA LLC

BERNALILLO COUNTY TREASURER'S OFFICE

- SUBDIVISION DATA
- DRB Project No. PR-2021-006130
 - Zone Atlas Index No. K-18
 - Gross acreage 4.8618 Ac.
 - Existing number of lots 2
Replatted number of lots 1

1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

| | | | |
|---|----------------------------|-----------------|--------------|
| INDEXING INFORMATION FOR COUNTY CLERK FOX PLAZA LLC | DRAWN: T R J | SCALE: 1" = 60' | FILE NO. |
| | CHECKED: T D J | 9 FEB 2022 | SP-9-01-2021 |
| LOCATION: SECTION 24, T10N, R3E LANDS OF TIJERAS PLACE IMPROVEMENT COMPANY INC. | DRAWING NO. SP90121.DWG | 9 FEB 2022 | SHEET 1 OF 2 |

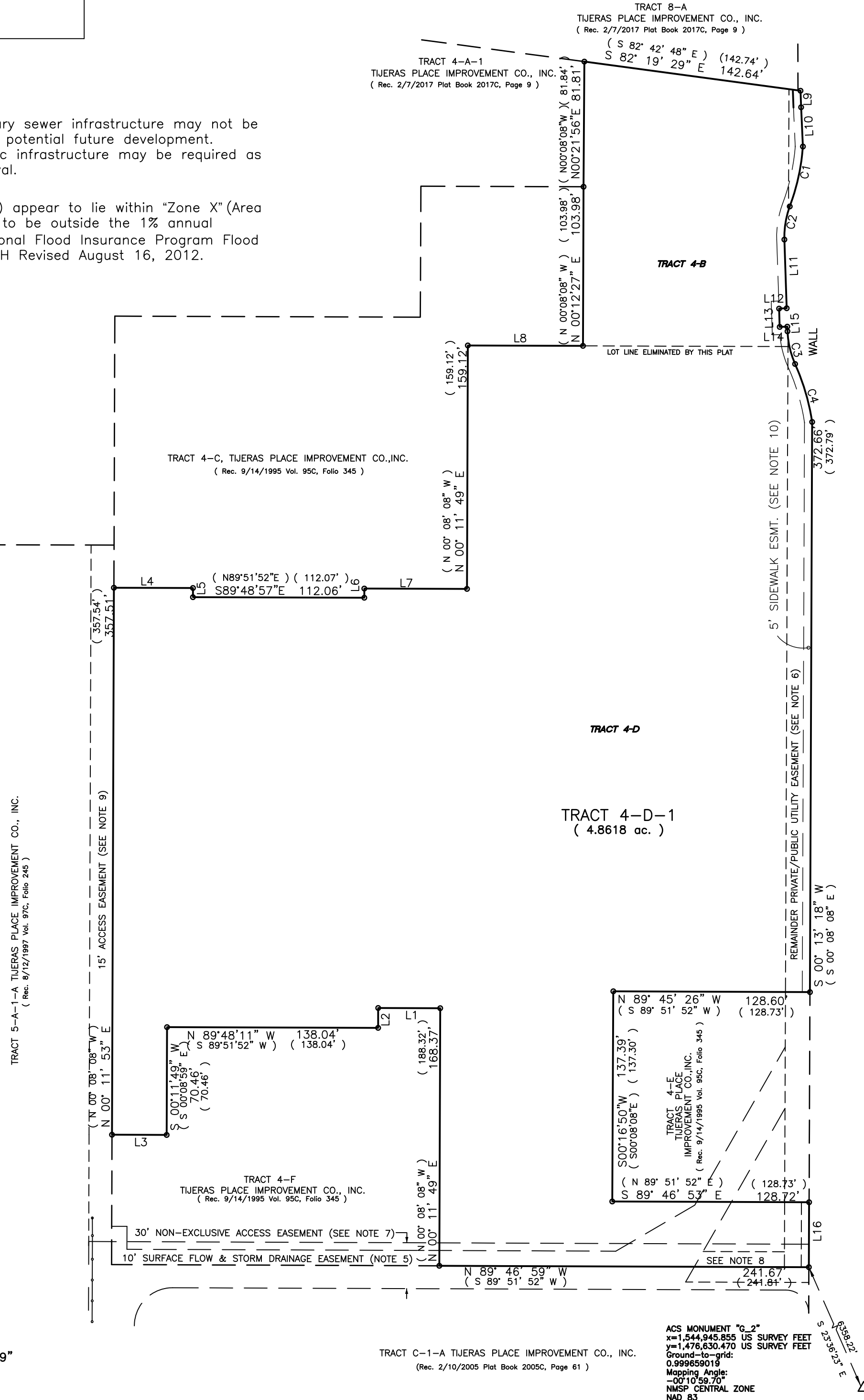
PLAT OF
TRACT 4-D-1, LANDS OF TIJERAS
PLACE IMPROVEMENT COMPANY INC.

A REPLAT OF TRACTS 4-B AND 4-D, LANDS OF TIJERAS
PLACE IMPROVEMENT COMPANY INC.
WITHIN SECTION 24, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2021

COUNTY CLERK RECORDING LABEL HERE

NOTE: Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.

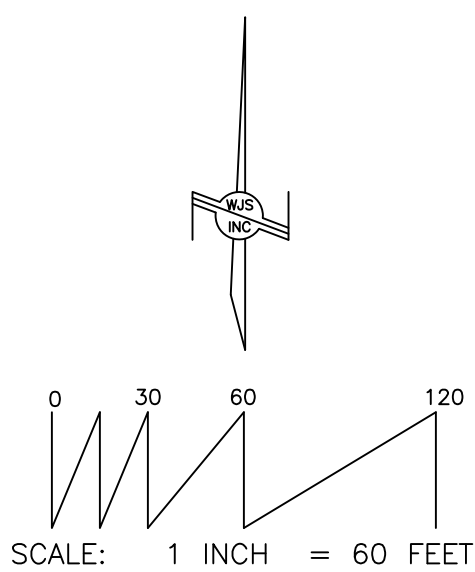
The subject properties (as shown hereon) appear to lie within "Zone X" (Area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C0354H Revised August 16, 2012.



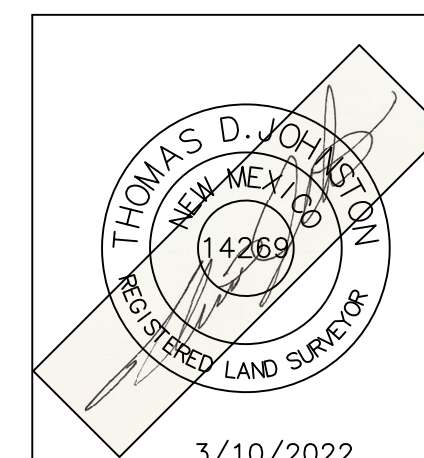
| CURVE TABLE | | | | | |
|-------------|---------|--------|-------------|-----------------|--------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD |
| C1 | 143.50' | 40.24' | 16° 04' 03" | S 12° 23' 38" W | 40.11' |
| (C1) | 143.50' | 40.24' | 16° 04' 03" | -- | 40.11' |
| C2 | 56.50' | 22.06' | 22° 22' 20" | S 09° 14' 30" W | 21.92' |
| (C2) | 56.50' | 22.06' | 22° 22' 20" | -- | 21.92' |
| C3 | 56.50' | 22.06' | 22° 22' 20" | S 13° 07' 50" E | 21.92' |
| (C3) | 56.50' | 22.06' | 22° 22' 20" | -- | 21.92' |
| C4 | 143.50' | 39.62' | 15° 49' 13" | S 16° 24' 24" E | 39.50' |
| (C4) | 143.50' | 39.62' | 15° 49' 13" | -- | 39.50' |

| LINE TABLE | | |
|------------|---------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N 89°48'11" W | 40.55' |
| (L1) | S 89°51'52" W | 5.10' |
| L2 | S 00°11'49" W | 13.00' |
| (L2) | S 00°08'08" E | 13.00' |
| L3 | N 89°45'43" W | 35.74' |
| (L3) | S 89°51'52" W | 35.73' |
| L4 | S 89°48'11" E | 51.71' |
| (L4) | N 89°51'52" E | 51.70' |
| L5 | S 00°11'48" W | 6.00' |
| (L5) | S 00°08'08" E | 6.00' |
| L6 | N 00°11'48" E | 6.00' |
| (L6) | N 00°08'08" W | 6.00' |
| L7 | S 89°48'11" E | 67.14' |
| (L7) | N 89°51'52" E | 67.14' |
| L8 | N 00°11'48" E | 75.30' |
| (L8) | N 00°08'08" W | 75.30' |
| L9 | S 02°03'16" E | 10.80' |
| (L9) | S 02°06'27" E | 10.71' |
| L10 | S 02°38'21" E | 25.70' |
| (L10) | S 02°59'53" E | 25.70' |
| L11 | S 01°57'28" E | 44.90' |
| (L11) | S 02°18'12" E | 45.00' |
| L12 | S 87°11'54" W | 4.99' |
| (L12) | S 87°41'48" W | 5.00' |
| L13 | S 01°50'29" E | 11.98' |
| (L13) | S 02°18'12" E | 12.00' |
| L14 | N 87°55'52" E | 4.99' |
| (L14) | N 87°41'48" E | 5.00' |
| L15 | N 89°48'11" W | 40.55' |
| (L15) | S 89°51'52" W | 5.10' |
| L16 | S 00°12'09" W | 42.46' |
| (L16) | S 00°08'08" E | 42.45' |

SAN PEDRO DRIVE, S. E.
(VARIABLE WIDTH R.O.W.)



- o FOUND/SET MONUMENT LEGEND:
A: FOUND 1-1/2" STEEL PIPE
B: FOUND PK NAIL AND DISK ON ROCK
C: SET #4 REBAR WITH CAP "WAYJOHN PS 14269"



3/10/2022



1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK
FOX PLAZA LLC

DRAWN: T R J

SCALE: 1" = 60'

FILE NO.

CHECKED: T D J

1" = 60'

SP-9-01-2021

LOCATION: SECTION 24, T10N, R3E
LANDS OF TIJERAS PLACE IMPROVEMENT
COMPANY, INC.

DRAWING NO.
SP90121.DWG

9 FEB 2022

SHEET 2 OF 2

ACS MONUMENT "C-2"
x=1,544,945.885 US SURVEY FEET
y=1,476,630.470 US SURVEY FEET
Ground-to-grid:
0.999959019
Mapping Angle:
-00°10'59.70"
NAD83 CENTRAL ZONE
NAD 83

TRACT C-1-A TIJERAS PLACE IMPROVEMENT CO., INC.
(Rec. 2/10/2005 Plat Book 2005C, Page 61)

Subject: RE: PR 2021-006130 Road Cross Section
From: "Wolfenbarger, Jeanne" <jwolfenbarger@cabq.gov>
Date: 12/13/2021, 1:54 PM
To: Info <info@wayjohn.com>

I think that will be fine for now. I can make a finding at DRB. Thanks!

-----Original Message-----

From: Info [<mailto:info@wayjohn.com>]
Sent: Monday, December 13, 2021 10:34 AM
To: Wolfenbarger, Jeanne
Subject: Re: PR 2021-006130 Road Cross Section

External

Jeanne:

At this time, the client would prefer just to go with the 5 foot public sidewalk easement. The client is interested in pursuing the right-of-way vacation in 2022, but, due to financial time constraints, would prefer to defer that till later.

Regards,

Thomas D. Johnston, PS, PE, President

Wayjohn Surveying Inc.

1609 2nd Street NW

Albuquerque, NM 87102

(505) 255-2052 Fax: (505) 255-2887

<https://ddec1-0-en-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=www.wayjohn.com&umid=1f9b2008-253c-4931-ab04-ff9048ebb38d&auth=307405480ca3e49a8b1deb4e49ca5cd244e7e096-e67b985e364f871fe708bb005419631d7759745a>

On 12/8/2021 3:21 PM, Wolfenbarger, Jeanne wrote:

I still think that we would like the opportunity to get rid of right-of-way that we will not be utilizing.

JEANNE WOLFENBARGER
manager for transportation
o 505.924-3991
e jwolfenbarger@cabq.gov
cabq.gov/planning

-----Original Message-----

From: Info [<mailto:info@wayjohn.com>]
Sent: Wednesday, December 08, 2021 3:17 PM
To: Wolfenbarger, Jeanne
Subject: Re: PR 2021-006130 Road Cross Section

External

They cannot proceed with construction until the replat is completed.

Regards,

Thomas D. Johnston, PS, PE, President
Wayjohn Surveying Inc.

1609 2nd Street NW
Albuquerque, NM 87102
(505) 255-2052 Fax: (505) 255-2887
<https://ddec1-0-en-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=ww.wayjohn.com&umid=1f9b2008-253c-4931-ab04-ff9048ebb38d&auth=307405480ca3e49a8b1deb4e49ca5cd244e7e096-e67b985e364f871fe708bb005419631d7759745a>

On 12/8/2021 3:11 PM, Wolfenbarger, Jeanne wrote:

I see this. Is it under construction?

-----Original Message-----

From: Info [mailto:info@wayjohn.com]
Sent: Wednesday, December 08, 2021 3:10 PM
To: Wolfenbarger, Jeanne
Subject: Re: PR 2021-006130 Road Cross Section

External

Jeanne:

Here is the site plan for the drive-thru. All of the present private infrastructure will be eliminated within the right-of-way. Please review and let me know your thoughts. Thanks!

Regards,
Thomas D. Johnston, PS, PE, President Wayjohn Surveying Inc.
1609 2nd Street NW
Albuquerque, NM 87102
(505) 255-2052 Fax: (505) 255-2887
<https://ddec1-0-en-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=ww.wayjohn.com&umid=31cdfb94-da34-4ce5-9f85-c3f5e0c9f112&auth=307405480ca3e49a8b1deb4e49ca5cd244e7e096-1a43df8c480d62d41a61569bd53a3922f5c3362c>

On 12/8/2021 1:58 PM, Wolfenbarger, Jeanne wrote:

Yes, I will be here.

-----Original Message-----

From: Info [mailto:info@wayjohn.com]
Sent: Wednesday, December 08, 2021 1:54 PM
To: Wolfenbarger, Jeanne
Subject: Re: PR 2021-006130 Road Cross Section

External

I can be there at about 2:30. Will that work for you?

Regards,
Thomas D. Johnston, PS, PE, President Wayjohn Surveying Inc.
1609 2nd Street NW
Albuquerque, NM 87102
(505) 255-2052 Fax: (505) 255-2887
<https://ddec1-0-en-ctp.trendmicro.com:443/wis/clicktime/v1/query?url=ww.wayjohn.com&umid=c987718a-87a2-4752-ba4a-4aaf910e1b89&auth=30740548>

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On 12/8/2021 1:41 PM, Wolfenbarger, Jeanne wrote:

Mr. Johnston, I am out of DRB now. Please let me know when you might like to come down this afternoon. Thanks!

JEANNE WOLFENBARGER
manager for transportation
o 505.924-3991
e jwolfenbarger@cabq.gov
cabq.gov/planning

-----Original Message-----

From: Info [<mailto:info@wayjohn.com>]
Sent: Tuesday, December 07, 2021 10:04 AM
To: Wolfenbarger, Jeanne
Subject: Re: PR 2021-006130 Road Cross Section

External

Jeanne:

Good morning! I was wondering if you have any time today to meet regarding this project. The client does not want to dedicate any right-of-way and would like to entertain alternative solutions. Thank you for your time and have a great day!

Regards,
Thomas D. Johnston, PS, PE, President Wayjohn Surveying Inc.
1609 2nd Street NW
Albuquerque, NM 87102
(505) 255-2052 Fax: (505) 255-2887
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On 11/22/2021 3:28 PM, Wolfenbarger, Jeanne wrote:

Ok, let me know if you need to call me now to talk it through so I can offer some suggestions.

-----Original Message-----

From: Info [<mailto:info@wayjohn.com>]
Sent: Monday, November 22, 2021 3:27 PM
To: Wolfenbarger, Jeanne
Subject: Re: PR 2021-006130 Road Cross Section

External

That is correct. There is no through traffic on that easement and it is almost never used. I just showed it because when it was originally granted, the parent parcel of our subdivision was a beneficiary. I will be in contact with the owner regarding right-of-way dedication and see how he would like to proceed.

Regards,

Thomas D. Johnston, PS, PE, President Wayjohn Surveying Inc.

1609 2nd Street NW

Albuquerque, NM 87102

(505) 255-2052 Fax: (505) 255-2887

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On 11/22/2021 2:17 PM, Wolfenbarger, Jeanne wrote:

I was focused on addressing your answer on the bike lane and cross-section.

I understand the situation for the second comment. I am assuming that if it is not a one-way situation, there is minimal traffic back there? I just have to comment on anything that does not meet the correct standards.

-----Original Message-----

From: Info [mailto:info@wayjohn.com]

Sent: Monday, November 22, 2021 11:21 AM

To: Wolfenbarger, Jeanne

Subject: Re: PR 2021-006130 Road Cross Section

External

Jeanne:

These are the comments from October 27th. The cross section was sent to address the comments. I have shown the minimum and maximum existing rights-of-way on the drawing. The existing sidewalk is 6 feet and the minimum distance from right-of-way line to face of curb is 10 feet. How much additional right-of-way are you requesting?

Also, in regards to comment 1, the 15 easement is on the adjacent property and there are existing structures at our property line. There is no additional room to add an additional easement. The easement was shown for informational purposes only. Please advise. Thank you for your time in considering this matter and have a great day!

Regards,

Thomas D. Johnston, PS, PE, President Wayjohn Surveying Inc.

1609 2nd Street NW

Albuquerque, NM 87102

(505) 255-2052 Fax: (505) 255-2887

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On 11/22/2021 11:07 AM, Wolfenbarger, Jeanne wrote:

Good morning. I have attached my comments. The right-of-way should incorporate a future bike lane as well. It would have to incorporate both the sidewalk and the bike lane.

JEANNE WOLFENBARGER
manager for transportation
o 505.924-3991
e jwolfenbarger@cabq.gov
cabq.gov/planning

-----Original Message-----

From: Info [<mailto:info@wayjohn.com>]
Sent: Wednesday, November 17, 2021 11:31 AM
To: Wolfenbarger, Jeanne
Subject: PR 2021-006130 Road Cross Section

External

Good morning:

In regards to comments for PR 2021-006130, I have attached the cross-section of San Pedro Road SE showing the 6' sidewalk and the maximum and minimum rights-of-way. Please feel free to contact me if you have any questions regarding this matter. Thank you for your consideration and have a great day!

--

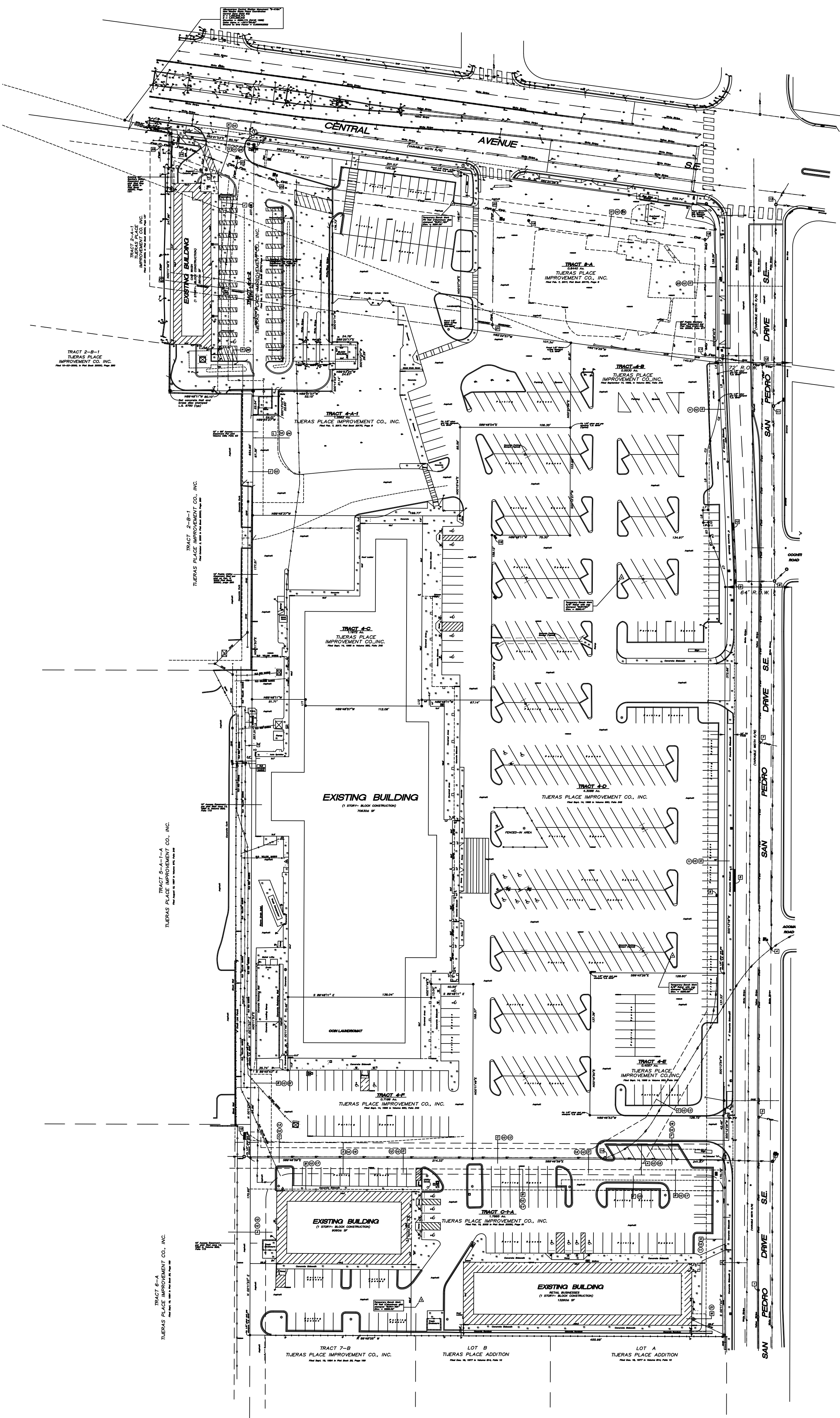
Regards,
Thomas D. Johnston, PS, PE, President Wayjohn Surveying Inc.
1609 2nd Street NW
Albuquerque, NM 87102
(505) 255-2052 Fax: (505) 255-2887
<https://ddec1-0-en-ctp.trendmicro.com:443/wis/clicktime/v1/query?>

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TRACT 2-B-1
TJERAS PLACE
IMPROVEMENT CO., INC.
Plan No. 14, 1977 & 1978 & 1979, Page 10

TRACT 2-B-1
TJERAS PLACE
IMPROVEMENT CO., INC.
Plan No. 14, 1977 & 1978 & 1979, Page 10

TRACT 5-A-1-A
TJERAS PLACE
IMPROVEMENT CO., INC.
Plan No. 14, 1977 & 1978 & 1979, Page 10

TRACT 6-A
TJERAS PLACE
IMPROVEMENT CO., INC.
Plan No. 14, 1977 & 1978 & 1979, Page 10

TRACT 4-A-1
TJERAS PLACE
IMPROVEMENT CO., INC.
Plan No. 14, 1977 & 1978 & 1979, Page 10

TRACT 4-C
TJERAS PLACE
IMPROVEMENT CO., INC.
Plan No. 14, 1977 & 1978 & 1979, Page 10

TRACT 4-B
TJERAS PLACE
IMPROVEMENT CO., INC.
Plan No. 14, 1977 & 1978 & 1979, Page 10

TRACT 4-D
TJERAS PLACE
IMPROVEMENT CO., INC.
Plan No. 14, 1977 & 1978 & 1979, Page 10

TRACT 4-E
TJERAS PLACE
IMPROVEMENT CO., INC.
Plan No. 14, 1977 & 1978 & 1979, Page 10

TRACT 4-F
TJERAS PLACE
IMPROVEMENT CO., INC.
Plan No. 14, 1977 & 1978 & 1979, Page 10

TRACT C-1-A
TJERAS PLACE
IMPROVEMENT CO., INC.
Plan No. 14, 1977 & 1978 & 1979, Page 10

TRACT 7-B
TJERAS PLACE
IMPROVEMENT CO., INC.
Plan No. 14, 1977 & 1978 & 1979, Page 10

LOT B
TJERAS PLACE
ADDITION
Plan No. 14, 1977 & 1978 & 1979, Page 10

LOT A
TJERAS PLACE
ADDITION
Plan No. 14, 1977 & 1978 & 1979, Page 10

Subject: Re: PR-2021-006130 Waterline exhibit
From: "Carter, Blaine M." <bcarter@abcwua.org>
Date: 3/7/2022, 1:10 PM
To: Info <info@wayjohn.com>

Looks perfect.

Thanks,

Blaine Carter

Get [Outlook for iOS](#)

From: Info <info@wayjohn.com>
Sent: Monday, March 7, 2022 12:51:21 PM
To: Carter, Blaine M. <bcarter@abcwua.org>
Subject: Re: PR-2021-006130 Waterline exhibit

[CAUTION: This email was received from an EXTERNAL source]

Blaine:
Take a look and let me know if this looks good to you.

Regards,
Thomas D. Johnston, PS, PE, President
Wayjohn Surveying Inc.
1609 2nd Street NW
Albuquerque, NM 87102
(505) 255-2052 Fax: (505) 255-2887
https://urldefense.proofpoint.com/v2/url?u=http-3A__www.wayjohn.com&d=DwIDaQ&c=Xk3HT0PclLbx0YEZpz9tYQ&r=jXjND8sNMUHB6__oojp8tjpmYNZ4u1RUpxwDofa-6NI&m=vllciZZu0Awv4A9BEwk_P-IP8iuEy_GhELyFfj5whEpbOyMn26tZY4F_HoCkdotz&s=Si0r0p164crbvJxCU4NdXh8awsC4EtqV633an0Sz4a8&e=

On 3/7/2022 10:52 AM, Carter, Blaine M. wrote:

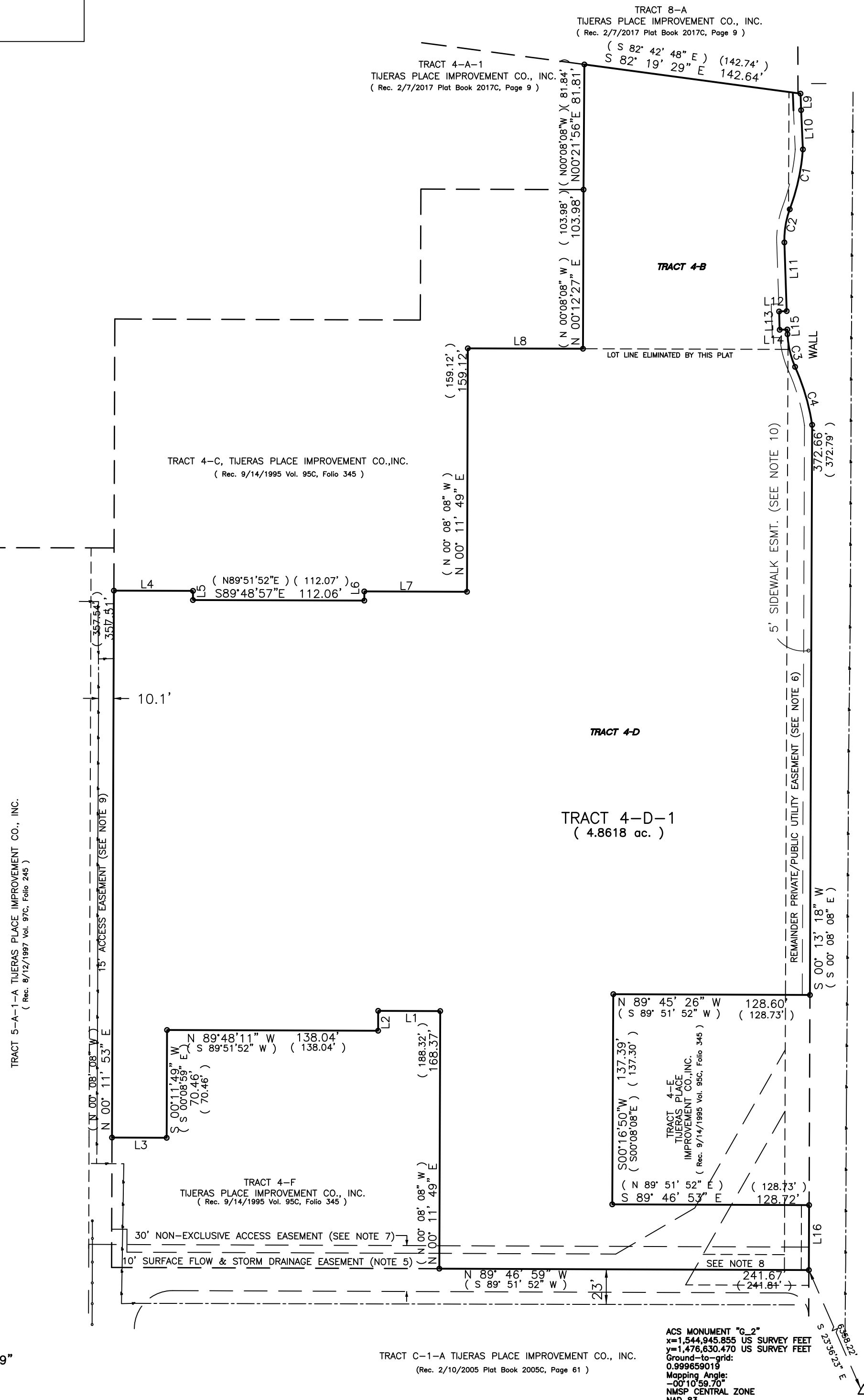
> Thomas,
>
> That looks good. I just need the note, copied below, and I am OK with the plat:
>
> "Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval."
>
> Thank you,
>
> Blaine Carter, PE, CFM
> Senior Engineer
> Albuquerque Bernalillo County Water Utility Authority
> PO Box 568 | Albuquerque NM | 87103
> 505.415.9188 (c) | <http://www.abcwua.org>
>

>
>
> -----Original Message-----
> From: Info [<mailto:info@wayjohn.com>]
> Sent: Monday, March 7, 2022 10:34 AM
> To: Carter, Blaine M. <bcarter@abcwua.org>
> Subject: PR-2021-006130 Waterline exhibit
>
> [CAUTION: This email was received from an EXTERNAL source]
>
> Blaine:
> Please see attached for the locations of the water lines that are adjacent to the subject property. Both are more than 10 feet from the property line. Please let me know if you need any additional information from us. This is in support of 201 San Pedro Drive SE, PR-2021-006130. Thanks!
>
> --
>
> Regards,
> Thomas D. Johnston, PS, PE, President
> Wayjohn Surveying Inc.
> 1609 2nd Street NW
> Albuquerque, NM 87102
> (505) 255-2052 Fax: (505) 255-2887
> https://urldefense.proofpoint.com/v2/url?u=http-3A__www.wayjohn.com&d=DwIDaQ&c=Xk3HT0PclLbx0YEZpz9tYQ&r=jXjND8sNMUHB6__oojp8tjpmYNZ4u1RUpxwDofa-6NI&m=-AqHbmQA8ibECOBTU7HGhF2xY3rnNylq7cLQTUHYZsDAD6ZIHJNNAZisM_1HNPSj&s=m46uXFe9m8uEUkNqxRsuitd310P5qnqlGKlb4aflaPg&e=

PLAT OF
TRACT 4-D-1, LANDS OF TIJERAS
PLACE IMPROVEMENT COMPANY INC.

A REPLAT OF TRACTS 4-B AND 4-D, LANDS OF TIJERAS
PLACE IMPROVEMENT COMPANY INC.
WITHIN SECTION 24, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2021

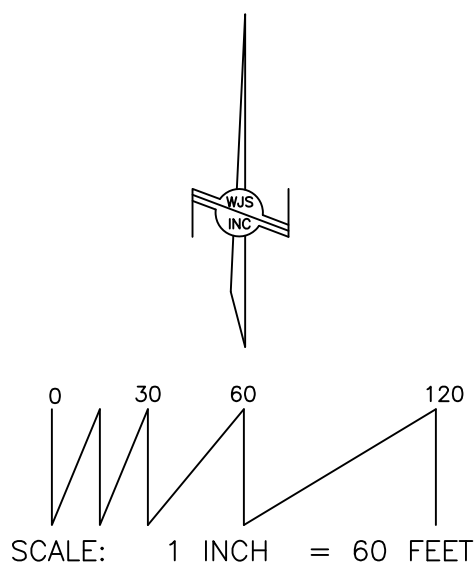
COUNTY CLERK RECORDING LABEL HERE



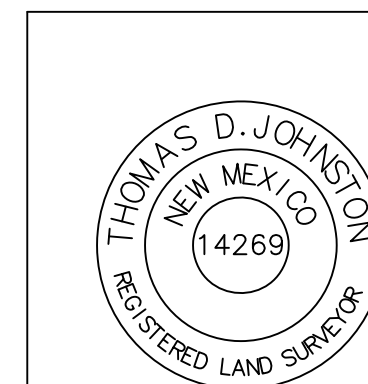
| CURVE TABLE | | | | | |
|-------------|---------|--------|-------------|-----------------|--------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD |
| C1 | 143.50' | 40.24' | 16° 04' 03" | S 12° 23' 38" W | 40.11' |
| (C1) | 143.50' | 40.24' | 16° 04' 03" | -- | 40.11' |
| C2 | 56.50' | 22.06' | 22° 22' 20" | S 09° 14' 30" W | 21.92' |
| (C2) | 56.50' | 22.06' | 22° 22' 20" | -- | 21.92' |
| C3 | 56.50' | 22.06' | 22° 22' 20" | S 13° 07' 50" E | 21.92' |
| (C3) | 56.50' | 22.06' | 22° 22' 20" | -- | 21.92' |
| C4 | 143.50' | 39.62' | 15° 49' 13" | S 16° 24' 24" E | 39.50' |
| (C4) | 143.50' | 39.62' | 15° 49' 13" | -- | 39.50' |

| LINE TABLE | | |
|------------|---------------|--------|
| LINE | BEARING | LENGTH |
| L1 | N 89°48'11" W | 40.55' |
| (L1) | S 89°51'52" W | 5.10' |
| L2 | S 00°11'49" W | 13.00' |
| (L2) | S 00°08'08" E | 13.00' |
| L3 | N 89°45'43" W | 35.74' |
| (L3) | S 89°51'52" W | 35.73' |
| L4 | S 89°48'11" E | 51.71' |
| (L4) | N 89°51'52" E | 51.70' |
| L5 | S 00°11'48" W | 6.00' |
| (L5) | S 00°08'08" E | 6.00' |
| L6 | N 00°11'48" E | 6.00' |
| (L6) | N 00°08'08" W | 6.00' |
| L7 | S 89°48'11" E | 67.14' |
| (L7) | N 89°51'52" E | 67.14' |
| L8 | N 00°11'48" E | 75.30' |
| (L8) | N 00°08'08" W | 75.30' |
| L9 | S 02°03'16" E | 10.80' |
| (L9) | S 02°06'27" E | 10.71' |
| L10 | S 02°38'21" E | 25.70' |
| (L10) | S 02°59'53" E | 25.70' |
| L11 | S 01°57'28" E | 44.90' |
| (L11) | S 02°18'12" E | 45.00' |
| L12 | S 87°11'54" W | 4.99' |
| (L12) | S 87°41'48" W | 5.00' |
| L13 | S 01°50'29" E | 11.98' |
| (L13) | S 02°18'12" E | 12.00' |
| L14 | N 87°55'52" E | 4.99' |
| (L14) | N 87°41'48" E | 5.00' |
| L15 | N 89°48'11" W | 40.55' |
| (L15) | S 89°51'52" W | 5.10' |
| L16 | S 00°12'09" W | 42.46' |
| (L16) | S 00°08'08" E | 42.45' |

SAN PEDRO DRIVE, S. E.
(VARIABLE WIDTH R.O.W.)



- FOUND/SET MONUMENT LEGEND:
A: FOUND 1-1/2" STEEL PIPE
B: FOUND PK NAIL AND DISK ON ROCK
C: SET #4 REBAR WITH CAP "WAYJOHN PS 14269"



1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK
FOX PLAZA LLC
LOCATION: SECTION 24, T10N, R3E
LANDS OF TIJERAS PLACE IMPROVEMENT
COMPANY, INC.

DRAWN: T R J
CHECKED: T D J
DRAWING NO.
SP90121.DWG

SCALE:
1" = 60'
9 FEB 2022

FILE NO.
SP-9-01-2021
SHEET 2 OF 2

ACS MONUMENT "C-2"
x=1,544,945.885 US SURVEY FEET
y=1,476,630.470 US SURVEY FEET
Ground-to-grid:
0.999959019
Mapping Angle:
-00°10'59.70"
NAD83 CENTRAL ZONE
NAD 83

TRACT C-1-A TIJERAS PLACE IMPROVEMENT CO., INC.
(Rec. 2/10/2005 Plat Book 2005C, Page 61)

TRACT 5-A-1-A TIJERAS PLACE IMPROVEMENT CO., INC.
(Rec. 8/12/1997 Vol. 97C, Folio 245)

TRACT 4-A-1
TIJERAS PLACE IMPROVEMENT CO., INC.
(Rec. 2/7/2017 Plat Book 2017C, Page 9)

TRACT 8-A
TIJERAS PLACE IMPROVEMENT CO., INC.
(Rec. 2/7/2017 Plat Book 2017C, Page 9)

TRACT 4-C, TIJERAS PLACE IMPROVEMENT CO., INC.
(Rec. 9/14/1995 Vol. 95C, Folio 345)

TRACT 4-D-1
(4.8618 ac.)

TRACT 4-F
TIJERAS PLACE IMPROVEMENT CO., INC.
(Rec. 9/14/1995 Vol. 95C, Folio 345)

TRACT 4-E
TIJERAS PLACE
IMPROVEMENT CO., INC.
(Rec. 9/14/1995 Vol. 95C, Folio 345)

Subject: RE: PR-2021-006130 Plat Review
From: Jared Romero <jromero@amafca.org>
Date: 3/10/2022, 4:23 PM
To: Info <info@wayjohn.com>

Good Afternoon,

AMAFCA has no comments on the subject plat.

See below for the AMAFCA plat signature process. Let me know if you have any questions.

Thanks,
Jared

AMAFCA Plat Signature Process:

1. I would like to review the plats electronically first.
2. Once approved, the plat can be dropped off on a Friday afternoon. Include a hard copy of my email approval with the plat. The plat will be signed-in with the AMAFCA Office Staff.
3. I will sign the plats Monday mornings. I will then notify you when signature is complete.
4. You can then come pick up the plat and sign-out the plat from the AMAFCA Office Staff.

Jared Romero

Development Review Engineer
Albuquerque Metropolitan Arroyo Flood Control Authority
2600 Prospect Ave. NE
Albuquerque, NM 87107
Phone: (505) 884-2215
jromero@amafca.org

From: Info <info@wayjohn.com>
Sent: Thursday, March 10, 2022 12:29 PM
To: Jared Romero <jromero@amafca.org>
Subject: Re: PR-2021-006130 Plat Review

Good afternoon:

I have added the flood note to the plat, per your request. Please review and let me know if this plat is approved. Thank you for your time in considering this matter and have a great day!

Regards,
Thomas D. Johnston, PS, PE, President
Wayjohn Surveying Inc.
1609 2nd Street NW
Albuquerque, NM 87102
(505) 255-2052 Fax: (505) 255-2887
www.wayjohn.com

On 3/9/2022 7:06 PM, Jared Romero wrote:

Good Evening,

AMAFCA has the following comments on this plat:

1. Flood zone information is missing; add flood zone information to plat.

We also do not offer electronic signatures, please see below for the AMAFCA plat signature process.

Best,
Jared

AMAFCA Plat Signature Process:

1. I would like to review the plats electronically first.
2. Once approved, the plat can be dropped off on a Friday afternoon. Include a hard copy of my email approval with the plat. The plat will be signed-in with the AMAFCA Office Staff.
3. I will sign the plats Monday mornings. I will then notify you when signature is complete.
4. You can then come pick up the plat and sign-out the plat from the AMAFCA Office Staff.

Jared Romero
Development Review Engineer
Albuquerque Metropolitan Arroyo Flood Control Authority
2600 Prospect Ave. NE
Albuquerque, NM 87107
Phone: (505) 884-2215
jromero@amafca.org

-----Original Message-----

From: Info <info@wayjohn.com>
Sent: Monday, March 7, 2022 3:01 PM
To: Jared Romero <jromero@amafca.org>
Subject: PR-2021-006130 Plat Review

Good afternoon:

I have attached the plat for PR-2021-006130 (201 San Pedro SE) for your review. I will be happy with an e-signature if you are willing. Thank you for your time in considering this matter and have a great day!

--

Regards,
Thomas D. Johnston, PS, PE, President
Wayjohn Surveying Inc.
1609 2nd Street NW
Albuquerque, NM 87102
(505) 255-2052 Fax: (505) 255-2887
www.wayjohn.com

Subject: RE: PR-2021-006130 DXF Submittal

From: "Muzzey, Devin P." <dmuzzey@cabq.gov>

Date: 2/18/2022, 4:21 PM

To: Info <info@wayjohn.com>, Planning Plat Approval <platgisreview@cabq.gov>

CC: "Rodenbeck, Jay B." <jrodenbeck@cabq.gov>

Hi Thomas,

The DXF for PR-2021-006130, Tract 4-D-1, has been approved. This email will notify the DRB office.

Thank you,
Devin Muzzey

Devin Muzzey
gis specialist
e dmuzzey@cabq.gov
cabq.gov/planning

-----Original Message-----

From: Info <info@wayjohn.com>

Sent: Friday, February 18, 2022 9:27 AM

To: Planning Plat Approval <platgisreview@cabq.gov>

Subject: PR-2021-006130 DXF Submittal

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.
Good morning! I have attached the DXF and plat for final plat approval. Please feel free to contact us if you have any questions or concerns. Thank you and have a great day!

--

Regards,
Thomas D. Johnston, PS, PE, President
Wayjohn Surveying Inc.
1609 2nd Street NW
Albuquerque, NM 87102
(505) 255-2052 Fax: (505) 255-2887
www.wayjohn.com