



**Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.**

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
	<b>APPEAL</b>
	<input type="checkbox"/> Decision of DHO (Form A)

BRIEF DESCRIPTION OF REQUEST

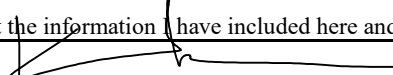
APPLICATION INFORMATION		
Applicant/Owner:	Phone:	
Address:	Email:	
City:	State:	Zip:
Professional/Agent (if any):	Phone:	
Address:	Email:	
City:	State:	Zip:
Proprietary Interest in Site:	List <u>all</u> owners:	

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 S2: SUBDIVISION OF LAND – MINOR ACTIONS**

***Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.***

**\_ MAJOR SUBDIVISION FINAL PLAT APPROVAL**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). 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.* Divide the PDF with a title sheet for each of the two documentation sections in **bold** below.

**PLAT DOCUMENTATION**

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form S2 with all the submittal items checked/marked
- \_\_\_ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- \_\_\_ 4) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Proposed Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat.
- \_\_\_ 6) Design elevations & cross sections of perimeter walls
- \_\_\_ 7) Recorded Infrastructure Improvements Agreement

**SUPPORTIVE DOCUMENTATION**

- \_\_\_ 8) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 9) Letter describing and explaining the request
- \_\_\_ 10) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer
- \_\_\_ 11) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

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

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov). 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.* Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

**PLAT DOCUMENTATION**

- \_\_\_ 1) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form S2 with all the submittal items checked/marked
- \_\_\_ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- \_\_\_ 4) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Proposed Preliminary/Final Plat with the surveyor's, property owner's, City Surveyor's, utility, and AMAFCA signatures on the Plat
- \_\_\_ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- \_\_\_ 7) Sidewalk Exhibit and/or cross sections of proposed streets
- \_\_\_ 8) Proposed Infrastructure List, if applicable

**SUPPORTIVE DOCUMENTATION**

- \_\_\_ 9) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 10) Letter describing, explaining, and justifying the request per the criteria in IDO 14-16-6-6(K)(3)
- \_\_\_ 11) Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- \_\_\_ 12) Landfill disclosure and EHD signature line on the Plat if property is within a landfill buffer

**PUBLIC NOTICE DOCUMENTATION**

- \_\_\_ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1)
  - \_\_\_ Office of Neighborhood Coordination notice inquiry response
  - \_\_\_ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
  - \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
- \_\_\_ 14) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

**\_ MINOR AMENDMENT TO PRELIMINARY PLAT**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto: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) DHO Application form completed, signed, and dated
- \_\_\_ 2) Form S2 with all the submittal items checked/marked
- \_\_\_ 3) Form S with signatures from Hydrology, Transportation, and ABCWUA
- \_\_\_ 4) Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ 5) Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ 6) Proposed Amended Preliminary Plat and/or Grading and Drainage Plan
- \_\_\_ 7) Original Preliminary Plat and/or Grading and Drainage Plan
- \_\_\_ 8) Infrastructure List, if applicable
- \_\_\_ 9) Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_

**FORM S: PRE-APPROVALS/SIGNATURES**

*Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.*

Legal Description: A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS TRACTS 144-A-1 AND 144-B-2 AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 31 TOGETHER WITH TRACT TWO (2) OF THE BULK LAND PLAT OF TRACTS 1 AND 2, OUR LADY OF GUADALUPE, BEING A REPLAT OF TRACTS 143, 144A2, 144B3, 167A, 168A1, 168A2, 168A3, 168A4, 169, 170, 170A, 171, 175 M.R.G.C.D. MAP NO. 31 AND S. 40' OF LOT 3-A, CORDOVA'S SUBDIVISION, WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, 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 21, 2022 IN MAP BOOK 2022C, FOLIO 60.

**Job Description:** Final Plat for subject property. Replat of 10+ acre site to 8 lots

PR-2021-006261

**Hydrology:**

- Grading and Drainage Plan       Approved       NA
- AMAFCA       Approved       NA
- Bernalillo County       Approved       NA
- NMDOT       Approved       NA
- MRGCD       Approved       NA

*Tregina Chen*  
Hydrology Department

2/27/2023  
Date

**Transportation:**

- Traffic Circulations Layout (TCL)       Approved       NA
- Traffic Impact Study (TIS)       Approved       NA
- Neighborhood Impact Analysis (NIA)       Approved       NA
- Bernalillo County       Approved       NA
- NMDOT       Approved       NA

*Ernest Armijo*  
Transportation Department

2/24/2023  
Date

**Albuquerque Bernalillo County Water Utility Authority (ABCWUA):**

- Availability Statement/Serviceability Letter       Approved       NA
- ABCWUA Development Agreement       Approved       NA
- ABCWUA Service Connection Agreement       Approved       NA

*Sarah Luckie*  
ABCWUA

3/1/2023  
Date

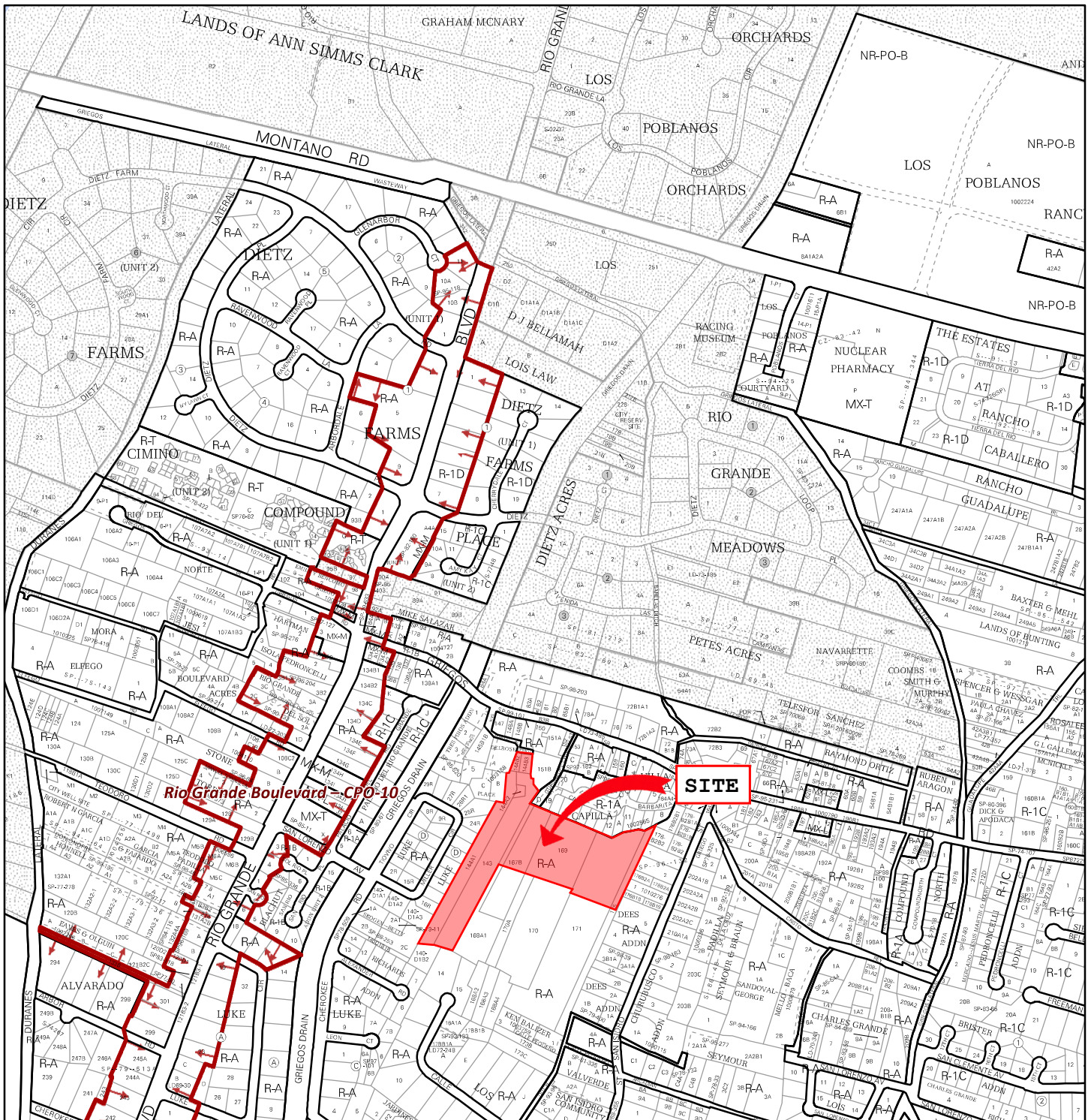
- Infrastructure Improvements Agreement (IIA\*)       Approved
- AGIS (DXF File)       Approved
- Fire Marshall Signature on the plan       Approved

**Signatures on Plat**

- Owner(s)       Yes
- City Surveyor       Yes
- AMAFCA\*\*       Yes       NA
- NM Gas\*\*       Yes
- PNM\*\*       Yes
- COMCAST\*\*       Yes
- MRGCD\*\*       Yes       NA


\* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

\*\* Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

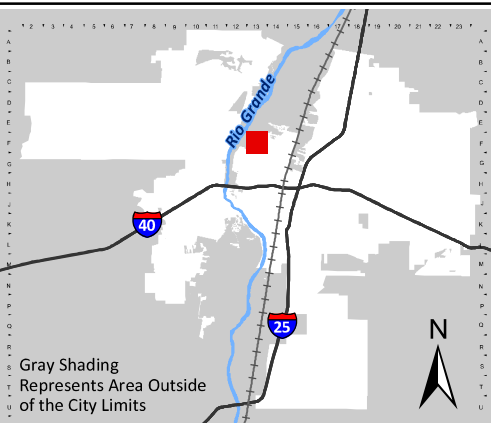


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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).



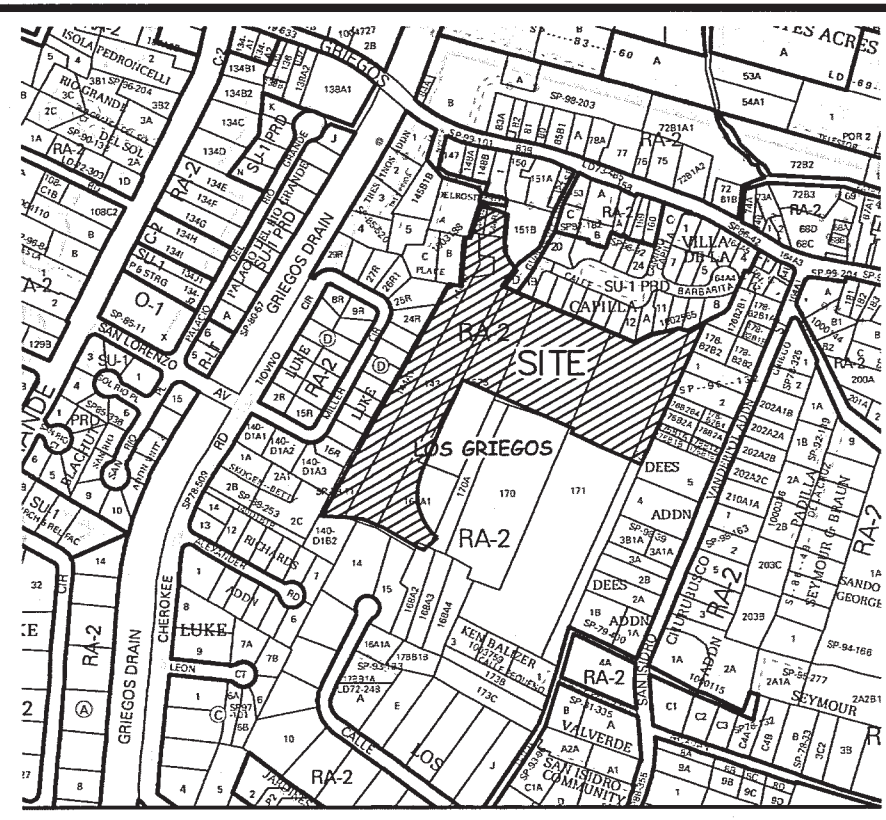
Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**F-13-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

0 250 500 1,000 Feet

Platt



**DESCRIPTION**

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING OF TRACTS 144-A-1 AND 144-B-2 AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 31; TOGETHER WITH TRACT TWO (2) OF THE BULK LAND PLAT OF TRACTS 1 AND 2, OUR LADY OF GUADALUPE, BEING A REPLAT OF TRACTS 143, 144A2, 144B3, 167A, 168A1, 168A2, 168A3, 168A4, 169, 170, 170A, 171, 175 M.R.G.C.D. MAP NO. 31 AND S. 40' OF LOT 3-A, CORDOVA'S SUBDIVISION, WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, 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 21, 2022 IN MAP BOOK 2022C, FOLIO 60, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN, BEING COMMON WITH THE NORTHEAST CORNER OF TRACT 144-B-2 AS SHOWN ON SAID MRGCD MAP NO. 31, WHICH LIES S50°50'38"E, A DISTANCE OF 1003.80 FEET FROM A 3 1/4 INCH ALUMINUM DISC FOUND FOR THE CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT "11-F13R";

THENCE, S73°33'46"E, A DISTANCE OF 56.79 FEET TO A 1/2" REBAR WITH CAP MARKED "F&C PS 22909, FOUND FOR A CORNER OF THIS TRACT;

THENCE, S67°35'43"E, A DISTANCE OF 35.14 FEET TO A 1/2" REBAR FOUND FOR A CORNER OF THIS TRACT;

THENCE, S04°58'37"W, A DISTANCE OF 117.59 FEET TO A 1/2" REBAR FOUND FOR A CORNER OF THIS TRACT;

THENCE, S28°51'37"E, A DISTANCE OF 33.94 FEET TO A 1/2" REBAR FOUND FOR A CORNER OF THIS TRACT;

THENCE, S35°04'20"E, A DISTANCE OF 40.38 FEET TO A 1/2" REBAR FOUND FOR A CORNER OF THIS TRACT;

THENCE, S38°31'34"W, A DISTANCE OF 66.40 FEET TO A 1/2" REBAR WITH CAP MARKED "NMPS 10464" FOUND FOR A CORNER OF THIS TRACT;

THENCE, S66°59'18"E, A DISTANCE OF 460.88 FEET TO A 1/2" REBAR WITH CAP MARKED "F&C PS 22909" FOUND FOR A CORNER OF THIS TRACT;

THENCE, N65°25'15"E, A DISTANCE OF 61.00 FEET TO A PK NAIL MARKED "F&C PS 22909" FOUND FOR A CORNER OF THIS TRACT;

THENCE, N76°57'10"E, A DISTANCE OF 87.13 FEET TO A PK NAIL MARKED "F&C PS 22909" FOUND FOR A CORNER OF THIS TRACT;

THENCE, S75°54'34"E, A DISTANCE OF 31.02 FEET TO A PK NAIL MARKED "F&C PS 22909" FOUND FOR A CORNER OF THIS TRACT;

THENCE, N62°57'29"E, A DISTANCE OF 59.66 FEET TO A PK NAIL MARKED "F&C PS 22909" FOUND FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S24°06'32"W, A DISTANCE OF 503.87 FEET TO A 1/2" REBAR WITH CAP MARKED "PS 22909" FOUND FOR A CORNER OF THIS TRACT;

THENCE, N65°53'28"W, A DISTANCE OF 246.37 FEET TO A PK NAIL MARKED "F&C PS 22909" FOUND FOR A CORNER OF THIS TRACT;

THENCE, N24°06'32"E, A DISTANCE OF 15.00 FEET TO A PK NAIL MARKED "F&C PS 22909" FOUND FOR A CORNER OF THIS TRACT;

THENCE, N65°53'28"W, A DISTANCE OF 391.81 FEET TO A PK NAIL MARKED "F&C PS 22909" FOUND FOR A CORNER OF THIS TRACT;

THENCE, S24°57'30"W, A DISTANCE OF 155.70 FEET TO A PK NAIL MARKED "F&C PS 22909" FOUND FOR A CORNER OF THIS TRACT;

THENCE, S23°13'16"W, A DISTANCE OF 168.88 FEET TO A PK NAIL MARKED "F&C PS 22909" FOUND FOR A POINT OF CURVATURE OF THIS TRACT;

THENCE, ALONG A CURVE TO THE LEFT 233.50 FEET, HAVING A RADIUS OF 184.98 FEET, WITH A CHORD BEARING OF S12°56'41"E, A DISTANCE OF 218.30 FEET TO A PK NAIL MARKED "F&C PS 22909" FOUND FOR A CORNER OF THIS TRACT;

THENCE, S47°53'21"W, A DISTANCE OF 58.62 FEET TO A 1/2" REBAR WITH CAP MARKED "F&C PS 22909" CAP FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, N68°36'01"W, A DISTANCE OF 18.98 FEET TO A 1" IRON PIPE FOUND FOR A CORNER OF THIS TRACT;

THENCE, N59°59'29"W, A DISTANCE OF 135.76 FEET TO A 3/4" IRON PIPE WITH TAG MARKED "LS 8686" FOUND FOR A CORNER OF THIS TRACT;

THENCE, N67°49'29"W, A DISTANCE OF 68.16 FEET TO A 1/2" REBAR WITH CAP MARKED "LS 8686" FOUND FOR A CORNER OF THIS TRACT;

THENCE, N83°52'30"W, A DISTANCE OF 45.09 FEET TO A 1/2" REBAR WITH CAP MARKED "F&C PS 22909" FOUND FOR A CORNER OF THIS TRACT;

THENCE, N86°49'13"W, A DISTANCE OF 85.05 FEET TO A 1/2" REBAR WITH CAP MARKED "F&C PS 22909" FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, N28°51'27"E, A DISTANCE OF 854.66 FEET TO A 1/2" REBAR WITH CAP MARKED "PS 11463" FOUND FOR A CORNER OF THIS TRACT;

THENCE, S80°17'33"E, A DISTANCE OF 40.48 FEET TO A 1/2" REBAR WITH CAP ILLEGIBLE FOUND FOR A CORNER OF THIS TRACT;

THENCE, N04°51'14"E, A DISTANCE OF 155.85 FEET TO A 1/2" REBAR WITH CAP ILLEGIBLE FOUND FOR A CORNER OF THIS TRACT;

THENCE, S86°51'33"E, A DISTANCE OF 16.02 FEET TO A 5/8" REBAR WITH CAP ILLEGIBLE FOUND FOR A CORNER OF THIS TRACT;

THENCE, N17°25'08"E, A DISTANCE OF 109.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.186 ACRES MORE OR LESS.

**PLAT OF  
GRIEGOS FARMS  
WITHIN THE ELENA GALLEGOS LAND GRANT  
PROJECTED SECTION 31, T.11N., R.3E., N.M.P.M.  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
APRIL 2023**

DRB NO. : \_\_\_\_\_  
APPLICATION NO. : \_\_\_\_\_

UTILITY APPROVALS:

	05/16/2023
PNM ELECTRIC SERVICES	DATE
	5/5/2023
NEW MEXICO GAS COMPANY	DATE
	05/10/2023
CENTURY LINK	DATE
	05/05/2023
COMCAST	DATE

CITY APPROVALS:

	5/12/2023
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS & RECREATION DEPARTMENT	DATE
	5/22/2023
AMAPCA	DATE
CITY ENGINEER/HYDROLOGY	DATE
CODE ENFORCEMENT	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
	5/17/2023
MRGCD	DATE

VICINITY MAP: F-13-Z

SUBDIVISION DATA

1. ZONE ATLAS MAP NO. F-13; ZONING: R-A.
2. GROSS SUBDIVISION ACREAGE: 10.186 ACRES.
3. TOTAL NUMBER OF EXISTING TRACTS: THREE (3).
4. TOTAL NUMBER OF LOTS CREATED: EIGHT (8).
5. DATE OF SURVEY: JUNE 2019 TO JANUARY 2022
6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SUB-DIVIDE THREE (3) EXISTING TRACTS INTO EIGHT (8) NEW LOTS, GRANT EASEMENT(S), AND VACATE EASEMENT(S).

M.R.G.C.D. NOTE:

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAYS, 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.

OWNER: GRIEGOS FARMS, LLC  
BY: JAY REMBE  
TITLE: MANAGING MEMBER

SIGNATURE \_\_\_\_\_ DATE 11/11/2022

ACKNOWLEDGEMENT:  
STATE OF New Mexico  
COUNTY OF Bernalillo  
ON THIS 11 DAY OF November, 2022, BEFORE ME PERSONALLY APPEARED Jay Rembe, KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: 5.18.24  
  
Kimann R. Vollers  
NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO 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 ACCURATELY 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; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.


ROBERT J. FIERRO, N.M.P.S. No. 22909

5-17-2023  
Date

TREASURER'S OFFICE CERTIFICATION  
THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: \_\_\_\_\_  
PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY  
TREASURER'S OFFICE \_\_\_\_\_  
DATE \_\_\_\_\_  
PROJECT NO. 22075



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www.fierrocompany.com



PLAT OF  
**GRIEGOS FARMS**  
 WITHIN THE ELENA GALLEGOS LAND GRANT  
 PROJECTED SECTION 31, T.11N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2023

UTILITY NOTES:

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 CORPORATION D/B/A/ CENTURY LINK QC, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST, 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 WITHIN THE EASEMENT, 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 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 SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

NOTES

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. GROUND TO GRID SCALE FACTOR USED IS 0.99968333
3. DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FOOT).
4. THIS PLAT SHOWS ALL EASEMENTS OF RECORD OR MADE KNOWN TO ME BY THE OWNER'S AND/OR PROPERTIES OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES.

GRADING AND DRAINAGE NOTES:

1. LOTS MUST ACCEPT HISTORICAL STORMWATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES, UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN.

SOLAR NOTE:

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "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 TRACTS WITHIN THE AREA OF PROPOSED PLAT.

A.B.C.W.U.A. NOTE:

THE INSTALLATION OF PUBLIC WATERLINE AND/OR PUBLIC SANITARY SEWER MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL, ONCE THE WATER SERVICE, FIRE PROTECTION AND SANITARY SEWER SERVICE REQUIREMENTS OF ANY FUTURE DEVELOPMENT IS KNOWN.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN FLOOD ZONE X AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.) No. 35001C0118G, EFFECTIVE DATE SEPTEMBER 26, 2008.

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- -- TRACT LINE ELIMINATED
- ⊙ FOUND 1/2" REBAR UNLESS OTHERWISE NOTED
- SET 1/2" REBAR WITH BLUE PLASTIC CAP "F&C PS 22909"
- ⊗ SET PK NAIL MARKED "F&C PS 22909"
- ⬡ PLAT REFERENCE, SEE SHEET 2.
- TR. TRACT
- (N00°00'00"E, 00.00') RECORD BEARING & DISTANCE PER DOCUMENT #2005158563
- N00°00'00"E, 00.00' MEASURED BEARING & DISTANCE

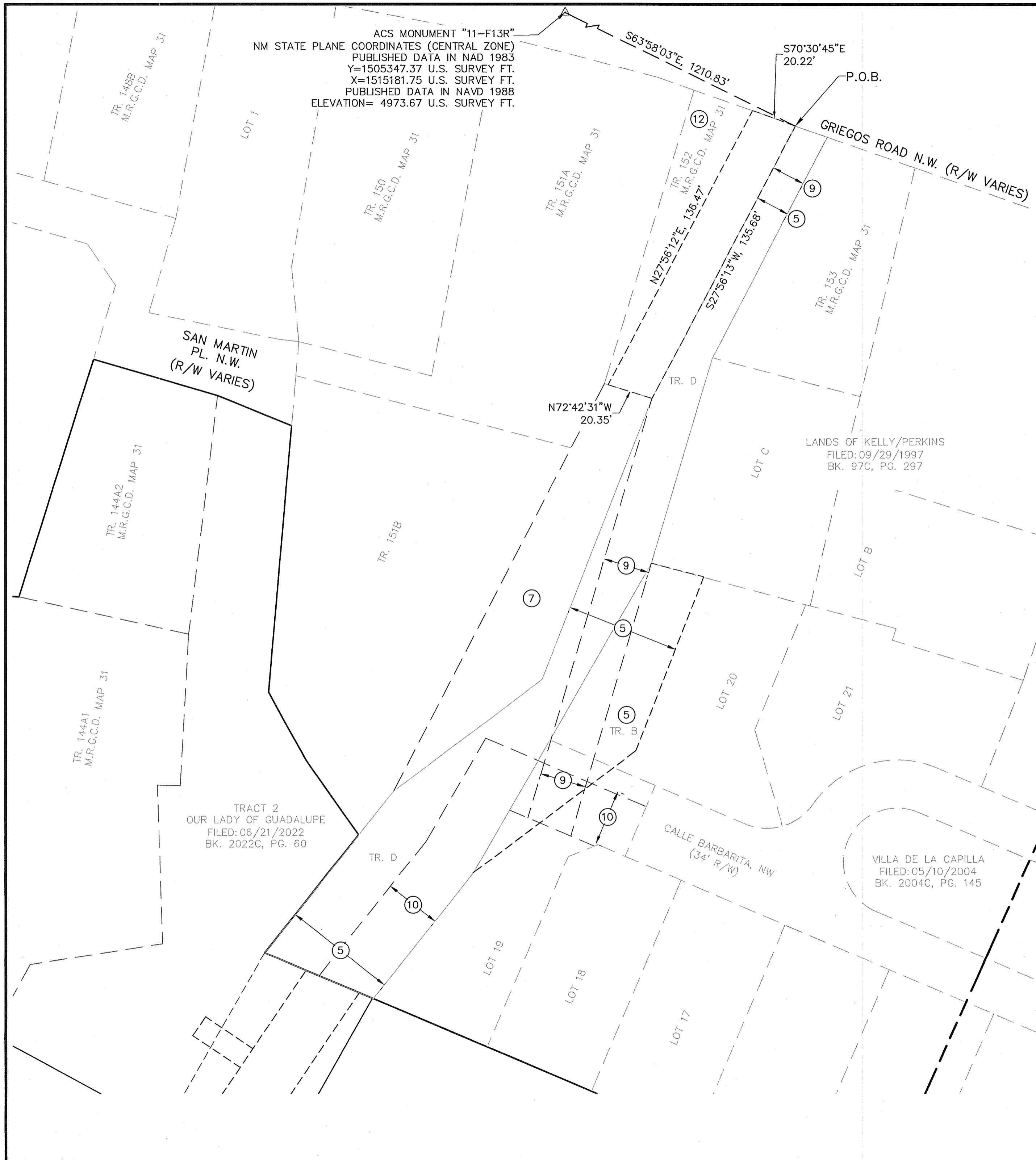
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PLAT OF  
**GRIEGOS FARMS**  
 WITHIN THE ELENA GALLEGOS LAND GRANT  
 PROJECTED SECTION 31, T.11N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2023



**EASEMENT DESCRIPTION FOR TRACT 152**

A 20 FOOT WIDE PUBLIC WATER AND PUBLIC SEWER EASEMENT SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF THE EASTERLY 20 FEET OF TRACT NUMBERED 152 AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 31, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED EASEMENT, BEING THE NORTHEAST CORNER OF SAID TRACT 152, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GRIEGOS ROAD N.W., WHICH LIES S63°58'03"E, A DISTANCE OF 1,210.83 FEET FROM ACS MONUMENT "11-F13R";

THENCE, LEAVING SAID RIGHT-OF-WAY, N27°42'13"W, A DISTANCE OF 135.68 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 152, BEING THE SOUTHEAST CORNER OF THIS EASEMENT;

THENCE, COINCIDING THE SOUTH BOUNDARY LINE OF SAID TRACT 152, N72°42'31"W, A DISTANCE OF 20.35 FEET TO THE SOUTHWEST CORNER OF THIS EASEMENT;

THENCE, N27°56'12"E, A DISTANCE OF 136.47 FEET TO THE NORTHWEST CORNER OF THIS EASEMENT, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF GRIEGOS ROAD N.W.;

THENCE, COINCIDING SAID RIGHT-OF-WAY, S70°30'45"E, A DISTANCE OF 20.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.062 ACRES (2,722 SQ.FT.), MORE OR LESS.

**FREE CONSENT**

THOMAS P. MACKEN, EXECUTIVE DIRECTOR OF ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION, BEING THE PROPERTY OWNER OF TRACT 152 AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 31 HEREBY GRANT PUBLIC WATER AND PUBLIC SEWER EASEMENT AS DESCRIBED AND SHOWN HEREON.

OWNER: ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION  
 BY: THOMAS P. MACKEN  
 TITLE: EXECUTIVE DIRECTOR

*Thomas P. Macken*  
 SIGNATURE \_\_\_\_\_ DATE 4/11/23

**ACKNOWLEDGEMENT:**

STATE OF New Mexico  
 COUNTY OF Bernalillo )  
 )SS.  
 ON THIS 11th DAY OF April, 2023, BEFORE ME PERSONALLY APPEARED  
Thomas P. Macken  
 KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO  
 EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME  
 AS THEIR FREE ACT AND DEED.

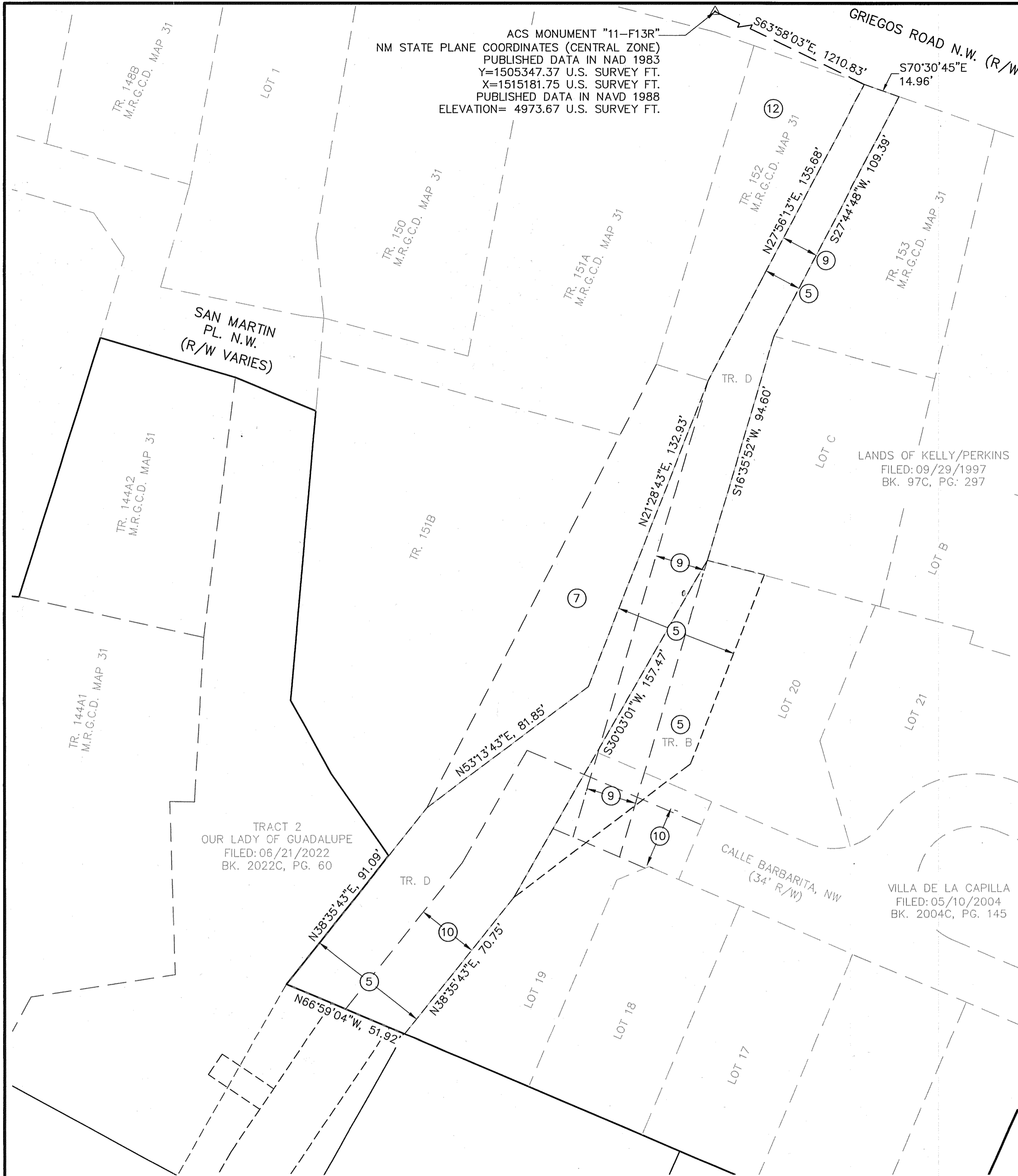
WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION  
 EXPIRES: Feb. 29 2024  
*Gloria V. Sisneros*  
 NOTARY PUBLIC

STATE OF NEW MEXICO  
 NOTARY PUBLIC  
 Gloria V. Sisneros  
 Commission Number 1090818  
 My Commission Expires February 29, 2024

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ACS MONUMENT "11-F13R"  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 PUBLISHED DATA IN NAD 1983  
 Y=1505347.37 U.S. SURVEY FT.  
 X=1515181.75 U.S. SURVEY FT.  
 PUBLISHED DATA IN NAVD 1988  
 ELEVATION= 4973.67 U.S. SURVEY FT.

PLAT OF  
**GRIEGOS FARMS**  
 WITHIN THE ELENA GALLEGOS LAND GRANT  
 PROJECTED SECTION 31, T.11N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2023

**EASEMENT DESCRIPITON FOR TRACT D**  
 A VARIED WIDTH PUBLIC WATER AND PUBLIC SEWER EASEMENT SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT D, VILLA DE LA CAPILLA AS THE SAME IS SHOWN ON THE PLAT ENTITLED "PLAT FOR VILLA DE LA CAPILLA, WITHIN THE ELENA GALLEGOS GRANT AND TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER, 2003", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 10, 2004 IN VOLUME 2004C, FOLIO 145, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED EASEMENT, BEING THE NORTHWEST CORNER OF SAID TRACT D, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF GRIEGOS ROAD N.W., WHICH LIES S63°58'03"E, A DISTANCE OF 1,210.83 FEET FROM ACS MONUMENT "11-F13R";

THENCE, COINCIDING SAID RIGHT-OF-WAY, S70°30'45"E, A DISTANCE OF 14.96 FEET TO THE NORTHEAST CORNER OF THIS EASEMENT, BEING THE NORTHEAST CORNER OF SAID TRACT D;

THENCE, LEAVING SAID RIGHT-OF-WAY, S27°44'48"W, A DISTANCE OF 109.39 FEET TO A CORNER OF THIS EASEMENT, BEING A CORNER OF SAID TRACT D;

THENCE, S16°35'52"W, A DISTANCE OF 94.60 FEET TO A CORNER OF THIS EASEMENT, BEING A CORNER OF SAID TRACT D;

THENCE, S30°03'01"W, A DISTANCE OF 157.47 FEET TO A CORNER OF THIS EASEMENT, BEING A CORNER OF SAID TRACT D;

THENCE, S38°35'43"W, A DISTANCE OF 70.75 FEET TO THE SOUTHEAST CORNER OF THIS EASEMENT, BEING THE SOUTHEAST CORNER OF SAID TRACT D;

THENCE, N66°59'04"W, A DISTANCE OF 51.92 FEET TO THE SOUTHWEST CORNER OF THIS EASEMENT, BEING THE SOUTHWEST CORNER OF TRACT D;

THENCE, N38°35'43"E, A DISTANCE OF 91.09 FEET TO A CORNER OF THIS EASEMENT, BEING A CORNER OF SAID TRACT D;

THENCE, N53°13'43"E, A DISTANCE OF 81.85 FEET TO A CORNER OF THIS EASEMENT, BEING A CORNER OF SAID TRACT D;

THENCE, N21°28'43"E, A DISTANCE OF 132.93 FEET TO A CORNER OF THIS EASEMENT, BEING A CORNER OF SAID TRACT D;

THENCE, N27°56'13"E, A DISTANCE OF 135.68 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.274 ACRES (11,953 SQ.FT.), MORE OR LESS.

**FREE CONSENT**  
 RON BROWN, MANAGING MEMBER OF LOS GRIEGOS DEVELOPMENT, LLC, BEING THE PROPERTY OWNER OF "TRACT D OF VILLA DE LA CAPILLA", HEREBY GRANT PUBLIC WATER AND PUBLIC SEWER EASEMENT HEREBY GRANT PUBLIC WATER AND PUBLIC SEWER EASEMENT AS DESCRIBED AND SHOWN HEREON.

OWNER: LOS GRIEGOS DEVELOPMENT, LLC  
 BY: RON BROWN  
 TITLE: MANAGING MEMBER  
*Ronald D. Brown* 4/11/23  
 SIGNATURE DATE

**ACKNOWLEDGEMENT:**  
 STATE OF New Mexico  
 COUNTY OF Bernalillo ) SS.  
 THIS 11th DAY OF April, 2023, BEFORE ME PERSONALLY APPEARED  
Ronald D. Brown  
 KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO  
 EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME  
 AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.  
 MY COMMISSION EXPIRES: 12/27/2025  
*Avram Penner*  
 NOTARY PUBLIC

STATE OF NEW MEXICO  
 NOTARY PUBLIC  
 Avram Penner  
 Commission Number 1121276  
 My Commission Expires 27 December, 2025

PROJECT NO. 22075



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**PLAT OF  
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CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
APRIL 2023

PLATS FOR REFERENCE:

1. DEES ADDITION, FILED: SEPTEMBER 18, 1935, BK. C2, PG. 138
2. LOS VECINOS, FILED DECEMBER 01, 1948, BK. C, PG. 118
3. LUKE SUBDIVISION, FILED OCTOBER 27, 1949, BK. C, PG. 166
4. CORDOVA'S SUBDIVISION, FILED: SEPTEMBER 26, 1956, BK. B3, PG. 40
5. DEES ADDITION, FILED JUNE 22, 1971, BK. B5, PG. 170
6. DEES ADDITION, FILED JUNE 07, 1979, BK. A7, PG. 90
7. LANDS OF BETTY SKOGEN, FILED SEPTEMBER 02, 1988, BK. C37, PG. 63
8. LOS VECINOS, FILED AUGUST 09, 1993, BK. 93C, PG. 228
9. LANDS OF TORIBIO & EVA CANDELARIA, FILED JUNE 06, 1996, BK. 96C, PG. 245
10. LANDS OF KELLY/PERKINS, FILED SEPTEMBER 29, 1997, BK. 97C, PG. 297
11. CORDOVA'S SUBDIVISION, FILED MARCH 23, 1998, BK. 98C, PG. 79
12. LANDS OF ROBERT & EVA GARCIA, FILED MAY 18, 1999, BK. 99C, PG. 120
13. VILLA DE LA CAPILLA, FILED MAY 10, 2004, BK. 2004C, PG. 145
14. LANDS OF KEN BALIZER, FILED OCTOBER 25, 2006, BK. 2006C, PG. 319
15. LANDS OF LORRAINE CANDELARIA, FILED SEPTEMBER 02, 2008, BK. 2008S, PG. 132
16. LUKE ADDITION, FILED NOVEMBER 04, 2008, BK. 2008C, PG. 245
17. LANDS OF FR. JOE VIGIL, FILED MARCH 03, 2015, BK. 2015C, PG. 21
18. GREIGOS ROAD R/W, FILED FEBRUARY 25, 1969, BK. C7, PG. 44-49

DOCUMENTS FOR REFERENCE:

1. ROAD EASEMENT, FILED: JUNE 21, 1967, BK. MISC. 71, PG. 587
2. WARRANTY DEED, FILED: OCTOBER 25, 2005, BK. A105, PG. 8122
3. SPECIAL WARRANTY DEED, FILED APRIL 17, 2006, BK. A105, PG. 3709
4. WARRANTY DEED, FILED AUGUST 23, 2008, DOC. BK. A122, PG. 8090
5. WARRANTY DEED, FILED OCTOBER 10, 2007, DOC. #2007143292
6. WARRANTY DEED, FILED OCTOBER 16, 2007, DOC. #2007145619
7. WARRANTY DEED, FILED JUNE 25, 2008, DOC. #2008072168
8. WARRANTY DEED, FILED AUGUST 27, 2013, DOC. #2013096616
9. WARRANTY DEED, FILED NOVEMBER 14, 2013, DOC. #2013123877
10. WARRANTY DEED, FILED JULY 30, 2014, DOC. #2014059998
11. SPECIAL WARRANTY DEED, FILED NOVEMBER 06, 2014, DOC. #2014088874
12. WARRANTY DEED, FILED APRIL 03, 2017, DOC. #2017031491
13. QUITCLAIM DEED, FILED DECEMBER 14, 2017, DOC. #2017118897
14. ROAD EASEMENT, FILED JUNE 21, 1967, BK. MISC. 71, PG. 589-589
15. REAL ESTATE CONTRACT, FILED MARCH 30, 1967, BK. MISC. 63, PG. 472-479

(S73°48'31"E, 56.79')

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S73°33'46"E	56.79
L2	S67°35'43"E	35.14
L3	S28°51'37"E	33.94
L4	S35°04'20"E	40.38
L5	S38°31'34"W	66.40
L6	N65°25'15"E	61.00
L7	N76°57'10"E	87.13
L8	S75°54'34"E	31.02
L9	N62°57'29"E	59.66
L10	N24°06'32"E	15.00
L11	S47°53'21"W	58.62
L12	N68°36'01"W	18.98
L13	N67°49'29"W	68.16
L14	N83°52'30"W	45.09
L15	N86°49'13"W	85.05
L16	S80°17'33"E	40.48
L17	S86°51'33"E	16.02
L18	N25°06'16"E	253.19
L19	S66°23'37"E	20.67
L20	N63°29'04"W	50.10
L21	N25°58'21"E	9.14
L22	N23°33'34"E	22.78
L23	N66°45'25"W	25.00

(N86°22'13"W, 84.75')  
(S80°41'17"E, 40.59')  
(S87°44'20"E, 15.82')

LINE TABLE		
LINE #	BEARING	DISTANCE
L24	S65°25'15"W	37.46
L25	N23°33'34"E	130.68
L26	N29°41'52"E	14.45
L27	N30°15'21"E	10.71
L28	S24°57'30"W	25.00
L29	N64°52'33"W	89.97
L30	S28°36'04"W	27.27
L31	N61°23'56"W	20.13
L32	N28°36'04"E	120.00
L33	N61°23'56"W	20.00
L34	N28°36'04"E	27.61
L35	N64°52'33"W	85.95
L36	N67°44'41"W	68.87
L37	N83°52'31"W	29.57
L38	N61°23'56"W	17.15
L39	S31°25'18"W	28.42
L40	N61°23'56"W	20.13
L41	N28°36'04"E	120.00
L42	S61°23'56"E	19.66
L43	S28°36'04"W	20.00
L44	S61°23'56"E	17.62
L45	N83°52'31"W	30.10
L46	N67°44'41"W	69.26

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	233.50	184.98	72°19'19"	S12°56'41"E	218.30
C2	39.27	25.00	90°00'12"	N21°26'33"W	35.36
C3	39.27	25.00	89°59'48"	N68°33'27"E	35.35
C4	32.63	20.00	93°28'37"	S18°08'15"E	29.13
C5	30.20	20.00	86°31'23"	S71°51'45"W	27.41
C6	227.80	179.98	72°31'02"	N13°02'32"W	212.90
C7	91.86	214.49	24°32'18"	S35°52'13"E	91.16
C8	24.02	214.49	6°24'58"	S20°23'34"E	24.01
C9	86.36	83.62	59°10'46"	S79°21'23"E	82.58
C10	107.73	107.62	57°21'24"	S80°35'26"E	103.29
C11	43.98	28.00	90°00'00"	S16°23'56"E	39.60
C12	35.43	27.64	73°27'32"	S82°11'32"W	33.05
C13	103.36	204.98	28°53'25"	N08°46'16"E	102.27
C14	10.34	204.98	2°53'29"	S07°07'11"E	10.34
C15	132.09	204.98	36°55'16"	N27°01'33"W	129.82
C16	10.04	204.98	2°48'19"	S46°53'20"E	10.03
C17	0.46	204.98	0°07'43"	N48°21'21"W	0.46

PROJECT NO. 22075

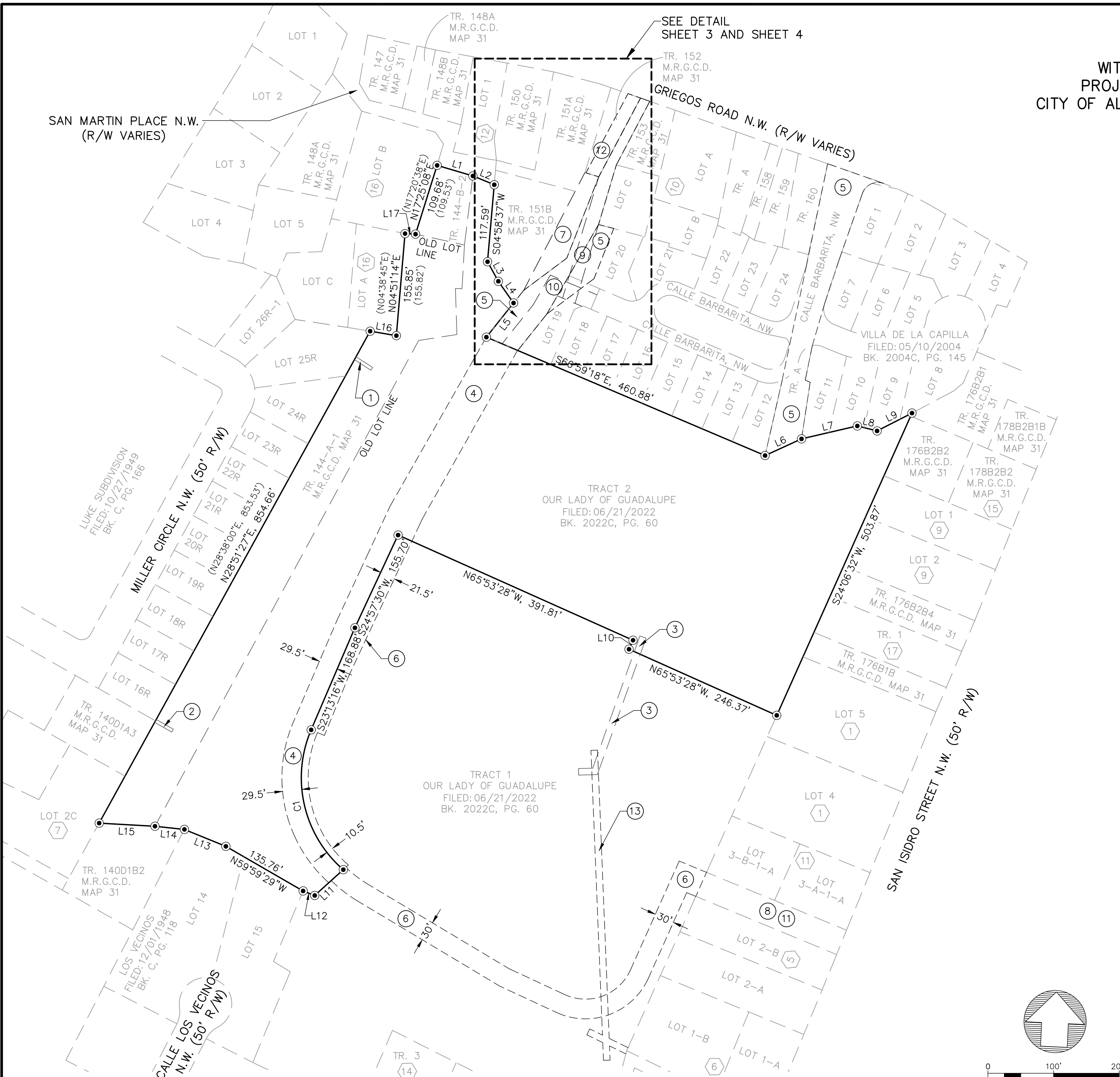


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**PLAT OF  
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CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
APRIL 2023

**EXISTING EASEMENTS**

- ① EXISTING UTILITY EASEMENT,  
FILED: JANUARY 08, 1960, BOOK D520, PAGE 551.  
VACATED BY THIS PLAT.
- ② EXISTING UTILITY EASEMENT,  
FILED: MARCH 11, 1960, BOOK D531, PAGE 586.  
VACATED BY THIS PLAT.
- ③ EXISTING 10-FOOT PUBLIC SERVICE COMPANY OF NEW MEXICO  
AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY  
EASEMENT, FILED: APRIL 30, 1974, BOOK MISCELLANEOUS 364,  
PAGE 957. VACATED BY THIS PLAT.
- ④ PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF TRACTS 1 AND  
2 THIS EASEMENT TO BE MAINTAINED BY THE OWNERS OF  
TRACTS 1 AND 2, FILED: JUNE 21, 2022, BOOK 2022C, PAGE 60.
- ⑤ EXISTING ROAD EASEMENT,  
FILED: MARCH 30, 1967, BOOK. MISC. 63, PAGES 472-479.
- ⑥ PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF TRACTS 1 AND  
2 THIS EASEMENT TO BE MAINTAINED BY THE OWNERS OF  
TRACTS 1 AND 2, FILED: JUNE 21, 2022, BOOK 2022C, PAGE 60.
- ⑦ EXISTING ACCESS AND UTILITY EASEMENT,  
FILED: JUNE 21, 1967, BOOK MISC. 71, PAGES. 587-589.
- ⑧ EXISTING 40-FOOT ACCESS EASEMENT,  
FILED: AUGUST 27, 1997, DOCUMENT NUMBER 1997088434.
- ⑨ EXISTING 20-FOOT PUBLIC WATER EASEMENT,  
FILED: MAY 10, 2004, BOOK 2004C, PAGE 145.
- ⑩ EXISTING 25-FOOT PUBLIC WATER AND SANITARY SEWER  
EASEMENT, FILED: MAY 10, 2004, BOOK 2004C, PAGE 145.
- ⑪ EXISTING 40-FOOT COMMON DRIVEWAY EASEMENT,  
FILED: AUGUST 27, 1997, DOCUMENT NUMBER 1997088434.
- ⑫ PRIVATE ACCESS EASEMENT ON TRACT 152, M.R.G.C.D. MAP  
NUMBER 31 FOR THE BENEFIT OF TRACTS 1 AND 2 AND IS TO BE  
MAINTAINED BY OWNERS OF TRACTS 1 AND 2,  
FILED: JUNE 21, 2022, BOOK 2022C, PGE 60.
- ⑬ EXISTING UTILITY EASEMENT,  
FILED: JUNE 10, 1965, BOOK D778, PAGE 29.



SEE DETAIL SHEET 3 AND SHEET 4

SAN MARTIN PLACE N.W.  
(R/W VARIES)

GRIEGOS ROAD N.W. (R/W VARIES)

MILLER CIRCLE N.W. (50' R/W)

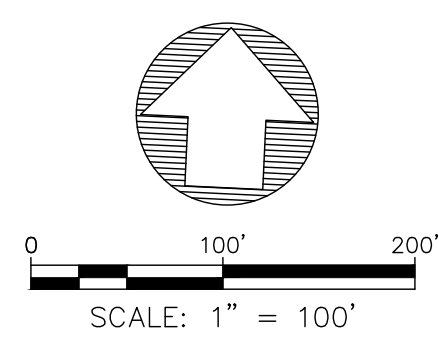
CALLE LOS VECINOS  
N.W. (50' R/W)

SAN ISIDRO STREET N.W. (50' R/W)

TRACT 2  
OUR LADY OF GUADALUPE  
FILED: 06/21/2022  
BK. 2022C, PG. 60


TRACT 1  
OUR LADY OF GUADALUPE  
FILED: 06/21/2022  
BK. 2022C, PG. 60

OVERALL EXISTING EASEMENTS



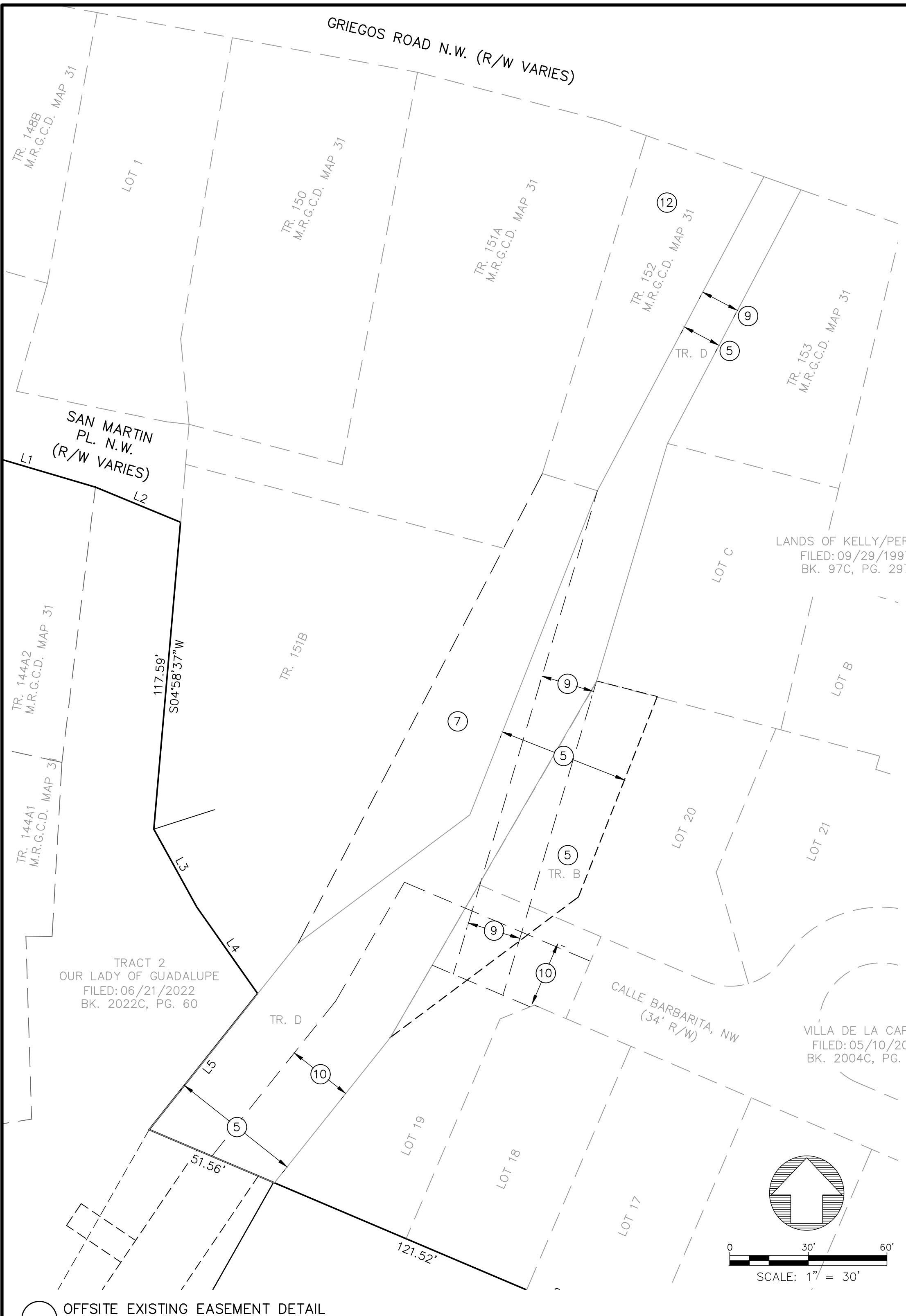
SHEET 6 OF 13

PROJECT NO. 22075



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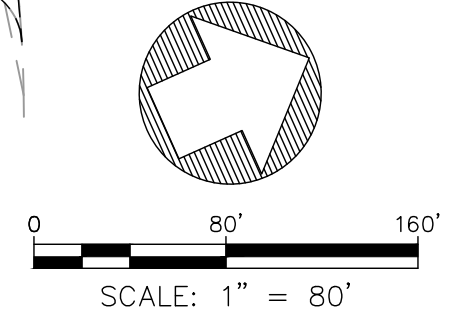
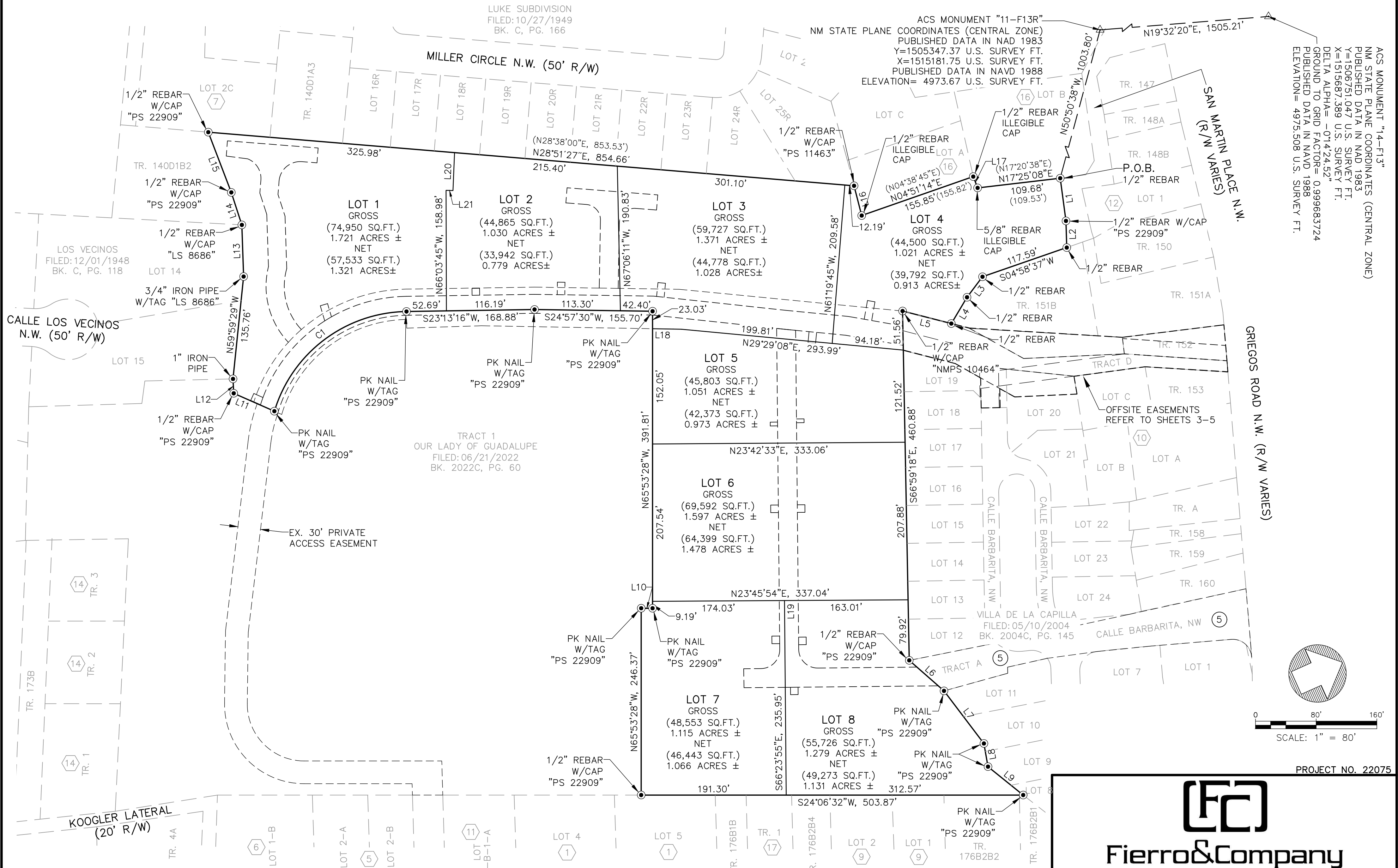
PLAT OF  
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 PROJECTED SECTION 31, T.11N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2023



○ OFFSITE EXISTING EASEMENT DETAIL

  
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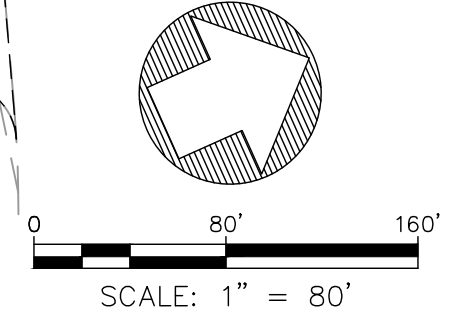
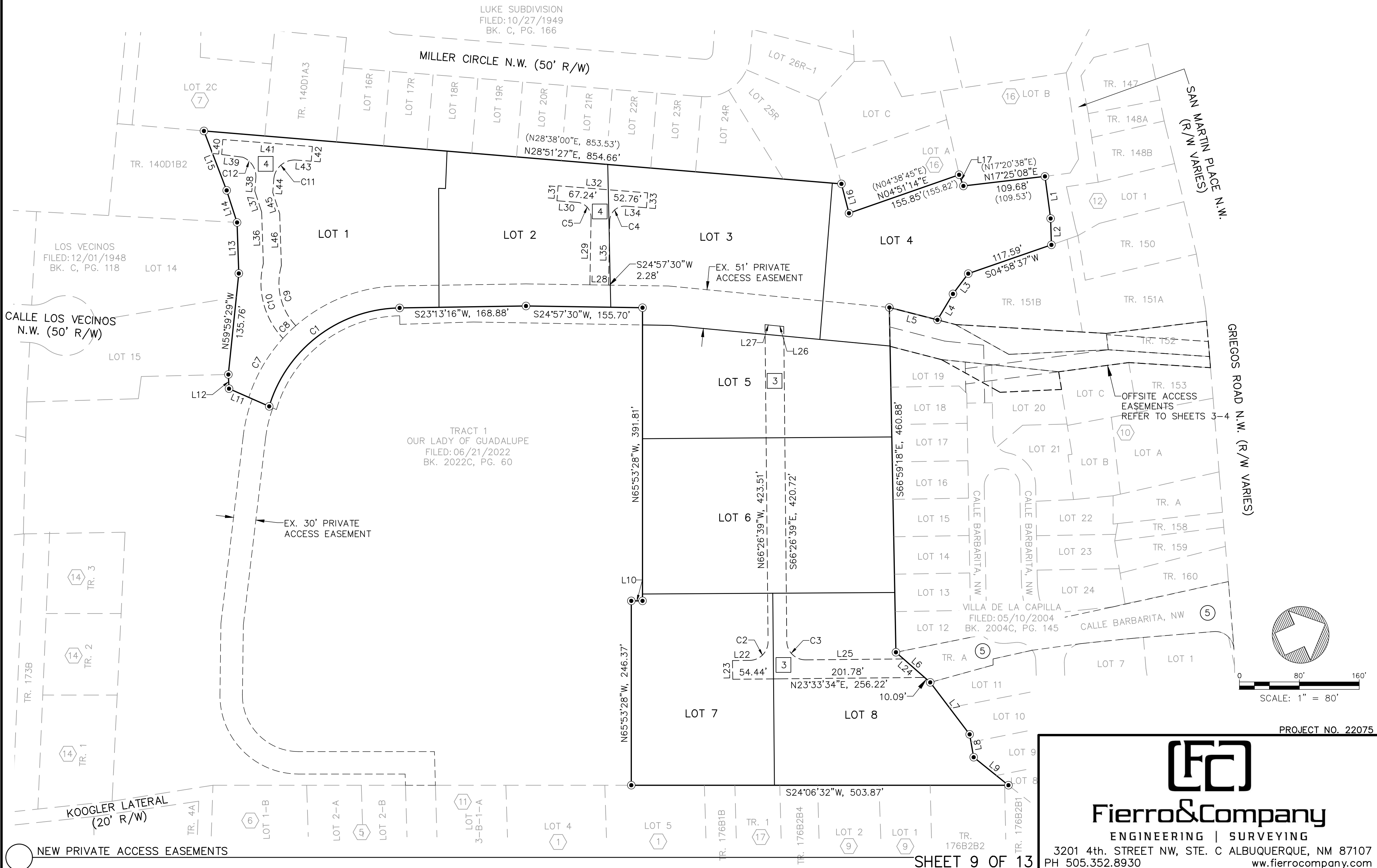
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**NEW EASEMENTS**

- 1 PUBLIC WATER AND PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT.
- 2 PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.
- 3 PRIVATE ACCESS, PUBLIC WATER, AND PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT.
- 4 PRIVATE ACCESS AND TURNAROUND EASEMENT GRANTED BY THIS PLAT.

**PLAT OF  
GRIEGOS FARMS**  
WITHIN THE ELENA GALLEGOS LAND GRANT  
PROJECTED SECTION 31, T.11N., R.3E., N.M.P.M.  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
APRIL 2023



PROJECT NO. 22075



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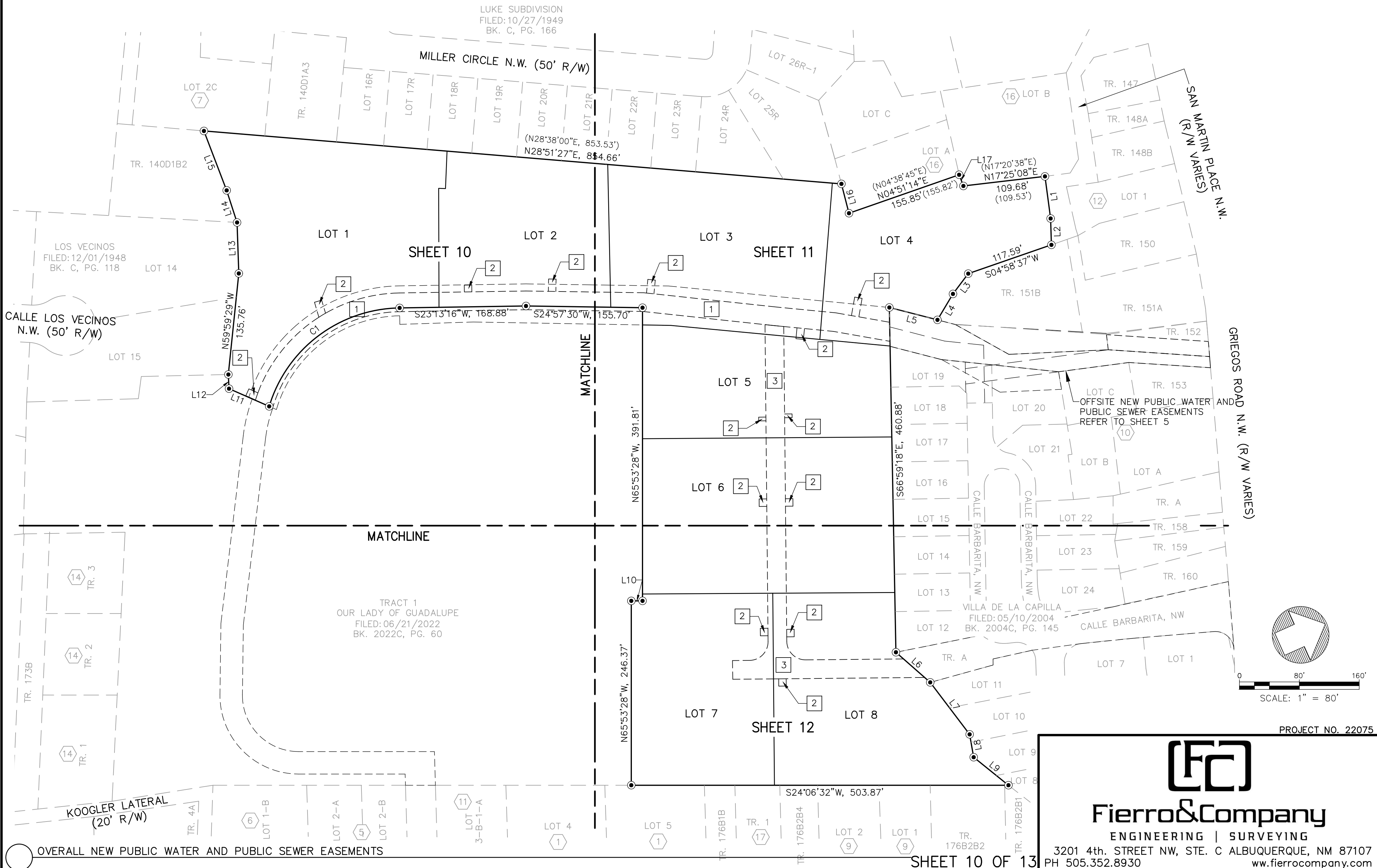
NEW PRIVATE ACCESS EASEMENTS



**NEW EASEMENTS**

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- 2 PUBLIC WATER EASEMENT GRANTED BY THIS PLAT.
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**PLAT OF  
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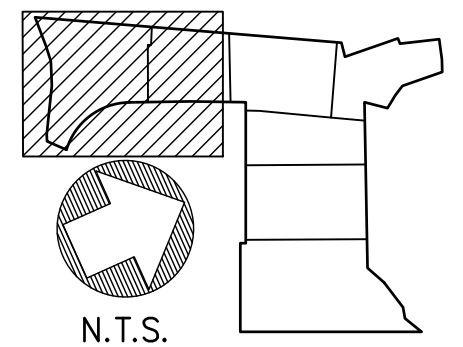
OVERALL NEW PUBLIC WATER AND PUBLIC SEWER EASEMENTS

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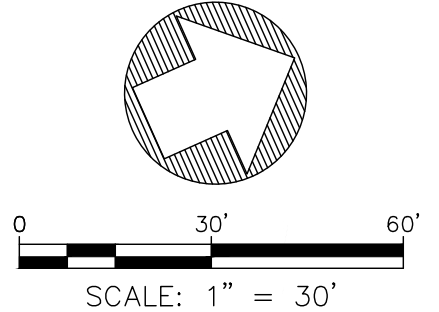
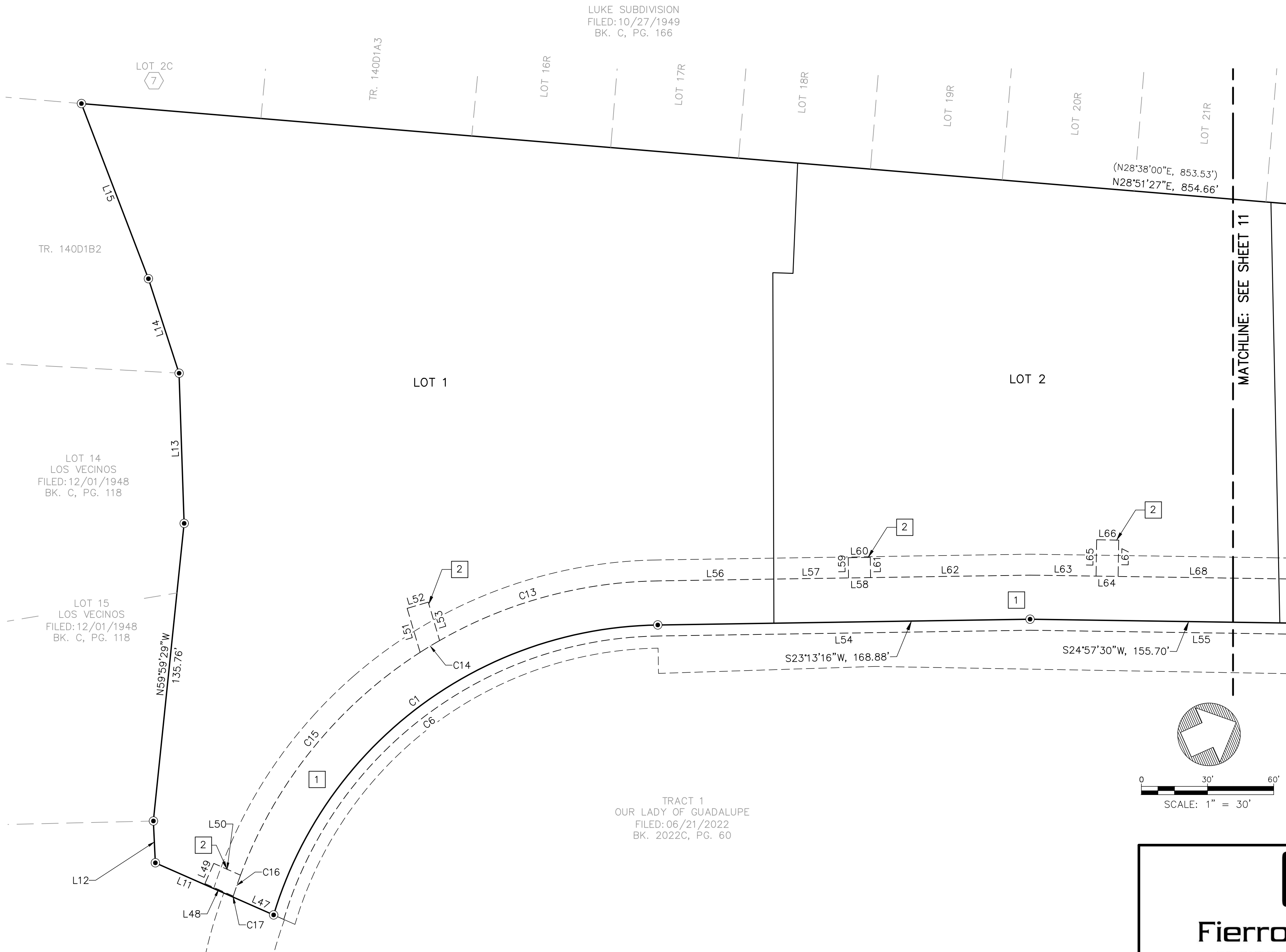
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CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
APRIL 2023

LUKE SUBDIVISION  
FILED: 10/27/1949  
BK. C, PG. 166



**KEY MAP**

LINE TABLE		
LINE #	BEARING	DISTANCE
L47	S47°53'21"W	25.17
L48	N47°53'21"E	14.06
L49	S42°06'39"E	10.00
L50	S47°53'21"W	13.23
L51	S82°19'04"E	20.80
L52	N07°40'56"E	10.00
L53	S82°19'04"E	18.16
L54	N23°13'16"E	168.80
L55	N24°57'30"E	155.69
L56	N23°13'16"E	52.94
L57	N23°13'16"E	33.91
L58	N23°13'16"E	10.00
L59	S66°45'37"E	9.17
L60	N23°14'23"E	10.00
L61	S66°45'37"E	9.17
L62	N23°13'16"E	72.33
L63	N24°57'30"E	29.95
L64	N24°57'30"E	10.00
L65	S64°54'32"E	16.49
L66	N25°05'28"E	10.00
L67	S64°54'32"E	16.47
L68	N24°57'30"E	72.94
L70	N24°57'30"E	44.35



TRACT 1  
OUR LADY OF GUADALUPE  
FILED: 06/21/2022  
BK. 2022C, PG. 60

MATCHLINE: SEE SHEET 11

○ DETAIL – NEW PUBLIC WATER AND PUBLIC SEWER EASEMENTS

PROJECT NO. 22075

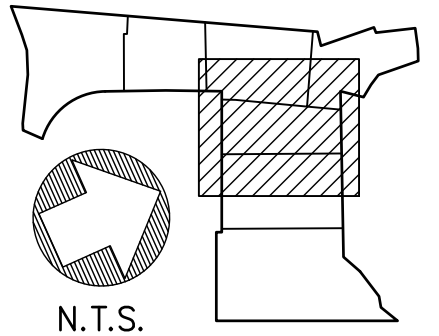


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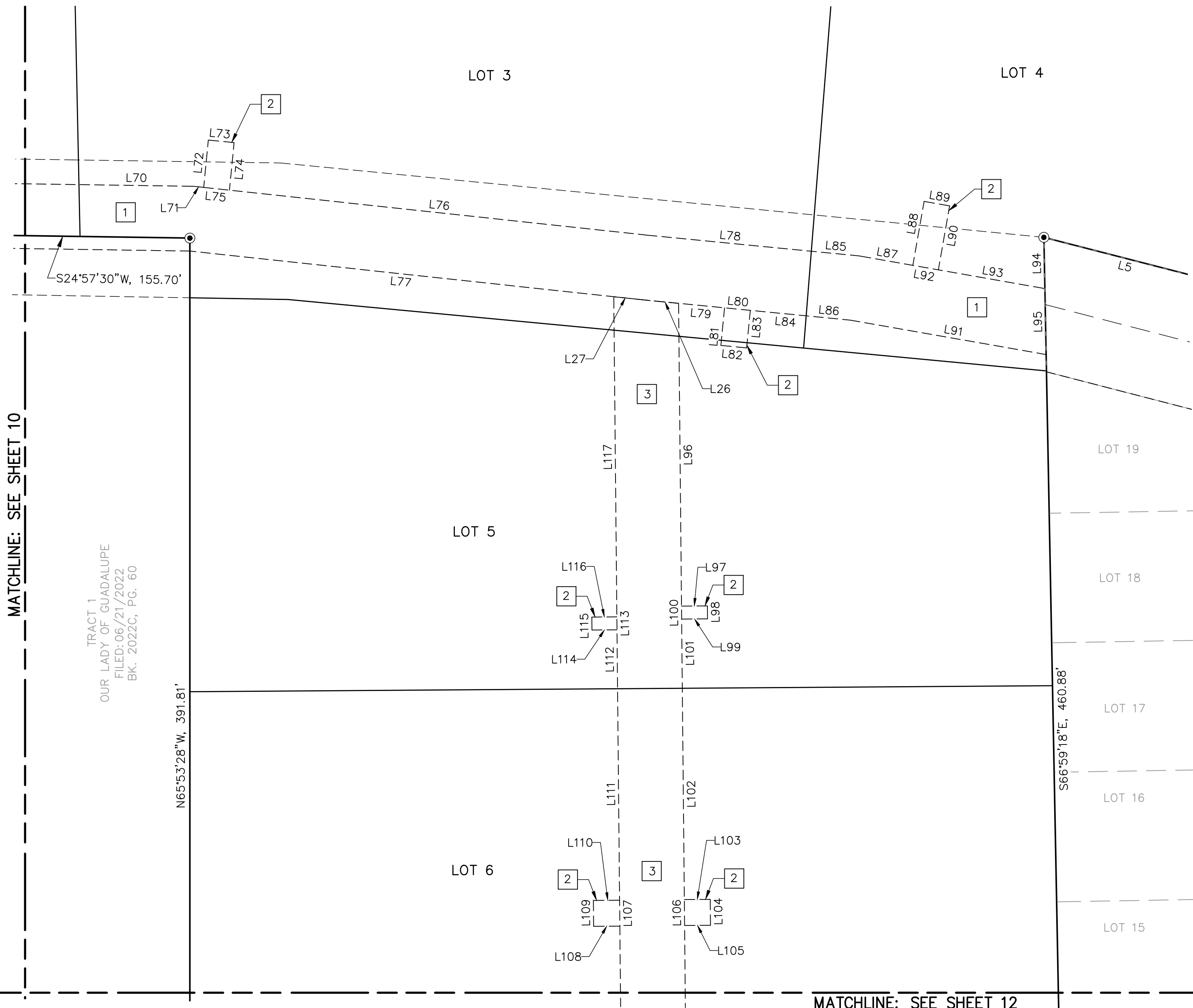
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**PLAT OF  
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CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
APRIL 2023



**KEY MAP**



LINE TABLE		
LINE #	BEARING	DISTANCE
L62	N23°13'16"E	72.33
L63	N24°57'30"E	29.95
L64	N24°57'30"E	10.00
L65	S64°54'32"E	16.49
L66	N25°05'28"E	10.00
L67	S64°54'32"E	16.47
L68	N24°57'30"E	72.94
L70	N24°57'30"E	44.35
L71	N30°15'21"E	3.83
L72	S60°18'08"E	18.35
L73	S29°41'52"W	10.00
L74	S60°18'08"E	18.45
L75	N30°15'21"E	10.00
L76	N30°15'21"E	162.53
L77	N30°15'21"E	164.62
L78	N29°41'52"E	63.37
L79	N29°41'52"E	17.82
L80	N29°41'52"E	10.00
L81	S60°18'08"E	14.56
L82	S29°41'52"W	10.00
L83	S60°18'08"E	14.56
L84	N29°41'52"E	21.67
L85	N29°41'52"E	18.62
L86	N29°41'52"E	17.21
L87	N34°04'43"E	20.99
L88	S55°55'17"E	25.06
L89	N34°04'43"E	10.00
L90	S55°55'17"E	25.06

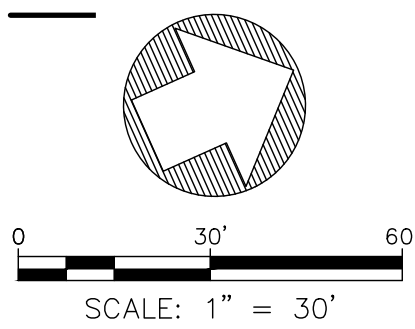
LINE TABLE		
LINE #	BEARING	DISTANCE
L91	N34°04'43"E	76.68
L92	N34°04'43"E	10.00
L93	N34°04'43"E	41.76
L94	S66°59'41"E	19.78
L95	S66°59'01"E	25.47
L96	S66°26'39"E	116.87
L97	N23°33'25"E	10.00
L98	S66°26'37"E	5.00
L99	S23°33'25"W	10.00
L100	S66°26'39"E	5.00
L101	S66°26'39"E	26.70
L102	S66°26'39"E	81.57
L103	N23°35'08"E	10.00
L104	S66°24'52"E	10.00
L105	N23°35'08"E	10.00
L106	S66°26'39"E	10.00
L107	N66°26'39"W	10.00
L108	N23°35'08"E	10.12
L109	S66°24'52"E	10.00
L110	N23°35'08"E	10.12
L111	N66°26'39"W	81.62
L112	N66°26'39"W	22.74
L113	N66°26'39"W	5.00
L114	S23°33'25"W	9.67
L115	N66°26'35"W	5.00
L116	S23°33'25"W	9.67
L117	N66°26'39"W	123.56

MATCHLINE: SEE SHEET 10

MATCHLINE: SEE SHEET 12

TRACT 1  
OUR LADY OF GUADALUPE  
FILED: 06/21/2022  
BK. 2022C, PG. 60

VILLA DE LA CAPILLA  
FILED: 05/10/2004  
BK. 2004C, PG. 145



PROJECT NO. 22075

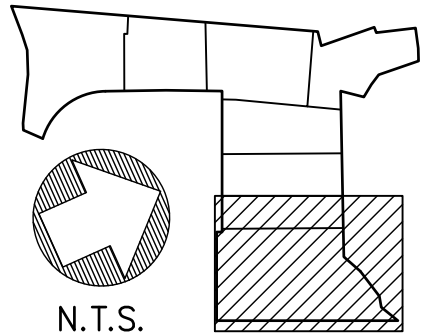
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DETAIL - NEW PUBLIC WATER AND PUBLIC SEWER EASEMENTS

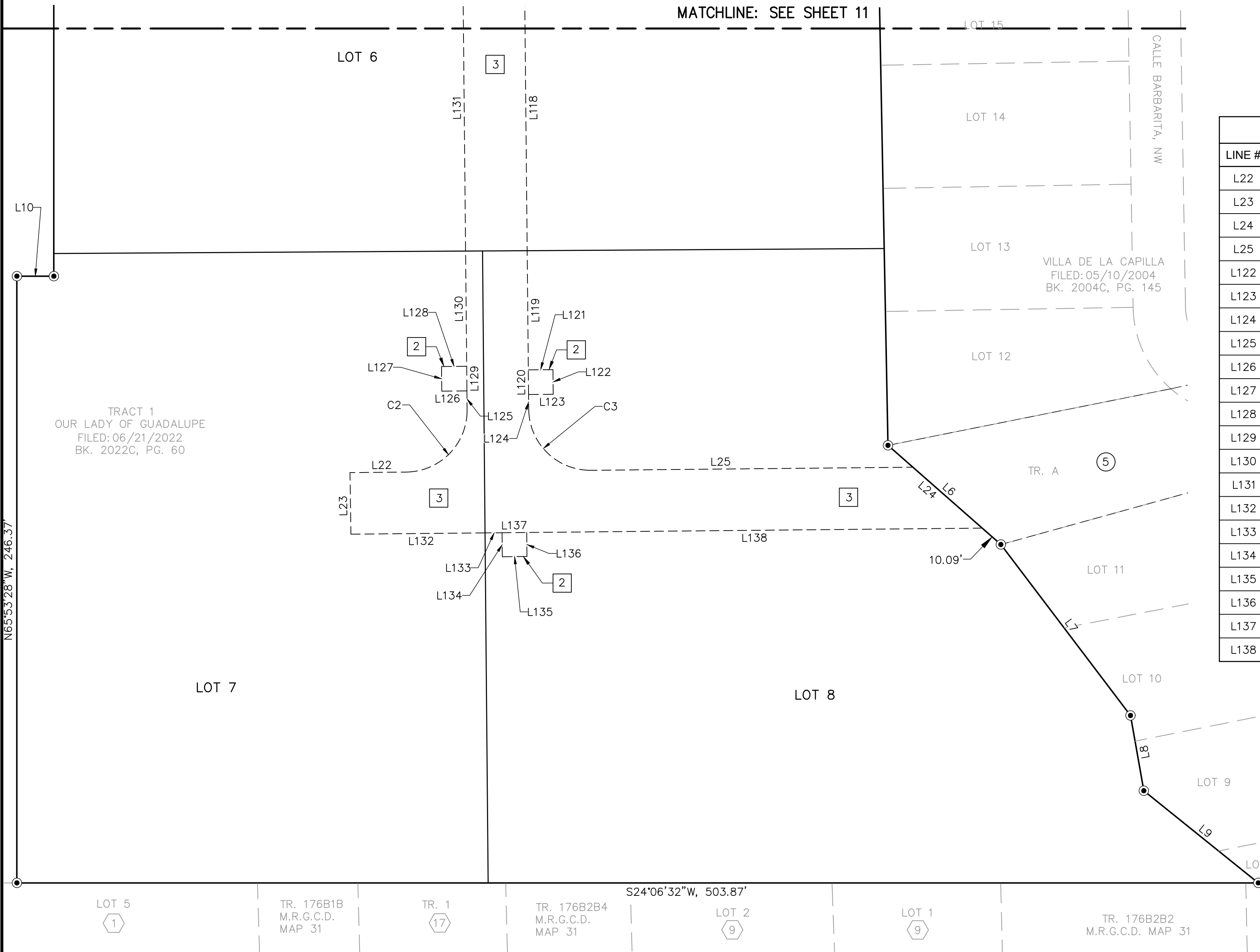
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APRIL 2023

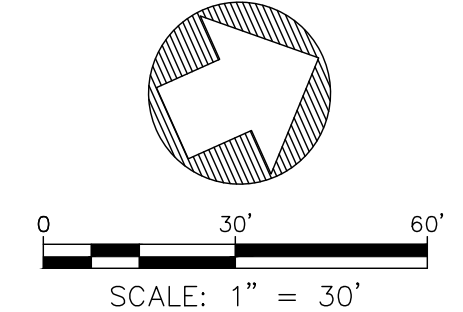


**KEY MAP**



LINE TABLE		
LINE #	BEARING	DISTANCE
L22	N23°33'34"E	22.78
L23	N66°45'25"W	25.00
L24	S65°25'15"W	37.46
L25	N23°33'34"E	130.68
L122	S66°26'35"E	10.00
L123	N23°33'25"E	10.00
L124	S66°26'39"E	6.01
L125	S66°26'39"E	7.72
L126	S23°33'25"W	10.22
L127	N66°26'35"W	10.00
L128	S23°33'25"W	10.22
L129	N66°26'39"W	10.00
L130	N66°26'39"W	46.79
L131	N66°26'39"W	116.08
L132	N23°33'34"E	54.44
L133	S23°33'34"W	6.91
L134	N66°26'35"W	9.75
L135	S23°33'25"W	10.00
L136	S66°26'35"E	9.75
L137	N23°33'34"E	10.00
L138	N23°33'34"E	184.87

LINE TABLE		
LINE #	BEARING	DISTANCE
L97	N23°33'25"E	10.00
L98	S66°26'37"E	5.00
L99	S23°33'25"W	10.00
L100	S66°26'39"E	5.00
L101	S66°26'39"E	26.70
L102	S66°26'39"E	81.57
L103	N23°35'08"E	10.00
L104	S66°24'52"E	10.00
L105	N23°35'08"E	10.00
L106	S66°26'39"E	10.00
L107	N66°26'39"W	10.00
L108	N23°35'08"E	10.12
L109	S66°24'52"E	10.00
L110	N23°35'08"E	10.12
L111	N66°26'39"W	81.62
L112	N66°26'39"W	22.74
L113	N66°26'39"W	5.00
L114	S23°33'25"W	9.67
L115	N66°26'35"W	5.00
L116	S23°33'25"W	9.67
L117	N66°26'39"W	123.56
L118	S66°26'39"E	116.16
L119	S66°26'39"E	48.41
L120	S66°26'39"E	10.00
L121	N23°33'25"E	10.00



PROJECT NO. 22075

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DETAIL – NEW PUBLIC WATER AND PUBLIC SEWER EASEMENTS



**INFRASTRUCTURE IMPROVEMENTS AGREEMENT**  
**(Procedure B)**

**AGREEMENT TO CONSTRUCT**  
**PUBLIC AND/OR PRIVATE INFRASTRUCTURE IMPROVEMENTS**

**Project Name: GRIEGOS FARMS**

**Project Number: 669982**

THIS AGREEMENT is made upon the date of the latest signature below, by and between the City of Albuquerque, New Mexico ("City"), whose address is P. O. Box 1293 (One Civic Plaza), Albuquerque, New Mexico 87103, and GRIEGOS FARMS, LLC ("Developer"), a NEW MEXICO LIMITED LIABILITY COMPANY, (state the type of business entity e.g. "New Mexico corporation," "general partnership," "individual," etc.), whose email address is rembe@rembedesign.com, whose address is 1716 Central Ave SW, Suite A (Street or PO Box) Albuquerque (City, State), NM 87104 (Zip Code) and whose telephone number is 505-243-0188, in Albuquerque, New Mexico, and is entered into as of the date of final execution of this Agreement.

1. Recital. The Developer is developing certain lands within the City of Albuquerque, Bernalillo County, New Mexico, known as [existing legal description:] Section 31, Township 11 North, Range 3 East, N.M.P.M, City of Albuquerque, including Tracts 144-A-1 and 144-B-2 as shown on the Middle Rio Grande Conservancy District Map No. 31 together with Tract 2 of the Bulk Land Plat of Tracts, Our Lady of Guadalupe recorded on 6/21/2022, Book 2022C Folio 60 in the records of the Bernalillo County Clerk, State of New Mexico (the "Developer's Property"). The Developer certifies that the Developer's Property is owned by [state the name of the present real property owner exactly as shown on the real estate document conveying title for the Developer's Property to the present owner:] Griegos Farms, LLC ("Owner").

The Developer has submitted and the City has approved a Preliminary Plat or Site Plan identified as GRIEGOS FARMS describing Developer's Property ("Developer's Property"). If this Agreement is for a "Phase" as identified on the Infrastructure List, then the Phase shall be added to the Preliminary Plat or Site Plan identified above.

As a result of the development of the Developer's Property, the Integrated Development Ordinance ("I.D.O.") requires the Developer, at no cost to the City, to install certain public and/or private improvements, which are reasonably related to the development of the Developer's Property, or to financially guarantee the construction of the public and/or private improvements as a prerequisite to approval of the Final Plat, Building Permit or the Site Plan.

2. Improvements and Construction Deadline. The Developer agrees to install and complete the public and/or private improvements described in **Exhibit A**, the required Infrastructure List ("Improvements"), to the satisfaction of the City, on or before the Construction Completion Deadline as shown in paragraph 6, at no cost to the City. All of the improvements on **Exhibit A** are to be included in this Agreement, unless the Development

Review Board (DRB) has approved phasing of the improvements, or the DRB has approved them as “Deferred” and they are shown in greater detail on the Developer's proposed and approved plans, which have been filed with the City Engineer.

Note: To compute the Construction Completion Deadline: If a final plat will be filed after Developer meets the requirements of this Agreement, the Construction Completion Deadline can be no later than two years after execution of this Agreement. (See DPM, Chapter 5.) If a final plat will not be filed pursuant to this Agreement, the Construction Completion Deadline can be no later than one year after approval of the preliminary plat by the City’s Development Review Board (“DRB”), unless the DRB grants an extension, not to exceed one additional year per extension, and the Developer processes an amendment to the Agreement. If this Agreement, with any amendments does not utilize the maximum time allowed for completion of construction, the Developer may obtain an extension of the Construction Completion Deadline if the Developer shows adequate reason for the extension.

3. Albuquerque Bernalillo County Water Utility Authority (“ABCWUA”) and Albuquerque Metropolitan Arroyo Flood Control Authority (“AMAFCA”). Pursuant to the Memorandum of Understanding between the City of Albuquerque and ABCWUA dated March 21, 2007, and the Memorandum of Understanding with AMAFCA dated February 6, 2013, the City is authorized to act on behalf of the ABCWUA and AMAFCA with respect to improvements that involve water and sewer infrastructure.

4. Work Order Requirements. The City agrees to issue a Work Order after:

A. The Developer causes to be submitted all documents, and meets all requirements listed in Development Process Manual (“DPM”), Chapter 2, Work Order Process.

B. The Developer complies with all applicable laws, ordinances and regulations, including, but not limited to the City Excavation Ordinance and Sidewalk Ordinance, and pays the following required engineering, staking, testing fees, and other related City fees and County Clerk recording fees:

Type of Fee	Amount
Engineering Fee	3.6%
Street Excavation and Barricading Ordinance and street restoration fees	As required per City-approved estimate (Figure 4)

Note: The Developer must pay the City all City fees which have been incurred during construction before the City will accept the public Improvements.

C. The Developer must procure a New Mexico licensed Contractor to construct the

improvements per the specifications contained in the City-approved construction drawings. The Contractor shall provide proof of proper licensure to complete the improvements. If the Contractor that has been identified by the Developer does not possess all of the proper licenses for the improvements then proof of proper licensure of the subcontractors must be provided. The Developer's Contractor shall obtain a Performance & Warranty bond and a Labor & Materials bond utilizing the bond templates provided and approved by the City. The mandatory bonds obtained by the Contractor are independent of, and in addition to, the Financial Guaranty provided by the Developer. If the Developer or the City determines that the Contractor failed to faithfully construct or maintain the specified and warranted work, the Developer and the City shall each have standing to make claim on the applicable bonds.

5. Surveying, Inspection and Testing. The Improvements shall be inspected, surveyed and tested in accordance with all applicable laws, ordinances, and regulations, and according to the following terms:

A. Construction Surveying. Construction surveying for the construction of the Improvements shall be performed by New Mexico Registered Surveyor. The City may monitor the construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City which the City requires for review. Record drawings shall be provided by the entity performing the survey.

B. Construction Inspection Methods. Inspection of the construction of the Improvements shall be performed by a New Mexico Registered Professional Engineer with the ability to make in-person observations of the improvements. The City may monitor the inspection and the Developer shall ensure that the inspecting entity provides all inspection results, reports and related data as required for project close out, and a Certification of Substantial Compliance for the project to the City, which the City requires for review and approval. The City retains the right to perform its own general overall inspection of the construction project at any time prior to/and including final acceptance of the Improvements.

C. Field Testing. Field testing of the construction of the Improvements shall be performed by a certified testing laboratory under the supervision of a New Mexico Registered Professional Engineer, in accordance with the current City of Albuquerque Standard Specifications for Public Works Construction. The City may monitor the field testing and the Developer shall ensure that the field testing entity provides all field testing results, reports and related data to the City which the City requires for review.

D. Additional Testing. The City retains the right to request additional testing which the City Engineer deems is necessary or advisable, and the Developer shall pay the cost for the additional testing.

6. Financial Guaranty. If final plat approval is not requested prior to construction of the Developer's Property, a financial guaranty is not required. If final plat approval is requested, the Developer must provide the City with a financial guaranty in an amount of not less than 125% of the estimated cost of constructing the Improvements, as approved by the City Engineer. The

financial guaranty must be irrevocable and may be in the form of a letter of credit, escrow deposit, or loan reserve letter issued by a Federally Insured Financial Institution; a bond issued by a surety qualified to do business in New Mexico; or other pledge of liquid assets which meets all City requirements. The City must be able to call the financial guaranty at any time within the sixty (60) days immediately following the Construction Completion Deadline.

To meet the City's I.D.O. requirements, the Developer has acquired, or is able to acquire, the following Financial Guaranty:

Type of Financial Guaranty: Infrastructure Bond  
Amount: \$ \$757,137.84  
Name of Financial Institution or Surety providing Guaranty: The Ohio Casualty Insurance Company  
Date City first able to call Guaranty (Construction Completion Deadline):  
February 3, 2025  
If Guaranty is a Letter of Credit or Loan Reserve, then last day City able to call Guaranty is: \_\_\_\_\_  
Additional information: \_\_\_\_\_  
\_\_\_\_\_

7. Notice of Start of Construction. Before construction begins, the Developer shall arrange for a preconstruction conference and all required inspections.

8. Completion, Acceptance and Termination. When the City receives Developer's final acceptance package, the City shall review it for completeness and accuracy. (See DPM Chapter 2). If the package is acceptable, the City shall approve the package and issue a Certificate of Completion and Acceptance for the Public Improvements and a Certificate of Completion for the Private Improvements. Thereafter, the Developer's obligations to the City pursuant to this Agreement shall terminate, with the exception of the bond or other guarantee which the Developer has provided to assure the materials and workmanship, as required by the I.D.O. After the City approves the final acceptance package, the City will promptly release this Agreement and the Financial Guaranty.

9. Conveyance of Property Rights. When the Improvements are completed, if the City does not own the real property upon, or in which, the public Improvements are constructed, the Developer will convey to the City all real and personal property rights which the City deems reasonably necessary, and all public Improvements, free and clear of all claims, encumbrances and liens before the City will accept the public Improvements. Conveyance may be made by appropriate dedication on the final plat.

10. Reduction of Financial Guaranty Upon Partial Completion. The Developer shall be entitled to a reduction of the Financial Guaranty as a result of completing construction of part of the Improvements if the following conditions are met:

A. Loan Reserve Financial Guaranty. If a loan reserve letter was provided as the Financial Guaranty, the Developer must follow the procedures and meet the requirements



detailed in the DPM, Chapter 2.

B. Non-Loan Reserve Financial Guaranty. If a Financial Guaranty other than a loan reserve letter has been provided, the completed Improvements must be free-standing, functionally independent of any Improvements which have not yet been completed, and completed in substantial compliance with the approved construction plans, as determined by City on-site inspection in order to qualify for a Financial Guaranty reduction. If the Improvements which have been completed meet all City requirements, the City Engineer will estimate the cost of completing the remaining Improvements. Thereafter, the Developer must submit the following documents to the City for review and approval:

(1) A revised Financial Guaranty in an amount of not less than 125% of the cost of completing the remaining Improvements, as estimated by the City;

(2) A bond or other instrument acceptable to the City, which guarantees the completed Improvements against defective materials and workmanship for the period required by the I.D.O.

(3) Conveyance of real and personal property rights which meet the requirements of section 8 of this Agreement.

After the City receives and approves the required documents, the City shall issue a Partial Certificate of Completion and Acceptance for the completed public Improvements and a Certificate of Partial Completion for the completed private Improvements.

11. Indemnification. Until the Improvements are accepted by the City, the Developer shall be solely responsible for maintaining the premises upon which the Improvements are being constructed in a safe condition. The Developer agrees to indemnify and hold harmless the City and its officials, agents and employees and, if the Improvements include water and wastewater infrastructure, the ABCWUA, its employees, officers and agents, from any claims, actions, suits or other proceedings arising from or out of the acts or omissions of the Developer, its agents, representatives, contractors or subcontractors or arising from the failure of the Developer, its agents, representatives, contractors or subcontractors to perform any act or duty required of the Developer herein. The indemnification required hereunder shall not be limited as a result of the specifications of any applicable insurance coverage. Nothing herein is intended to impair any right or immunity under the laws of the State of New Mexico.

12. Assignment. This Agreement shall not be assigned without the prior written consent of the City and the Developer and the express written concurrence of any financial institution or surety which has undertaken to guarantee the completion of the Improvements. The City's approval will not be withheld unreasonably. If so assigned, this Agreement shall extend to and be binding upon the successors and assigns of the parties hereto.

13. Release. If the Developer's Property or any part thereof is sold, conveyed or assigned, the City will not release the Developer from its obligations under this Agreement and will continue to hold the Developer responsible for all Improvements until a successor in interest

to the Developer has entered into an Infrastructure Improvement Agreement with the City. Thereafter, if the Developer's successor in interest has provided a substitute financial guaranty acceptable to the City, the City will release this Agreement and any related Financial Guaranty.

14. Payment for Incomplete Improvements. If the Developer fails to satisfactorily complete construction of the Improvements by the Construction Completion Deadline, the City may construct or cause the Improvements to be constructed as shown on the final plat and in the approved plans and specifications. The Developer shall be jointly and severally liable to pay to, and indemnify the City for the total cost, including, but not limited to, engineering, legal, and contingent costs, together with any damages, either direct or consequential, which the City may sustain as a result of Developer's failure to perform as required by this Agreement. If the direct or indirect costs and damages to the City exceed the amount of the City's Claim of Lien or any Financial Guaranty, the Developer shall be liable to, and shall pay, the City for all such costs and damages. The surety or sureties shall be jointly and severally liable to pay to and indemnify the City for the total cost to the extent of their obligations pursuant to any Financial Guaranty.

15. Binding on Developer's Property. The provisions of this Agreement constitute covenants running with Developer's Property for the benefit of the City and its successors and assigns until terminated, and are binding on the Developer and the Owner and their heirs, successors and assigns.

16. Notice. For purposes of giving formal written notice, including notice of change of address, the Developer's and the City's addresses are as stated in the first paragraph of this Agreement. Notice may be given either in person or by certified U.S. mail, postage paid. Notice will be considered to have been received within six (6) days after the notice is mailed if there is no actual evidence of receipt.

17. Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

18. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

19. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

20. Captions. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

21. Form Not Changed. Developer agrees that changes to this form are not binding unless initialed by the Developer and signed by the City Legal Department on this form.

22. Authority to Execute. If the Developer signing below is not the Owner of the Developer's Property, the Owner must execute the Power of Attorney below.

**DEVELOPER: GRIEGOS FARMS, LLC**

By [Signature]: Jay Rembe  
Name [Print]: Jay Rembe  
Title: MEMBER  
Dated: 2/28/2023

**DEVELOPER'S NOTARY**

STATE OF New Mexico )  
COUNTY OF Bernalillo ) ss.

This instrument was acknowledged before me on this 28<sup>th</sup> day of February, 2023, by  
[name of person:] Jay Rembe, [title or capacity, for instance,  
"President" or "Owner":] Member of  
[Developer:] Griegos Farms, LLC.

Afram Penner  
Notary Public

My Commission Expires: 12/27/2025

STATE OF NEW MEXICO  
NOTARY PUBLIC  
Avram Penner  
Commission Number 1121276  
My Commission Expires 27 December, 2025  
(SEAL)

STATE OF NEW MEXICO  
NOTARY PUBLIC  
Avram Penner  
Commission Number 1121276  
My Commission Expires 27 December, 2025

CITY OF ALBUQUERQUE:

DocuSigned by:  
By: Shahab Biazar  
Shahab Biazar, P.E., City Engineer

DS  
BMR

Agreement is effective as of (Date): 3/1/2023 | 7:48 AM MST

CITY'S NOTARY

STATE OF NEW MEXICO            )  
  ) ss.  
COUNTY OF BERNALILLO        )

This instrument was acknowledged before me on this 1st day of March, 2023,  
by Shahab Biazar, P.E., City Engineer of the City of Albuquerque, a municipal corporation, on behalf of  
said corporation.

Rachael Miranda  
Notary Public

My Commission Expires: 11-9-2025



[EXHIBIT A ATTACHED]  
[POWER OF ATTORNEY ATTACHED IF DEVELOPER  
IS NOT THE OWNER OF THE DEVELOPER'S PROPERTY]

**INFRASTRUCTURE BOND  
(Procedure B)**

Bond No. 906225870

**INFRASTRUCTURE IMPROVEMENT BOND**

KNOW ALL PERSONS BY THESE PRESENTS: That we GRIEGOS FARMS, LLC ("Developer") a NEW MEXICO LIMITED LIABILITY COMPANY as "Principal", and The Ohio Casualty Insurance Company, a corporation organized and existing under and by virtue of the laws of the State of New Hampshire and authorized to do business in the State of New Mexico, as "Surety," are held and firmly bound unto the CITY OF ALBUQUERQUE in the penal sum of [written amount:] Seven Hundred Fifty Seven Thousand One Hundred Thirty Seven Dollars and Eighty Four Cents, ([amount in figures:] \$ 757,137.84 ), as amended by change orders approved by the Surety or changes to the infrastructure list approved by the City Development Review Board, the payment of which is well and truly to be made, and each of us bind ourselves, our and each of our heirs, executors, administrators, successors and assigns, jointly and severally, and firmly by these presents.

NOW, THEREFORE, the condition of the above obligation is such that:

WHEREAS, the Principal is the owner of and/or is interested in or is developing land and premises known as [name of Developer's Property:] GRIEGOS FARMS, LLC ("Developer's Property"), City Project No. 669982 ; and

WHEREAS, said Developer's Property is subject to the provisions and conditions of the ordinance of the CITY OF ALBUQUERQUE known as the Integrated Development Ordinance, the requirements of which include the installation of various other improvements by the Principal; and

WHEREAS, the Integrated Development Ordinance also requires the Principal to install and construct the following improvements at the Developer's Property: [list the improvements, e.g., water, sewer, pavement, sidewalks:]

New Water and Sewer Mains and Minor Intersection Improvements per the approved Infrastructure List dated December 19, 2022 ("Improvements")

All construction shall be performed in accordance with the Agreement to Construct Public and/or Private Infrastructure Improvements Agreement entered into between [name of Developer;] GRIEGOS FARMS, LLC and the CITY OF ALBUQUERQUE, as recorded in the office of the Clerk of Bernalillo County, New Mexico, on February 27, 2023 as Document Number \_\_\_\_\_, as amended by change order or amendments to the agreement.

Bond No. 906225870

NOW, THEREFORE, if the Principal completes construction of the Improvements and facilities and performs the work hereinabove specified to be performed, all on or before [Construction Completion Deadline established in Agreement or as amended:] February 3, 20 25 ("the "Construction Completion Deadline"), then this obligation shall be null and void; if the Principal does not complete construction by or before the Construction Completion Deadline, the City may call on this obligation until released by the City.

IN WITNESS WHEREOF, this bond has been executed 27th day of February, 2023.

**DEVELOPER**

By [signature:] *Jan Hendry*  
Name: GRIEGOS FARMS, LLC  
Title: Member  
Dated: 2/27/2023

**SURETY**

**The Ohio Casualty Insurance Company**  
By [signature:] *John Hansen*  
Name: John Hansen  
Title: Attorney-In-Fact  
Dated: February 27, 2023



\*NOTE: Power of Attorney for Surety must be attached.



This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company

Certificate No: 8205631-974266

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Debbie Martinez; Debra Stiles; Dolores Silva; Frederic Brennan; Gabriel A. Portillo; John Hansen; Katherine A. Yeager; Ryan Brennan; William Raskob

all of the city of Albuquerque state of NM each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 21st day of May, 2021.



Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company
West American Insurance Company
By: David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 21st day of May, 2021 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV - OFFICERS: Section 12. Power of Attorney.

Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII - Execution of Contracts: Section 5. Surety Bonds and Undertakings.

Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation - The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization - By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 27 day of February, 2023.



By: Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

# CITY OF ALBUQUERQUE



## FINANCIAL GUARANTY AMOUNT

January 24, 2023

Type of Estimate: I.I.A. Procedure B with FG -- Non work order

Project Description:

Project ID #: 669982 Griegos Farms

Requested By: Jeff Wooten

Approved Estimate Amount: \$ 470,571.00

Contingency Amount: 10.00% \$ 47,057.10

Subtotal: \$ 517,628.10

PO Box 1293

NMGRT: 7.750% \$ 40,116.18

Subtotal: \$ 557,744.28

Albuquerque

Engineering Fee: 6.60% \$ 36,811.12

New Mexico 87103

Testing Fee: 2.00% \$ 11,154.89

Subtotal: \$ 605,710.29

www.cabq.gov

FINANCIAL GUARANTY RATE: 1.25

TOTAL FINANCIAL GUARANTY REQUIRED: \$ 757,137.84

APPROVAL:

DATE:

Jan. 24, 2023

Notes: Plans not yet approved. Non work order



Current DRC  
Project Number:

FIGURE 12

Date Submitted: 10/7/2022

Date Site Plan Approved:

Date Preliminary Plat Approved:

(Rev. 9-20-05)

EXHIBIT "A"

TO SUBDIVISION IMPROVEMENTS AGREEMENT

DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST

Date Preliminary Plat Expires:

DRB Project No.: PR-2021-006261

DRB Application No.: SD-2022-00179

**GRIEGOS FARMS**

**PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN**

**Tract 2, Our Lady of Guadalupe and Tracts 144-A-1, 144-B-2, MRGCD Map No 31  
EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION**

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification			
							Private Inspector	City Cnet Engineer		
		N/A	Reconstruct Existing Curb Cut including Curb Ramps per DPM	Guadalupe Church Rd at Griegos			/	/		
		8"	PVC Water Line	Private Access Road (Guadalupe Church Rd)	Ex 8" WL +/-430' South of Griegos	South end of Lot 4	/	/		
		8"	PVC Water Line	East West Private Road Serving Lots 5-8	Tee into the above 8" PVC Water Line	East end of Esmt to Serve lots 5-8	/	/		
		8"	PVC Sanitary Sewer Line (Gravity)	Private Access Road (Guadalupe Church Rd)	Existing Manhole in Griegos Rd	South end of Lot 4	/	/		
		8"	PVC Sanitary Sewer Line (Gravity)	East West Private Road Serving Lots 5-8	Above SAS Line in Guadalupe Church	East end of Esmt to serve Lots 5-8	/	/		
			Water Infrastructure to include Valves, Fittings, Valve Boxes, and Fire Hydrants as Required						/	/
			Sanitary Sewer to include Manholes and Service Connections as required.						/	/
			Certified Grading and Drainage (Non Work Order item) required for SIA / Financial Guarantees Release						/	/

Financially Guaranteed	Constructed Under
DRC #	DRC #

Size

Type of Improvement

Location

From

To

Construction Certification		
Inspector	Private P.E.	City Cnst Engineer
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/
/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing.  
 The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Inspector	Private P.E.	City Cnst Engineer
							/	/	/
							/	/	/
							/	/	/

Approval of Creditable Items: \_\_\_\_\_

Impact Fee Administrator Signature \_\_\_\_\_ Date \_\_\_\_\_

City User Dept. Signature \_\_\_\_\_ Date \_\_\_\_\_

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
 Street lights per City requirements.

1

2

**AGENT / OWNER** **DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**JEFFREY T. WOOTEN**  
 NAME (print)  
**WOOTEN ENGINEERING**  
 12/9/2022  
 SIGNATURE - date

*[Signature]* Dec 19, 2022  
 DRB CHAIR - date  
 Ernest Armijo  
 TRANSPORTATION DEVELOPMENT - date  
 Dec 21, 2022  
 UTILITY DEVELOPMENT - date  
 December 19, 2022  
 CITY ENGINEER - date

*[Signature]* Dec 19, 2022  
 PARKS & RECREATION - date  
 AMAFCA - date  
 Dec 19, 2022  
 CODE ENFORCEMENT - date  
 \_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER



# NOT FOR CONSTRUCTION

AS BUILT INFORMATION		FIELD NOTES		SURVEY INFORMATION		ENGINEER'S SEAL	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE

DESIGNED BY: JTW		DATE: February 2023
DRAWN BY: JTW		DATE: February 2023
JOB NO: 2022014		DATE: February 2023
CHECKED BY: JTW		DATE: February 2023
REVISIONS		
NO.	DATE	REMARKS

**WAE**

**Wooden Engineering**  
 PO Box 13814  
 Rio Rancho, N.M. 87174  
 Phone: (505) 960-3360

**Crilego Farms**  
 CITY OF ALBUQUERQUE  
 PUBLIC WORKS DIVISION  
 ENGINEERING GROUP  
 EXHIBIT FOR FINANCIAL GUARANTEE AMOUNT REQUEST  
 DESIGN REVIEW COMMITTEE  
 CITY ENGINEER APPROVAL

CITY PROJECT NO. 669962	ZONE MAP NO. F-13-Z	SHEET 1 OF 1
-------------------------	---------------------	--------------

**Bernalillo County, NM**  
415 Silver Ave. SW, 2nd Floor  
P.O. Box 542  
Albuquerque, NM 87102

**Receipt: 1419035**

<b>Product</b>	<b>Name</b>	<b>Extended</b>
AGRE	Agreement	\$25.00
	# Pages	16
	Document #	2023012679
	# Of Entries	0
<b>Total</b>		\$25.00

Tender (Check)  
Check# 1024  
Paid By griegos farms llc  
Phone # 5052430188

Thank You!

**3/3/23 9:15 AM msouchet**

# REMBE

urban design + development

May 8, 2023

Ms. Jolene Wolfley, Chair  
City of Albuquerque, Planning Department  
600 2<sup>nd</sup> St. NW, Albuquerque, NM 87102

Ms. Wolfley, and members of the Development Review Board,

Rembe Design and Development respectfully submits the following application for your review and approval of a, Minor Platting Action. Specifically, the application request consists of the following:

**Subdivision of Land Final Plat:** Property owner requests final approval on the replatting of (3) existing tracts, into eight (8) new tracts. The subject property is located at and around 1860 Griegos Road NW and is legally described as Tract 144-A-1, MRGCD Map No. 31, together with Tract 144-B-2 of MRGCD Map No. 31, together with Tract 2 of the Bulk Land Plat of Tracts 1 and 2, Our Lady of Guadalupe, containing approximately 10.23 Acres. The property is located South of Griegos Road NW between Rio Grande Blvd. NW and San Isidro NW and is in part known as Our Lady of Guadalupe Church.

The applicant intends on creating eight (8) lots and the new legal description will be Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, Lot 7 and Lot 8, Griegos Farms. The property is currently zoned R-A (Rural and Agricultural Zone District). Future development of the site will maintain the Current zoning Designation and proposes the development of eight (8) Cottage Developments pursuant to section 14-16-4-3(B)(3) of the Integrated Development Ordinance (IDO).

It is our understanding that no items were deferred or delegated to final platting, and all concerns have been addressed.

Thank you for your consideration on this matter. I can be reached at (518)364-9914 or at [design@rembedesign.com](mailto:design@rembedesign.com).

All the Best,



Kenneth Myers,  
Architect  
Rembe Urban Design + Development