DEVELOPMENT REVIEW BOARD - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

DRB Project Number: 2022-006708 Hearing Date: **03-16-2022**

Project: Lot 6, Four Hills Village 21st Installment Agenda Item No: **14**

☒ Sketch Plat	☐ Minor Preliminary / Final Plat	☐ Preliminary Plat	☐ Final Plat
☐ Temp Sidewalk Deferral	☐ Sidewalk Waiver/Variance	☐ Site Plan for Bldg. Permit ☐ Site Plan for Subdivision	☐ Bulk Land Plat
☐ SIA Extension	☐ DPM Variance	☐ Vacation of Public Easement	☐ Vacation of Public Right of Way

ENGINEERING COMMENTS:

- The requested vacated area should be correctly platted out. See attached recorded plat of Four Hills Village 21st Installment.
- A proper survey of what is currently within Hideaway Lane SE is needed to ensure that the two adjacent properties are not impacted by this vacation.

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSD ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

Renée Brissette, PE, Senior Engineer | 505-924-3995 rbrissette@cabq.gov

RESOLUTION/COMMENTS:

Code Enforcement:

Water:

Transportation:

Planning:

☐ APPROVED
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG
Delegated For: _____
SIGNED: ☐ I.L. ☐ SPSD ☐ SPBP ☐ FINAL PLAT
DEFERRED TO _____

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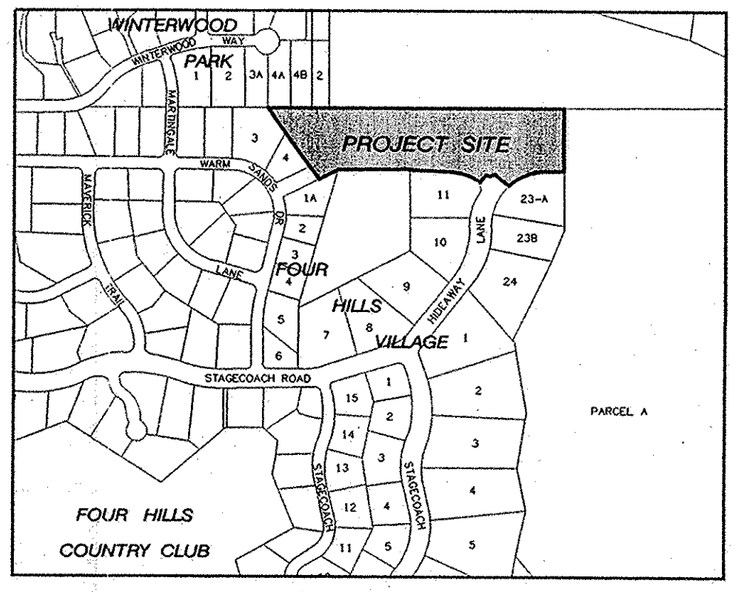

LOCATION MAP

ZONE ATLAS INDEX MAP No. M-23

NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index No. M-23.
3. Zoning: R-1.
3. Gross Subdivision Acreage: 7.2734 Acres.
4. Total number of tracts Created: Six (6) Tracts.
5. Total mileage of public street right-of-way created: 0.08 mile.
6. Date of Survey: January, 2008.
7. Plat is located within Section 35, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, New Mexico.

DISCLOSURE STATEMENT

The purpose of this Plat is to create six (6) tracts of land from the parcel described in Warranty Deed filed: January 19, 1989 in Book D351A, Pages 986-987 as Document No. 894369, dedicate public street right-of-way to the City of Albuquerque and to grant easements.

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.

C. Qwest 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 (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

DESCRIPTION

A certain tract of land situate within Section 35, Township 10 North, Range 4 East, N.M.P.M., Bernalillo County, New Mexico, being the same as described in a Warranty Deed recorded in the Office of the County Clerk of Bernalillo County, New Mexico on January 19, 1989 in Book D351A, pages 986-987 as document no. 894369 and being more particularly described as follows:

BEGINNING at a found 1/2" rebar with survey cap (unreadable) on the northerly boundary line of the tract herein described, said point being identical to the North quarter corner (1/4) of Section 35, Township 10 North, Range 4 East, N.M.P.M.; WHENCE the Albuquerque City Survey (ACS) monument "AGGIE", a brass disc set in concrete, having New Mexico State Plane Grid Coordinates (NAD83) Central Zone, N=1,476357.642 and E=1,569,671.060 bears N78°35'38"E a distance of 638.49 feet;

THENCE continuing along the northerly boundary of the tract herein described, N87°27'23"E a distance of 985.22 feet to the northeast corner of the tract herein described, identical to the northwest corner of Parcel A of the Plat of Parcels A, B, C, & D City of Albuquerque's Replat of Portions of Tract "A" and Tract "A"-1 of the Lands of Four Hills Village and a portion of the 11th Installment of Four Hills Village 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 11, 1984 in Book C24, page 52; THENCE along the easterly boundary of the tract herein described, coincident with the westerly boundary of said Parcel A, S00°09'52"E a distance of 293.26 feet to a found nail at the southeast corner of the tract herein described, identical to the northeast corner of Lot 23-A, Four Hills Village 14th Installment 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 23, 1999 in Book 99C, page 157;

THENCE leaving said westerly boundary of Parcel A along the southerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 23-A, the following two (2) courses;

S89°36'43"W a distance of 79.89 feet to a point of curvature marked by a found 1" pipe; 179.49 feet along the arc of a curve to the left having a radius of 229.65 feet, a central angle of 44°46'52" and a chord bearing S67°30'05"W a distance of 174.96 feet to a point (non-tangent) on the easterly right-of-way of Hideaway Lane SE;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the northerly right-of-way of said Hideaway Lane SE, the following three (3) courses;

N41°43'52"W a distance of 64.57 feet to a non-tangent point of curvature marked by a found rebar and survey cap stamped "LS 6446";

35.45 feet along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 81°14'17" and a chord bearing S89°45'38"W a distance of 32.55 feet to a point (non-tangent) marked by a found 1" iron pipe;

S39°48'01"W a distance of 49.98 feet to a non-tangent point of curvature marked by a found nail and shiner at the northeast corner of Lot 11, Block 4, Four Hills Village 14th Installment as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 30, 1974 in book D6, page 94;

THENCE leaving said right-of-way of Hideway Lane SE along the northerly boundary of said Lot 11, coincident with the southerly boundary of the tract herein described, the following two (2) courses;

137.50 feet along the arc of a curve to the left having a radius of 215.35 feet, a central angle of 36°34'55" and a chord bearing N66°48'14"W, a distance of 135.17 feet to a point of tangency marked by a found rebar and survey cap stamped "TYREE LS 3515";

N86°54'56"W a distance of 174.44 feet to a found nail and shiner at the northwest corner of said Lot 11;

THENCE continuing along the southerly boundary of the tract herein described, N86°46'52"W a distance of 298.22 feet to a found nail at the northeast corner of Lot 1-A, Block 4 Four Hills Village First Installment as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County New Mexico on June 7, 1978 in book C13, page 120;

THENCE continuing along the southerly boundary of the tract herein described, coincident with the northerly boundary of said Lot 1-A, S63°31'46"W a distance of 97.10 feet to a found 1/2" rebar at the southwest corner of the tract herein described;

THENCE leaving said northerly boundary of Lot 1-A along the westerly boundary of the tract herein described, coincident with the easterly boundary of Four Hills Village First Installment, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 9, 1958 in Book D2, Page 63, N37°00'36"W a distance of 343.61 feet to the northwest corner of the tract herein described, identical to a point on the southerly boundary of Lot 4-A, Block 3 of Winterwood Park as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on January 8, 1985 in Book B21, page 133;

THENCE along the northerly boundary of the tract herein described, coincident with said southerly boundary of said Winterwood Park Subdivision, S89°51'54"E a distance of 179.31 feet to the southeast corner of Lot 4-B of said Winterwood Park Subdivision, identical to the southeast corner of Lot 2, Winterwood II as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on September 11, 1987 in Book C34-136;

THENCE continuing along the northerly boundary of the tract herein described, coincident with said southerly boundary of Lot 2, N88°43'58"E a distance of 76.39 feet to the POINT OF BEGINNING.

This tract contains 7.2734 acres, more or less

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within Section 35, Township 10 North, Range 4 East, N.M.P.M., Bernalillo County, New Mexico, being and comprising a tract of land described in a Warranty Deed filed January 19, 1989 in Book D351A, pages 986-987 as document no. 894369, now comprising Lots 1 thru 6, Four Hills Village, Twenty-First Installment is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque, New Mexico in Fee Simple with Warranty Covenants and do hereby grant: All Access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power, and Communication Services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. All access easements granted by this plat are permanent. The City has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work affects any improvements or encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and/or proprietor(s) affirm that the property described does lie within the platting jurisdiction of the City of Albuquerque and do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

NASER ALIKHANI

BY: Naser Alikhani

State of New Mexico)
SS
County of Bernalillo)

This instrument was acknowledged before me on the 29 day of July, 2010, by Naser Alikhani.

My Commission Expires: 2/18/14 Breena Alderete
Notary Public

OFFICIAL SEAL
Breena Alderete
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 2-18-14

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PLAT R:$12.00 B: 2010C P: 0108 M. Toulous Olivere, Bernalillo Cou

NOTES

1. Tract is located within Section 35, Township 10 North, Range 4 East, NMPM, Albuquerque, Bernalillo County, New Mexico.
2. Zone Atlas Index Map No. M-23.
3. Gross Acreage: 7.2734 Acres.
4. Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 1983 Datum).
5. Record bearings and distances of existing Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 19, 1989 in Book D351A, pages 986-987 as Document No. 894369 are shown in parenthesis ( ).
6. Record bearings and distances of existing adjoining recorded plats are shown in brackets [ ]
5. Basis of Bearings: Inverse between City of Albuquerque Survey Monuments "AGGIE" and "WINDY" Bearing = N00°47'42"W
6. Distances are ground distances.
7. This Plat was prepared with information included in Title Commitment issued by Commonwealth Land Title Insurance Company, Commitment No. 6221000749; Effective Date: February 25, 2008.
8. Other documents used in the preparation of this Plat include shown adjoining tract information and Plat of Survey for Land of Four Hills Village filed in the office of the County Clerk of Bernalillo County, New Mexico on March 4, 1977 in Book C11, page 199.
9. All lots are subject to cross drainage easements over that portion of the lot upon which there are no improvements. For drainage of storm water runoff, no person shall alter the drainage on any lot so as to materially increase the drainage of storm water onto adjacent portions of any lots, or alter the surface of the cross drainage easement without the consent of the owner of the affected property.
10. All interior tract corners are set #5 rebar and yellow plastic survey cap stamped "GROMATZKY PS 16469" or a PK nail with washer stamped the same.
11. Pursuant to section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at anytime 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 requirements shall be a condition to approval of this plat."
12. A Provisional Certificate of No Effect has been obtained from the City of Albuquerque Archeologist.
13. The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded May 21, 2010 as Document No. 2010043756.

PLAT OF
LOTS 1 THRU 6
FOUR HILLS VILLAGE
21st INSTALLMENT

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2010

PROJECT NUMBER 1007263

APPLICATION NUMBER 10 DRB - 70213

PLAT APPROVAL

UTILITY APPROVALS:

QWEST TELECOMMUNICATIONS	08-10-10 DATE
COMCAST CABLE	8-10-10 DATE
PNM ELECTRIC SERVICES	8-10-10 DATE
NEW MEXICO GAS COMPANY	8-10-10 DATE

CITY APPROVALS:

CITY SURVEYOR	7-30-10 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	08-18-10 DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	08/18/10 DATE
PARKS & RECREATION DEPARTMENT	8-18-10 DATE
A.M.A.F.C.A.	8/18/10 DATE
CITY ENGINEER	9/1/10 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	9-2-10 DATE

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

ALIKHANI NASER

PARCEL # 102306509851710436

BERNALILLO COUNTY TREASURER'S OFFICE — DATE 9.2.10

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements as shown on the plat of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the City of Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
New Mexico Professional Surveyor 16469

Date: July 28, 2010

ROBERT GROMATZKY
NEW MEXICO
16469
LICENSED PROFESSIONAL SURVEYOR

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

SHEET 1 OF 2

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PLAT OF
LOTS 1 THRU 6
FOUR HILLS VILLAGE
21st INSTALLMENT

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2010

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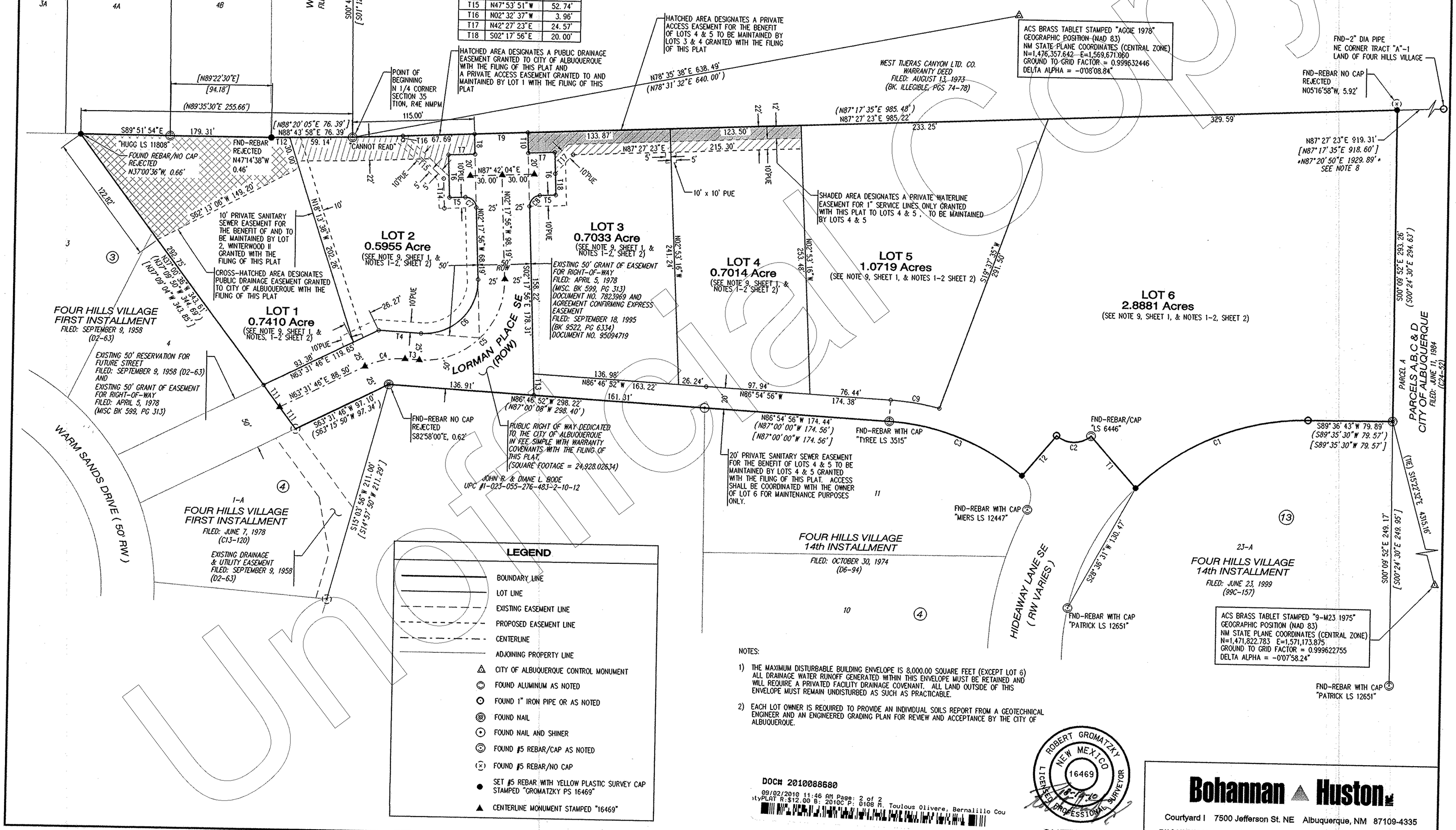
60 30 0 60
SCALE: 1" = 60'

Tangent Data		
ID	BEARING	DISTANCE
T1	N41°43'52"W	64.57'
	(N41°48'56"W)	(65.38')
	[N41°48'56"W]	
T2	S39°48'01"W	49.98'
	(S39°35'27"W)	(50.00')
	[S39°35'27"W]	[50.00']
T3	S86°46'52"E	13.53'
T4	S86°46'52"E	40.03'
T5	S87°42'04"W	15.00'
T6	N02°17'56"W	40.00'
T7	N87°42'04"E	25.00'
T8	N02°17'56"W	19.05'
T9	N87°27'23"E	50.00'
T10	S02°17'56"E	19.27'
T11	N37°00'36"W	25.43'
T12	S88°43'58"W	17.25'
T13	N02°17'56"W	20.09'
T14	N02°17'56"W	27.91'
T15	N47°53'51"W	52.74'
T16	N02°32'37"W	3.96'
T17	N42°27'23"E	24.57'
T18	S02°17'56"E	20.00'

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	44°46'52"	94.61'	179.49'	229.65'	174.96'	S67°30'05"W
	(44°42'34")		(179.20')	(229.65')	(174.69')	(S67°14'13"W)
	[44°42'34"]		[179.20']	[229.65']	[174.69']	[S67°14'13"W]
C2	81°14'17"	21.44'	35.45'	25.00'	32.55'	S89°45'38"W
			(35.52')	(25.00')	(32.61')	(S88°53'15"W)
	[81°24'23"]	[21.51']	[35.52']	[25.00']	[32.61']	[S88°53'15"W]
C3	36°34'55"	71.18'	137.50'	215.35'	135.17'	N68°48'14"W
	(36°35'27")		(137.53')	(215.35')	(135.20')	(N68°42'16"W)
	[36°35'27"]		[137.53']	[215.35']	[135.20']	[N68°42'16"W]
C4	29°41'22"	19.88'	38.86'	75.00'	38.43'	N78°22'27"E
C5	95°31'03"	82.59'	125.03'	75.00'	111.05'	N45°27'36"E
C6	95°31'02"	55.06'	83.35'	50.00'	74.03'	N45°27'37"E
C7	90°00'00"	10.00'	15.71'	10.00'	14.14'	N47°17'56"W
C8	90°00'00"	10.00'	15.71'	10.00'	14.14'	S42°42'04"W
C9	11°20'46"	23.38'	46.61'	235.35'	46.53'	N81°24'51"W



LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- CENTERLINE
- ADJOINING PROPERTY LINE
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND ALUMINUM AS NOTED
- FOUND 1" IRON PIPE OR AS NOTED
- FOUND NAIL
- FOUND NAIL AND SHINER
- FOUND #5 REBAR/CAP AS NOTED
- FOUND #5 REBAR/NO CAP
- SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- CENTERLINE MONUMENT STAMPED "16469"

NOTES:

1) THE MAXIMUM DISTURBABLE BUILDING ENVELOPE IS 8,000.00 SQUARE FEET (EXCEPT LOT 6) ALL DRAINAGE WATER RUNOFF GENERATED WITHIN THIS ENVELOPE MUST BE RETAINED AND WILL REQUIRE A PRIVATED FACILITY DRAINAGE COVENANT. ALL LAND OUTSIDE OF THIS ENVELOPE MUST REMAIN UNDISTURBED AS SUCH AS PRACTICABLE.

2) EACH LOT OWNER IS REQUIRED TO PROVIDE AN INDIVIDUAL SOILS REPORT FROM A GEOTECHNICAL ENGINEER AND AN ENGINEERED GRADING PLAN FOR REVIEW AND ACCEPTANCE BY THE CITY OF ALBUQUERQUE.

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ROBERT GROMATZKY
NEW MEXICO
16469
LICENSED PROFESSIONAL SURVEYOR
8-13-10

SHEET 2 OF 2

Bohannan ▲ Huston INC
Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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