



Effective 3/01/2022

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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Sketch plat to subdivide lot A2B1 into 2 lots, A2B1A and A2B1B		

APPLICATION INFORMATION		
Applicant/Owner: <u>Novus Properties LLC, Michael Montoya, Trula Howe</u>	Phone: <u>505-897-4225</u>	
Address: <u>7916 Ranchitos Ln NE</u>	Email: <u>tru@cgim.com</u>	
City: <u>Albuquerque</u>	State: <u>NM</u>	Zip: <u>87113</u>
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.: <u>A2B1</u>	Block: <u>N/A</u>	Unit: <u>N/A</u>
Subdivision/Addition: <u>Fountain Hills</u>	MRGCD Map No.: <u>N/A</u>	UPC Code:
Zone Atlas Page(s): <u>C-12-2</u>	Existing Zoning: <u>SU-1</u>	Proposed Zoning:
# of Existing Lots: <u>1</u>	# of Proposed Lots: <u>2</u>	Total Area of Site (Acres): <u>4.2586</u>
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: <u>Nunzio Ave NW</u>	Between: <u>Paradise Blvd NW</u>	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: <u>Michael</u>	Date: <u>4-11-22</u>
Printed Name: <u>Michael Montoya, Managing Member</u>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

✓ Zone Atlas map with the entire site clearly outlined and labeled

✓ Letter describing, explaining, and justifying the request

✓ Scale drawing of the proposed subdivision plat

~~N/A~~ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

___ Zone Atlas map with the entire site clearly outlined and labeled

___ Proposed Final Plat

___ Design elevations & cross sections of perimeter walls

___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

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

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

___ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)

___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

___ 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

___ Sidewalk Exhibit and/or cross sections of proposed streets

___ Proposed Infrastructure List, if applicable

___ Required notice with content per IDO Section 14-16-6-4(K)

___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)

___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)

___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.

___ Zone Atlas map with the entire site clearly outlined and labeled

___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan

___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan

___ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

April 8, 2022

City of Albuquerque
Planning Department
Development Review Board
600 2nd St NW
Albuquerque, NM 87102

Explanation for Sketch Plat Application, Tract A-2-B-1 of Fountain Hills Plaza Subdivision:

This letter is to describe, explain, and justify the request for a final plat at the above address.

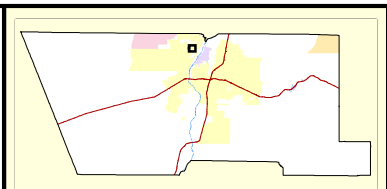
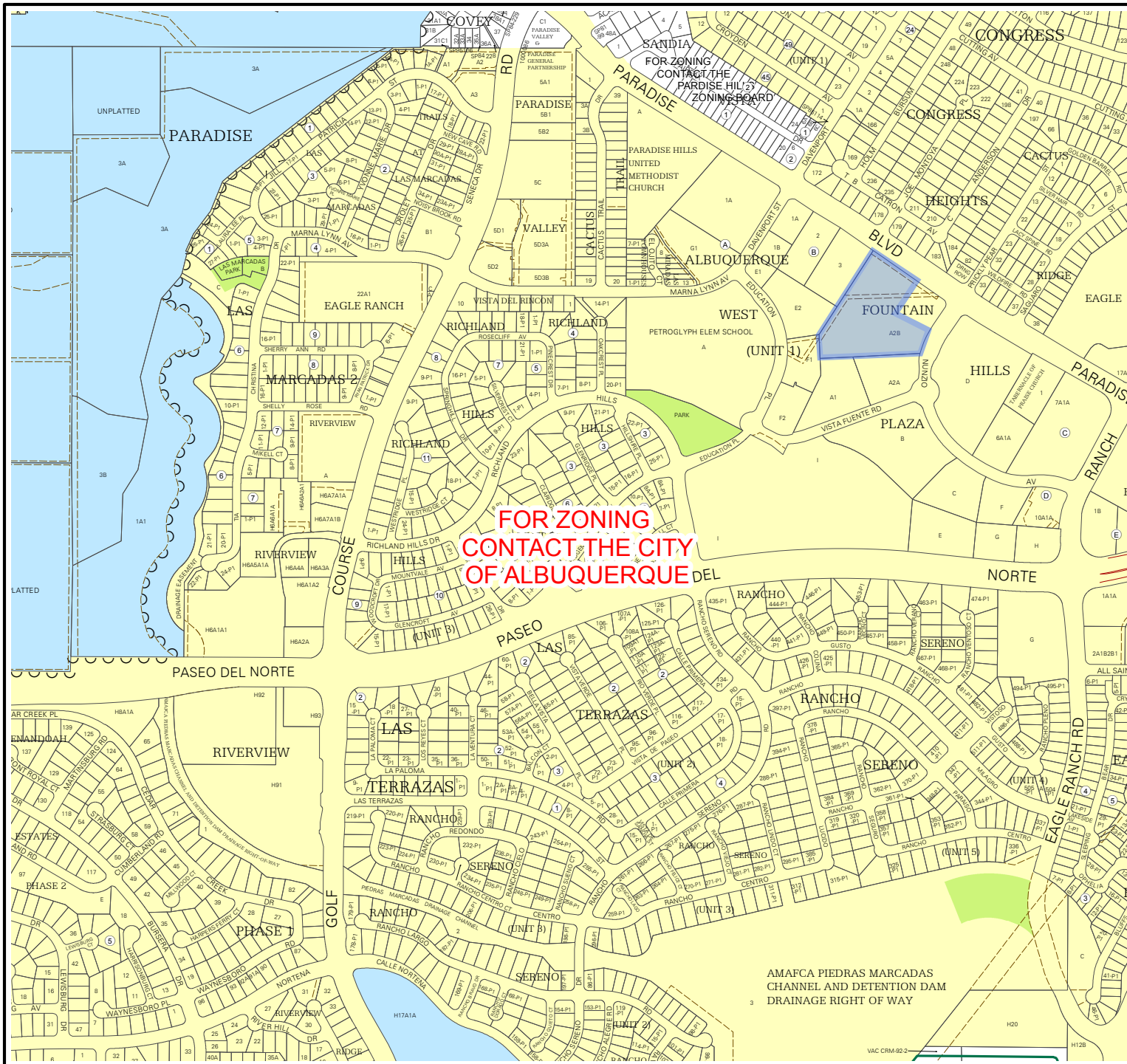
This submission requests the subdivision of tract A2B1 into two lots, A2B1A and A2B1B, in order to facilitate sales of these lots.

The subdivision of these lots are in response to request from interested buyers.

Sincerely,

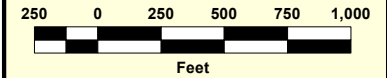
A handwritten signature in blue ink that reads "Michael" followed by a stylized, abstract flourish.

Michael Montoya
Managing Member
Novus Properties LLC



LEGAL DESCRIPTION
 T11N
 R2E
 SEC 13

UNIFORM PROPERTY CODE
 1-012-064



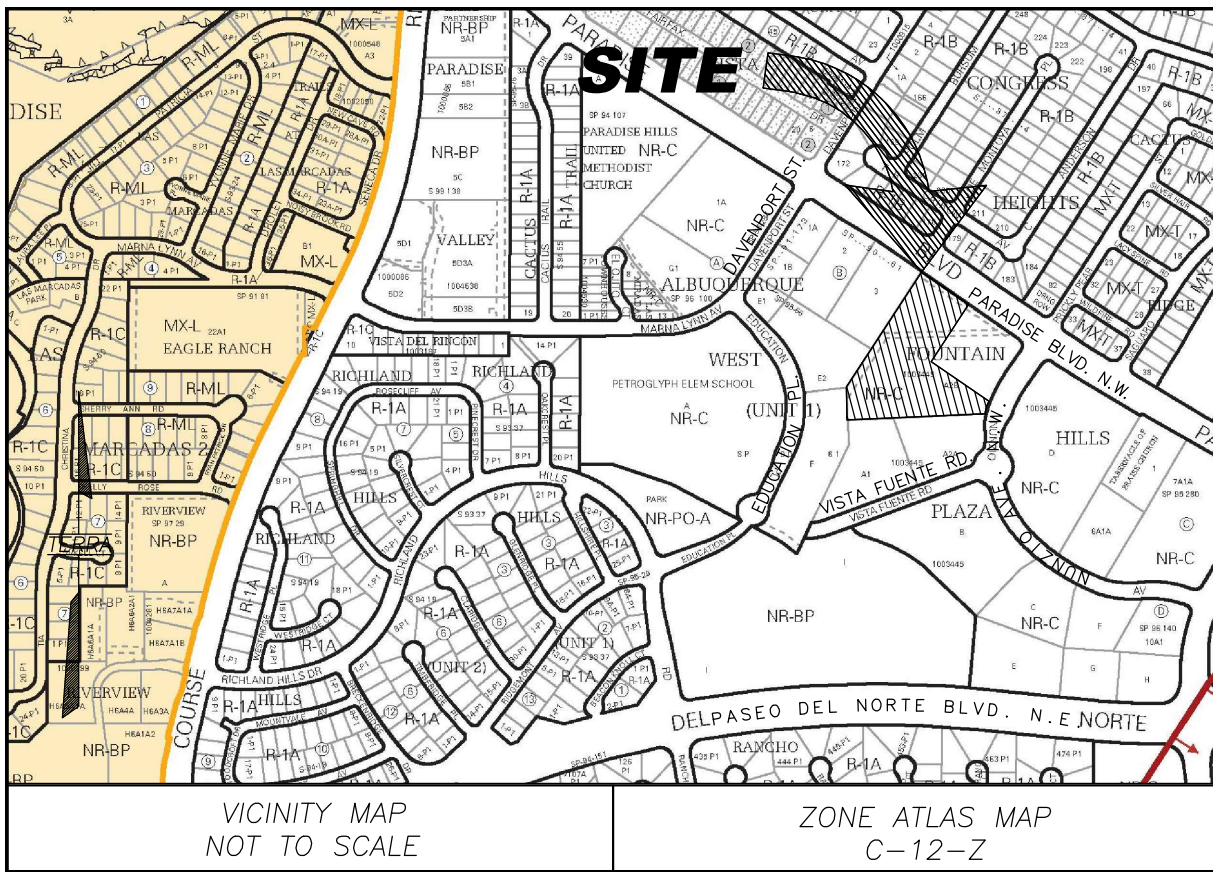
Map amended through Fall 2019



PLANNING & DEVELOPMENT SERVICES
 GIS PROGRAM

This information is for reference only. Bernalillo County assumes no liability for errors associated with the use of these data. Users are solely responsible for confirming data accuracy when necessary. Source data from Bernalillo County and the City of Albuquerque. For current information visit <http://www.berncounty.gov/planning/download-zone-atlas.aspx>

C-12-Z



PURPOSE OF PLAT:

THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE TRACT A-2-B-1, FOUNTAIN HILLS PLAZA SUBDIVISION INTO 2 SEPARATE TRACTS AS SHOWN HEREON.

SUBDIVISION DATA:

CITY CASE NO. _____ GROSS SUBDIVISION ACREAGE 4.2586 ACRES
 ZONE ATLAS INDEX NO. C-12-Z CURRENT ZONING NR-C
 DATE OF SURVEY SEPTEMBER 2021
 TOTAL NO. OF LOTS EXISTING 1
 TOTAL NO. OF LOTS CREATED 2
 TOTAL MILEAGE OF STREETS CREATED: 0 MILES
 TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: 0 MILES

NOTES:

- FIELD SURVEY PERFORMED IN SEPTEMBER 2019 AND SEPTEMBER 2021.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- ALBUQUERQUE CONTROL STATIONS USED:
 - ALBUQUERQUE CONTROL STATION "9-C12, 2003" DATA:
 STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)
 NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=1,512,571.253 US SURVEY FEET Y=1,521,648.218 US SURVEY FEET
 ELEV.=5,127.376 US SURVEY FEET (NAVD 1988)
 GROUND TO GRID FACTOR = 0.999677378 DELTA ALPHA = (-)00'14'47.46"
 - ALBUQUERQUE CONTROL STATION "10-C12, 2003" DATA:
 STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)
 NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=1,513,445.483 US SURVEY FEET Y=1,521,461.733 US SURVEY FEET
 ELEV.=5,095.033 US SURVEY FEET (NAVD 1988)
 GROUND TO GRID FACTOR = 0.999678664 DELTA ALPHA = (-)00'14'41.38"
- BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 3. (S77°57'31"E).
- CORNERS IDENTIFIED AS "SET", ARE 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702", AND DEPICTED AS, , UNLESS OTHERWISE INDICATED.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.
- PRIOR TO SERVICE, APPROVAL FROM THE WATER AUTHORITY BOARD IS REQUIRED AS THE PROPERTY IS OUTSIDE OF THE ADOPTED SERVICE AREA.

SOLAR COLLECTOR NOTE:

NO PROPERTY WITHIN THE AREA OF THIS PLATTING SHALL AT ANY TIME BE SUBJECT TO 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 THIS PLAT.

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE JULY 24, 2016; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHRISTOPHER A. MEDINA, NMPLS NO. 15702 _____ DATE _____

LEGAL DESCRIPTION:

TRACT A-2-B-1 OF FOUNTAIN HILLS PLAZA SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THAT CERTAIN PLAT ENTITLED, "PLAT OF TRACTS A-2-B-1 & A-2-B-2, FOUNTAIN HILLS PLAZA SUBDIVISION", RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 10, 2020, IN BOOK 2020C, PAGE 29 AS DOCUMENT NUMBER 2020022473, SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, STATE OF NEW MEXICO. SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 4.2586 ACRES (185,506.09 SQUARE FEET) MORE OR LESS;

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACT A-2-B-1, FOUNTAIN HILLS PLAZA SUBDIVISION, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AS SHOWN HEREON, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____
 MICHAEL MONTOYA, MANAGING MEMBER, NOVUS PROPERTIES, LLC
 TRACTS A-2-B-1-A & A-2-B-1-B

ACKNOWLEDGMENT

STATE OF _____)) SS.
 COUNTY OF _____)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2021, BY MICHAEL MONTOYA, MANAGING MEMBER, NOVUS PROPERTIES, LLC

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

DOCUMENTS USED:

- PLAT ENTITLED, "PLAT OF TRACTS A-2-B-1 & A-2-B-2 FOUNTAIN HILLS PLAZA SUBDIVISION" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 10, 2020 IN BOOK 2020C, PAGE 19 AS DOCUMENT NUMBER 2020022473.
- PLAT ENTITLED, "BOUNDARY SURVEY PLAT OF TRACT A-1, FOUNTAIN HILLS PLAZA SUBDIVISION" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 23, 2014 IN BOOK 2014S, PAGE 53 AS DOCUMENT NUMBER 2014075785.
- PLAT ENTITLED, "PLAT OF TRACTS A-1 & A-2 FOUNTAIN HILLS PLAZA SUBDIVISION," FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 14, 2014 IN BOOK 2014C, PAGE 68 AS DOCUMENT NUMBER 2014055326.
- PLAT ENTITLED, "PLAT FOR TRACTS F-1 AND F-2, ALBUQUERQUE WEST UNIT 1" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 26, 2018, IN BOOK 2018C, PAGE 50 AS DOCUMENT NUMBER 2018036224.
- PLAT ENTITLED, "ALBUQUERQUE WEST" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 21, 1984, IN VOLUME C25, FOLIO 138.
- PLAT ENTITLED, "PLAT FOR TRACTS E-1 AND E-2 ALBUQUERQUE WEST, UNIT 1" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 17, 1995, IN PLAT BOOK 95C, PAGE 96, AS DOCUMENT NO. 1995027012.

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 ANY 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 CENTURYLINK** 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, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION D/B/A CENTURYLINK DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC, AND QWEST CORPORATION D/B/A CENTURYLINK DO NOT WAIVE OR RELEASE ANY EASEMENTS OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

INDEXING INFORMATION FOR THE COUNTY CLERK:

OWNER: NOVUS PROPERTIES, LLC
 LEGAL: TRACTS A-2-B-1-A & A-2-B-1-B
 FOUNTAIN HILLS PLAZA SUBDIVISION
 LOCATION: PROJECTED SECTION 13, T.11N., R.2E., N.M.P.M., TOWN OF ALAMEDA GRANT

**SKETCH PLAT OF
 TRACTS A-2-B-1-A & A-2-B-1-B
 FOUNTAIN HILLS PLAZA SUBDIVISION
 SITUATE WITHIN
 PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2021**

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

UTILITY APPROVALS:

PUBLIC SERVICE OF NEW MEXICO	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURY LINK	DATE
COMCAST	DATE

CITY APPROVALS:

CITY OF ALBUQUERQUE SURVEYOR	DATE
N/A REAL PROPERTY DIVISION	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ALBUQUERQUE BERNALILLO COUNTY WATER MUNICIPALITY AUTHORITY	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPT.	DATE
CODE ENFORCEMENT	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 1-012-064-420384-1-06-07
 PROPERTY OWNER OF RECORD: NOVUS PROPERTIES, LLC

BERNALILLO COUNTY TREASURE'S OFFICE: _____



TERRA LAND SURVEYS, LLC
 P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

**SKETCH PLAT OF
TRACTS A-2-B-1-A & A-2-B-1-B
FOUNTAIN HILLS PLAZA SUBDIVISION
SITUATE WITHIN
PROJECTED SECTION 13, T. 11 N., R. 2 E., N.M.P.M.
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2021**

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	6486.09'	55.41'	55.40'	S55°20'55"E	0°29'22"	27.70'
	(6486.09')	(55.41')	(55.40')	(S55°20'55"E)	(0°29'22")	(27.70')
C2	29.00'	45.07'	40.67'	S10°34'42"E	89°03'03"	28.52'
C3	525.33'	60.27'	60.24'	S18°59'59"W	06°34'25"	30.17'
	(525.33')	(60.27')	(60.24')	(S18°59'59"W)	(06°34'25")	(30.17')
C4	525.33'	106.91'	106.73'	S28°07'00"W	11°39'37"	53.64'

EASEMENT CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
EC1	16.50'	25.71'	23.18'	S11°40'13"E	89°15'47"	16.29'
EC2	18.50'	29.80'	26.68'	S10°09'07"E	92°18'00"	19.26'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S34°53'46"W	1.00'

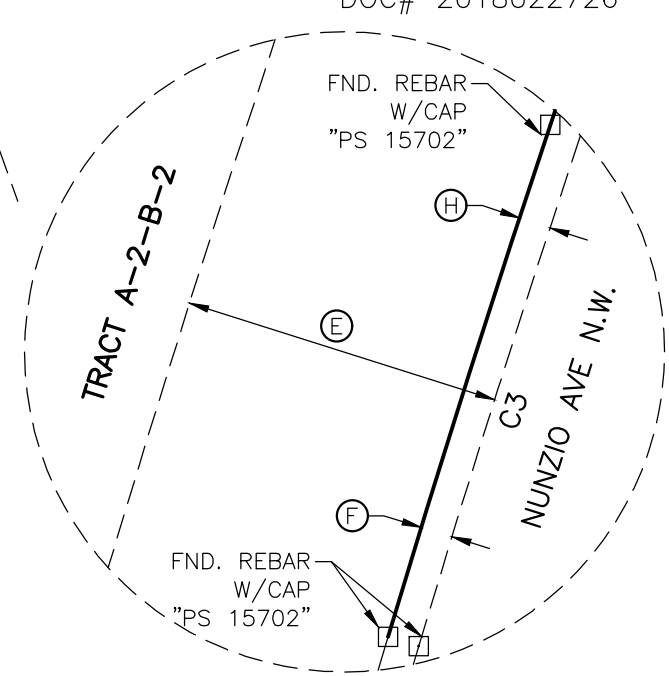
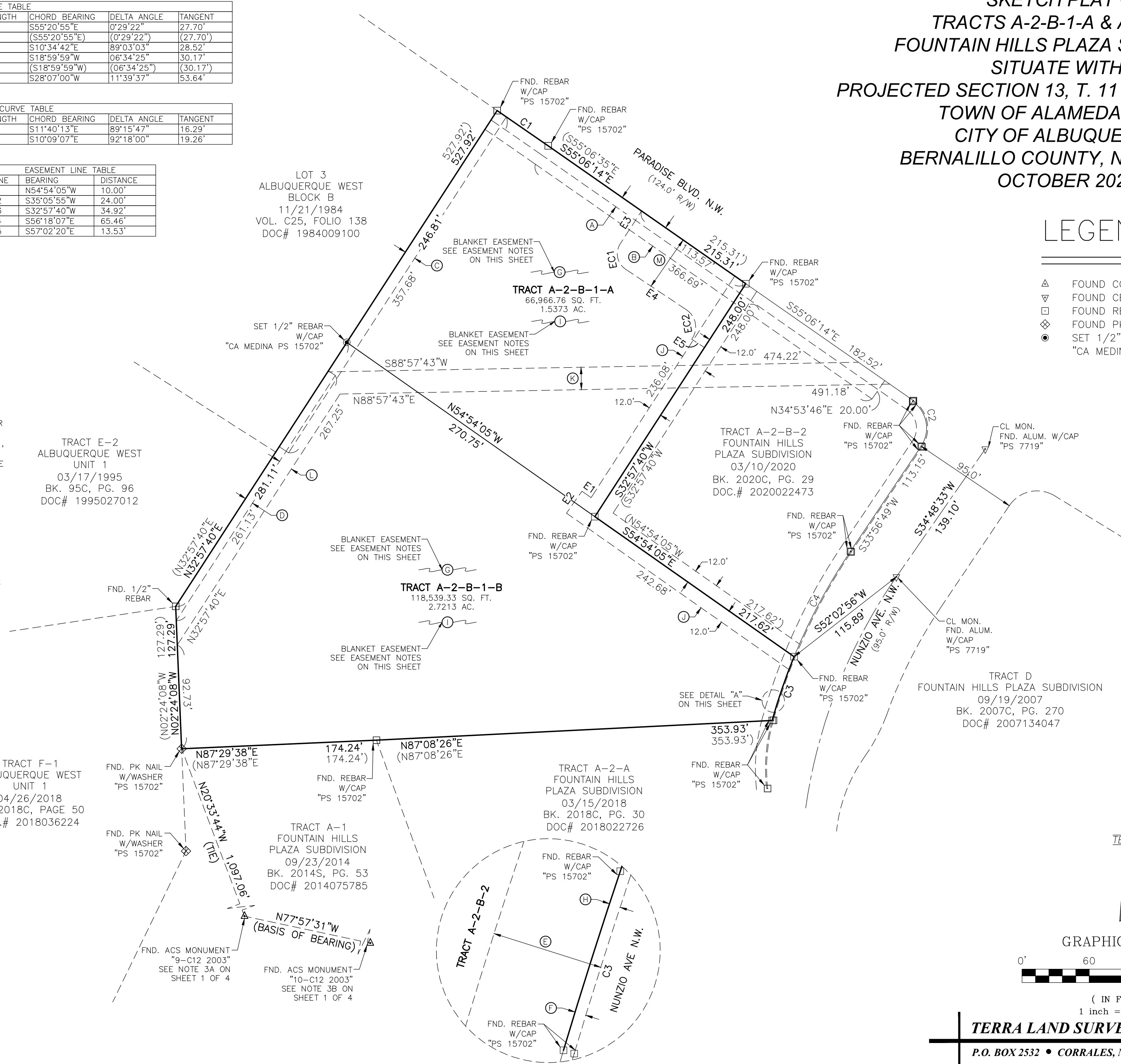
EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	N54°54'05"W	10.00'
E2	S35°05'55"W	24.00'
E3	S32°57'40"W	34.92'
E4	S56°18'07"E	65.46'
E5	S57°02'20"E	13.53'

EASEMENT NOTES:

- (A) 10.0' PUBLIC UTILITY EASEMENT
03/08/1990, BK. 90C, PG. 67
- (B) 20.0' SANITARY SEWER EASEMENT
02/02/1999, BK. 9903, PG. 5221
- (C) 10.0' DRAINAGE EASEMENT
03/08/1990, BK. 90C, PG. 67
- (D) 7.41' SANITARY SEWER EASEMENT
03/08/1990, BK. 90C, PG. 67
- (E) 10.0' PUBLIC UTILITY EASEMENT
09/19/2007, BK. 2007C, PG. 270
- (F) 1.0' PUBLIC ROADWAY EASEMENT
09/19/2007, BK. 2007C, PG. 270
- (G) A BLANKET DRAINAGE FOR TRACT A-2-B FOR THE BENEFIT OF LOT 3, BLOCK D, ALBUQUERQUE WEST AND TRACT E-2, ALBUQUERQUE WEST. THE PROPERTY OWNERS OF SAID PARCELS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT
03/15/2018, BK. 2018C, PG. 30
DOC# 2018022726
- (H) 1.0' RIGHT-OF-WAY
03/15/2018, BK. 2018C, PG. 30
DOC# 2018022726
- (I) A BLANKET DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT A-2-B-1, TO BE MAINTAINED BY OWNER'S OF TRACT A-2-B-2
03/10/2020
BK. 2020C, PG. 29
DOC# 2020022473
- (J) 24.0' PRIVATE ACCESS AND PRIVATE UTILITY EASEMENT
03/10/2020
BK. 2020C, PG. 29
DOC# 2020022473
- (K) 20.0' PUBLIC SANITARY SEWER EASEMENT
03/10/2020
BK. 2020C, PG. 29
DOC# 2020022473
- (L) 12.59' PUBLIC SANITARY SEWER EASEMENT
03/10/2020
BK. 2020C, PG. 29
DOC# 2020022473
- (M) ACCESS EASEMENT
XX/XX/XXXX
BK. XX, PG. XX

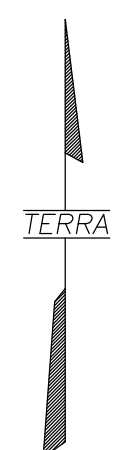
RECORD DOCUMENT LEGEND

- () RECORD BEARINGS & DISTANCES PER PLAT
"PLAT OF TRACTS A-2-B-1 & A-2-B-2
FOUNTAIN HILLS PLAZA SUBDIVISION"
FILED: 03/10/2020, BK. 2020C, PG. 29
DOC# 2020002473



LEGEND

- △ FOUND CONTROL MONUMENT (AS NOTED)
- ▽ FOUND CENTERLINE MONUMENT (AS NOTED)
- FOUND REBAR (AS NOTED)
- ◇ FOUND PK NAIL (AS NOTED)
- SET 1/2" REBAR WITH CAP STAMPED "CA MEDINA PS 15702"



(IN FEET)
1 inch = 60 ft.

TERRA LAND SURVEYS, LLC

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DETAIL "A"
TYPICAL BOTH SIDES OF STREET
N.T.S.