



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 S/W (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 S/W (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		
CREATE 2 LOTS FROM 2 EXISTING UNPLATTED TRACTS		

APPLICATION INFORMATION		
Applicant/Owner: VIA REAL ESTATE LLC		Phone:
Address: 13105 DOVER AV		Email:
City: LUBBOCK	State: TX	Zip: 79424
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS LLC		Phone: 505.980.8365
Address: P.O. BOX 25911		Email: arch.plan@comcast.net
City: ALBUQUERQUE	State: NM	Zip: 87125
Proprietary Interest in Site:	List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: UNPLATTED TRACTS	Block: 4	Unit: 1.013.058.055.279.202.08
Subdivision/Addition: TRACTION PARK - CITY ELECTRIC	MRGCD Map No.: 38	UPC Code: 1.013.058.075.278.202.09
Zone Atlas Page(s): J-13	Existing Zoning: MX-M	Proposed Zoning:
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 1.0664 ±
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 2100 - 2124 CENTRAL SW	Between: RIO GRANDE BLVD	and: CLAYTON ST
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
NONE		

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: 7.12.22
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" 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

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

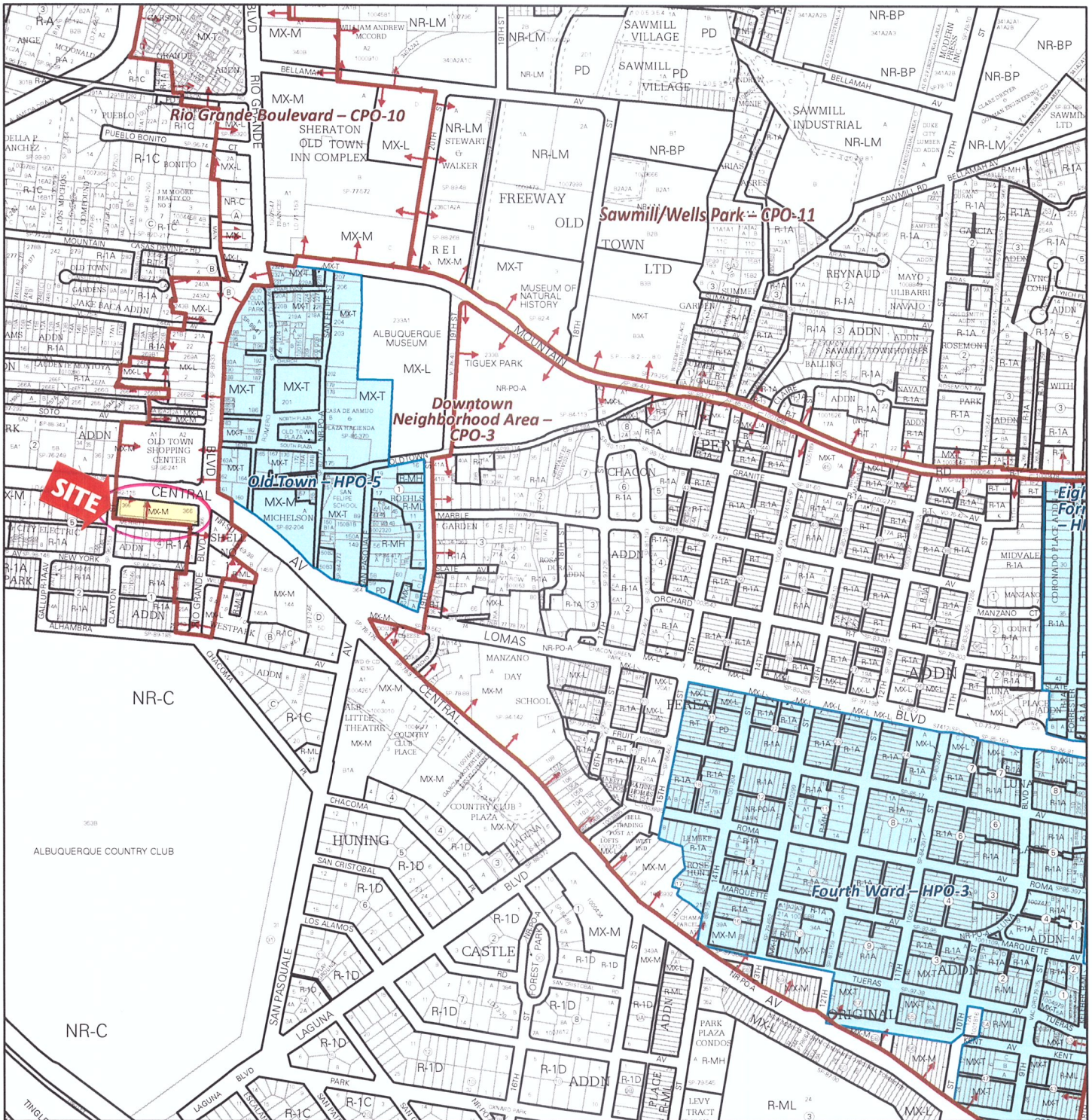
Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

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

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

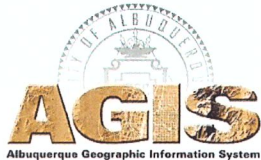
Infrastructure List, if applicable

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.

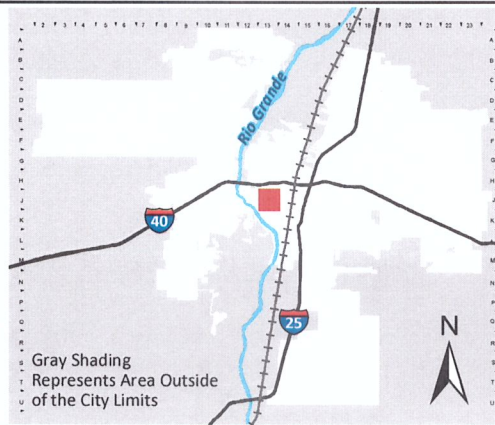


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

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).



Zone Atlas Page:
J-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

Gray Shading
Represents Area Outside
of the City Limits



ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

July 12, 2022

Jolene Wolfley, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

**RE: TRACT 366, MRGCD MAP 38 / NLY PORTION OF BLOCK 4, TRACTION PARK & CITY
ELECTRIC ADDITION AND WLY PORTION OF TRACT 366, MRGCD MAP 38 / NLY PORTION
OF BLOCK 4, TRACTION PARK & CITY ELECTRIC ADDITION**

Ms. Wolfley and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above mentioned property.

The property owner is interested in the creation of two legal lots of record for existing unplatted tracts within MRGCD Map 38 and the Traction Park and City Electric Addition. Proposed Lot A at 0.7629± acres and Lot B at 0.3035± acres on property zoned MX-M (Mixed Use – Moderate Intensity).

Involved properties are currently developed. Lot A is the location of a car wash and Lot B is the location of a restaurant.

The site is governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan within the Central ABQ Planning Area including the Rio Grande Boulevard Character Protection Overlay Zone.

Thank you for your time and consideration of the proposed application.

Sincerely,



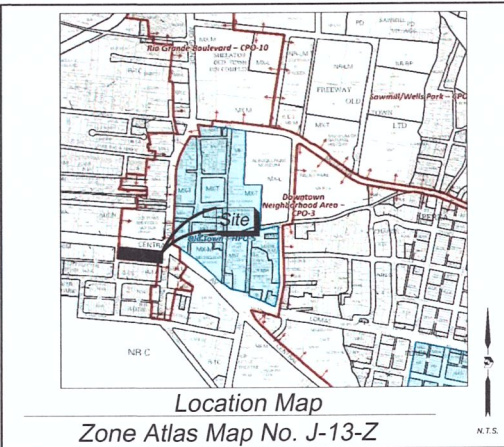
Derrick Archuleta, MCRP
Principal

RECORDING STAMP

Plat of
 Lots A and B, Block 4
 Traction Park & City Electric Addition
 Section 18, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 May 2022

Legal Description

SEE SHEET 3 OF 3



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.0664 ACRES±
 ZONE ATLAS INDEX NO: J-13-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 2
 MILES OF FULL-WIDTH STREETS CREATED: 0

TREASURER'S CERTIFICATE

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE LOT INTO TWO NEW LOTS, TO GRANT AN EASEMENT AND TO DEDICATE PUBLIC RIGHT OF WAY FOR ROADWAY PURPOSES.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES, WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

DERRICK MERCHANT, MANAGER, VIA REAL ESTATE, LLC DATE

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2022 BY DERRICK MERCHANT, MANAGER, VIA REAL ESTATE, LLC

BY _____ MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF A. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

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

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, 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 GRANTEE FOR THE PURPOSES SET FORTH HEREON 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 HEREON. 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 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LENSES, 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.

REVISIONS		
NO.	DATE	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION		
STATE PLANE ZONE NM-C	GRID GRID	TYPE STANDARD		LAND GRANT TOWN OF ALBUQUERQUE GRANT				PROPERTY OWNER VIA REAL ESTATE LLC					CREWTECH MC/ST	DATE OF SURVEY 11/29-12/2/2021
HORIZONTAL DATUM NAVD83	VERTICAL DATUM NAVD88	ROTATION ANGLE 0° 00' 00"	MATCHES DRAWING UNITS YES	SECTION 18	TOWNSHIP 10 NORTH	RANGE 3 EAST	MERIDIAN NM/PM	SUBDIVISION NAME TRACTION PARK & CITY ELECTRIC ADDITION					DRAWN BY JK	CHECKED BY LM
CONTROL USED ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION N = 0 E = 0		CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM		ADDRESS 2100 & 2124 CENTRAL AVENUE, S.W					PSI JOB NO. 216224P	SHEET NUMBER 1 OF 3
COMBINED SCALE FACTOR GRID TO GROUND 1.000316211 GROUND TO GRID 0.999683889	DISTANCE ANNOTATION GROUND	BEARING ANNOTATION GRID	ELEVATION TRANSLATION ±0.00'											

Project No. PR-2022-
 Application No. -2022-
 Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE

City Approvals

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE
MIDDLE RIO GRANDE CONSERVANCY DISTRICT	DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE. SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSES FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY W. MEDRANO DATE
 N.M.P.S. No. 11993



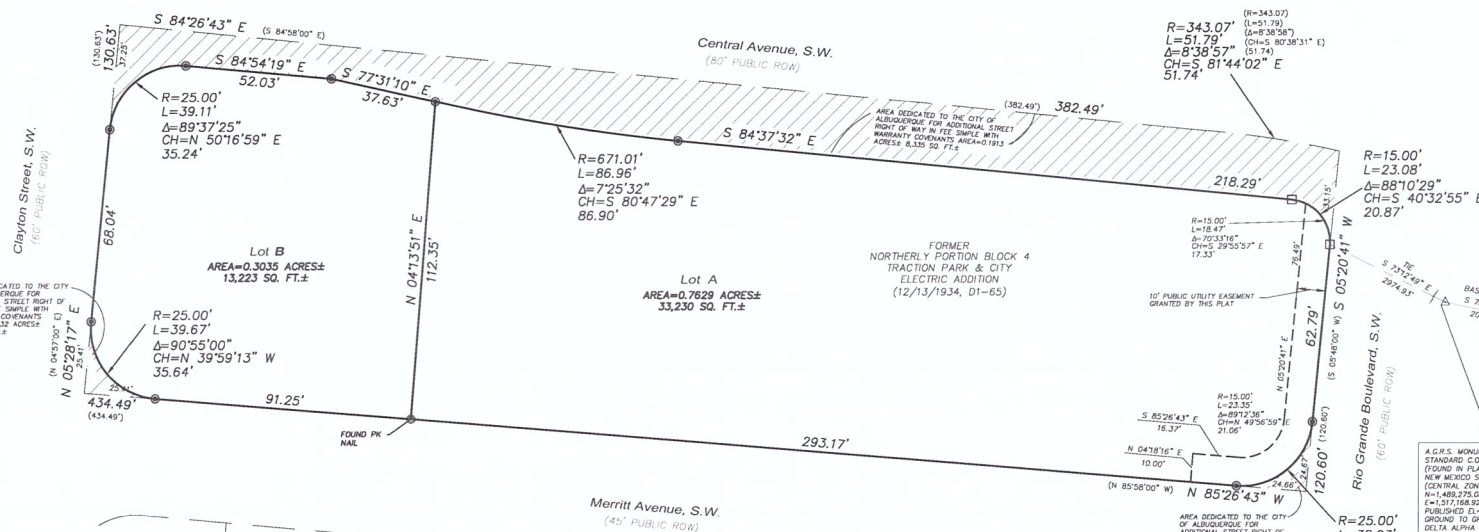
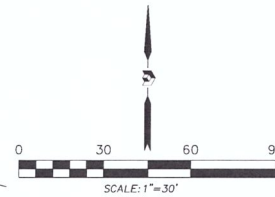
OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX

RECORDING STAMP

Plat of
 Lots A and B, Block 4
 Traction Park & City Electric Addition
 Section 18, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 May 2022

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES PK NAIL WITH WASHER "PS 11993" SET THIS SURVEY
- DENOTES NO. 2 REBAR WITH PINK PLASTIC CAP "PS 11994" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



A.G.R.S. MONUMENT "12_114"
 STANDARD C.O.A. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,485,865.762 US SURVEY FEET
 E=1,519,149.317 US SURVEY FEET
 PUBLISHED EL=4957.484 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999883611
 DELTA ALPHA ANGLE=-0°13'59.00"

A.G.R.S. MONUMENT "12_113"
 STANDARD C.O.A. ALUMINUM DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,485,275.084 US SURVEY FEET
 E=1,517,168.92 US SURVEY FEET
 PUBLISHED EL=4957.502 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999884467
 DELTA ALPHA ANGLE=0°14'27.75"

REVISIONS		
NO.	DATE	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION STATE PLANE ZONE: NM-C GRID: STANDARD TYPE: STANDARD HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88 ROTATION ANGLE: 0° 00' 00.00" MATCHES DRAWING UNITS: YES CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0 COMBINED SCALE FACTOR: GRID TO GROUND: 1.000316211 GROUND TO GRID: 0.999683889 DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID ELEVATION TRANSLATION: ±0.00' ELEVATIONS VALID: YES/NO			PLSS INFORMATION LAND GRANT: TOWN OF ALBUQUERQUE GRANT SECTION: 18 TOWNSHIP: 10 NORTH RANGE: 3 EAST MERIDIAN: NMPPM CITY: ALBUQUERQUE COUNTY: BERNALILLO STATE: NM				INDEXING INFORMATION FOR COUNTY CLERK PROPERTY OWNER: VIA REAL ESTATE LLC SUBDIVISION NAME: TRACTION PARK & CITY ELECTRIC CITY ELECTRIC ADDITION ADDRESS: 2100 & 2124 CENTRAL AVENUE, S.W.			PROJECT INFORMATION CREW/TECH: MC/ST DATE OF SURVEY: 11/29-12/20/2021 DRAWN BY: JK CHECKED BY: LM PSI JOB NO: 216224P SHEET NUMBER: 2 OF 3	
PRECISION SURVEYS, INC. OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX			LOT 1 NEW YORK AVENUE PROJECT (08/27/1984, C24-174) LOT 2 NEW YORK AVENUE PROJECT (08/27/1984, C24-174) LOT 3 NEW YORK AVENUE PROJECT (08/27/1984, C24-174) LOT 4 NEW YORK AVENUE PROJECT (08/27/1984, C24-174) LOT 5 TRACTION PARK & CITY ELECTRIC ADDITION (12/31/1934, D1-65) LOT 6 TRACTION PARK & CITY ELECTRIC ADDITION (12/31/1934, D1-65) LOT 7 TRACTION PARK & CITY ELECTRIC ADDITION (12/31/1934, D1-65) LOT 8 TRACTION PARK & CITY ELECTRIC ADDITION (12/31/1934, D1-65) LOT 9 TRACTION PARK & CITY ELECTRIC ADDITION (12/31/1934, D1-65) LOT 10 TRACTION PARK & CITY ELECTRIC ADDITION (12/31/1934, D1-65) LOT 11 TRACTION PARK & CITY ELECTRIC ADDITION (12/31/1934, D1-65) LOT 12 TRACTION PARK & CITY ELECTRIC ADDITION (12/31/1934, D1-65) LOT 13 TRACTION PARK & CITY ELECTRIC ADDITION (12/31/1934, D1-65) LOT 14 TRACTION PARK & CITY ELECTRIC ADDITION (12/31/1934, D1-65) LOT 15 TRACTION PARK & CITY ELECTRIC ADDITION (12/31/1934, D1-65) LOT 16 TRACTION PARK & CITY ELECTRIC ADDITION (12/31/1934, D1-65) LOT 17 TRACTION PARK & CITY ELECTRIC ADDITION (12/31/1934, D1-65) LOT 18 TRACTION PARK & CITY ELECTRIC ADDITION (12/31/1934, D1-65)								

Plat of
 Lots A and B, Block 4
 Traction Park & City Electric Addition
 Section 18, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 May 2022

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF ALL OF BLOCK NUMBERED FOUR (4), WHICH LIES NORTH OF THE NORTHERLY LINE OF MERRITT (FORMERLY ROSLINGTON) ROAD; THE EASTERLY 20 FEET OF THE NORTHERLY 130.63 FEET OF CLAYTON (FORMERLY ANDERSON) STREET; THE NORTHERLY 15 FEET OF MERRITT (FORMERLY ROSLINGTON) ROAD; ALL BEING IN THE TRACTION PARK AND CITY ELECTRIC ADDITION, OLD ALBUQUERQUE, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE SUBDIVISION PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 31, 1934, IN PLAT BOOK D1, FOLIO 65, LESS THAN AND EXCEPTING THOSE AREAS OUT TO PUBLIC RIGHT OF WAY, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE WEST RIGHT OF WAY LINE OF RIO GRANDE BOULEVARD, S.E., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993", FROM WHENCE A TIE TO A.G.R.S. MONUMENT "12_J13" BEARS S 73°12'49" E, A DISTANCE OF 2974.93 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE S 05°20'41" W, A DISTANCE OF 62.79 FEET TO A POINT OF CURVATURE, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 38.93 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 89°12'36", A CHORD BEARING OF S 49°56'59" W, AND A CHORD LENGTH OF 35.11 FEET, TO A POINT OF TANGENCY, LYING ON THE NORTH RIGHT OF WAY LINE OF MERRITT AVENUE, S.W., MARKED BY A SET PK NAIL WITH WASHER "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N 85°26'43" W, A DISTANCE OF 384.42 FEET TO A POINT OF CURVATURE, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 39.67 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°55'00", A CHORD BEARING OF N 39°59'13" W, AND A CHORD LENGTH OF 35.64 FEET, TO A POINT OF TANGENCY, LYING ON THE EAST RIGHT OF WAY LINE OF CLAYTON STREET, S.W., MARKED BY A SET PK NAIL WITH WASHER "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 05°28'17" E, A DISTANCE OF 68.04 FEET TO A POINT OF CURVATURE, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 39.11 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 89°37'25", A CHORD BEARING OF N 50°16'59" E, AND A CHORD LENGTH OF 35.24 FEET, TO A POINT OF TANGENCY, LYING ON THE SOUTH RIGHT OF WAY LINE OF CENTRAL AVENUE, S.W., MARKED BY A SET PK NAIL WITH WASHER "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 84°54'19" E, A DISTANCE OF 52.03 FEET TO AN ANGLE POINT, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";


THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, S 77°31'10" E, A DISTANCE OF 37.63 FEET TO A POINT OF CURVATURE, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";

THENCE CONTAINING ALONG SAID SOUTH RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 86.96 FEET, A RADIUS OF 671.01 FEET, A DELTA ANGLE OF 07°25'32", A CHORD BEARING OF S 80°47'29" E, AND A CHORD LENGTH OF 86.90 FEET, TO A POINT OF TANGENCY, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, S 84°37'32" E, A DISTANCE OF 218.29 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 23.08 FEET, A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 88°10'29", A CHORD BEARING OF S 40°32'55" E, AND A CHORD LENGTH OF 20.87 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.0664 ACRES (46,453 SQUARE FEET), MORE OR LESS.

REVISIONS			
NO.	DATE	BY	DESCRIPTION

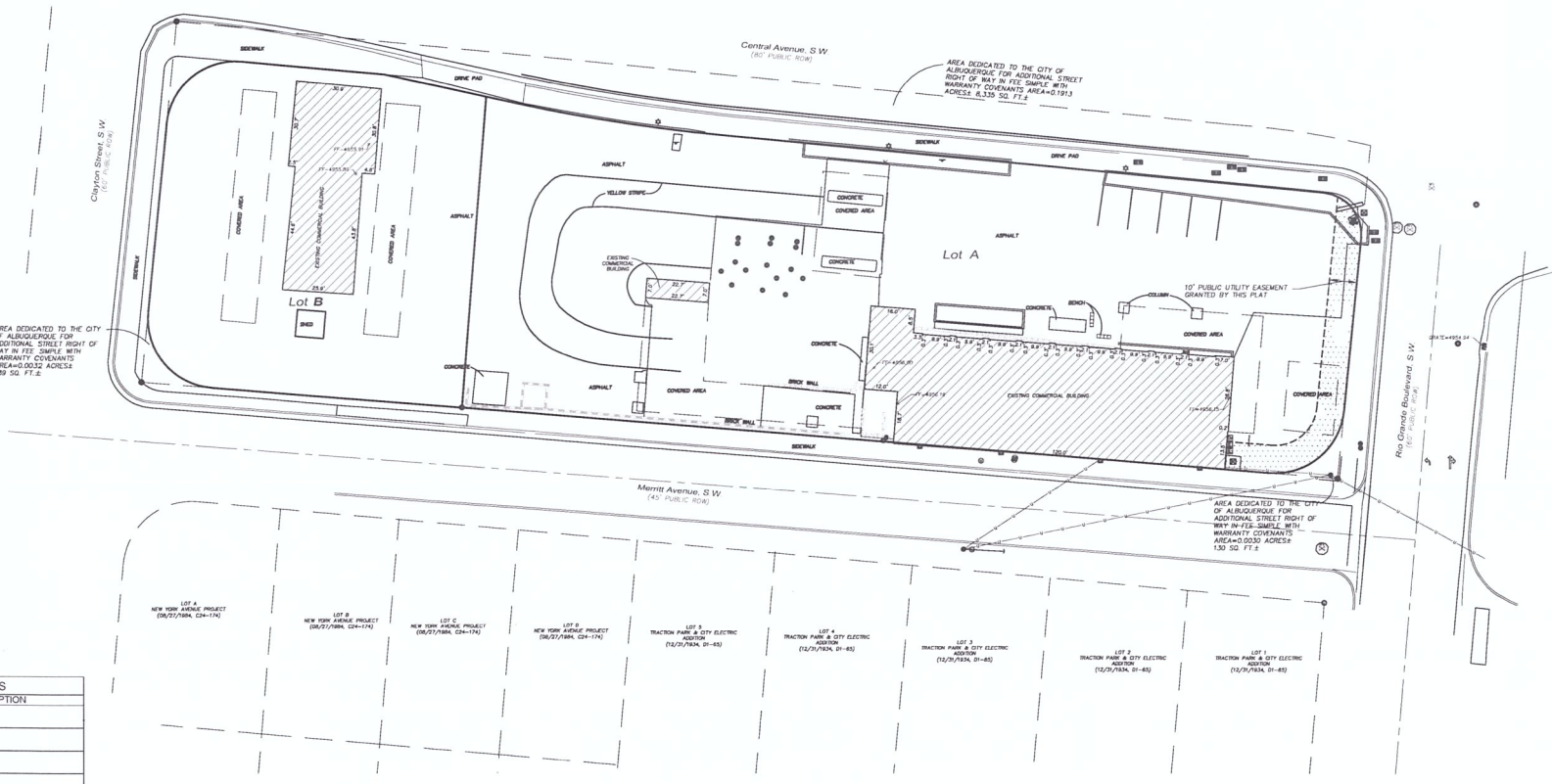
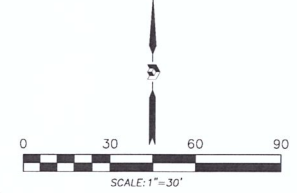
COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION					
STATE PLANE ZONE NM-C		GRID GROUND COORDINATES GRID		TYPE STANDARD		LAND GRANT TOWN OF ALBUQUERQUE GRANT				PROPERTY OWNER VIA REAL ESTATE LLC				 <p>OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113</p> <p>505.856.5700 PHONE 505.856.7900 FAX</p>			
HORIZONTAL DATUM NAD83		VERTICAL DATUM NAVD88		ROTATION ANGLE 0° 00' 00.00"		MATCHES DRAWING UNITS YES		SECTION 18	TOWNSHIP 10 NORTH	RANGE 3 EAST	MERIDIAN NMPM	SUBDIVISION NAME TRACTION PARK & CITY ELECTIRC CITY ELECTRIC ADDITION					
CONTROL USED ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION N = 0 E = 0				CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	LIPS 101305807527820209 101305805527820208	ADDRESS 2100 & 2124 CENTRAL AVENUE, S.W		DRAWN BY: JK	CHECKED BY: LM		
COMBINED SCALE FACTOR GRID TO GROUND: 1.000316211 GROUND TO GRID: 0.999683889				DISTANCE ANNOTATION GROUND BEARING ANNOTATION GRID				ELEVATION TRANSLATION ±0.00'		ELEVATIONS VALID YES/NO		PSI JOB NO 216224P	SHEET NUMBER 3 OF 3				

Legend

- N 90°00'00" E** MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)
- RECORD BEARINGS AND DISTANCES
 - FOUND AND USED MONUMENT AS DESIGNATED
 - DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "P5 11993" SET THIS SURVEY
 - △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
 - UTILITY POLE
 - ⊕ GUY WIRE
 - ⊞ ELECTRIC BOX
 - ⊞ ELECTRIC METER
 - ⊞ LIGHT POLE
 - ⊞ PULLBOX
 - ⊞ TRANSFORMER
 - ⊞ WATER METER
 - ⊞ WATER VALVE
 - ⊞ FIRE HYDRANT
 - ⊞ SANITARY SEWER MANHOLE
 - ⊞ STORM SEWER MANHOLE
 - ⊞ SIGN
 - ⊞ GAS METER
 - ⊞ UNKNOWN METAL LID
 - ⊞ CURB INLET
 - ⊞ CURB AND GUTTER
 - ⊞ OVERHEAD UTILITY LINE
 - ⊞ CLEANOUT
 - ⊞ IRRIGATION CONTROL VALVE

RECORDING STAMP

Site Plan
Lots A and B, Block 4
Traction Park & City Electric Addition
 Section 18, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 May 2022



REVISIONS		
NO.	DATE	BY DESCRIPTION

COORDINATE AND DIMENSION INFORMATION STATE PLANE ZONE: NM-C GRID: GRID TYPE: STANDARD				PLSS INFORMATION LAND GRANT: TOWN OF ALBUQUERQUE GRANT				INDEXING INFORMATION FOR COUNTY CLERK PROPERTY OWNER: VIA REAL ESTATE LLC				PROJECT INFORMATION	
HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00" BASE POINT FOR SCALING AND/OR ROTATION: YES		SECTION: 18 TOWNSHIP: 10 NORTH RANGE: 3 EAST MERIDIAN: NMPPM		SUBDIVISION NAME: TRACTION PARK & CITY ELECTRIC ADDITION		PRECISION SURVEYS, INC. OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX		CREW/TECH: MC/ST DATE OF SURVEY: 11/29-12/2/2021 DRAWN BY: JK CHECKED BY: LM			
COMBINED SCALE FACTOR: GRID TO GROUND 1.000316211 GROUND TO GRID: 0.999683889				DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID		CITY: ALBUQUERQUE COUNTY: BERNALILLO STATE: NM LIPC: 101305807527820209 ADDRESS: 2100 & 2124 CENTRAL AVENUE, S.W.		PSI JOB NO: 216224SP SHEET NUMBER: 1 OF 1					

Sidewalk Exhibit For
Lots A and B, Block 4

Traction Park & City Electric Addition

Section 18, Township 10 North, Range 3 East, N.M.P.M.

Albuquerque, Bernalillo County, New Mexico

May 2022

