



<b>Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.</b>		
<b>SUBDIVISIONS</b>	<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)	<b>MISCELLANEOUS APPLICATIONS</b>	<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)	<b>PRE-APPLICATIONS</b>
<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)
<b>SITE PLANS</b>	<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<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)
<b>BRIEF DESCRIPTION OF REQUEST</b>		
Request sketch plat review of dedication of right-of-way from four existing parcels.		

<b>APPLICATION INFORMATION</b>			
Applicant/Owner:	Consensus Planning, Inc.		Phone:
Address:	302 8th Street NW		Email: fishman@consensusplanning.com
City:	Albuquerque	State: NM	Zip:
Professional/Agent (if any):	CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050
Address:	PO Box 44414		Email: cartesianryan@gmail.com
City:	Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List all owners: See Attached Sheet		
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.:	Tracts A-1-A, A-1-B-1, A-1-B-2, & A-1-B-3-A	Block:	Unit:
Subdivision/Addition:	Acme Acres	MRGCD Map No.:	UPC Code: See attached sheet
Zone Atlas Page(s):	H-16-Z & H-17-Z	Existing Zoning:	MX-H; NR-C
# of Existing Lots:	4	# of Proposed Lots:	8
		Total Area of Site (Acres):	6.4764
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street:	4100 Cutler Ave NE	Between:	Carlisle Blvd NE and: Morningside Dr NE
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			

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.

<b>Signature:</b>		<b>Date:</b>	07/12/2022
<b>Printed Name:</b>	Ryan J. Mulhall	<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?   N/A   if yes, indicate language: \_\_\_\_\_

- 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 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](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 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](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 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

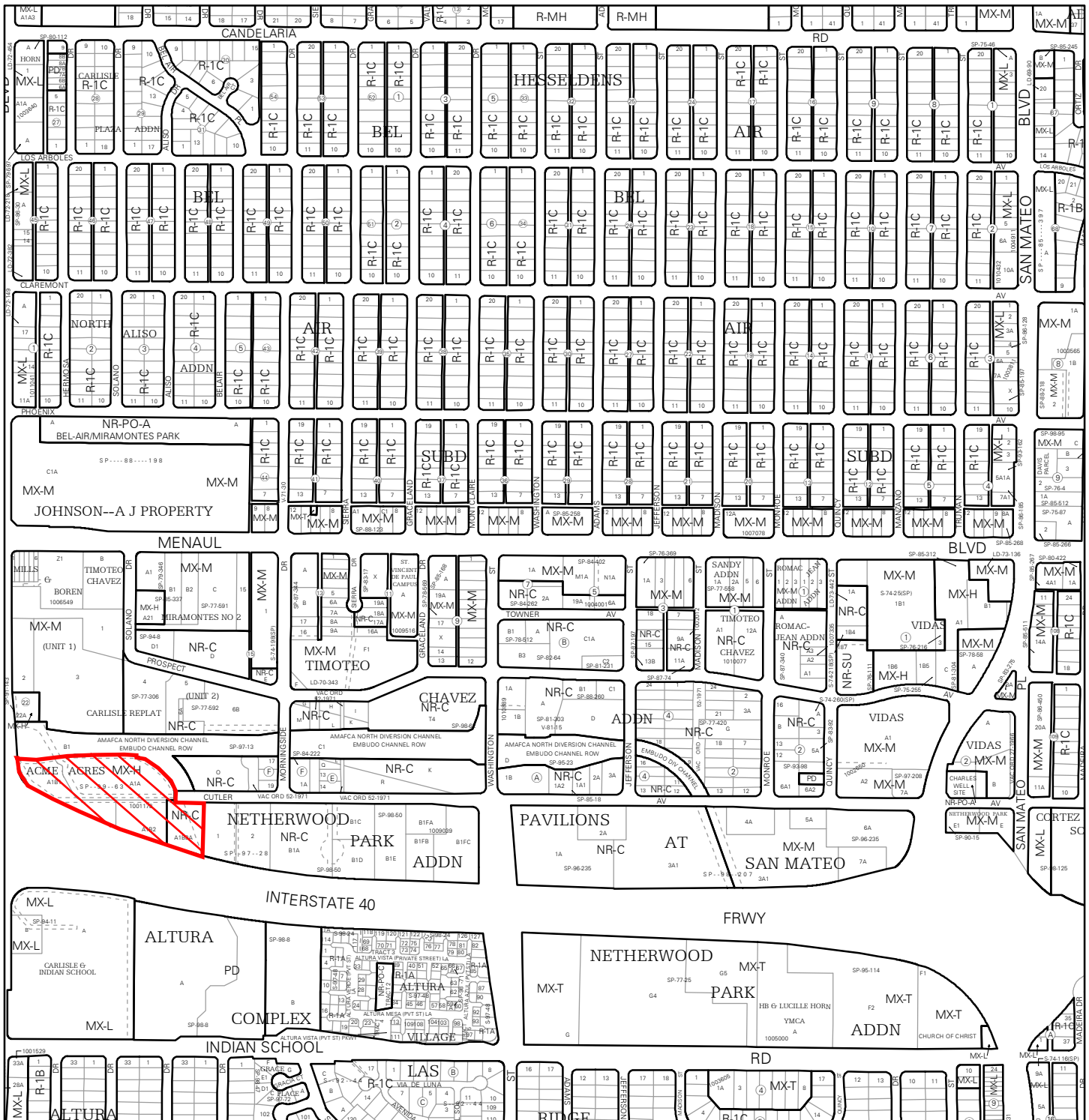
**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

### 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](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 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:  
**H-17-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

**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

July 12, 2022

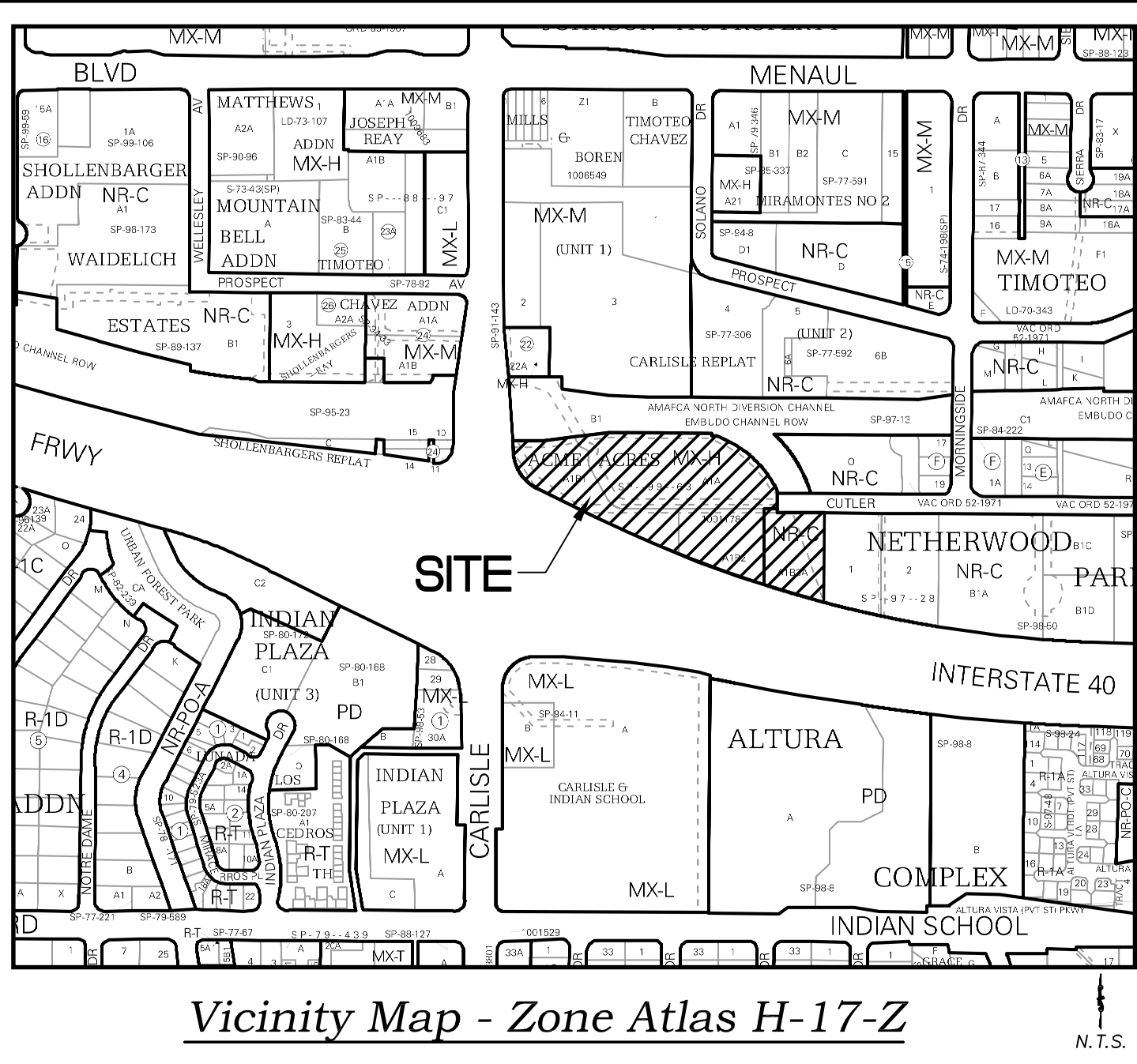
Development Review Board  
City of Albuquerque

**Re: Sketch Plat Review for Proposed Subdivision of Tracts A-1-A, A-1-B-1, A-1-B-2, and A-1-B-3-A of Acme Acres, with dedication of additional right-of-way to Cutler Avenue NE**

Members of the Board:

Cartesian Surveys is acting as an agent for Consensus Planning, and we request a sketch plat review to create four (4) new tracts from four (4) existing tracts and dedicate additional right of way to Cutler Avenue NE by lot line adjustment of Tracts A-1-A, A-1-B-1, A-1-B-2, and A-1-B-3-A of Acme Acres. The property is currently zoned as MX-H (Mixed-Use – High Intensity) and NR-C (Non-Residential Commercial) for just Tract A-1-B-3-A.

Thank you for your consideration,  
Ryan J. Mulhall



Vicinity Map - Zone Atlas H-17-Z

**Subdivision Data**

GROSS ACREAGE.....	6.4764 ACRES
ZONE ATLAS PAGE NO.....	H-17-Z
NUMBER OF EXISTING LOTS.....	4
NUMBER OF LOTS CREATED.....	4
MILES OF FULL-WIDTH STREETS.....	0.1391 MILES
MILES OF HALF-WIDTH STREETS.....	0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....	0.7763 ACRES
DATE OF SURVEY.....	FEBRUARY 2021

**Purpose of Plat**

- SUBDIVIDE AS SHOWN HEREON.
- DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.

**Notes**

- FIELD SURVEY PERFORMED IN FEBRUARY 2021.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS .....

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0351H, DATED AUGUST 16, 2012.

**Solar Collection Note**

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

**Indexing Information**

Section 11, Township 10 North, Range 3 East, N.M.P.M.  
 Subdivision: Acme Acres  
 Owner: Check With Me, LLC (Tract A-1-B-3-A)  
 Reule, LLC (Tract A-1-B-2)  
 Green Jeans, LLC (Tract A-1-B-1)  
 Terrapin ABQ East Owner 2017 LLC (Tract A-1-A)  
 UPC #: 101705908712231012 (Tract A-1-B-3-A)  
 101705906512431011 (Tract A-1-B-2)  
 101705904513431010 (Tract A-1-B-1)  
 101705905514731013 (Tract A-1-A)

**Legal Description**

TRACT A-1-A OF ACME ACRES, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 17, 1999, IN BOOK 99C, PAGE 59.

AND TRACTS A-1-B-1 AND A-1-B-2, OF ACME ACRES, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 26, 2001, IN BOOK 2001C, PAGE 286.

AND TRACT A-1-B-3-A OF ACME ACRES, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 6, 2007, IN BOOK 2007C, PAGE 246.

BEING DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT A POINT ALONG THE NORTHERN BOUNDARY OF SAID TRACT A-1-A, BEING A POINT LYING ON THE SOUTHERN RIGHT-OF-WAY LINE OF THE AMAFCA NORTH DIVERSION EMBUDO CHANNEL, WHENCE A TIE TO ACS MONUMENT "I-40-12" BEARS N 69°31'21" W, A DISTANCE OF 3,180.79 FEET;

THENCE, FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID RIGHT-OF-WAY, THE FOLLOWING FIVE COURSES:

S 89°38'38" E, A DISTANCE OF 195.00 FEET TO A CORNER, MARKED BY A AMAFCA BASS CAP;

S 00°28'09" W, A DISTANCE OF 8.06 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH ILLEGIBLE CAP;

S 89°40'15" E, A DISTANCE OF 16.19 FEET TO A POINT OF CURVATURE, MARKED BY AN AMAFCA BRASS CAP;

258.48 FEET ALONG A CURVE TO THE RIGHT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 334.32 FEET, A DELTA OF 44°17'54", AND A CHORD BEARING S 47°54'14" E, AND A DISTANCE OF 252.09, TO AN ANGLE POINT, MARKED BY A 5/8 INCH REBAR;

S 00°27'38" W, DISTANCE OF 68.39 FEET TO A POINT, BEING A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF CUTLER AVENUE NE, MARKED BY A 5/8 INCH REBAR;

THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, S 89°36'38" E, 146.66 FEET TO AN ANGLE POINT, BEING THE NORTHEAST CORNER OF SAID TRACT A-1-B-3, MARKED BY A REBAR WITH CAP "LS 11463";

THENCE, LEAVING SAID RIGHT-OF-WAY, S 00°12'07" W, A DISTANCE OF 275.94 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT A-1-B-3-A, AND LYING ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 40, MARKED BY A DISTURBED 1/2 INCH REBAR;

THENCE, COINCIDING SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES:

759.22 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3819.72 FEET, A DELTA OF 11°23'18", AND A CHORD BEARING N 69°34'19" W, A DISTANCE OF 757.97 FEET TO A POINT OF TANGENCY, MARKED BY A REBAR WITH ALUMINUM CAP MARKED "LS 18374";

N 63°53'34" W, A DISTANCE OF 196.99 FEET, TO A POINT OF CURVATURE, MARKED BY A REBAR WITH ALUMINUM CAP "LS 18374";

138.53 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 132.00 FEET, A DELTA OF 60°07'49", AND A CHORD BEARING N 33°50'04" W, A DISTANCE OF 132.26 FEET, TO A POINT, LYING ON THE EASTERLY RIGHT-OF-WAY OF CUTLER AVENUE NE, REFERENCED BY A PK NAIL SET N 03°58'11" W, A DISTANCE OF 0.92 FEET FROM CORNER;

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY, N 03°48'24" W, A DISTANCE OF 38.59 FEET TO THE NORTHWEST CORNER OF SAID TRACT A-1-B-1, BEING A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF THE AMAFCA NORTH DIVERSION EMBUDO CHANNEL, MARKED BY A REBAR WITH CAP "LS 8686";

THENCE, LEAVING SAID RIGHT OF WAY AND COINCIDING WITH SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 3 COURSES:

S 89°40'31" E, A DISTANCE OF 97.74 TO AN ANGLE POINT, MARKED BY A PK NAIL;

N 82°27'07" E, A DISTANCE OF 201.93 FEET TO AN ANGLE POINT, MARKED BY A 1/2 INCH REBAR;

S 89°06'41" E, A DISTANCE OF 122.19 FEET TO THE POINT OF BEGINNING, CONTAINING 6.4764 ACRES, (282,113 SQ FT.) MORE OR LESS;

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC # 101705908712231012  
 101705906512431011  
 101705904513431010  
 101705905514731013  
 PROPERTY OWNER OF RECORD  
 BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for**  
**Tracts A-1-A-1, A-1-B-1-A,**  
**A-1-B-2-A and A-1-B-3-A-1**  
**Acme Acres**  
**Being Comprised of**  
**Tracts A-1-A, A-1-B-1, A-1-B-2**  
**and A-1-B-3-A, Acme Acres**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
**July 2022**

**Project Number:** PR-20

**Application Number:** SD-20

**Plat Approvals:**

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

**City Approvals:**

City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCA

City Engineer

DRB Chairperson, Planning Department

**Surveyor's Certificate**

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. Date  
 N.M.R.P.S. No. 14271

**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896 - 3050 Fax (505) 891 - 0244  
 wplotnerjr@gmail.com



**Plat for  
Tracts A-1-A-1, A-1-B-1-A,  
A-1-B-2-A and A-1-B-3-A-1  
Acme Acres  
Being Comprised of  
Tracts A-1-A, A-1-B-1, A-1-B-2  
and A-1-B-3-A, Acme Acres  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2022**

**Carlisle Blvd NE**  
(R/W Varies)

**Embudo Channel**  
(R/W Varies)

**Cutler Ave NE**  
(60' R/W)

**Interstate 40**  
(R/W Varies)

**THIS SHEET SHOWS  
EXISTING CONDITIONS**

ACS Monument "I\_40\_12"  
NAD 1983 CENTRAL ZONE  
X=1532017.843 \*  
Y=1495236.843 \*  
Z=5117.289 \* (NAVD 1988)  
G-G=0.999672575  
Mapping Angle=-0°12'30.45"  
\* US SURVEY FOOT

ACS Monument "10\_H17"  
NAD 1983 CENTRAL ZONE  
X=1535835.595 \*  
Y=1495224.388 \*  
Z=5166.734 \* (NAVD 1988)  
G-G=0.999669275  
Mapping Angle=-0°12'04.02"  
\* US SURVEY FOOT

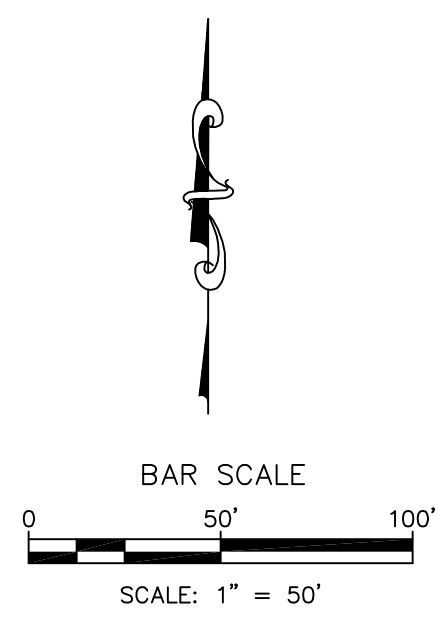
Parcel B-1  
AMAFCA North  
Diversion Channel  
Embudo Channel  
(1/10/1997, 97C-17)

Portion of Block O  
Timoteo Chavez Addition  
(1/16/1958, D2-48)

Lot 1, Block 12-A  
Netherwood Park Addition  
(02/06/1997, 97C-42)

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (3/17/1999, 99C-59)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (10/26/2001, 2001C-286)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (9/6/2007, 2007C-246)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (1/10/1997, 1997C-17)
●	FOUND 5/8" REBAR UNLESS OTHERWISE INDICATED
○	SET 1/2" REBAR WITH ALUMINUM CAP "LS 18374" UNLESS OTHERWISE NOTED
○ <sub>PK</sub>	SET PK NAIL WITH SHINER "LS 18374" UNLESS OTHERWISE NOTED
○ <sub>X</sub>	SET CHISELED "X" UNLESS OTHERWISE NOTED
.....	LOT LINE ELIMINATED WITH THIS PLAT
-----	LOT LINE EXISTING AND TO REMAIN



**CSI-CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
wplotnerjr@gmail.com

**Plat for  
Tracts A-1-A-1, A-1-B-1-A,  
A-1-B-2-A and A-1-B-3-A-1  
Acme Acres  
Being Comprised of  
Tracts A-1-A, A-1-B-1, A-1-B-2  
and A-1-B-3-A, Acme Acres  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2022**

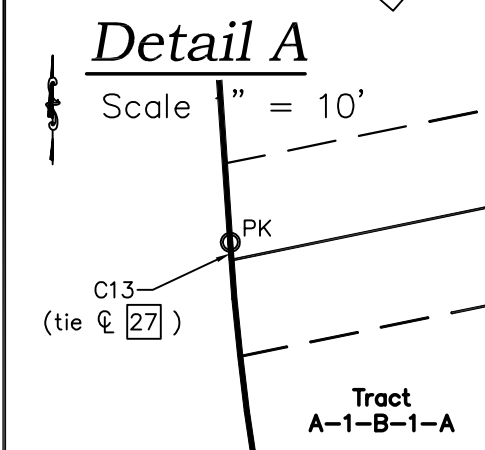
**Carlisle Blvd NE**  
(R/W Varies)

ACS Monument "I\_40\_12"  
NAD 1983 CENTRAL ZONE  
X=1532017.843 \*  
Y=1495236.843 \*  
Z=5117.289 \* (NAVD 1988)  
G-G=0.999672575  
Mapping Angle=-0°12'30.45"  
\* US SURVEY FOOT

ACS Monument "10\_H17"  
NAD 1983 CENTRAL ZONE  
X=1535835.595 \*  
Y=1495224.388 \*  
Z=5166.734 \* (NAVD 1988)  
G-G=0.999669275  
Mapping Angle=-0°12'04.02"  
\* US SURVEY FOOT

Parcel B-1  
AMAFCA North  
Diversion Channel  
Embudo Channel  
(1/10/1997, 97C-17)

**Embudo Channel**  
(R/W Varies)



**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (3/17/1999, 99C-59)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (10/26/2001, 2001C-286)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (9/6/2007, 2007C-246)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (1/10/1997, 1997C-17)
●	FOUND 5/8" REBAR UNLESS OTHERWISE INDICATED
○	SET 1/2" REBAR WITH ALUMINUM CAP "LS 18374" UNLESS OTHERWISE NOTED
○ <sub>PK</sub>	SET PK NAIL WITH SHINER "LS 18374" UNLESS OTHERWISE NOTED
○ <sub>X</sub>	SET CHISELED "X" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED

**Interstate 40**  
(R/W Varies)

**Cutler Ave NE**  
(46' R/W)

**Cutler Ave NE**  
(60' R/W)

**Tract A-1-B-1-A**  
60,438 Sq. Ft.  
1.3875 Acres

**Tract A-1-A-1**  
93,160 Sq. Ft.  
2.1387 Acres

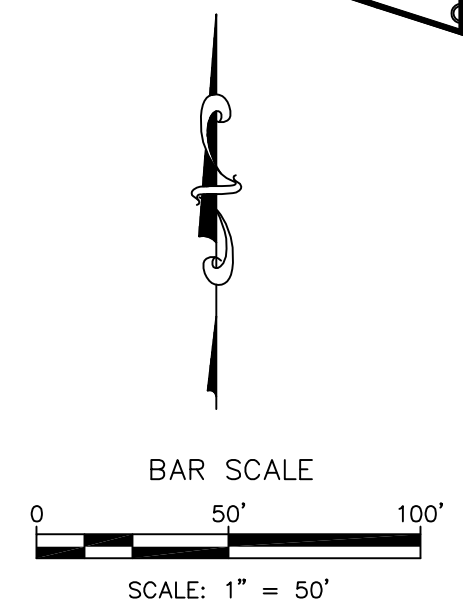
**Tract A-1-B-2-A**  
47,822 Sq. Ft.  
1.0978 Acres

**Tract A-1-B-3-A-1**  
46,880 Sq. Ft.  
1.0762 Acres

Lot 1, Block 12-A  
Netherwood Park Addition  
(02/06/1997, 97C-42)

Portion of Block O  
Timoteo Chavez Addition  
(1/16/1958, D2-48)

**THIS SHEET SHOWS POST-PLAT CONDITIONS**



**CSI-CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
wplotnerjr@gmail.com

**Easement Notes**

- 1 EXISTING 20' AMAFCA SLOPE EASEMENT (9/16/1975, BK. MISC. 440, PG. 226-227, DOC. NO. 84599) AND (9/16/1975, BK. MISC. 440, PG. 230-231)
- 2 EXISTING AMAFCA DRAINAGE EASEMENT (12/30/1974, BK. D975, PG. 107)
- 3 INTENTIONALLY OMITTED
- 4 EXISTING 10' P.U.E. (01/16/1958, D2-48) SCALED FROM PLAT (3/17/1999, 99C-59)
- 5 EXISTING 25' PUBLIC WATER & SEWER EASEMENT (10/11/2012, DOC. NO. 2012106287)
- 6 EXISTING PUBLIC UTILITY EASEMENT RESERVED IN PLACE OF VACATED FORMER CUTLER RIGHT-OF-WAY (BK. MISC. 758, PG. 120) AS SHOWN ON PLAT (10/26/2001, 2001C-286)
- 7 EXISTING 31.13' PRIVATE ACCESS EASEMENT BENEFITING TRACTS A-1-A AND A-1-B (11/25/1998, BK. 9819, PG. 581, DOC. NO. 1998152423) AS SHOWN ON PLAT (3/17/1999, 99C-59)
- 8 EXISTING 25' PUBLIC SEWER AND WATER EASEMENT (10/17/1985, C28-133)
- 9 EXISTING 20' PUBLIC WATERLINE EASEMENT (10/17/1985, C28-133)
- 10 EXISTING 10' MINIMUM P.U.E. (10/26/1998, 98C-314)
- 11 INTENTIONALLY OMITTED
- 12 EXISTING PUBLIC WATERLINE EASEMENT (10/26/1998, 98C-314)
- 13 EXISTING 10' P.U.E. (10/26/1998, 98C-314)
- 14 EXISTING AMAFCA PUBLIC DRAINAGE EASEMENT (BK. MS. 358, PG. 691-696) (BK. MS. 731, PG. 187-189) AS SHOWN ON PLAT (10/26/2001, 2001C-286)
- 15 EXISTING CHANNEL CROSSING EASEMENT (5/2/1985, MISC. 225A, PG 626-630, DOC. NO. 8534177)
- 16 EXISTING ACCESS EASEMENT (5/2/1985, BK. MISC. 225A, PG. 622, DOC. NO. 8534176) SHOWN ON PLAT (2/2/1995, 95C-39) AND (1/10/1997, 97C-17)
- 17 EXISTING 30' CITY OF ALBUQUERQUE PUBLIC DRAINAGE EASEMENT (9/6/2007, 2007C-246)
- 18 EXISTING 5' P.U.E. (9/6/2007, 2007C-246)
- 19 EXISTING 10' PNM AND MST&T EASEMENT (12/17/1998, BK. 9820, PG. 784, DOC. NO. 1998162662)
- 20 EXISTING LICENSE AGREEMENT FOR HOTEL SIGN (9/24/2001, BK. A25, PG. 194, DOC. NO. 2001111937) AND EASEMENT AGREEMENT (12/11/2017, DOC. NO. 2017117400)
- 21 EXISTING 10' GAS EASEMENT (5/30/2003, BK. A57, PG. 1043, DOC. NO. 2003091233) ACROSS TRACT A-1-B-2
- 22 EXISTING 10' PUBLIC SEWER EASEMENT (10/26/2001, 2001C-286) ACROSS TRACT A-1-B-2
- 23 EXISTING COMCAST EASEMENT (7/30/2009, DOC. NO. 2009086112) (10/8/2012, DOC. NO. 2012104809) BLANKET IN NATURE ACROSS TRACT A-1-B-2
- 24 EXISTING ROADWAY EASEMENT BENEFITING TRACT A-1-B-1 (9/3/2014, DOC. NO. 2014069618)
- 25 EXISTING PUBLIC WATER AND SEWER EASEMENT (10/26/1998, 98C-314)
- 26 EXISTING PUBLIC SEWER EASEMENT (10/26/1998, 98C-314)
- 27 10' PUBLIC STORM DRAIN LINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	138.53' [138.53']	132.00' [132.00']	60°07'49"	132.26'	N 33°50'04" W
C2	258.48'(258.48')((258.38'))	334.32' (334.32') ((334.32'))	44°17'54"	252.09'	S 47°54'14" E
C3	63.89' [63.89'] (63.89')	60.50' [60.50'] (60.50')	60°30'13"	60.96'	S 59°45'36" E
C4	46.08' [46.08'] (46.08')	60.50' [60.50'] (60.50')	43°38'07"	44.97'	S 07°41'28" W
C5	19.83' [19.84'] (19.84')	14.50' [14.50'] (14.50')	78°21'18"	18.32'	N 25°03'44" W
C6	21.53' [21.53'] (21.53')	35.50' [35.50'] (35.50')	34°44'46"	21.20'	S 46°52'48" E
C7	759.22'	3819.72' [3819.72']	11°23'18"	757.97'	N 69°34'19" W
C8	283.33' [283.30']	3819.72' [3819.72']	4°15'00"	283.26'	S 66°00'10" E
C9	282.00' [281.99']	3819.72' [3819.72']	4°13'48"	281.93'	S 70°14'34" E
C10	193.89' [194.00'] [194.00']	3819.72' [3819.72'] [3819.72']	2°54'30"	193.87'	S 73°48'43" E
C11	72.46'	68.62'	60°30'12"	69.14'	S 59°45'36" E
C12	23.84'	22.58'	60°30'24"	22.75'	S 59°45'37" E
C13	0.92'	132.00' [132.00']	0°24'02"	0.92'	N 03°58'11" W
C14	48.18'	45.62'	60°30'33"	45.97'	S 59°45'47" E

**Documents**

1. PLAT OF TRACTS A-1-A AND A-1-B, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 17, 1999, IN BOOK 99C, PAGE 59 AND CORRECTION PLAT FILED ON MARCH 3, 2000, IN BOOK 2000C, PAGE 67.
2. PLAT OF TRACTS A-1-B-1 AND A-1-B-2, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 26, 2001, IN BOOK 2001C, PAGE 286.
3. PLAT OF TRACT A-1-B-3-A, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 6, 2007, IN BOOK 2007C, PAGE 246.
4. PLAT OF TRACT A-1, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 26, 1998, IN BOOK 98C, PAGE 314.
5. PLAT OF ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 17, 1985, IN BOOK C28, PAGE 133.
6. SPECIAL WARRANTY DEED FOR TRACT A-1-B-1, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 23, 2015, AS DOCUMENT NO. 2015093309.
7. SPECIAL WARRANTY DEED FOR TRACT A-1-B-2, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 10, 2003, IN BOOK A53, PAGE 8367, AS DOCUMENT NO. 2003058485.
8. WARRANTY DEED FOR TRACT A-1-B-3, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 27, 2006, IN BOOK A124, PAGE 6462, AS DOCUMENT NO. 2006146855.
9. WARRANTY DEED FOR TRACT A-1-A, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 30, 2017, AS DOCUMENT NO. 2017111527.
10. RIGHT-OF-WAY MAP FOR AMAFCA NORTH DIVERSION CHANNEL EMBUDO CHANNEL DRAINAGE RIGHT-OF-WAY, PHASE 3, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 10, 1997, IN BOOK 97C, PAGE 17.

Line Table		
Line #	Direction	Length (ft)
L1	N 03°48'24" W [N 03°48'02" W]	38.59' [38.59']
L2	S 89°40'31" E [S 89°41'33" E] ((S 89°36'26" E))	97.74' [97.74'] ((97.78'))
L3	S 89°06'41" E (S 89°05'32" E) ((S 89°06'37" E))	122.19' (122.06') ((122.08'))
L4	S 89°40'15" E (S 89°39'36" E) ((S 89°37'08" E))	16.19' (16.19') ((16.13'))
L5	S 00°28'09" W (S 00°39'14" W) ((S 00°22'52" W))	8.06' (8.02') ((8.00'))
L6	S 00°27'38" W (S 00°27'38" W)	68.39' (68.45')
L7	S 64°15'04" E [S 64°14'25" E]	10.77' [10.77']
L8	N 29°30'32" W [S 29°29'53" E]	24.76' [24.86']
L9	N 29°30'32" W [S 29°29'53" E]	103.90' [103.90']
L10	S 89°36'38" E [S 89°35'49" E]	146.66' {147.60'}
L11	S 00°27'38" W [S 00°24'48" W]	3.08'
L12	N 00°27'38" E (S 00°24'48" W) ((S 00°22'52" W))	19.27'
L13	S 00°00'39" E [S 00°00'00" E]	130.82'
L14	S 89°59'21" W [N 90°00'00" E]	40.64' {40.63'}
L15	S 00°00'39" E [S 00°00'00" E] {S 00°00'00" E}	225.98'
L16	N 82°27'07" E (N 82°26'05" E)	73.32' (108.14')
L17	N 82°27'07" E [N 82°26'05" E] (N 82°26'05" E)	78.97' [93.79'] (93.74')
L18	N 00°00'39" W [S 00°00'00" E] {S 00°00'00" E}	8.43'
L19	S 89°58'13" E	40.57'
L20	S 00°27'38" W (S 00°27'38" W)	8.45'

Line Table		
Line #	Direction	Length (ft)
L21	N 82°27'07" E [N 82°26'05" E] (N 82°26'05" E)	49.65'
L22	S 00°27'38" W (S 00°27'38" W)	46.04'

**Plat for  
Tracts A-1-A-1, A-1-B-1-A,  
A-1-B-2-A and A-1-B-3-A-1  
Acme Acres  
Being Comprised of  
Tracts A-1-A, A-1-B-1, A-1-B-2  
and A-1-B-3-A, Acme Acres  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2022**

**CSI-CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
wplotnerjr@gmail.com



**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")...
B. New Mexico Gas Company...
C. Qwest Corporation d/b/a CenturyLink QC...
D. Cable TV...

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...

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.

Free Consent and Dedication for Tract A-1-B-2

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES.

SAID OWNERS DO HEREBY DEDICATE 0.0507 ACRES (2,211 SQ. FT.) AS PUBLIC RIGHT OF WAY, SHOWN HEREON WITHIN CUTLER AVENUE N.E., TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

ROBERT D. REULE, MANAGING MEMBER REULE, LLC DATE

STATE OF } COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON BY: ROBERT D. REULE, MANAGING MEMBER, REULE, LLC

By: NOTARY PUBLIC

MY COMMISSION EXPIRES

Free Consent and Dedication for Tract A-1-A

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES.

SAID OWNERS DO HEREBY DEDICATE 0.6092 ACRES (26,535 SQ. FT.) AS PUBLIC RIGHT OF WAY, SHOWN HEREON WITHIN CUTLER AVENUE N.E., TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

ANTHONY JON SHERMAN, MANAGER TERRAPIN ABQ EAST OWNER, LLC DATE

STATE OF } COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON BY: ANTHONY JON SHERMAN, MANAGER, TERRAPIN ABQ EAST OWNER, LLC

By: NOTARY PUBLIC

MY COMMISSION EXPIRES

Free Consent and Dedication for Tract A-1-B-1

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES.

SAID OWNERS DO HEREBY DEDICATE 0.1085 ACRES (4,725 SQ. FT.) AS PUBLIC RIGHT OF WAY, SHOWN HEREON WITHIN CUTLER AVENUE N.E., TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

ROY SOLOMON, OWNER GREEN JEANS, LLC DATE

STATE OF NEW MEXICO } COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON BY: ROY SOLOMON, OWNER, GREEN JEANS, LLC

By: NOTARY PUBLIC

MY COMMISSION EXPIRES

Plat for Tracts A-1-A-1, A-1-B-1-A, A-1-B-2-A and A-1-B-3-A-1 Acme Acres Being Comprised of Tracts A-1-A, A-1-B-1, A-1-B-2 and A-1-B-3-A, Acme Acres City of Albuquerque Bernalillo County, New Mexico July 2022

Free Consent and Dedication for Tract A-1-B-3-A

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES.

SAID OWNERS DO HEREBY DEDICATE 0.0079 ACRES (343 SQ. FT.) AS PUBLIC RIGHT OF WAY, SHOWN HEREON WITHIN CUTLER AVENUE N.E., TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

DILLON WHITENER, MANAGER CHECK WITH ME, LLC DATE

LINDA WINN, MANAGER CHECK WITH ME, LLC DATE

STATE OF } COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON BY: DILLON WHITENER AND LINDA WINN, MANAGERS, CHECK WITH ME, LLC

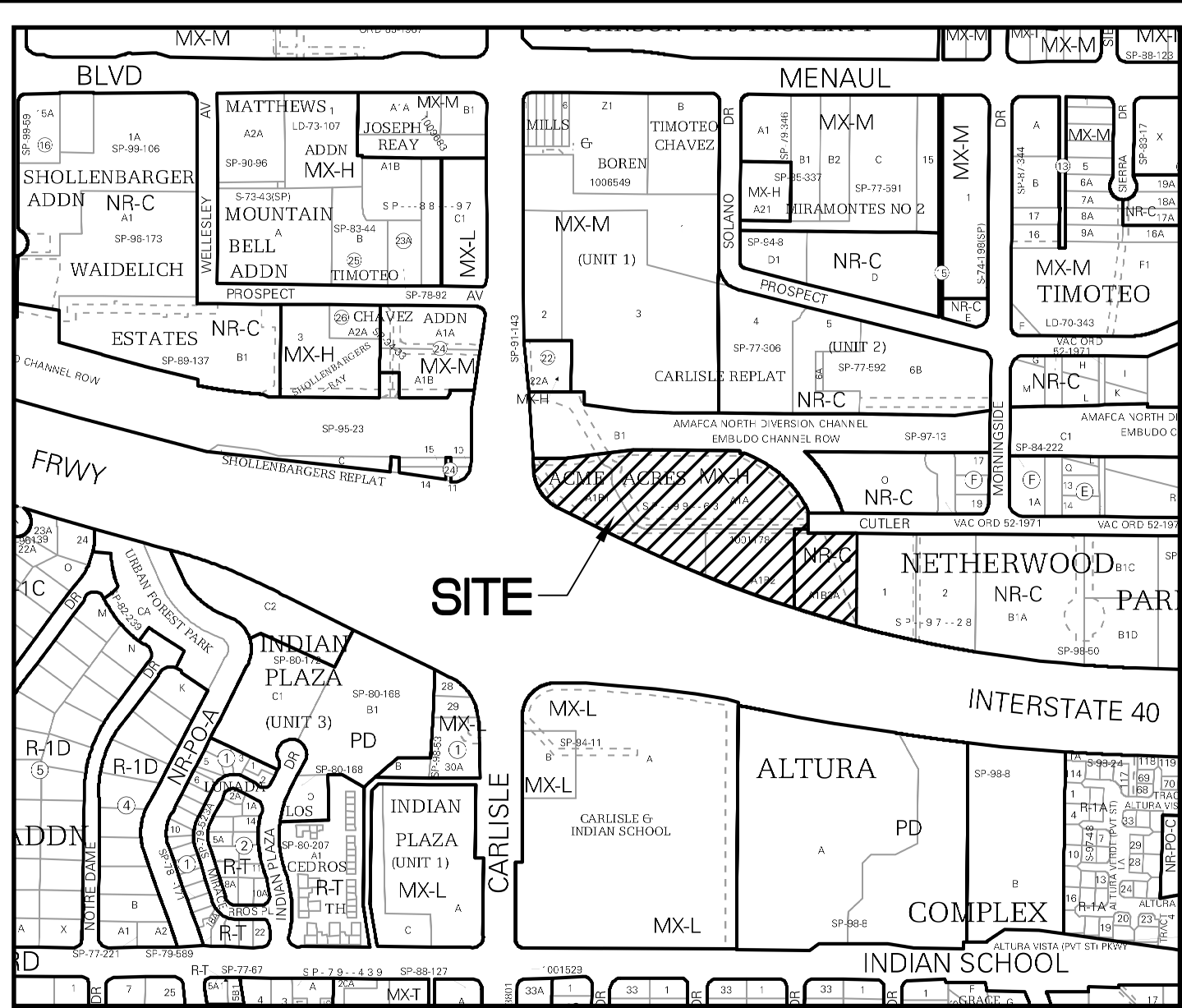
By: NOTARY PUBLIC

MY COMMISSION EXPIRES

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244 wplotnerjr@gmail.com





Vicinity Map - Zone Atlas H-16-Z and H-17-Z

**Documents**

1. PLAT OF RECORD FOR TRACTS A-1-A AND A-1-B, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 17, 1999 IN BOOK 99C, PAGE 59 AND CORRECTION PLAT FILED ON MARCH 3, 2000 IN BOOK 2000C, PAGE 67.
2. PLAT OF RECORD FOR TRACTS A-1-B-1 AND A-1-B-2, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 26, 2001 IN BOOK 2001C, PAGE 286.
3. PLAT OF RECORD FOR TRACT A-1-B-3-A, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 6, 2007 IN BOOK 2007C, PAGE 246.
4. PLAT OF RECORD FOR TRACT A, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 26, 1998 IN BOOK 98C, PAGE 314.
5. PLAT OF RECORD FOR ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 17, 1985 IN BOOK C28, PAGE 133.
6. SPECIAL WARRANTY DEED FOR TRACT A-1-B-1, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 23, 2015, AS DOCUMENT NO. 2015093309.
7. SPECIAL WARRANTY DEED FOR TRACT A-1-B-2, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 10, 2003 IN BOOK A53, PAGE 8367, AS DOCUMENT NO. 2003058485.
8. WARRANTY DEED FOR TRACT A-1-B-3, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 27, 2006 IN BOOK A124, PAGE 6462, AS DOCUMENT NO. 2006146855.
9. WARRANTY DEED FOR TRACT A-1-A, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 30, 2007, AS DOCUMENT NO. 2007162923.
10. RIGHT-OF-WAY MAP FOR TRACT B-1, AMAFCA NORTH DIVERSION CHANNEL EMBUDO CHANNEL DRAINAGE RIGHT-OF-WAY, PHASE 3, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 10, 1997, IN BOOK 97C, PAGE 17.

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0351H, DATED AUGUST 16, 2012.

**Indexing Information**

Section 11, Township 10 North, Range 3 East, N.M.P.M.  
 Subdivision: Acme Acres  
 Owner: Check With Me, LLC (Tract A-1-B-3-A)  
 Reule, LLC (Tract A-1-B-2)  
 Green Jeans, LLC (Tract A-1-B-1)  
 Terrapin ABQ East Owner 2017 LLC (Tract A-1-A)  
 UPC #: 101705908712231012 (Tract A-1-B-3-A)  
 101705906512431011 (Tract A-1-B-2)  
 101705904513431010 (Tract A-1-B-1)  
 101705905514731013 (Tract A-1-A)

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (3/17/1999, 99C-59)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (10/26/2001, 2001C-286)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (9/6/2007, 2007C-246)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (1/10/1997, 1997C-17)
⊙	FOUND 5/8" REBAR UNLESS OTHERWISE INDICATED
○	SET 1/2" REBAR WITH ALUMINUM CAP "LS 14271" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▣	CONCRETE
□	UTILITY PEDESTAL
—○—	GUARD RAIL
—□—	METAL FENCE
▨	BLOCK WALL
—○—	CHAINLINK FENCE
—H—	HANDRAIL
■	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
↪	ANCHOR
⊡	PULL BOX
☆	LIGHT POLE
⊕	ELECTRIC METER
⊞	TRANSFORMER
⊞	ELECTRIC CABINET
⚡	FLOOD LIGHT
A/C	A/C UNIT
⊞	SIGNAL BOX
⊞	TRAFFIC MAST
⊞	GAS METER
⊞	WATER VALVE
⊞	WATER METER
⊞	FIRE HYDRANT
⊞	WATER MANHOLE
●FP	FLAGPOLE
⊞	ROOF DRAIN
⊞	SANITARY SEWER MANHOLE
●CO	SAS CLEANOUT
⊞	IRRIGATION BOX
⊞	STORM DRAIN MANHOLE
⊞	STORM DRAIN INLET
—○—	SIGN
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
FDC	FIRE DEPARTMENT CONNECTION
PIV	POST INDICATOR VALVE

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC # 101705908712231012  
 101705906512431011  
 101705904513431010  
 101705905514731013  
 PROPERTY OWNER OF RECORD  
 BERNALILLO COUNTY TREASURER'S OFFICE

**Sketch Plat for**  
**Tracts A-1-A-1, A-1-B-1-A,**  
**A-1-B-2-A and A-1-B-3-A-1**  
**Acme Acres**  
**Being Comprised of**  
**Tracts A-1-A, A-1-B-1, A-1-B-2**  
**and A-1-B-3-A, Acme Acres**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
**May 2022**

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

**Notes**

1. FIELD SURVEY PERFORMED IN FEBRUARY 2021
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS .....

**Legal Description**

TRACT A-1-A OF ACME ACRES, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 17, 1999, IN BOOK 99C, PAGE 59.  
 AND  
 TRACTS A-1-B-1 AND A-1-B-2, OF ACME ACRES, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 26, 2001, IN BOOK 2001C, PAGE 286.  
 AND  
 TRACT A-1-B-3-A OF ACME ACRES, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 6, 2007, IN BOOK 2007C, PAGE 246.

**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896 - 3050 Fax (505) 891 - 0244  
 wplotnerjr@gmail.com

*Sketch Plat for  
Tracts A-1-A-1, A-1-B-1-A,  
A-1-B-2-A and A-1-B-3-A-1  
Acme Acres  
Being Comprised of  
Tracts A-1-A, A-1-B-1, A-1-B-2  
and A-1-B-3-A, Acme Acres  
City of Albuquerque  
Bernalillo County, New Mexico  
May 2022*

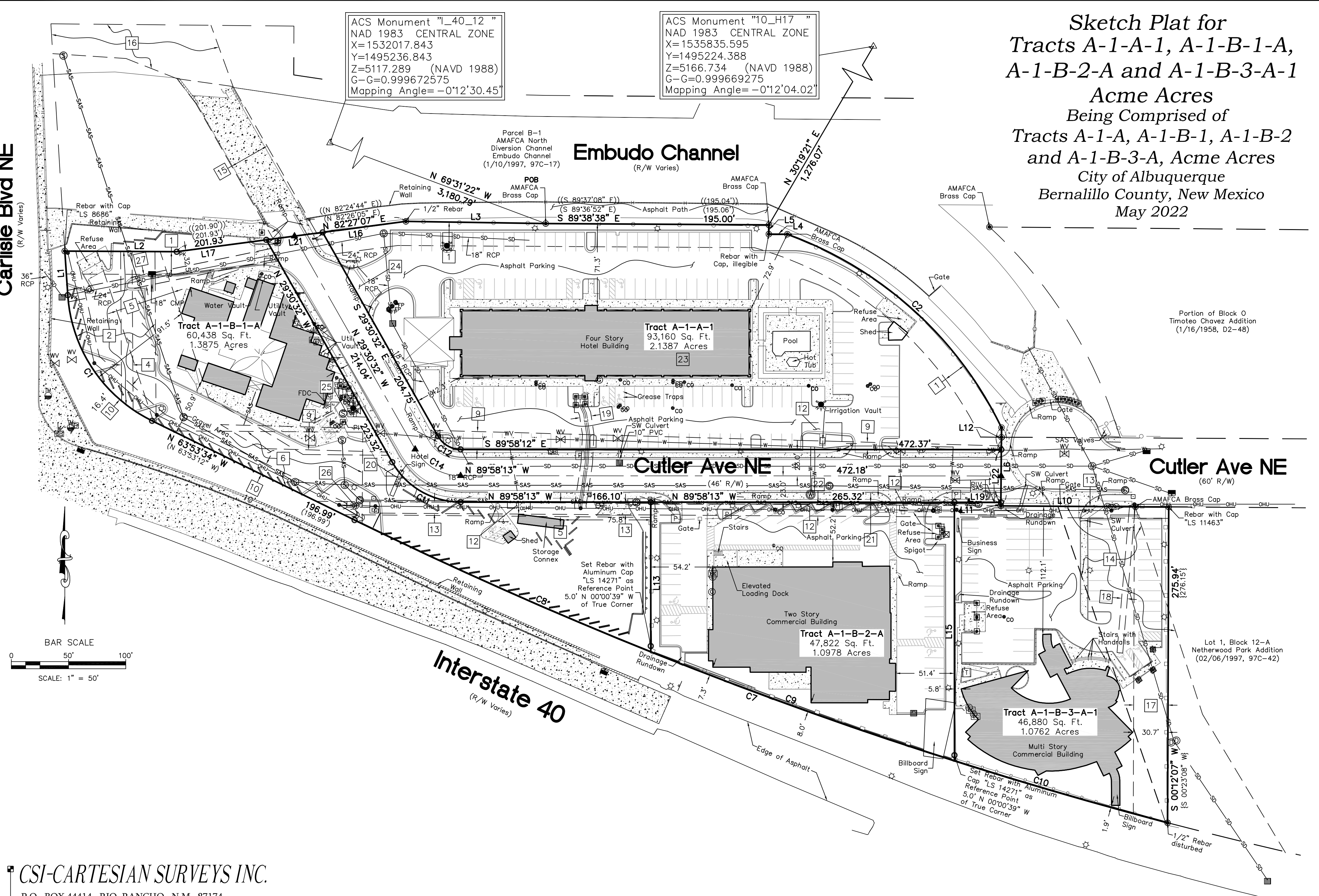
**Carlisle Blvd NE**  
(R/W Varies)

ACS Monument "I\_40\_12"  
NAD 1983 CENTRAL ZONE  
X=1532017.843  
Y=1495236.843  
Z=5117.289 (NAVD 1988)  
G-G=0.999672575  
Mapping Angle=-0°12'30.45"

ACS Monument "10\_H17"  
NAD 1983 CENTRAL ZONE  
X=1535835.595  
Y=1495224.388  
Z=5166.734 (NAVD 1988)  
G-G=0.999669275  
Mapping Angle=-0°12'04.02"

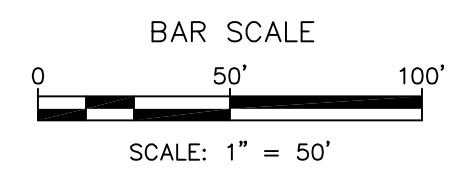
Parcel B-1  
AMAFCA North  
Diversion Channel  
Embudo Channel  
(1/10/1997, 97C-17)

**Embudo Channel**  
(R/W Varies)



Portion of Block O  
Timoteo Chavez Addition  
(1/16/1958, D2-48)

Lot 1, Block 12-A  
Netherwood Park Addition  
(02/06/1997, 97C-42)



**CSI-CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
wplotnerjr@gmail.com

**Easement Notes**

- 1] EXISTING 20' AMAFCA SLOPE EASEMENT (9/16/1975, BK. MISC. 440, PG. 226-227, DOC. NO. 84599) AND (9/16/1975, BK. MISC. 440, PG. 230-231)
- 2] EXISTING AMAFCA DRAINAGE EASEMENT (12/30/1974, BK. D975, PG. 107)
- 3] INTENTIONALLY OMITTED
- 4] EXISTING 10' P.U.E. (01/16/1958, D2-48) SCALED FROM PLAT (3/17/1999, 99C-59)
- 5] EXISTING 25' PUBLIC WATER & SEWER EASEMENT (10/11/2012, DOC. NO. 2012106287)
- 6] EXISTING PUBLIC UTILITY EASEMENT RESERVED IN PLACE OF VACATED FORMER CUTLER RIGHT-OF-WAY (BK. MISC. 758, PG. 120) AS SHOWN ON PLAT (10/26/2001, 2001C-286)
- 7] EXISTING 31.13' PRIVATE ACCESS EASEMENT BENEFITING TRACTS A-1-A AND A-1-B (11/25/1998, BK. 9819, PG. 581, DOC. NO. 1998152423) AS SHOWN ON PLAT (3/17/1999, 99C-59)
- 8] EXISTING 25' PUBLIC SEWER AND WATER EASEMENT (10/17/1985, C28-133)
- 9] EXISTING 20' PUBLIC WATERLINE EASEMENT (10/17/1985, C28-133)
- 10] EXISTING 10' MINIMUM P.U.E. (10/26/1998, 98C-314)
- 11] INTENTIONALLY OMITTED
- 12] EXISTING PUBLIC WATERLINE EASEMENT (10/26/1998, 98C-314)
- 13] EXISTING 10' P.U.E. (10/26/1998, 98C-314)
- 14] EXISTING AMAFCA PUBLIC DRAINAGE EASEMENT (BK. MS. 358, PG. 691-696) (BK. MS. 731, PG. 187-189) AS SHOWN ON PLAT (10/26/2001, 2001C-286)
- 15] EXISTING CHANNEL CROSSING EASEMENT (5/2/1985, MISC. 225A, PG 626-630, DOC. NO. 8534177)
- 16] EXISTING ACCESS EASEMENT (5/2/1985, BK. MISC. 225A, PG. 622, DOC. NO. 8534176) SHOWN ON PLAT (2/2/1995, 95C-39) AND (1/10/1997, 97C-17)
- 17] EXISTING 30' CITY OF ALBUQUERQUE PUBLIC DRAINAGE EASEMENT (9/6/2007, 2007C-246)
- 18] EXISTING 5' P.U.E. (9/6/2007, 2007C-246)
- 19] EXISTING 10' PNM AND MST&T EASEMENT (12/17/1998, BK. 9820, PG. 784, DOC. NO. 1998162662)
- 20] EXISTING LICENSE AGREEMENT FOR HOTEL SIGN (9/24/2001, BK. A25, PG. 194, DOC. NO. 2001111937) AND EASEMENT AGREEMENT (12/11/2017, DOC. NO. 2017117400)
- 21] EXISTING 10' GAS EASEMENT (5/30/2003, BK. A57, PG. 1043, DOC. NO. 2003091233) ACROSS TRACT A-1-B-2
- 22] EXISTING 10' PUBLIC SEWER EASEMENT (10/26/2001, 2001C-286) ACROSS TRACT A-1-B-2
- 23] EXISTING COMCAST EASEMENT (7/30/2009, DOC. NO. 2009086112) (10/8/2012, DOC. NO. 2012104809) BLANKET IN NATURE ACROSS TRACT A-1-B-2
- 24] EXISTING ROADWAY EASEMENT BENEFITING TRACT A-1-B-1 (9/3/2014, DOC. NO. 2014069618)
- 25] EXISTING PUBLIC WATER AND SEWER EASEMENT (10/26/1998, 98C-314)
- 26] EXISTING PUBLIC SEWER EASEMENT (10/26/1998, 98C-314)
- 27] 10' PUBLIC STORM DRAIN LINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT

**Sketch Plat for  
Tracts A-1-A-1, A-1-B-1-A,  
A-1-B-2-A and A-1-B-3-A-1  
Acme Acres  
Being Comprised of  
Tracts A-1-A, A-1-B-1, A-1-B-2  
and A-1-B-3-A, Acme Acres  
City of Albuquerque  
Bernalillo County, New Mexico  
May 2022**

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	138.53' [138.53']	132.00' [132.00']	60°07'49"	132.26'	N 33°50'04" W
C2	258.48(258.48)((258.38'))	334.32' (334.32') ((334.32'))	44°17'54"	252.09'	S 47°54'14" E
C3	63.89' [63.89'] (63.89')	60.50' [60.50'] (60.50')	60°30'13"	60.96'	S 59°45'36" E
C4	46.08' [46.08'] (46.08')	60.50' [60.50'] (60.50')	43°38'07"	44.97'	S 07°41'28" E
C5	19.83' [19.84'] (19.84')	14.50' [14.50'] (14.50')	78°21'18"	18.32'	N 25°03'44" W
C6	21.53' [21.53'] (21.53')	35.50' [35.50'] (35.50')	34°44'46"	21.20'	S 46°52'48" E
C7	759.22'	3819.72' [3819.72']	11°23'18"	757.97'	N 69°34'19" W
C8	283.33' [283.30']	3819.72' [3819.72']	4°15'00"	283.26'	S 66°00'10" E
C9	282.00' [281.99']	3819.72' [3819.72']	4°13'48"	281.93'	S 70°14'34" E
C10	193.89' {194.00'} [194.00']	3819.72' {3819.72'} [3819.72']	2°54'30"	193.87'	S 73°48'43" E
C11	72.46'	68.62'	60°30'12"	69.14'	S 59°45'36" E
C12	23.84'	22.58'	60°30'24"	22.75'	S 59°45'37" E
C13	0.92'	132.00' [132.00']	0°24'02"	0.92'	N 03°58'11" W
C14	48.18'	45.62'	60°30'33"	45.97'	S 59°45'47" E

Line Table		
Line #	Direction	Length (ft)
L1	N 03°48'24" W [N 03°48'02" W]	38.59' [38.59']
L2	S 89°40'31" E [S 89°41'33" E] ((S 89°36'26" E))	97.74' [97.74'] ((97.78'))
L3	S 89°06'41" E [S 89°05'32" E] ((S 89°06'37" E))	122.19' (122.06') ((122.08'))
L4	S 89°40'15" E [S 89°39'36" E] ((S 89°37'08" E))	16.19' (16.19') ((16.13'))
L5	S 00°28'09" W [S 00°39'14" W] ((S 00°22'52" W))	8.06' (8.02') ((8.00'))
L6	S 00°27'38" W [S 00°27'38" W]	68.39' (68.45')
L7	S 64°15'04" E [S 64°14'25" E]	10.77' [10.77']
L8	N 29°30'32" W [S 29°29'53" E]	24.76' [24.86']
L9	N 29°30'32" W [S 29°29'53" E]	103.90' [103.90']
L10	S 89°36'38" E [S 89°35'49" E]	146.66' {147.60'}
L11	S 00°27'38" W [S 00°24'48" W]	3.08'
L12	N 00°27'38" E [S 00°24'48" W] ((S 00°22'52" W))	19.27'
L13	S 00°00'39" E [S 00°00'00" E]	130.82'
L14	S 89°59'21" W [N 90°00'00" E]	40.64' {40.63'}
L15	S 00°00'39" E [S 00°00'00" E] {S 00°00'00" E}	225.98'
L16	N 82°27'07" E [N 82°26'05" E]	73.32' (108.14')
L17	N 82°27'07" E [N 82°26'05" E] (N 82°26'05" E)	78.97' [93.79'] (93.74')
L18	N 00°00'39" W [S 00°00'00" E] {S 00°00'00" E}	8.43'
L19	S 89°58'13" E	40.57'
L20	S 00°27'38" W [S 00°27'38" W]	8.45'

Line Table		
Line #	Direction	Length (ft)
L21	N 82°27'07" E [N 82°26'05" E] (N 82°26'05" E)	49.65'
L22	S 00°27'38" W [S 00°27'38" W]	46.04'

**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
wplotnerjr@gmail.com