



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

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of SW (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of SW (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

BRIEF DESCRIPTION OF REQUEST

Request sketch plat review of our major subdivision which eliminates the interior lot lines of 9 parcels to create 2 new parcels, grants ³2 public easements, and vacates 2 public easements [1] + [10]

APPLICATION INFORMATION

Applicant/Owner: Rhino Holdings Boulevard, LLC		Phone:
Address: 2200 Paseo Verde Parkway Suite 260		Email:
City: Henderson	State: NV	Zip: 89052
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: Rhino Holdings Tower 10 LLC; Rhino Holdings Tower 17 LLC	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: Parcels B, C-1, C-2, D, E; Tracts 3-6-EL-1 and 3-7-EL-2	Block: 25	Unit:
Subdivision/Addition: Tijeras Place Addition	MRGCD Map No.:	UPC Code: See attached sheet
Zone Atlas Page(s): K-18-Z	Existing Zoning: MX-M and MX-L (port. Parcel B)	Proposed Zoning:
# of Existing Lots: 9	# of Proposed Lots: 2	Total Area of Site (Acres): 3.3701

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 300 San Mateo Blvd NE Between: Copper Ave NE and: Domingo Rd NE

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR-2022-007589; PS-2022-00260 (DRB sketch plat 12/7/22); PS-2022-00194 (sketch plat at DRB); PR-2018-001681 per planning sketch plan comments

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: January 12, 2023
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022**_ AMENDMENT TO INFRASTRUCTURE LIST**

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

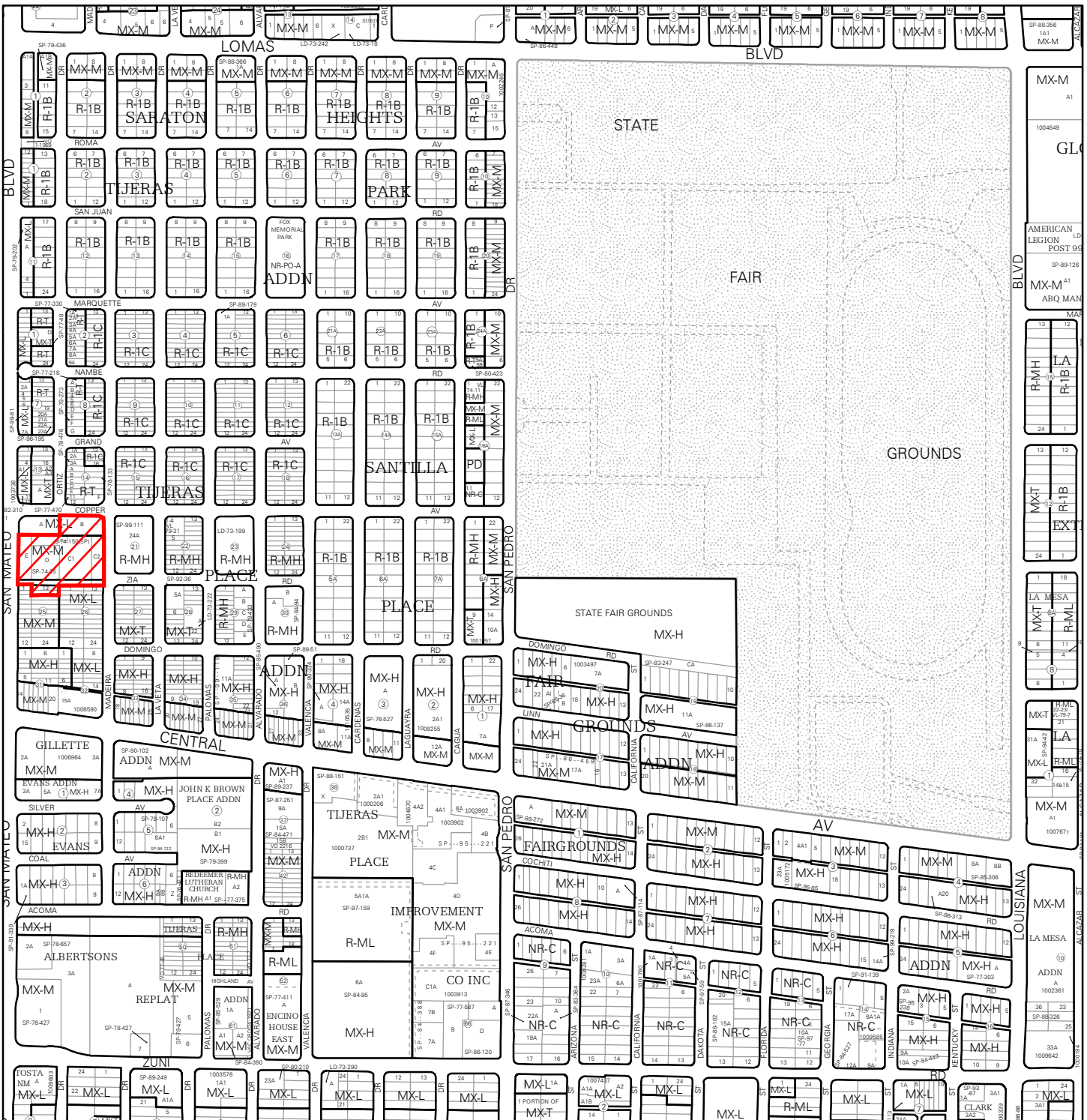
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*


- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter describing, explaining, and justifying the request
- ___ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



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

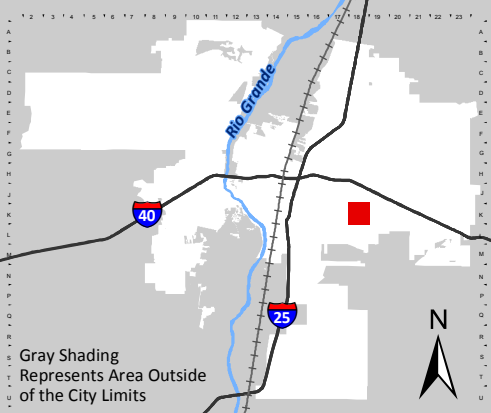
IDO Zone Atlas

May 2018











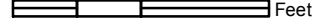
IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
K-18-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

 Feet
 0 250 500 1,000

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

January 12, 2023

Development Facilitation Team
City of Albuquerque

**Re: Sketch Plat Review for Proposed Parcels B-1 and C-1-A, Tijeras Place Addition,
located at 300 San Mateo Blvd NE and 5300 Copper Ave NE**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner, Rhino Holdings Boulevard, LLC, to request a sketch plat review to create two new lots from the nine (9) existing parcels, vacate 2 public easements, and grant 3 easements. The property is currently zoned MX-M (Mixed-Use Moderate-Intensity) except for the major portion of Parcel B, which is zoned MX-L (Mixed-Use Low-Intensity).

The subject properties were evaluated for a site plan at a hearing on September 14, 2022 under PR-2022-007589; PS-2022-00191 with Planning comments for sketch plan also listing a PR-2018-001681. The sketch plat comments from the hearing on December 7, 2022 are addressed below:

ABCWUA

1. Availability Statement #220424 provides conditions for service to convert the existing development to a multi-family development.
2. Previous comments apply for the proposed development:
 - a. The subject parcel(s) have an existing ABCWUA water and sewer account.
 - b. Public water distribution mains and public sewer collection mains front the property and are available for direct tapping for a routine service connection.
 - c. Cross Connection Prevention: Per the Cross Connection Ordinance, all new non-residential premises must have a reduced pressure principle backflow prevention assembly approved by the Water Authority installed at each domestic service connection at a location accessible to the Water Authority. No tees, branches or possible connection fittings or openings are allowed between the reduced principle backflow prevention assembly and the service connection unless protected by a backflow prevention assembly. These requirements also apply to all remodeled non-residential premises when the work area of the building undergoing repairs, alterations or rehabilitation, as defined in the International Existing Building Code, exceeds 50 percent of the aggregate area of the building regardless of the costs of repairs, alteration or rehabilitation.
 - d. Need to identify if existing meter set is adequate or will require update. Also, if new private fire lines are required.
 - e. This project is within the adopted service area.
 - f. Pro rata is not owed for this property.
 - g. Utility Plan:
 - i. Provide a utility plan that indicates the location of proposed water and sewer services.
 - ii. Show existing public water and public sewer mains and any associated easements on the utility plan.
 - iii. Dimension the public water and public sewer easements on the utility plan.

iv. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement.

h. Infrastructure List:

i. Please include the removal of existing services that are to be unused with this project in the infrastructure list.

ii. Show any new fire line services or new water services i. Easements:

i. Include all public water and/or sanitary sewer easements on the plan, including those that are adjacent to the subject property's boundaries. Surveyor shall field verify the location of existing public water and/or sanitary sewer infrastructure to determine if existing public water and/or sanitary sewer easements are sufficient. If the easement(s) does not exist, a new easement shall be granted. The width of the easement shall be the standard width, unless specified by the Water Authority.

ii. Exclusive public water and sanitary sewer easements are required for all public lines that are to be constructed outside of any dedicated rights-of-way. A minimum width easement of 20' is required for a single utility and 25' for water and sewer both within the same easement.

Easements for standard sized water meters need to be 5'x5' and include the length of the water service if located on private property. For larger meters that require a meter vault, a 35'x35' easement is required. Actual easement widths may vary depending on the depth of the lines to be installed

Noted, site plan is attached is in this preliminary plat application. Cartesian is not aware of any disused services that will be removed. The existing sizing note has been added to the plat per verbal comment from 12/07/2022 DRB hearing.

Code Enforcement

1. Proposed re-plat is correctly drawn along Zoning lines, to avoid mixing two zones, MX-M and MX-L. Proposed properties must meet Dimensional standards for the MX-L and MX-M zones respectively, as per IDO section 5-4(C) Compliance with Zoning Requirements.
2. Building crosses lot lines. This action shows a one-story building that is dissected by the newly proposed lot lines for parcel B-1 and parcel C-1-A, which is not in compliance with the IDO Dimensional Standards for setback requirements, as per IDO section 5-1(C), Table 5-1-2.

Building is intended to be removed with proposed subdivision consolidating lots, and footpath leading to Parcel C-1-A created in place.

3. Parking for business located on proposed parcel B-1 appears to be located on parcel C-1-A (the same structure as noted above). Please clarify if this business is going to remain and, if so, what arrangements will be made to preserve required parking. Reference IDO section cited below:

5-5(B)(3) Existing Parking

Off-street parking or loading spaces provided prior to the effective date of this IDO shall not be reduced or reconfigured in any way that would bring the property or use out of compliance with this Section 14-16-5-5 or would increase the degree of any existing nonconformity with the provisions of this Section 14- 16-5-5. 5-5(B)(4) Allowed V

Parking for Parcel B-1 will be for use of Parcel C-1-A site, and so cross-lot parking and access easement 18 is proposed with our plat. Cross lot parking and access to the lots south of this one is not desired for future use, and is not necessary for future development plans.

Parks and Recreation Department

09-14-2022

No comments for this request at this time.

12-07-2022

For informational purposes: if new development is applicable per IDO 5-6(B), install street trees on San Mateo Blvd NE & Copper Ave NE.

Noted, sidewalk width along arterial requires 10-foot sidewalk so easement will be in place to accommodate this. Client has been notified of tree installation comments for their site plan.

Hydrology

• Hydrology has an approved Conceptual Grading and Drainage Plan (K18D086) with engineering stamp date 07/27/2022.

• Hydrology has no objection to the platting action.

Noted

Transportation

1. San Mateo is a Principal Arterial within a center in this area and requires a 10' sidewalk. ROW dedication may be required.

Noted, public easement for sidewalk and utilities will be granted with this plat to accommodate the necessary space to widen the sidewalk to 10 feet.

2. Cross lot access and parking agreements may be required due to the interconnected parking and accessways throughout the site and lots to the south. Future Development:

3. An approved TCL will be required prior to site plan.

4. Please prepare and submit a Traffic Scoping Form to determine if a Traffic Impact Study will be required.

Noted

Planning

- Previous Sketch Plat analysis was completed in September 2022.
- There are multiple zone districts among the existing developments on the property.
***Clarify floating zones and if a zone map amendment will be a part of the re-plat.**

Proposed lots clear up floating zoning of current lots and a zone map amendment is not necessary.

- Future development must meet all applicable standards and provisions of any previously approved Site Development Plan. Changes to that plan may require minor/major amendments to that plan. Where silent or if one does not exist, all development must meet standards and provisions of IDO (MX-M) and the DPM.

***Submitted plans should demonstrate how standards are being met for any applicable previous approvals and/or current standards.**

***Clarify proposed development and proposed uses.**

***Clarify existing structures and any proposed demo.**

Noted, proposed development will retain use of town for residential purposes and proposed parcel B-1 will have amenities for the residences (path around playground, community garden, remainder is parking). Minor accessory building straddling the

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-platting action cannot increase any existing nonconformity or create a new nonconformity. ***Detail compliance of these standards.**

Subdivision of this property is a consolidation of lots, so nonconforming elements such as the existing building setback from San Mateo are not increased by the platting action. Sidewalk requirements will be alleviated with granting of proposed public easement for sidewalk and utilities [16].

Planned development on the proposed lots will meet IDO and DPM standards as necessary with their forthcoming site plan and permitting efforts.

- For Platting actions, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of the application file and the placement on a DRB agenda. After acceptance of the Plat application, DXF approval from AGIS must be obtained and the project and application numbers must be added to the Plat.
- The applicant will need to work with Transportation, Hydrology, and Water Authority members on submitting the required items per checklist form S for platting actions and for P for Site Plans. Obtain all required signatures as a part of the application submittal process.
- All Plan sheets must be sealed and signed by a design professional licensed in the State of New Mexico. Future Landscape Plans must be sealed and signed by a Landscape Architect licensed in the State of New Mexico.

Please reference the following development standards from the IDO. Subject to change pending formal submittal or change in development type/use.

- ❖ Table III – Provisions for ABC Comp Plan Centers & Corridors. See MT-Major Transit, AC-Activity Center, PT-Premium Transit, MS-Main Street.
- ❖ 4-2 Allowed Uses, table 4-2-1. ***Reference Use Specific Standards any new uses and/or development. *Clarify proposed development and Uses.**
- ❖ 5-1 Dimension Standards for MX-M. 5-1-G Exceptions and Encroachments. ***Plans will need to show Dimensional standards detail for new development.**
- ❖ 5-3 Access & Connectivity requirements. ***Clarify if access is affected by proposed replat.**
- ❖ 5-5 Parking & Loading requirements, Table 5-5-1 ***Plans will need to demonstrate compliance of parking requirements. Provide calculation detail and any shared parking agreement information. *Clarify if parking is affected by proposed replat.**
- ❖ 5-6 Landscaping, Buffering, and Screening standards and requirements.

*** Plans will need to demonstrate compliance of landscaping requirements. Provide calculation detail. Including buffering and screening. *Clarify if parking is affected by replat.**

- ❖ 5-7 Walls/Fences, table 5-7-1. *Development requires separate permitting.
- ❖ 5-8 for Outdoor Lighting requirements.
- ❖ 5-12 for Signage requirements and restrictions.
- ❖ Section 6-1, table 6-1-1 for notice requirements.
- ❖ Platting actions per 6-6-K Subdivision of Land-Minor or 6-6-L Subdivision of Land-Major.
- ❖ Vacations per 6-6-M.
- ❖ 7-1 Development, dwelling and use definitions.

Noted.

Thank you for your consideration,

Ryan Mulhall

UPC Numbers for Subject Parcels

101805704228032231 (Parcel B)

101805703826232235 (Parcel C-1)

101805704926232230 (Parcel C-2)

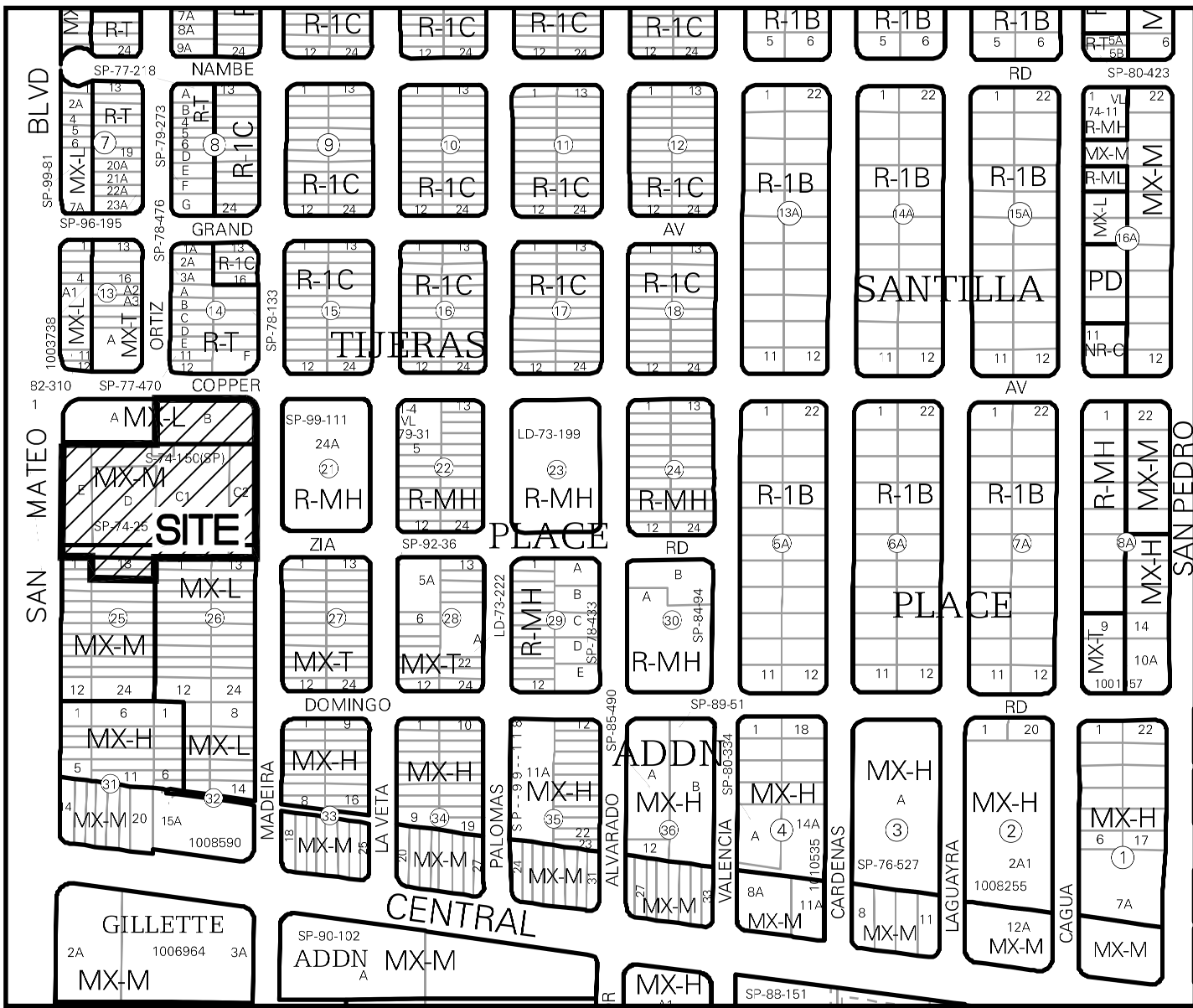
101805702326032234 (Parcel D)

101805701226332233 (Parcel E)

101805700925132237 (Tract 3-6-EL-2)

101805700925532236 (Tract 3-7-EL-1)

101805702224832224 (Lot 13+14, Block 25)



Vicinity Map - Zone Atlas K-18-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2021 AND JANUARY 2022
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
5. EXISTING PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

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. 35001C0354H, DATED AUGUST 16, 2012.

Indexing Information

Section 24, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Tijeras Place Addition
 Owner: Rhino Holdings Tower 10 LLC
 Rhino Holdings Tower 17 LLC (Lots 13 & 14, Block 25)
 UPC #: 101805704228032231 (Parcel B)
 101805703826232235 (Parcel C-1)
 101805704926232230 (Parcel C-2)
 101805702326032234 (Parcel D)
 101805701226332233 (Parcel E)
 101805700925132237 (Tract 3-6-EL-2)
 101805700925532236 (Tract 3-7-EL-1)
 101805702224832224 (Lot 13 & 14, Block 25 and Vacated Portion of Ortiz Dr NE)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 3.3701 ACRES
 ZONE ATLAS PAGE NO. K-9-Z
 NUMBER OF EXISTING LOTS. 9
 NUMBER OF LOTS CREATED. 2
 MILES OF FULL-WIDTH STREETS. 0.0000 MILES
 MILES OF HALF-WIDTH STREETS. 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
 DATE OF SURVEY. JANUARY 2022

Plat Approvals:

- PNM Electric Services
- Qwest Corp. d/b/a CenturyLink QC
- New Mexico Gas Company
- Comcast

Legal Description

A CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING ALL OF PARCELS "B", "D" AND "E" OF THE REPLAT SHOWING PARCELS "A" THROUGH "E", INCLUSIVE, COMPRISING ALL OF BLOCK 20, PORTION OF BLOCK 19 TOGETHER WITH PORTIONS OF VACATED ORTIZ DRIVE NE, ZIA ROAD NE, OF TIJERAS PLACE ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 13, 1974, IN BOOK D6, PAGE 28;

AND

PARCELS "C-1" AND "C-2" OF THE REPLAT SHOWING PARCELS "C-1" AND "C-2" COMPRISING A REPLAT OF PARCEL "C" OF REPLATTED BLOCKS 19 & 20 OF THE TIJERAS PLACE ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 6, 1974, IN PLAT BOOK C9, PAGE 190;

AND

LOTS 13 AND 14, INCLUSIVE, IN BLOCK NUMBERED TWENTY-FIVE (25), TIJERAS PLACE ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 24, 1923, IN PLAT BOOK C, PAGE 21;

AND

PORTIONS OF THE VACATED ZIA ROAD NE AND PORTIONS OF LOTS 11 AND 12, BLOCK 19, OF TIJERAS ADDITION, IDENTIFIED AS TRACTS 3-6-EL-2 AND 3-7-EL-1, AS SHOWN ON THE NMDOT RIGHT-OF-WAY MAP HAVING PROJECT NO. "U-034-1(6)";

ALL TOGETHER BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS,

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHWEST CORNER OF SAID PARCEL E, A POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF SAN MATEO BOULEVARD SE, BEING MARKED BY A CHISELED "X", WHENCE A TIE TO ACS MONUMENT "9_J17" BEARS N 47°21'43" W, A DISTANCE OF 3,820.29 FEET;

CONTINUED ON SHEET 2...

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # _____
 101805704228032231

 101805703826232235

 101805704926232230

 101805702326032234

 101805701226332233

 101805700925132237

 101805700925532236

 101805702224832224

PROPERTY OWNER OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Parcels B-1 and C-1-A
 Tijeras Place Addition
 Being Comprised of
 Parcels B, C-1, C-2, D & E; Lots 13
 and 14, Block 25, Tijeras Place
 Addition; Portions of Vacated Ortiz
 Drive NE, Zia Road NE; and Tracts
 Identified as "3-6-EL-2" & "3-7-EL-1",
 Being Portions of Lots 11 & 12,
 Block 19, Tijeras Place Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2023**

Project Number: PR-2022-007589

Application Number: _____

City Approvals:

- City Surveyor
- Traffic Engineering, Transportation Division
- ABCWUA
- Parks and Recreation Department
- Code Enforcement
- AMAFCFA
- City Engineer
- Planning Department

Surveyor's Certificate

I, BRIAN J. MARTINEZ, 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.

Brian J. Martinez Date
 N.M.R.P.S. No. 18374



CSI-CARTESIAN SURVEYS INC.

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

Legal Description (Continued from Sheet 1)

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHWEST CORNER OF SAID PARCEL E, A POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF SAN MATEO BOULEVARD SE, BEING MARKED BY A CHISELED "X", WHENCE A TIE TO ACS MONUMENT "9_J17" BEARS N 47°21'43" W, A DISTANCE OF 3,820.29 FEET;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY, S 89°46'14" E, A DISTANCE OF 218.30 FEET TO AN ANGLE POINT, BEING MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 00°13'46" E A DISTANCE OF 100.33 FEET, TO AN ANGLE POINT, BEING THE NORTHWEST CORNER OF SAID PARCEL B, POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF COPPER AVENUE NE, BEING MARKED BY A 5/8 INCH REBAR;

THENCE, COINCIDING SAID RIGHT-OF-WAY, S 89°46'14" E, A DISTANCE OF 229.71 FEET, TO NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING THE NORTHEAST CORNER OF SAID PARCEL "B", POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF MADEIRA DRIVE NE, BEING MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, LEAVING SAID COPPER AVE. NE RIGHT-OF-WAY AND COINCIDING WITH SAID WESTERLY RIGHT-OF-WAY OF MADEIRA DRIVE NE, S 00°13'46" W, A DISTANCE OF 360.35 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT, BEING THE SOUTHEAST CORNER OF SAID PARCEL C-2, BEING MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, LEAVING SAID RIGHT-OF-WAY, N 89°46'14" W, A DISTANCE OF 230.13 FEET TO AN ANGLE POINT, BEING MARKED BY A PK NAIL "LS 18374";

THENCE, S 00°13'46" W, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT, BEING MARKED BY A PK NAIL "LS 18374";

THENCE, N 89°46'14" W, A DISTANCE OF 145.00 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 25, BEING MARKED BY A PK NAIL "LS 18374";

THENCE, N 00°13'46" E, A DISTANCE OF 50.00 FEET TO AN ANGLE POINT, BEING THE NORTHWEST CORNER OF SAID LOT 13, BLOCK 24, BEING MARKED BY A PK NAIL "LS 18374";

THENCE, N 89°45'24" W, A DISTANCE OF 73.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SOUTHWEST CORNER OF SAID TRACT 3-6-EL-2, A POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF SAN MATEO BOULEVARD SE, BEING MARKED BY A PK NAIL "LS 18374";

THENCE, COINCIDING SAID RIGHT OF-WAY, N 00°15'14" E A DISTANCE OF 260.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.3701 ACRES (146,801 SQ. FT.) MORE OR LESS.

Free Consent and Dedication

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 UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SANJIV CHOPRA, CHIEF EXECUTIVE OFFICER
RHINO HOLDINGS TOWER 10 LLC

STATE OF _____ }
COUNTY OF _____ } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: SANJIV CHOPRA, CHIEF EXECUTIVE OFFICER, RHINO HOLDINGS TOWER 10 LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Free Consent and Dedication

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 UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SANJIV CHOPRA, CHIEF EXECUTIVE OFFICER
RHINO HOLDINGS TOWER 17 LLC

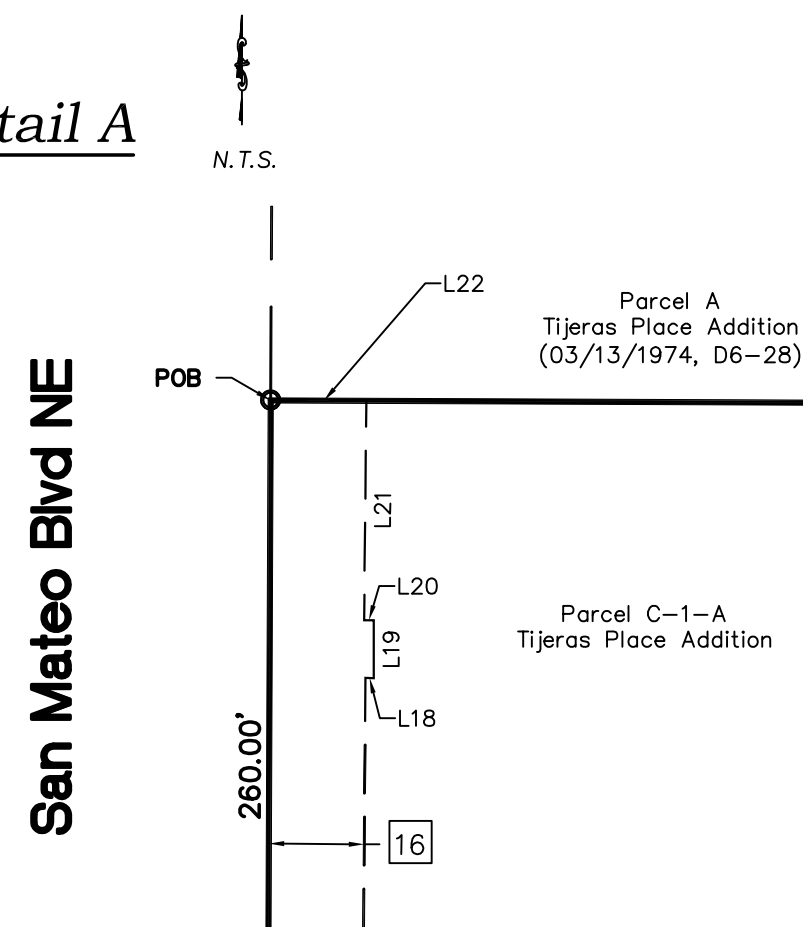
STATE OF _____ }
COUNTY OF _____ } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY: SANJIV CHOPRA, CHIEF EXECUTIVE OFFICER, RHINO HOLDINGS TOWER 17 LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

Detail A



**Plat for
Parcels B-1 and C-1-A
Tijeras Place Addition
Being Comprised of
Parcels B, C-1, C-2, D & E; Lots 13 and 14,
Block 25, Tijeras Place Addition; Portions of
Vacated Ortiz Drive NE, Zia Road NE; and
Tracts Identified as "3-6-EL-2" & "3-7-EL-1",
Being Portions of Lots 11 & 12, Block 19,
Tijeras Place Addition
City of Albuquerque
Bernalillo County, New Mexico
January 2023**

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas 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, 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 transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

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

CSI-CARTESIAN SURVEYS INC.

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

Plat for
 Parcels B-1 and C-1-A
 Tijeras Place Addition

Being Comprised of
 Parcels B, C-1, C-2, D & E; Lots 13 and 14,
 Block 25, Tijeras Place Addition; Portions of
 Vacated Ortiz Drive NE, Zia Road NE; and
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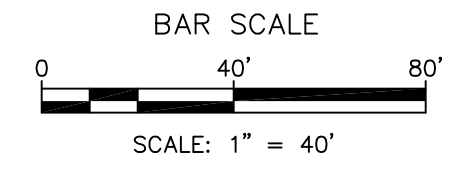
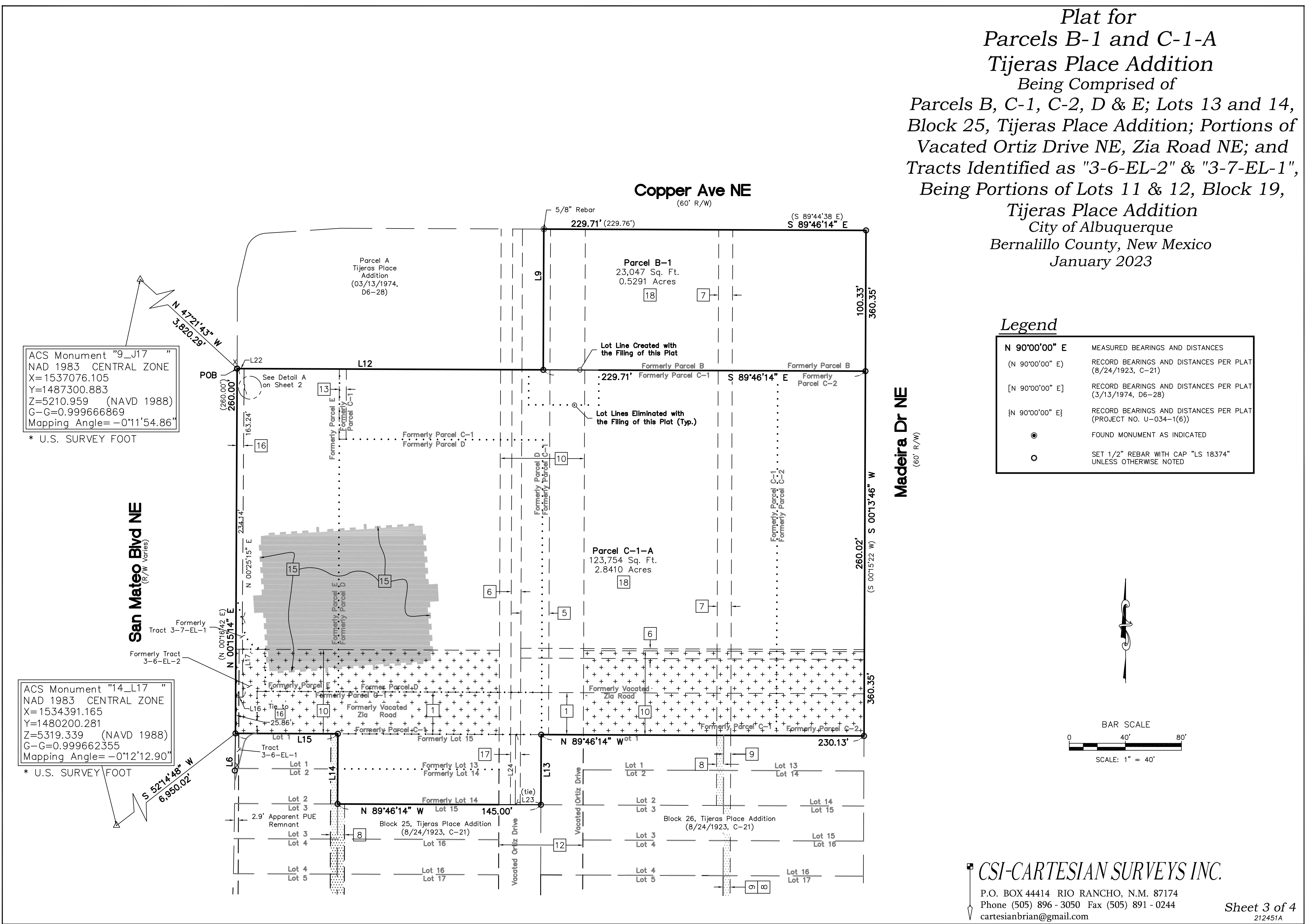
Tijeras Place Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2023

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (8/24/1923, C-21)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (3/13/1974, D6-28)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (PROJECT NO. U-034-1(6))
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

ACS Monument "9_J17"
 NAD 1983 CENTRAL ZONE
 X=1537076.105
 Y=1487300.883
 Z=5210.959 (NAVD 1988)
 G-G=0.999666869
 Mapping Angle=-0°11'54.86"
 * U.S. SURVEY FOOT

ACS Monument "14_L17"
 NAD 1983 CENTRAL ZONE
 X=1534391.165
 Y=1480200.281
 Z=5319.339 (NAVD 1988)
 G-G=0.999662355
 Mapping Angle=-0°12'12.90"
 * U.S. SURVEY FOOT



CSI-CARTESIAN SURVEYS INC.

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

Easement Notes

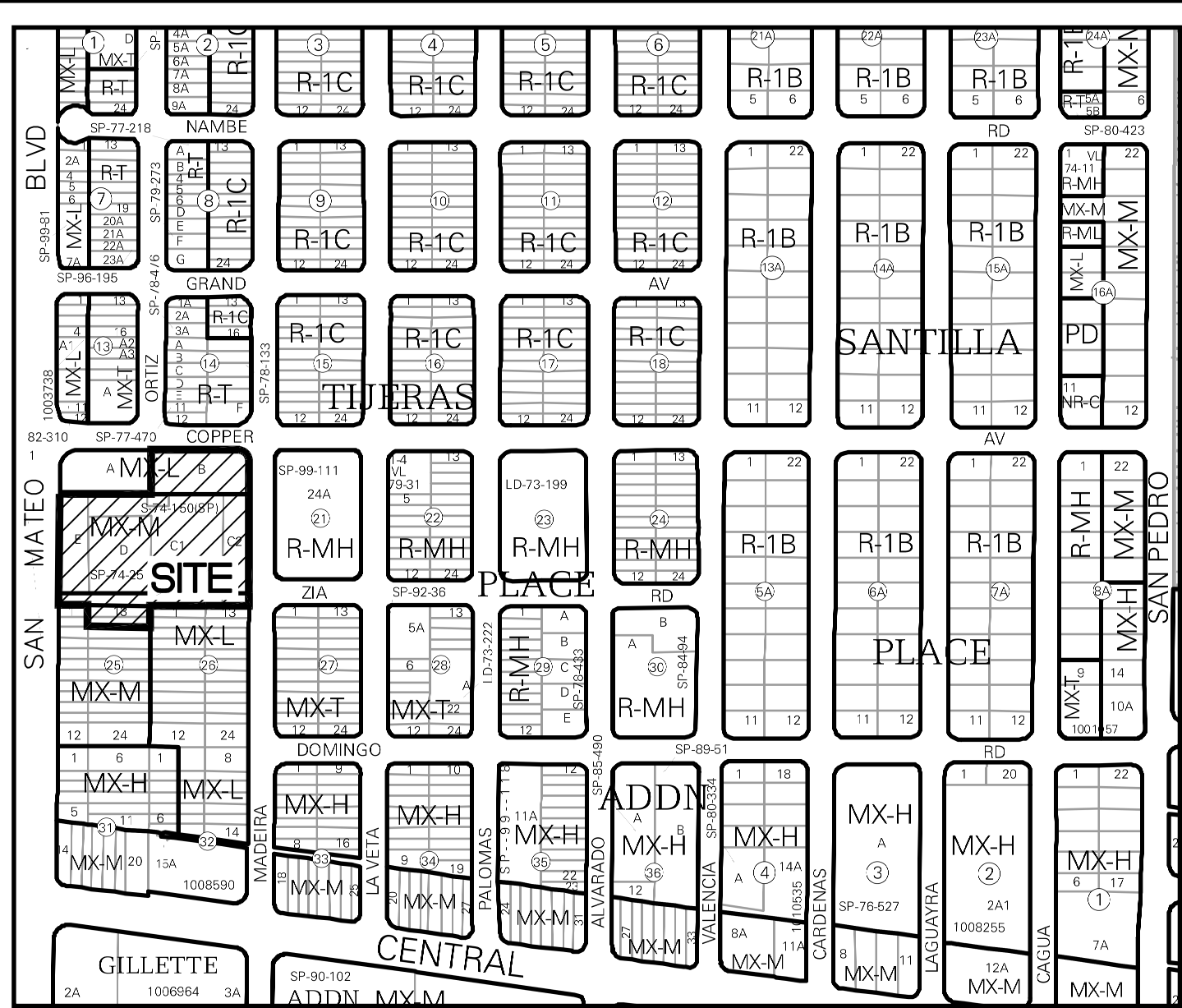
- 1 EXISTING 30' INGRESS & EGRESS EASEMENT (9/15/1975, BK. MISC. 440, PG. 113, DOC. NO. 81496) AND SHOWN ON PLAT (3/13/1974, D6-28) VACATED WITH THE FILING OF THIS PLAT
- 5 EXISTING 20' SANITARY SEWER AND WATER LINE EASEMENT (3/13/1974, D6-28)
- 6 EXISTING 7' MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT AS SHOWN ON PLAT (3/13/1974, D6-28)
- 7 EXISTING 10' UTILITY EASEMENT (3/13/1974, D6-28)
- 8 EXISTING 5' PNM AND MST&T EASEMENT (06/29/1956, BK. D355, PG. 321, DOC. NO. 992255) PARTIALLY RELEASED BY PNM PER WAIVER AND RELEASE (2/14/1974, BK. MISC. 354, PG. 143, DOC. NO. 94661) SHOWN HEREON AS [REDACTED]
- 9 EXISTING 5' PNM AND MST&T EASEMENT (2/5/1957, BK. MISC. 376, PG. 146, DOC. NO. 38553)
- 10 EASEMENTS RESERVED FOR EXISTING UTILITIES WITHIN THE VACATED RIGHT-OF-WAY OF ORTIZ DR. AND ZIA ROAD PER ORDINANCE NO. 32-1973, DATED 3/26/1973 (4/3/1973, BK. MISC. 306, PG. 104, DOC. NO. 43924) RELEASED BY MST&T PER QUITCLAIM DEED (10/07/1985, BK. 252-A, PG. 280, DOC. NO. 85-84066) AND RELEASED BY PNM PER WAIVER AND RELEASE OF EASEMENT (9/19/1985, BK. MISC. 272-A, PG. 864, DOC. NO. 85-78568) DISCLAIMED BY NM GAS PER DOCUMENT (09/26/1985, BK. 274A, PG. 941, DOC. NO. 8580460) PORTIONS WITHIN FORMERLY VACATED ORTIZ DRIVE TO REMAIN, PORTIONS FORMERLY IN ZIA ROAD VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [REDACTED] + +
- 12 EASEMENTS RESERVED FOR EXISTING UTILITIES WITHIN THE VACATED RIGHT-OF-WAY OF ORTIZ DRIVE AND DOMINGO ROAD PER COMMISSION ORDINANCE 2053, DATED 01/30/1952, EVIDENCED BY QUITCLAIM DEEDS (11/27/1962, BK. D670, PG 58, DOC. NO. 11809) AND (3/21/1963, BK. D685, PG. 539, DOC. NO. 29786)
- 13 EXISTING RETAINED 5' MST&T EASEMENT (06/29/1956, BK. D355, PG. 321, DOC. NO. 992255) PARTIALLY RELEASED BY PNM PER WAIVER AND RELEASE (2/14/1974, BK. MISC. 354, PG. 143, DOC. NO. 94661)
- 15 EXISTING UNRESTRICTED CABLE TELEVISION EASEMENT FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, UPGRADING, EXPANSION AND REMOVAL (5/15/1991, BK. 91-8, PG. 3361-3368, DOC. NO. 91037828) BLANKET IN NATURE WITHIN BUILDING AND SHOWN HEREON AS [REDACTED]
- 16 PUBLIC SIDEWALK AND PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 17 PUBLIC UTILITY EASEMENT, DEFINED ALONG THE CENTERLINE AS SHOWN HEREON, GRANTED WITH THE FILING OF THIS PLAT
- 18 PRIVATE CROSS-LOT ACCESS AND PARKING EASEMENT, BENEFITING AND MAINTAINED BY PARCELS B-1 AND C-1-A, GRANTED WITH THE FILING OF THIS PLAT.
*EASEMENTS 2 THRU 4, 11, AND 14 INTENTIONALLY OMITTED

Line Table		
Line #	Direction	Length (ft)
L1	N 74°17'27" W (N 89°44'38 W)	51.27' (49.99')
L2	N 10°21'26" W (N 89°44'38 W)	39.36'
L3	N 00°15'56" E (N 89°44'38 E)	72.72'
L4	N 00°15'56" E (N 00°17'32 E)	80.00' (80.00')
L5	N 00°15'56" E (N 89°44'38 E)	19.36'
L6	N 01°06'33" E (N 89°44'38 E)	26.51'
L7	S 00°13'46" W (S 89°44'38 W)	7.56'
L8	N 82°19'05" W (N 89°44'38 W)	30.26'
L9	N 00°13'46" E (N 00°15'42 E)	100.33' (100.00')
L10	N 00°13'46" E	142.56' (142.56)
L11	N 82°19'05" W (N 82°17'29 W)	156.35' (156.35')
L12	S 89°46'14" E	218.30' (218.14')
L13	S 00°13'46" W	50.00'
L14	N 00°13'46" E	50.00'
L15	N 89°45'24" W	73.00'
L16	S 89°49'38" E	5.11'
L17	N 00°20'21" W	56.47'
L18	S 89°32'20" E	0.43'
L19	N 00°00'00" E	3.00'
L20	N 89°33'08" W	0.50'
L21	N 00°34'22" E	11.43'
L22	N 89°46'14" W	4.98'
L23	N 89°46'14" W	18.29'
L24	N 00°13'46" E	50.00'

**Plat for
Parcels B-1 and C-1-A
Tijeras Place Addition
Being Comprised of
Parcels B, C-1, C-2, D & E; Lots 13 and 14,
Block 25, Tijeras Place Addition; Portions of
Vacated Ortiz Drive NE, Zia Road NE; and
Tracts Identified as "3-6-EL-2" & "3-7-EL-1",
Being Portions of Lots 11 & 12, Block 19,
Tijeras Place Addition
City of Albuquerque
Bernalillo County, New Mexico
January 2023**

Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000091896 AND AN EFFECTIVE DATE OF SEPTEMBER 22, 2020.
2. PLAT OF TIJERAS PLACE FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 24, 1923, IN BOOK C2, PAGE 72.
3. WARRANTY DEED FOR PORTION OF SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 10, 2021, AS DOC. NO. 2021107629.
4. SPECIAL WARRANTY DEED FOR PORTION OF SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 14, 2021, AS DOC. NO. 2021109096.
5. REPLAT SHOWING PARCELS "A" THRU "E", TIJERAS PLACE, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 13, 1974, IN BOOK D6, PAGE 28.
6. REPLAT SHOWING PARCEL "C-1" AND "C-2", TIJERAS PLACE ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 6, 1974, IN BOOK C9, PAGE 190.
7. ALTA/N.S.P.S LAND TITLE SURVEY OF LOTS B, C-1, C-2, D AND E, AND PORTIONS OF LOTS 1 AND 12 AND ALL OF LOTS 13 TO 24, BLOCK 25, ALL OF LOTS 1 TO 24, BLOCK 25 AND PORTIONS OF LOTS 1 TO 5 AND 13 TO 15 AND ALL OF LOTS 6 TO 11 AND 16 TO 20, BLOCK 31 AND ALL OF LOTS 1 TO 13, BLOCK 32, TIJERAS PLACE ADDITION, BY ANTHONY L. HARRIS, NMPS #11463, UNSIGNED, WITH A DATE OF JANUARY 2021.
8. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. U-034-1(6) AND U-034-1(8), DATED MAY 1, 1969.



Vicinity Map - Zone Atlas K-18-Z

N.T.S.

Indexing Information

Section 24, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Tijeras Place Addition
 Owner: Rhino Holdings Tower 17 LLC
 Rhino Holdings Tower 17 LLC (Lots 13 & 14, Block 25)
 UPC #: 101805704228032231 (Parcel B)
 101805703826232235 (Parcel C-1)
 101805704926232230 (Parcel C-2)
 101805702326032234 (Parcel D)
 101805701226332233 (Parcel E)
 101805700925132237 (Tract 3-6-EL-2)
 101805700925532236 (Tract 3-7-EL-1)
 101805702224832224 (Lot 13 & 14, Block 25 and Vacated Portion of Ortiz Dr NE)

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (8/24/1923, C-21)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (3/13/1974, D6-28)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER ROW MAP (PROJECT NO. U-034-1(6))
●	FOUND CHISELED "X" IN CONCRETE UNLESS OTHERWISE INDICATED
○	SET CHISELED "X" IN CONCRETE UNLESS OTHERWISE NOTED
▭	COVERED AREA
▨	CONCRETE
▩	BRICK
—□—	METAL FENCE
▬▬▬▬	BLOCK WALL
—○—	CHAINLINK FENCE
—RR—	RAILROAD TIES
—H—	HANDRAIL
■	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
→	ANCHOR
□	PULL BOX
☆	LIGHT POLE
□	TRANSFORMER
A/C	A/C UNIT
□	SIGNAL BOX
□	TRAFFIC MAST
⊗	GAS VALVE
⊙	CABLE MANHOLE
□	UTILITY PEDESTAL
⊗	WATER VALVE
⊙	WATER METER
⊗	FIRE HYDRANT
●FP	FLAGPOLE
□M	MAILBOX
⊙	SANITARY SEWER MANHOLE
●CO	SAS CLEANOUT
⊗	IRRIGATION BOX
⊙	STORM DRAIN MANHOLE
■OR ■	STORM DRAIN INLET
—OR —	SIGN
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
—FO—	UNDERGROUND FIBER OPTIC UTILITY LINE
—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
—C—	UNDERGROUND CABLE UTILITY LINE
—FDC—	FIRE DEPARTMENT CONNECTION
PIV	POST INDICATOR VALVE
↕	CURB CUT/INDICATION OF ACCESS TO ROADWAY

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.

**Site Sketch for
 Parcels B-1 and C-1-A
 Tijeras Place Addition
 Being Comprised of
 Parcels B, C-1, C-2, D & E;
 Lots 13 and 14, Block 25
 Tijeras Place Addition; and
 Portions of Vacated Ortiz Drive NE,
 Zia Road NE; and Tracts Identified as
 3-6-EL-2 & 3-7-EL-1, Being Portions of Lots
 11 & 12, Block 19, Tijeras Place Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2023**

Notes

- FIELD SURVEY PERFORMED IN DECEMBER 2021 AND JANUARY 2022
- 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

Legal Description

A CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING ALL OF PARCELS "B", "D" AND "E" OF THE REPLAT SHOWING PARCELS "A" THROUGH "E", INCLUSIVE, COMPRISING ALL OF BLOCK 20, PORTION OF BLOCK 19 TOGETHER WITH PORTIONS OF VACATED ORTIZ DRIVE NE, ZIA ROAD NE, OF TIJERAS PLACE ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 13, 1974, IN BOOK D6, PAGE 28;

AND
 PARCELS "C-1" AND "C-2" OF THE REPLAT SHOWING PARCELS "C-1" AND "C-2" COMPRISING A REPLAT OF PARCEL "C" OF REPLATTED BLOCKS 19 & 20 OF THE TIJERAS PLACE ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 6, 1974, IN PLAT BOOK C9, PAGE 190;

AND
 LOTS 13 AND 14, INCLUSIVE, IN BLOCK NUMBERED TWENTY-FIVE (25), TIJERAS PLACE ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 24, 1923, IN PLAT BOOK C, PAGE 21;

AND
 PORTIONS OF THE VACATED ZIA ROAD NE AND PORTIONS OF LOTS 11 AND 12, BLOCK 19, OF TIJERAS ADDITION, IDENTIFIED AS TRACTS 3-6-EL-2 AND 3-7-EL-1, AS SHOWN ON THE NMDOT RIGHT-OF-WAY MAP HAVING PROJECT NO. "U-034-1(6)";

ALL TOGETHER CONTAINING 3.3701 ACRES (146,801 SQ. FT.) MORE OR LESS.

Documents

- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000091896 AND AN EFFECTIVE DATE OF SEPTEMBER 22, 2020.
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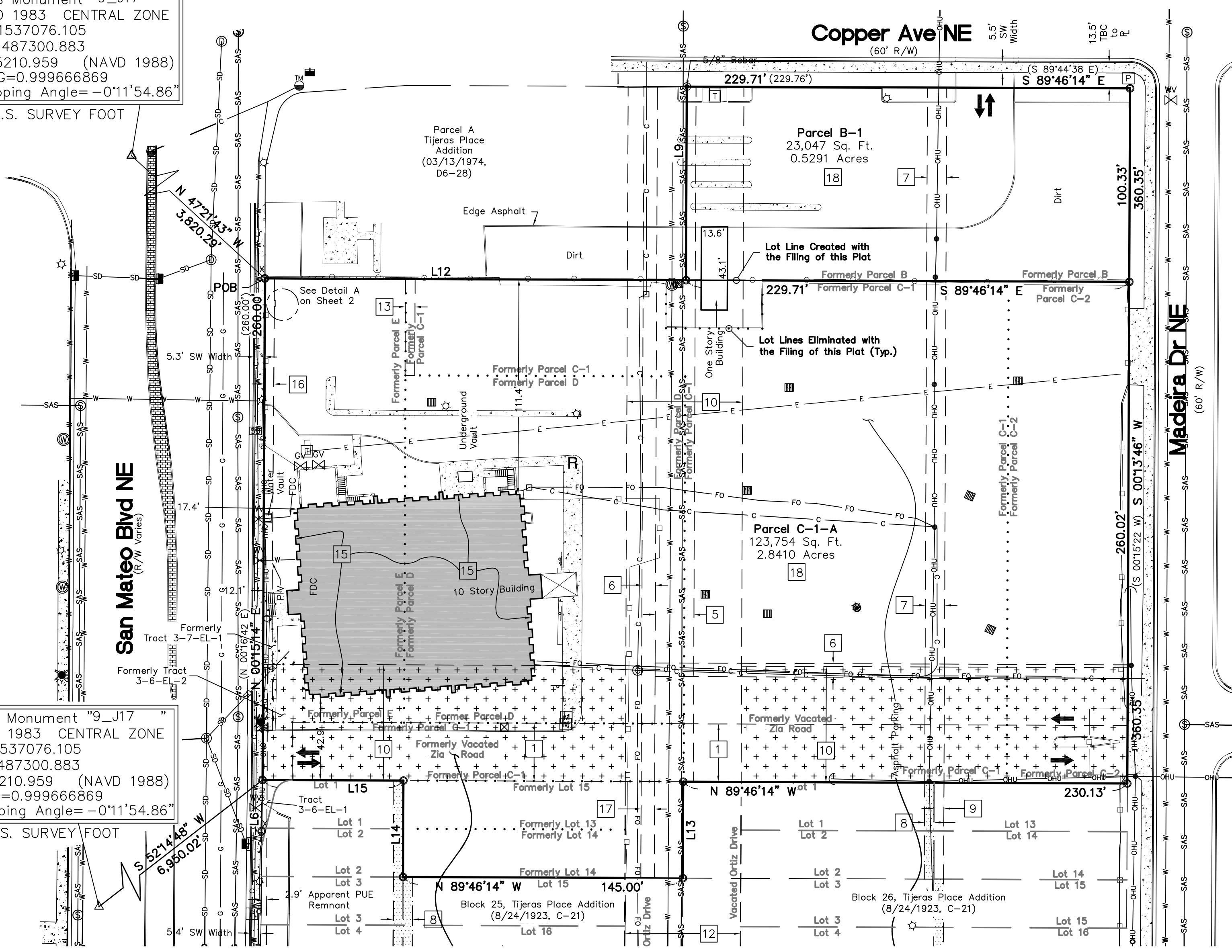
Flood Notes

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. 35001C0354H, DATED AUGUST 16, 2012.

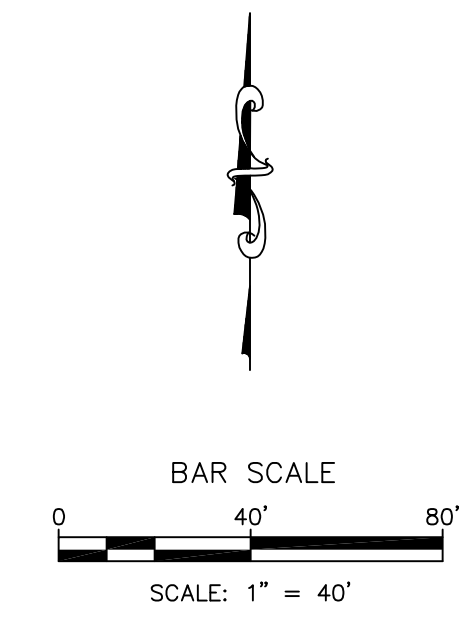
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G-G=0.999666869
Mapping Angle=-0°11'54.86"
* U.S. SURVEY FOOT

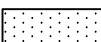
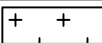

ACS Monument "9_J17"
NAD 1983 CENTRAL ZONE
X=1537076.105
Y=1487300.883
Z=5210.959 (NAVD 1988)
G-G=0.999666869
Mapping Angle=-0°11'54.86"
* U.S. SURVEY FOOT



Line Table		
Line #	Direction	Length (ft)
L1	N 74°17'27" W (N 89°44'38" W)	51.27' (49.99')
L2	N 10°21'26" W (N 89°44'38" W)	39.36'
L3	N 00°15'56" E (N 89°44'38" E)	72.72'
L4	N 00°15'56" E (N 00°17'32" E)	80.00' (80.00')
L5	N 00°15'56" E (N 89°44'38" E)	19.36'
L6	N 01°06'33" E (N 89°44'38" E)	26.51'
L7	S 00°13'46" W (S 89°44'38" W)	7.56'
L8	N 82°19'05" W (N 89°44'38" W)	30.26'
L9	N 00°13'46" E (N 00°15'42" E)	100.33' (100.00')
L10	N 00°13'46" E	142.56' (142.56)
L11	N 82°19'05" W (N 82°17'29" W)	156.35' (156.35')
L12	S 89°46'14" E	218.30' (218.14')
L13	S 00°13'46" W	50.00'
L14	N 00°13'46" E	50.00'
L15	N 89°45'24" W	73.00'



Easement Notes

- 1 EXISTING 30' INGRESS & EGRESS EASEMENT (9/15/1975, BK. MISC. 440, PG. 113, DOC. NO. 81496) AND SHOWN ON PLAT (3/13/1974, D6-28) VACATED WITH THE FILING OF THIS PLAT
- 5 EXISTING 20' SANITARY SEWER AND WATER LINE EASEMENT (3/13/1974, D6-28)
- 6 EXISTING 7' MOUNTAIN STATES TELEPHONE & TELEGRAPH EASEMENT AS SHOWN ON PLAT (3/13/1974, D6-28)
- 7 EXISTING 10' UTILITY EASEMENT (3/13/1974, D6-28)
- 8 EXISTING 5' PNM AND MST&T EASEMENT (06/29/1956, BK. D355, PG. 321, DOC. NO. 992255) PARTIALLY RELEASED BY PNM PER WAIVER AND RELEASE (2/14/1974, BK. MISC. 354, PG. 143, DOC. NO. 94661) SHOWN HEREON AS 
- 9 EXISTING 5' PNM AND MST&T EASEMENT (2/5/1957, BK. MISC. 376, PG. 146, DOC. NO. 38553)
- 10 EASEMENTS RESERVED FOR EXISTING UTILITIES WITHIN THE VACATED RIGHT-OF-WAY OF ORTIZ DR. AND ZIA ROAD PER ORDINANCE NO. 32-1973, DATED 3/26/1973 (4/3/1973, BK. MISC. 306, PG. 104, DOC. NO. 43924) RELEASED BY MST&T PER QUITCLAIM DEED (10/07/1985, BK. 252-A, PG. 280, DOC. NO. 85-84066) AND RELEASED BY PNM PER WAIVER AND RELEASE OF EASEMENT (9/19/1985, BK. MISC. 272-A, PG. 864, DOC. NO. 85-78568) DISCLAIMED BY NM GAS PER DOCUMENT (09/26/1985, BK. 274A, PG. 941, DOC. NO. 8580460) PORTIONS WITHIN FORMERLY VACATED ORTIZ DRIVE TO REMAIN, PORTIONS FORMERLY IN ZIA ROAD VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS 
- 12 EASEMENTS RESERVED FOR EXISTING UTILITIES WITHIN THE VACATED RIGHT-OF-WAY OF ORTIZ DRIVE AND DOMINGO ROAD PER COMMISSION ORDINANCE 2053, DATED 01/30/1952, EVIDENCED BY QUITCLAIM DEEDS (11/27/1962, BK. D670, PG. 58, DOC. NO. 11809) AND (3/21/1963, BK. D685, PG. 539, DOC. NO. 29786)
- 13 EXISTING RETAINED 5' MST&T EASEMENT (06/29/1956, BK. D355, PG. 321, DOC. NO. 992255) PARTIALLY RELEASED BY PNM PER WAIVER AND RELEASE (2/14/1974, BK. MISC. 354, PG. 143, DOC. NO. 94661)
- 15 EXISTING UNRESTRICTED CABLE TELEVISION EASEMENT FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT, UPGRADING, EXPANSION AND REMOVAL (5/15/1991, BK. 91-8, PG. 3361-3368, DOC. NO. 91037828) BLANKET IN NATURE WITHIN BUILDING AND SHOWN HEREON AS 
- 16 PUBLIC SIDEWALK AND PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 17 PUBLIC UTILITY EASEMENT, DEFINED ALONG THE CENTERLINE AS SHOWN HEREON, GRANTED WITH THE FILING OF THIS PLAT
- 18 PRIVATE CROSS-LOT ACCESS AND PARKING EASEMENT, BENEFITING AND MAINTAINED BY PARCELS B-1 AND C-1-A, GRANTED WITH THE FILING OF THIS PLAT.

*EASEMENTS 2 THRU 4, 11, AND 14 ARE INTENTIONALLY OMITTED

**Site Sketch for
Parcels B-1 and C-1-A
Tijeras Place Addition
Being Comprised of
Parcels B, C-1, C-2, D & E;
Lots 13 and 14, Block 25
Tijeras Place Addition; and
Portions of Vacated Ortiz Drive NE,
Zia Road NE; and Tracts Identified
as 3-6-EL-2 & 3-7-EL-1, Being
Portions of Lots 11 & 12, Block 19,
Tijeras Place Addition
City of Albuquerque
Bernalillo County, New Mexico
January 2023**

Line Table		
Line #	Direction	Length (ft)
L1	N 74°17'27" W (N 89°44'38 W)	51.27' (49.99')
L2	N 10°21'26" W (N 89°44'38 W)	39.36'
L3	N 00°15'56" E (N 89°44'38 E)	72.72'
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L13	S 00°13'46" W	50.00'
L14	N 00°13'46" E	50.00'
L15	N 89°45'24" W	73.00'

Current DRC
Project Number: _____

FIGURE 12

Date Submitted: **8/8/2022**

INFRASTRUCTURE LIST

(Rev. 9-20-05)

EXHIBIT "A"

**TO SUBDIVISION IMPROVEMENTS AGREEMENT
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

Date Site Plan Approved: _____
Date Preliminary Plat Approved: _____
Date Preliminary Plat Expires: _____
DRB Project No.: **PR-2022-007589**
DRB Application No.: _____

District 505 Tower 10 Apartments

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

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

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Cnst Engineer
PHASE 1 IMPROVEMENTS									
		N/A	Remove Existing Curb Cut and Replace with Curb/Gutter & Sidewalk to Match Existing	Maderia Rd NE 140' South of Copper			/	/	/
		N/A	Remove Existing Curb Cut and Replace with Curb/Gutter & Sidewalk to Match Existing	Copper Ave NE 90' West of Madeira			/	/	/
		N/A	Remove and Replace existing ADA Ramp to meet City Standards	Northeast Corner of Madeira & Copper			/	/	/
		10' Wide	Approx. 234 LF Concrete Sidewalk	San Mateo Frontage	SWC Parcel C-1-A	NWC Parcel C-1-A	/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/
							/	/	/

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

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

Approval of Creditable Items:		Approval of Creditable Items:	
Impact Fee Administrator Signature	Date	City User Dept. Signature	Date

NOTES

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

- 1 _____
- _____
- _____
- 2 _____
- _____
- _____

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

Jeffrey T. Wooten, P.E.

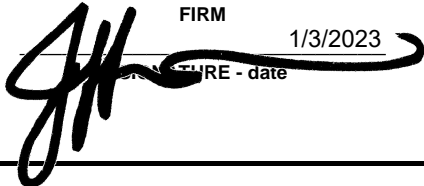
NAME (print)

Wooten Engineering

FIRM

1/3/2023

SIGNATURE - date



DRB CHAIR - date

PARKS & RECREATION - date

TRANSPORTATION DEVELOPMENT - date

AMAFCA - date

UTILITY DEVELOPMENT - date

CODE ENFORCEMENT - date

CITY ENGINEER - date

_____ - date

DESIGN REVIEW COMMITTEE REVISIONS
--

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT /OWNER

