



DEVELOPMENT REVIEW BOARD
SUPPLEMENTAL SUBMITTAL

(Deadline is Friday at noon unless noted on DRB calendar – late submittals will not be accepted unless approved by the DRB)

PROJECT NO. PR-2022-007589
Application No. PS-2022-00260

TO:

- Planning Department/Chair
- Hydrology
- Transportation Development
- ABCWUA
- Code Enforcement
- Parks & Rec

*(Please attach this sheet with each collated set for each board member)

NOTE: ELECTRONIC VERSION (ie disk, thumbdrive) is Required. Submittal will not be accepted without.

DRB SCHEDULED HEARING DATE: 12/07/2022 HEARING DATE OF DEFERRAL: _____

SUBMITTAL

DESCRIPTION: Updated plat shows proposed sidewalk and PUE easement along San Mateo, to avoid setback concerns

for existing building. Adds label to existing easement [12] which was missing from prior submission.

CONTACT NAME: Ryan J Mulhall

TELEPHONE: 505-896-3050 EMAIL: cartesianryan@gmail.com



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

| | | |
|---|--|--|
| SUBDIVISIONS | <input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2) | <input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2) |
| <input type="checkbox"/> Major – Preliminary Plat (Forms S & S1) | <input type="checkbox"/> Amendment to Site Plan (Forms P & P2) | <input type="checkbox"/> Vacation of Public Right-of-way (Form V) |
| <input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1) | MISCELLANEOUS APPLICATIONS | <input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V) |
| <input type="checkbox"/> Extension of Preliminary Plat (Form S1) | <input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1) | <input type="checkbox"/> Vacation of Private Easement(s) (Form V) |
| <input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2) | <input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2) | PRE-APPLICATIONS |
| <input type="checkbox"/> Minor - Final Plat (Forms S & S2) | <input type="checkbox"/> Temporary Deferral of S/W (Form V2) | <input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2) |
| <input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2) | <input type="checkbox"/> Sidewalk Waiver (Form V2) | <input type="checkbox"/> Sketch Plan Review and Comment (Form P2) |
| SITE PLANS | <input type="checkbox"/> Waiver to IDO (Form V2) | APPEAL |
| <input type="checkbox"/> DRB Site Plan (Forms P & P2) | <input type="checkbox"/> Waiver to DPM (Form V2) | <input type="checkbox"/> Decision of DRB (Form A) |
| BRIEF DESCRIPTION OF REQUEST | | |
| Request sketch plat review of our minor subdivision which eliminates the interior lot lines of 9 lots to create 2 new lots. | | |

| | | | |
|--|--|-----------------------------|---|
| 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-2 and 3-7-EL-1 Lot 13 and 14 | 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-2022-00194 (sketch plan) 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: | November 29, 2022 |
| Printed Name: | 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 prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

MAJOR SUBDIVISION FINAL PLAT APPROVAL

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

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

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

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

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ___ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ___ Sidewalk Exhibit and/or cross sections of proposed streets
- ___ Proposed Infrastructure List, if applicable
- ___ Required notice with content per IDO Section 14-16-6-4(K)
 - ___ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

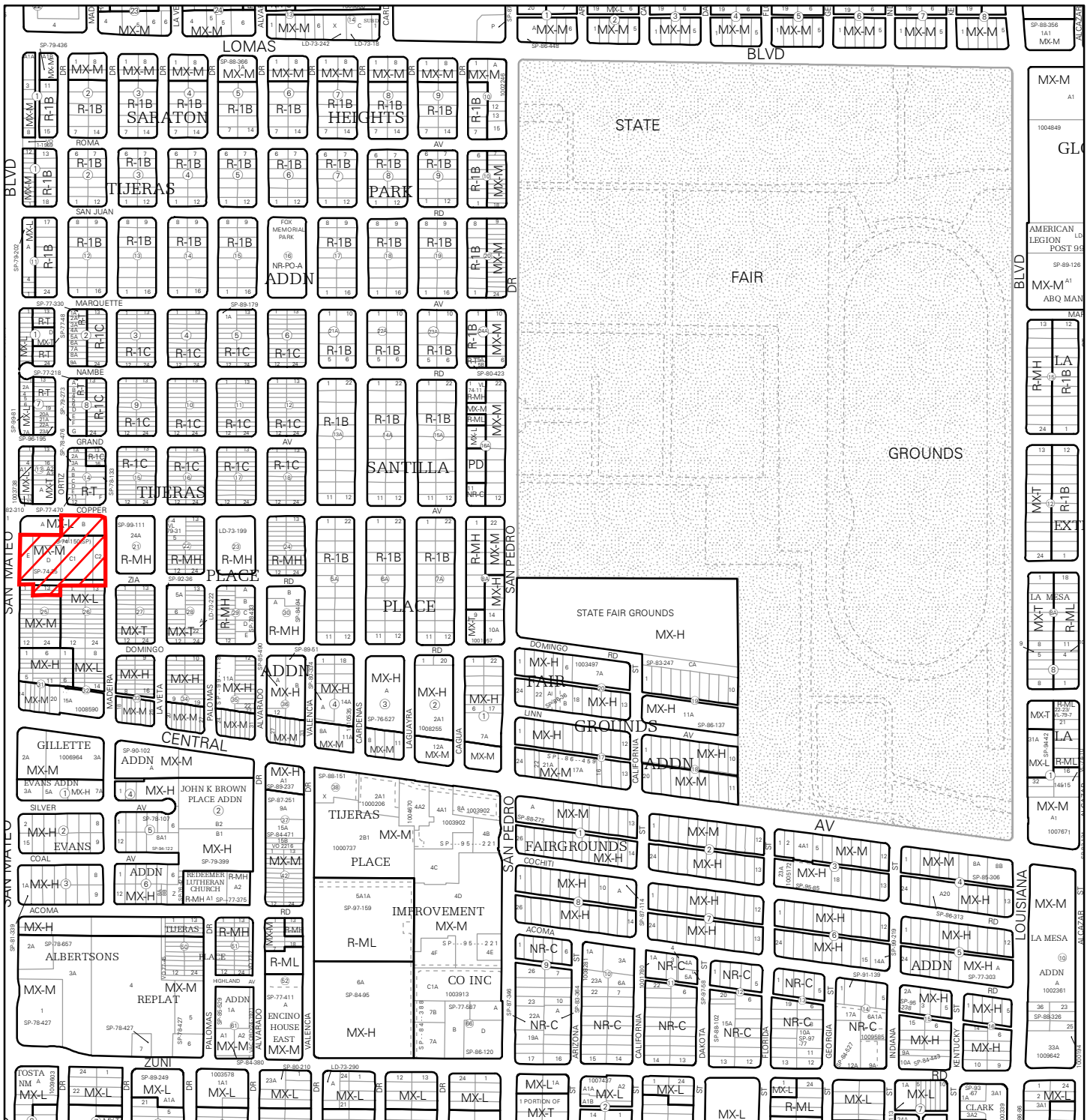
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

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

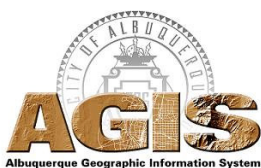
- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Infrastructure List, if applicable

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

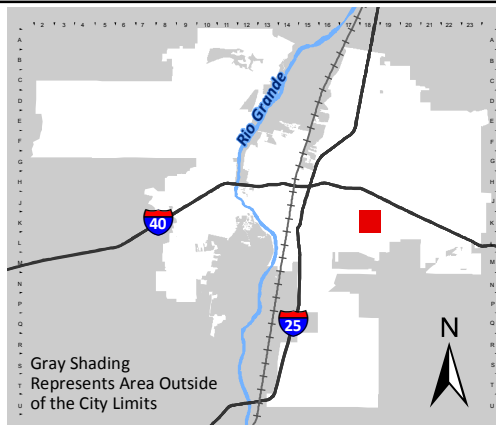


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

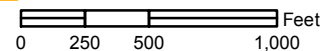


IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page: 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



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

December 2, 2022

Development Review Board
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. 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 sketch 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

Per Transportation comment from that site plan hearing, we are looking to grant proposed public sidewalk and utility easement [16]. The easement provides the ~4.7-foot sidewalk easement space along the San Mateo frontage where possible to accommodate the DPM required 10-foot sidewalk. This is not possible near the existing building, where there is a large concrete ramp along the southwest of the building and the stairs on the west face. We feel the easement is the best compromise to avoid setback issues and to still preserve public space for widening of the sidewalk to meet the DPM as best we can.

Thank you for your consideration,

Ryan Mulhall

UPC Numbers for Subject Parcels

101805704228032231 (Parcel B)

101805703826232235 (Parcel C-1)

101805704926232230 (Parcel C-2)

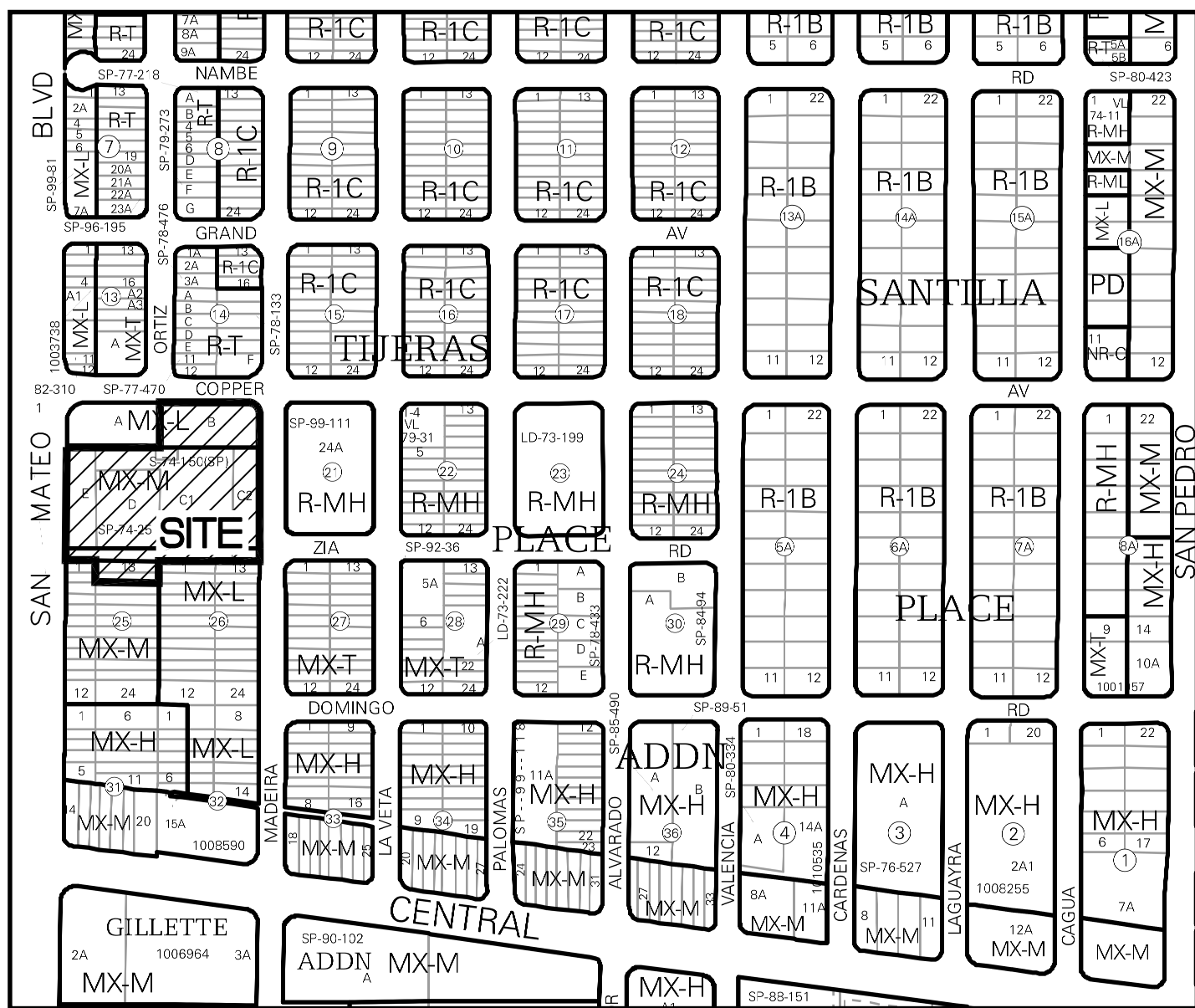
101805702326032234 (Parcel D)

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

Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SPO00091896 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.

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 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)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT 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

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.

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

PARCELS BEING 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 ON THE NMDOT RIGHT-OF-WAY MAP HAVING PROJECT NO. "U-034-1(6)";

ALL TOGETHER BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, 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; 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
 November 2022**

Project Number: PR-2022-007589

Application Number: _____

City Approvals:

- City Surveyor
- Traffic Engineer
- ABCWUA
- Parks and Recreation Department
- Code Enforcement
- AMAFCA
- City Engineer
- DRB Chairperson, 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

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)
- 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 [Pattern]
- 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 DRIVE AND ZIA ROAD PER ORDINANCE NO. 32-1973,

Easement Notes

- 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 [Pattern]
- 16 PUBLIC SIDEWALK AND UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

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

**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;
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
November 2022**

Copper Ave NE
(60' R/W)

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"

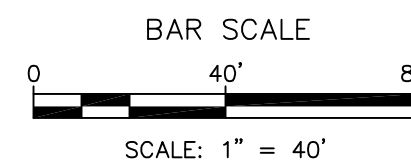
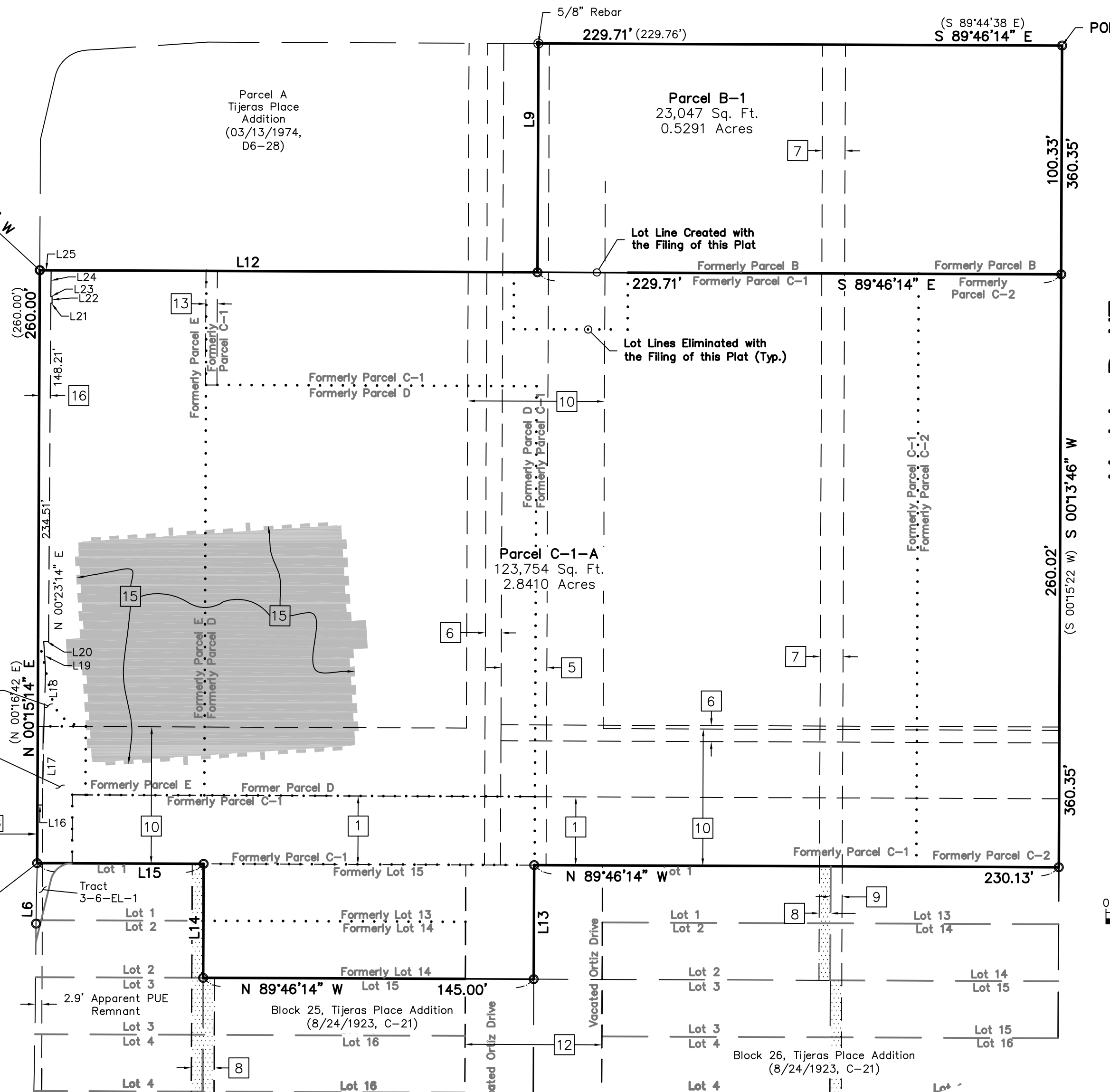
* U.S. SURVEY FOOT

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

San Mateo Blvd NE
(R/W Varies)

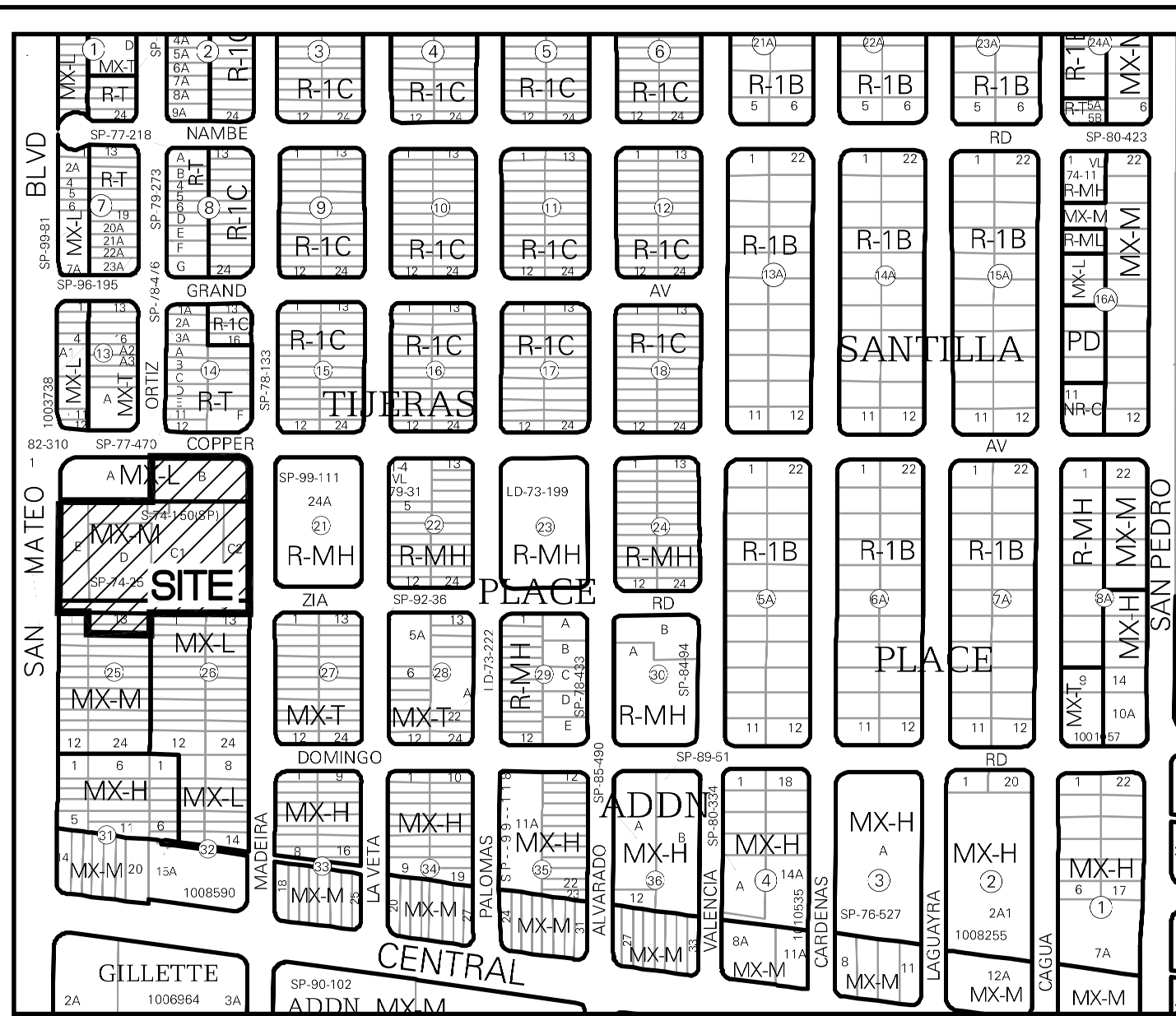
Madeira Dr NE
(60' R/W)



| 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 | N 89°56'22" E | 2.16' |
| L17 | N 01°07'39" E | 34.35' |
| L18 | N 01°35'37" E | 24.99' |
| L19 | N 03°33'18" W | 12.38' |
| L20 | N 86°26'08" E | 2.11' |
| L21 | N 88°04'54" E | 0.53' |
| L22 | N 00°00'00" E | 3.00' |
| L23 | N 89°33'08" W | 0.50' |
| L24 | N 00°34'22" E | 11.43' |

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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 |
| □ | 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
 November 2022**

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

PARCELS BEING 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 ON THE NMDOT RIGHT-OF-WAY MAP HAVING PROJECT NO. "U-034-1(6)";

Documents

- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000091896 AND AN EFFECTIVE DATE OF SEPTEMBER 22, 2020.
- PLAT OF TIJERAS PLACE FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 24, 1923, IN BOOK C2, PAGE 72.
- WARRANTY DEED FOR PORTION OF SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 10, 2021, AS DOC. NO. 2021107629.
- SPECIAL WARRANTY DEED FOR PORTION OF SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 14, 2021, AS DOC. NO. 2021109096.
- 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.
- 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.
- 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.
- 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.

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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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)
- 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 [Pattern]
- 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 DRIVE AND ZIA ROAD PER ORDINANCE NO. 32-1973,

Easement Notes

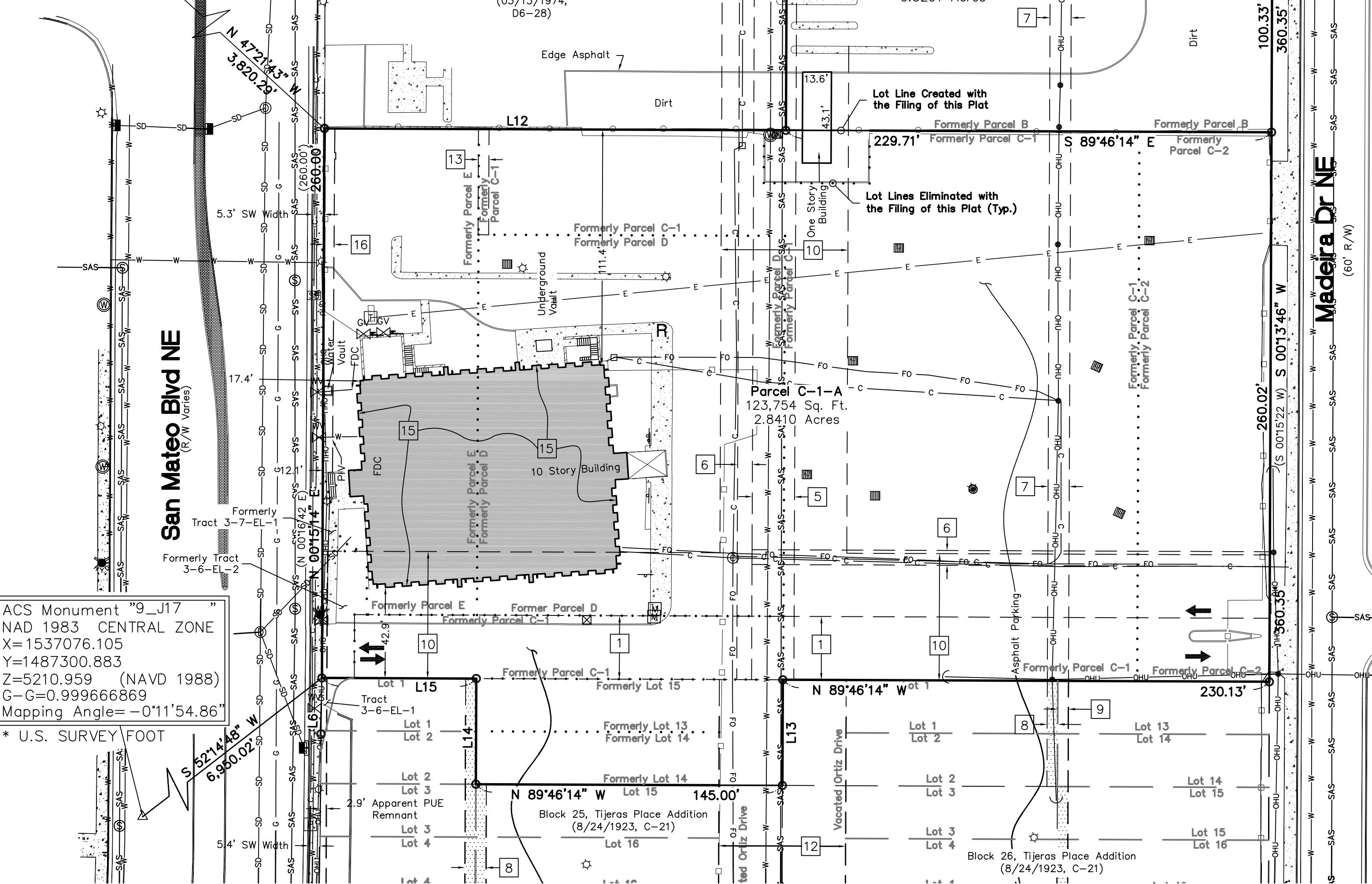
- 12 EASEMENTS RESERVED FOR EXISTING UTILITIES WITHIN THE VACATED RIGHT-OF-WAY OF ORTIZ DRIVE AND DOMINGO ROAD PER COMMISSION ORDINANCE 2053, DATED 01/30/1952, EVIDENCED BY QUITCLAIM DEEDS (11/27/1962, BK. D670, PG 58, DOC. NO. 11809) AND (3/21/1963, BK. D685, PG. 539, DOC. NO. 29786)
- 13 EXISTING RETAINED 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 [Pattern]
- 16 PUBLIC SIDEWALK AND UTILITY EASEMENT 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
November 2022**

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"

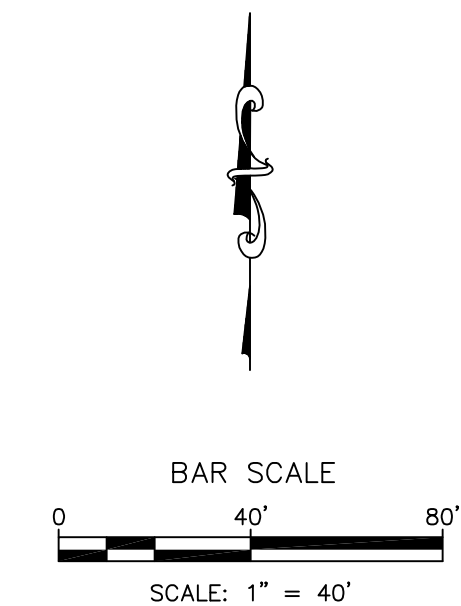
* U.S. SURVEY FOOT



ACS Monument "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' |



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