



<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>		
Create two new tracts from the remaining portions of three existing tracts.		

<b>APPLICATION INFORMATION</b>		
Applicant/Owner: Brunacini Development Ltd. Co.		Phone: (505)833-2928
Address: PO Box 6363		Email: abrunacini@brunacini.com
City: Albuquerque	State: NM	Zip: 87197
Professional/Agent (if any): Cartesian Surveys		Phone: 505-896-3050
Address: PO Box 44414		Email: cartesianamber@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List all owners: Dixon Family Trust and Kathleen Wilson Trust	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: See Attached Page	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): K-10-Z	Existing Zoning: NR-C	Proposed Zoning NR-C
# of Existing Lots: 3	# of Proposed Lots: 2	Total Area of Site (Acres): 13.2493 Ac.
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: Central Ave SW	Between: Amanda St SW	and: 75th St SW
<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.

Signature:	Date: 9/12/2022
Printed Name: Amber Palmer	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

Remaining Portion of Tract 54, Unit 6, Town of Atrisco Grant

UPC#: 101005730614640512

Owner: Dixon Family Trust

Remaining Portion of Tract 55, Unit 6, Town of Atrisco Grant

UPC#: 101005732815040514

Owner: Dixon Family Trust

Remaining Portion of Tract I, Coors Plaza

UPC#: 101005734815440516

Owner: Dixon Family Trust and Kathleen Wilson Rev. Trust

**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? No 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

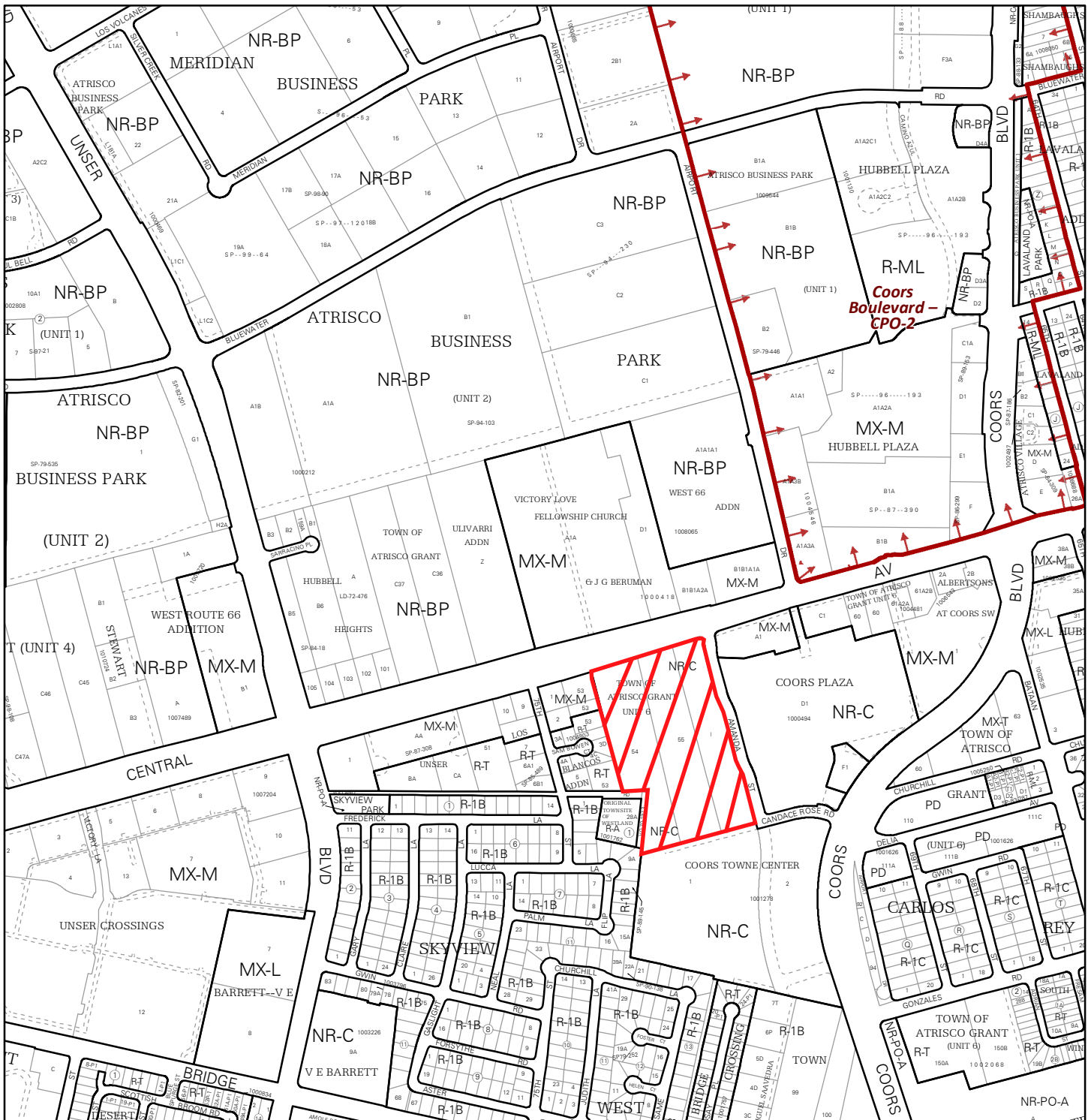
\_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

\_\_\_ 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.**

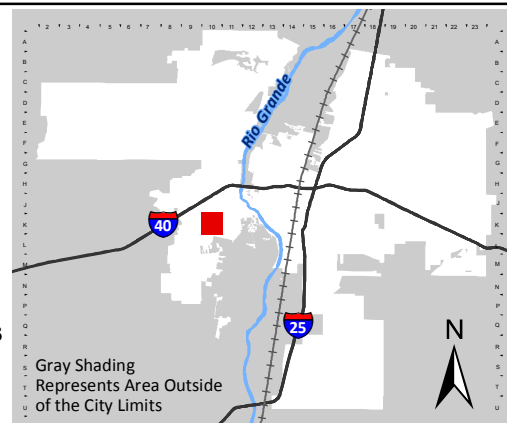


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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).











Rio Grande

I-40 I-25

Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**K-10-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

September 12, 2022

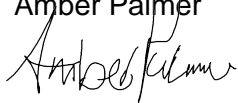
Development Review Board  
City of Albuquerque

**Re: Sketch Plat Review for Proposed Subdivision of Tracts I-A and I-B, Coors Plaza, being comprised of Remaining Portions of Tracts I, Coors Plaza and Tracts 54 and 55, Unit 6, Town of Atrisco Grant**

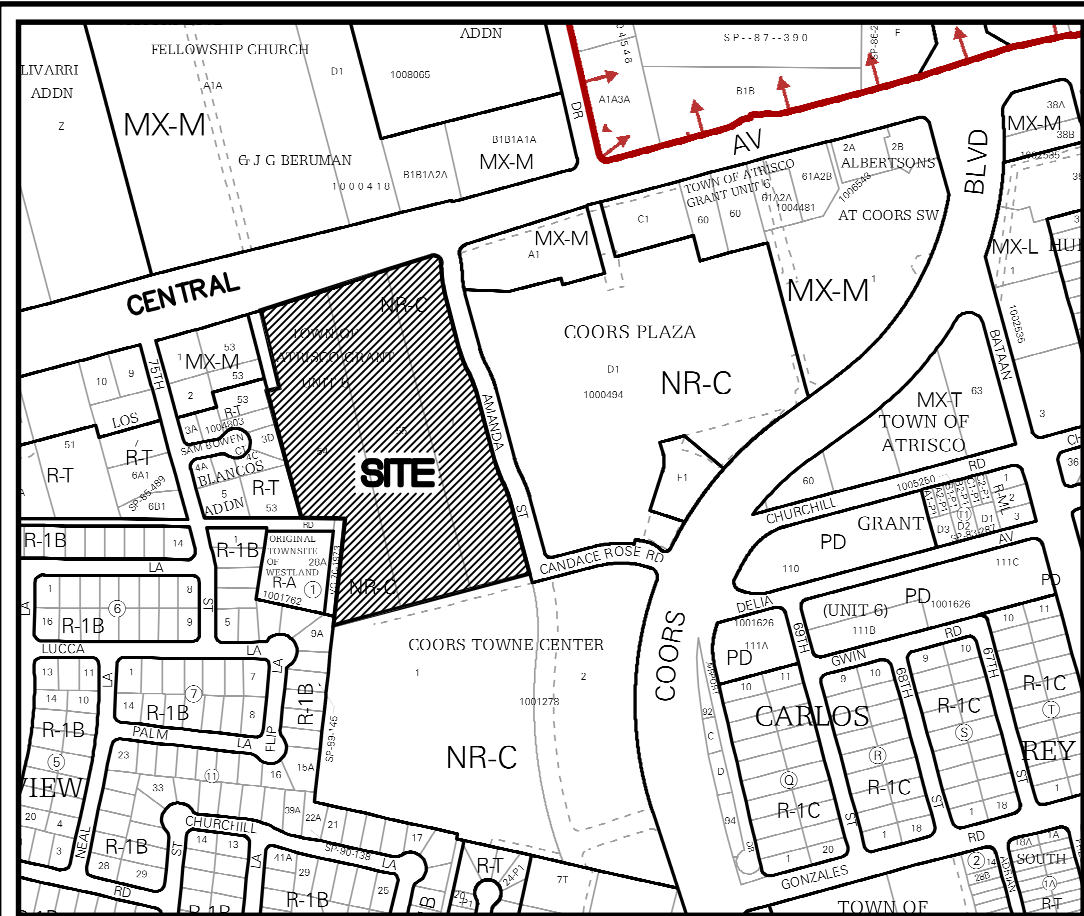
Members of the Board:

Cartesian Surveys is acting as an agent for Brunacini Development, and we request a sketch plat review of our proposed subdivision to create two (2) new tracts from the remaining portions of three (3) existing tracts. The property is currently zoned as NR-C (Non-Residential – Commercial).

Thank you for your consideration,  
Amber Palmer







Vicinity Map - Zone Atlas K-10-Z

N.T.S.

### Indexing Information

Section 22, Township 10 North, Range 2 East, N.M.P.M. as Projected into the Town of Atrisco Grant  
 Subdivision: Town of Atrisco Grant (Tracts 54 and 55)  
 Coors Plaza (Tract "I")  
 Owner: Dixon Family Trust (Remaining Portions of Tracts 54, 55)  
 Dixon Family Trust and Kathleen Wilson Rev Trust (Tract "I")  
 UPC #: 101005730614640512 (Tract 54)  
 101005732815040514 (Tract 55)  
 101005734815440516 (Tract "I")

### Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

### Legal Description

TRACTS NUMBERED FIFTY-FOUR (54) AND TRACT NUMBERED FIFTY-FIVE (55) OF UNIT NO. SIX (6), AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED, "PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT", FILED DECEMBER 5, 1944, IN VOLUME D, FOLIO 118, RECORDS OF BERNALILLO COUNTY, NEW MEXICO;

AND

TRACT LETTERED "I" OF COORS PLAZA, PLAT OF TRACTS A THRU I COORS PLAZA WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 8, 2001 IN PLAT BOOK 2001C, PAGE 131.

LESS THAN EXCEPTING THOSE PORTIONS DEDICATED TO NEW MEXICO STATE SHOWN ON THE NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, HAVING NEW MEXICO PROJECT NO. "FI-178(0)", AND KNOWN AS THE FOLLOWING:

TRACT "Y", AS THE SAME IS DESCRIBED IN THE GRANT OF RIGHT OF WAY EASEMENT DOCUMENTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 8, 1954, IN BOOK 142A, PAGES 261.

AND TRACT 64, AS THE SAME IS DESCRIBED IN THE GRANT OF RIGHT OF WAY EASEMENT DOCUMENTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 8, 1954, IN BOOK 142A, PAGES 262.

THE REMAINING PORTIONS DESCRIBED ALL TOGETHER WITH METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT "I", POINT LYING ON THE WESTERLY RIGHT OF WAY OF AMANDA ST SW, MARKED BY A REBAR WITH CAP "LS 18374", WHENCE A TIE TO ACS MONUMENT "2\_L10" BEARS S 24°39'40" E, A DISTANCE OF 2438.99 FEET;

THENCE, LEAVING SAID RIGHT OF WAY, S 75°10'43" W, A DISTANCE OF 186.22 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF SAID TRACT "I", MARKED BY A REBAR WITH CAP "LS 9750";

THENCE, S 75°10'59" W, A DISTANCE OF 431.76 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF SAID TRACT 54, MARKED BY A PK NAIL WITH ILLEGIBLE TAG IN THE WEST FACE OF A WALL;

THENCE, N 06°14'27" E, A DISTANCE OF 319.23 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 89°18'08" W, A DISTANCE OF 129.99 FEET TO AN ANGLE POINT LYING ON THE NORTHERLY RIGHT OF WAY OF VOLCANO RD SW, MARKED BY A 3/8" REBAR;

THENCE, LEAVING SAID RIGHT OF WAY, N 15°00'25" W, A DISTANCE OF 178.17 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR;

THENCE, N 14°33'44" W, A DISTANCE OF 126.15 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR;

THENCE, N 14°41'34" W, A DISTANCE OF 57.64 FEET TO AN ANGLE POINT, MARKED BY A METAL STAKE;

THENCE, N 14°03'07" W, A DISTANCE OF 40.73 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF SAID TRACT "Y", MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 74°53'24" E, A DISTANCE OF 40.01 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID TRACT "Y", MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 14°27'31" W, A DISTANCE OF 242.36 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHEAST CORNER OF SAID TRACT "Y", ALSO BEING A POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF CENTRAL AVENUE SW, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID RIGHT OF WAY, THE FOLLOWING TWO COURSES:

N 71°16'46" E, A DISTANCE OF 399.70 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

N 72°05'00" E, A DISTANCE OF 143.29 FEET TO A POINT OF CURVATURE, BEING MARKED BY A CHISELED "X";

THENCE, COINCIDING SAID RIGHT-OF-WAY AS IT TRANSITIONS TO AMANDA STREET SW, 42.49 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 97°22'49", AND A

### Legal Description, Continued

CHORD BEARING S 59°14'35" E, A DISTANCE OF 37.56 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR WITH CAP "LS 18374", BEING A POINT LYING ON THE WESTERLY RIGHT OF WAY OF AMANDA ST SW;

THENCE, COINCIDING WITH SAID RIGHT OF WAY, THE FOLLOWING NINE COURSES:

39.23 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A DELTA OF 08°19'32", AND A CHORD BEARING S 06°23'24" E, A DISTANCE OF 39.20 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR WITH CAP "LS 18374";

72.75 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A DELTA OF 12°37'50", AND A CHORD BEARING S 08°32'33" E, A DISTANCE OF 72.60 FEET TO A POINT OF TANGENCY, MARKED BY A REBAR WITH CAP "LS 18374";

S 14°51'28" E, A DISTANCE OF 168.33 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 18374";

76.76 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A DELTA OF 13°19'36", AND A CHORD BEARING S 21°31'15" E, A DISTANCE OF 76.58 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY 1/2" REBAR, BENT;

62.50 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A DELTA OF 13°15'47", AND A CHORD BEARING S 21°33'10" E, A DISTANCE OF 62.36 FEET, TO A POINT OF TANGENCY, MARKED BY A 1/2" REBAR WITH CAP "LS 18374";

S 14°55'07" E, A DISTANCE OF 214.39 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP ILLEGIBLE, DISTURBED;

72.89 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A DELTA OF 12°39'18", AND A CHORD BEARING S 21°13'01" E, A DISTANCE OF 72.74 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR WITH CAP ILLEGIBLE, BENT;

59.49 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A DELTA OF 12°37'24", AND A CHORD BEARING S 21°13'58" E, A DISTANCE OF 59.37 FEET, MARKED BY A 5/8" REBAR, DISTURBED;

S 14°55'16" E, A DISTANCE OF 223.14 FEET TO THE POINT OF BEGINNING, CONTAINING 13.2493 ACRES (577,141 SQ. FT.), MORE OR LESS.

### Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2110121 AND AN EFFECTIVE DATE OF JUNE 14, 2022, REVISION #3 DATED JUNE 15, 2022.
- PLAT OF RECORD FOR TOWN OF ATRISCO GRANT, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 5, 1944, IN BOOK D, PAGE 118.
- PLAT OF RECORD FOR COORS PLAZA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 8, 2001, IN BOOK 2001C, PAGE 131.
- TRUSTEE'S DEED FOR TRACTS 54, 55, AND 56 (NOW KNOWN AS TRACT "I", COORS PLAZA), TOWN OF ATRISCO GRANT, UNIT 6, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 5, 2021, AS DOC. NO. 2021001140.
- GRANT OF RIGHT OF WAY EASEMENT DOCUMENT FOR RIGHT OF WAY TAKE BEING A PORTION OF TRACT 54 (AKA TRACT NO. "Y"), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 8, 1954, IN BOOK 142-A, PAGE 261.
- NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. "FI-178(9)".
- GRANT OF RIGHT OF WAY EASEMENT DOCUMENT FOR RIGHT OF WAY TAKE BEING PORTIONS OF TRACTS 54, 55 AND 56 (AKA TRACT "64") FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 8, 1954, IN VOL. 142-A, FOL. 262.
- SPECIAL WARRANTY DEED FOR TRACTS 54, 55, TOWN OF ATRISCO GRANT, UNIT 6 AND TRACT "I", COORS PLAZA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 19, 2013, AS DOC. NO. 2013134590.

### Notes

- FIELD SURVEY PERFORMED IN JULY 2022.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .

### Subdivision Data

GROSS ACREAGE. . . . .13.2493 ACRES  
 ZONE ATLAS PAGE NO. . . . .K-10-Z  
 NUMBER OF EXISTING LOTS. . . . .5  
 NUMBER OF LOTS CREATED. . . . .1  
 MILES OF FULL-WIDTH STREETS. . . . .0.00 MILES  
 MILES OF HALF-WIDTH STREETS. . . . .0.00 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. . . . .0.0000 ACRES  
 DATE OF SURVEY. . . . .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



# Sketch Plat for Tracts I-A and I-B, Coors Plaza Being Comprised of Remaining Portions of Tract I, Coors Plaza, and Tracts 54 and 55, Unit 6, Town of Atrisco Grant City of Albuquerque Bernalillo County, New Mexico September 2022

Line Table		
Line #	Direction	Length (ft)
L1	N 89°18'08" W ((N 89°48'32" W))	129.99' (130.4')
L2	N 14°33'44" W *(N 14°34'27" W)*	126.15'
L3	N 14°41'34" W *(N 14°34'27" W)*	57.64' *(55.40)*
L4	N 14°03'07" W *(N 15°06' W)*	40.73'
L5	S 14°55'16" E {S 14°53'31" E}	223.14' {223.12}
L6	S 72°06'00" W *(S 71°44'20" W)*	64.65'
L7	S 14°20'05" E *(S 15°02'48" E)*	24.13' *(24.13)*
L8	N 15°00'25" W {{N 15°03'58" W}}	178.17' {{177.69}}
L9	N 14°20'05" W *(N 15°02'48" W)*	59.86' *(60.00)*
L10	N 14°27'22" W *(N 15°06' W)*	100.08'
L11	N 14°27'31" W *(N 71°44'20" E) {N 72°05'51" E}	139.76' *(651.46)* {143.16}
L12	S 14°51'28" E {S 14°53'31" E}	168.33' {168.67}
L13	N 74°53'24" E *(N 74°53'24" E)*	40.01' *(40.00)*
L14	N 14°27'31" W *(N 15°06'36" W)*	242.36' *(242.19)*
L15	N 71°16'46" E *(N 71°44'20" E)*	40.11' *(40.06)*
L16	N 72°05'00" E *(N 71°44'20" E)*	143.29' *(143.16)*

ACS Monument "9\_K10"  
NAD 1983 CENTRAL ZONE  
X=1498430.817\*  
Y=1485617.623\*  
Z=5117.72 \*(NAVD 1988)  
G-G=0.999682230  
Mapping Angle=-0°16'22.01"

\*U.S. SURVEY FEET

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	42.49' {42.45}	25.00' {25.00}	97°22'49"	37.56'	S 59°14'35" E
C2	39.23' {39.30}	270.00' {270.00}	8°19'32"	39.20'	S 06°23'24" E
C3	72.75' {72.68}	330.00' {330.00}	12°37'50"	72.60'	S 08°32'33" E
C4	76.76' {76.39}	330.00' {330.00}	13°19'36"	76.58'	S 21°31'15" E
C5	62.50' {62.50}	270.00' {270.00}	13°15'47"	62.36'	S 21°33'10" E
C6	72.89' {72.68}	330.00' {330.00}	12°39'18"	72.74'	S 21°13'01" E
C7	59.49' {59.47}	270.00' {270.00}	12°37'24"	59.37'	S 21°13'58" E

### Legend

**N 90°00'00" E** MEASURED BEARINGS AND DISTANCES

(N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT (12/5/1944, D-118)

{N 90°00'00" E} RECORD BEARINGS AND DISTANCES PER PLAT (5/8/2001, 2001C-131)

[N 90°00'00" E] RECORD BEARINGS AND DISTANCES PER PLAT (4/13/2007, 2007C-92)

((N 90°00'00" E)) RECORD BEARINGS AND DISTANCES PER PLAT (8/6/2002, 2002C-268)

{{N 90°00'00" E}} RECORD BEARINGS AND DISTANCES PER DEED (11/16/2016, DOC. NO. 2016108006)

[[N 90°00'00" E]] RECORD BEARINGS AND DISTANCES PER PLAT (6/1/1989, C39-63)

\*(N 90°00'00" E)\* RECORD BEARINGS AND DISTANCES PER PLAT (9/27/2006, 2006C-293)

\*{N 90°00'00" E}\* RECORD BEARINGS AND DISTANCES PER DEED (11/21/2006, BK. A127, PG. 4661, DOC. NO. 2006175148)

\*[N 90°00'00" E]\* RECORD BEARINGS AND DISTANCES PER DOCUMENT (4/8/1954, BK. 142A, PG. 261)

\*[[N 90°00'00" E]]\* RECORD BEARINGS AND DISTANCES PER DOCUMENT (4/8/1954, BK. 142A, PG. 262)

● FOUND MONUMENT AS INDICATED

○ SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED

▣ CONCRETE

▢ UTILITY PEDESTAL

—x— WIRE FENCE

▨ BLOCK WALL

—o— CHAINLINK FENCE

—//— WOOD FENCE

▣ BOLLARD

—OHU— OVERHEAD UTILITY LINE

● UTILITY POLE

→ ANCHOR

▢ PULL BOX

▢ TRANSFORMER

▢ SIGNAL BOX

⊙ CABLE MANHOLE

⊙ WATER METER

⊙ FIRE HYDRANT

⊙ WATER VALVE

⊙ SANITARY SEWER MANHOLE

⊙ STORM DRAIN MANHOLE

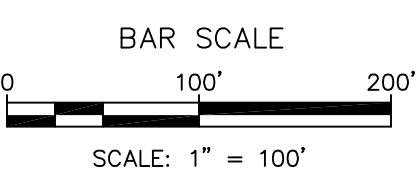
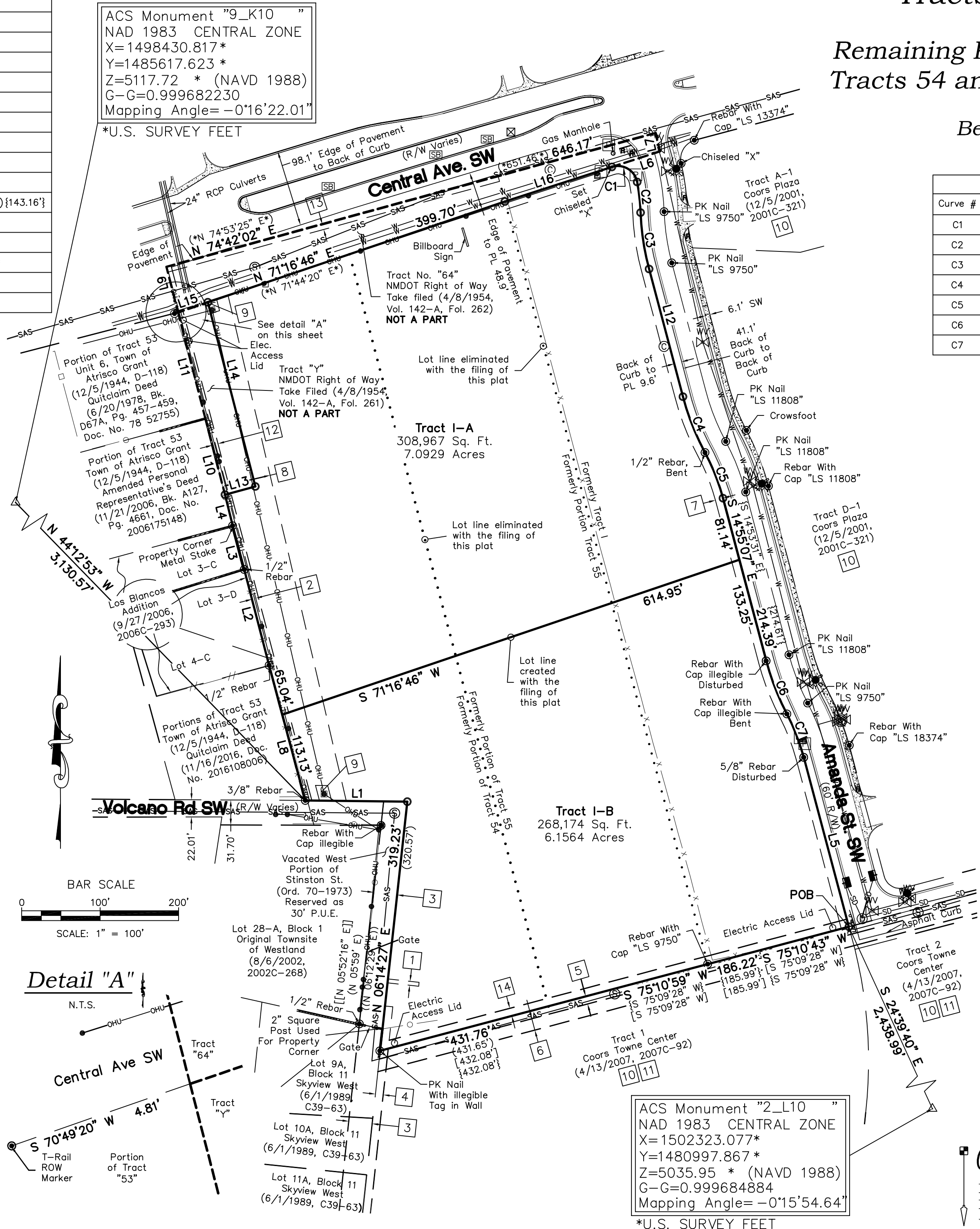
⊙ STORM DRAIN INLET

—OR— SIGN

—W— UNDERGROUND WATER UTILITY LINE

—SAS— UNDERGROUND SANITARY SEWER LINE

—SD— UNDERGROUND STORM DRAIN UTILITY LINE



**Detail "A"**  
N.T.S.

ACS Monument "2\_L10"  
NAD 1983 CENTRAL ZONE  
X=1502323.077\*  
Y=1480997.867\*  
Z=5035.95 \*(NAVD 1988)  
G-G=0.999684884  
Mapping Angle=-0°15'54.64"

\*U.S. SURVEY FEET

- ### Easement Notes
- EXISTING 5' X 40' ANCHOR EASEMENT FOR PNM AND MST&T (3/1/1956, BK. D 343, PG. 481, DOC. NO. 87947)
  - EXISTING 5' PNM AND MST&T EASEMENT (3/1/1956, BK. D 343, PG. 481, DOC. NO. 87947)
  - EXISTING 30' PUE RETAINED AS EASEMENT PER CITY OF ALBUQUERQUE VACATION ORDINANCE NO. 70-1973, DATED JULY 23, 1973
  - EXISTING 10' PUE (5/8/2001, 2001C-131)
  - EXISTING 10' PUE (2/4/1955, BK. D305, PG. 65) AND AS SHOWN ON PLAT (5/8/2001, 2001C-131)
  - EXISTING 15' CITY OF ALBUQUERQUE WATERLINE EASEMENT (4/24/1981, BK. MISC. 846, PG. 577) AND AS SHOWN ON PLAT (5/8/2001, 2001C-131)
  - EXISTING 10' PNM EASEMENT (5/8/2001, 2001C-131)
  - EXISTING PNM AERIAL EASEMENT (10/8/2002, BK. A43, PG. 34, DOC. NO. 2002130392) AND RE-RECORDED (10/8/2002, BK. A43, PG. 35, DOC. NO. 2002130393)
  - EXISTING 15' PNM POLE SITE EASEMENT (10/8/2002, BK. A43, PG. 34, DOC. NO. 2002130392) AND RE-RECORDED (10/8/2002, BK. A43, PG. 35, DOC. NO. 2002130393)
  - EXISTING PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TRACTS A THRU I, COORS PLAZA (5/8/2001, 2001C-131), BLANKET IN NATURE
  - INTENTIONALLY OMITTED
  - EXISTING 8' PNM AND QWEST CORPORATION EASEMENT (12/13/2002, BK. A46, PG. 6296, DOC. NO. 2002166732) AND RE-RECORDED (12/13/2002, BK. A46, PG. 6297, DOC. NO. 2002166733)
  - EXISTING 7' PNM AND QWEST CORPORATION EASEMENT (12/13/2002, BK. A46, PG. 6296, DOC. NO. 2002166732) AND RE-RECORDED (12/13/2002, BK. A46, PG. 6297, DOC. NO. 2002166733) THIS PORTION IS NOW IN CENTRAL RIGHT OF WAY
  - EXISTING 10' PNM AND QWEST EASEMENT (2/12/2003, BK. A50, PG. 2763, DOC. NO. 2003022806) AND RE-RECORDED (2/12/2003, BK. A50, PG. 2764, DOC. NO. 2003022807) AND (2/12/2003, BK. A50, PG. 2765, DOC. NO. 2003022808) AND (2/12/2003, BK. A50, PG. 2766, DOC. NO. 2003022809)