



Effective 3/01/2022

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

<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 SW (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>		
SUBDIVISION: 1 LOT INTO 2 LOTS		

<b>APPLICATION INFORMATION</b>		
Applicant/Owner: MJ HOSPITALITY LLC	Phone:	
Address: P.O. BOX 71870	Email:	
City: SALT LAKE CITY	State: UT	Zip: 84171
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS LLC	Phone: 505-900-8365	
Address: P.O. BOX 25911	Email: arch.plan@comcast.net	
City: ALBUQUERQUE	State: NM	Zip: 87125
Proprietary Interest in Site: OWNER	List all owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>		
Lot or Tract No.: TRACT A-1	Block:	Unit:
Subdivision/Addition: KLINE'S INDUSTRIAL PARK	MRGCD Map No.:	UPC Code: 1.016.060.024.361.203.0
Zone Atlas Page(s): G-16	Existing Zoning: NR-GM	Proposed Zoning:
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 2.0365±
<b>LOCATION OF PROPERTY BY STREETS</b>		
Site Address/Street: 4100 YALE NE	Between: CARMONY RD	and: COMANCHE RD
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>		
NONE		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: 10.25.22
Printed Name: DEERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

## FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

### SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

### MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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

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

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

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

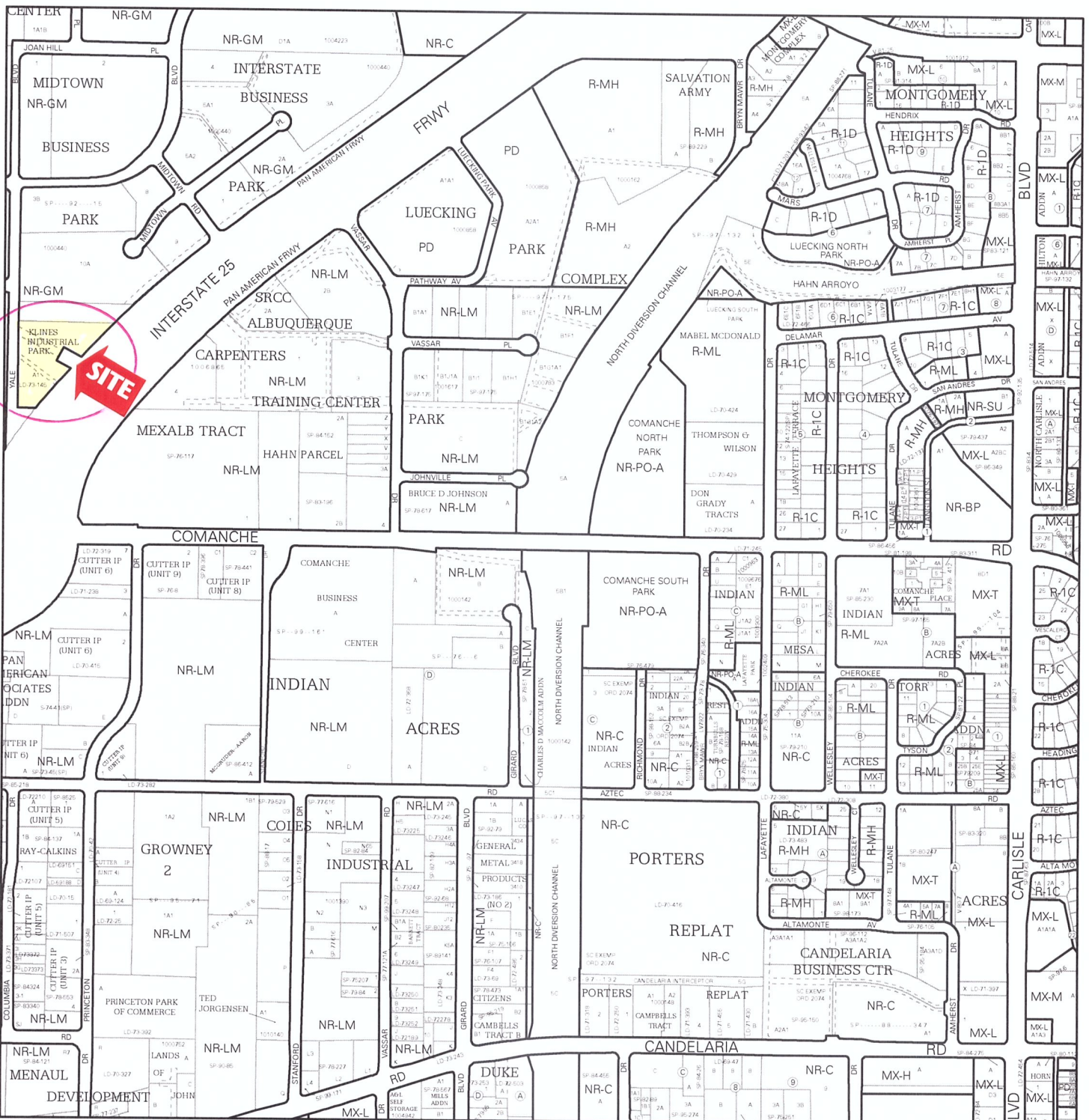
**Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.**

### MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_

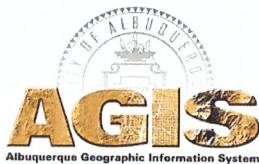
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other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

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

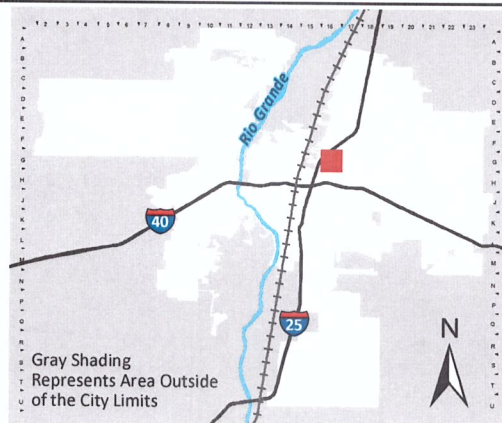


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018



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



Zone Atlas Page:  
**G-16-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



**ARCH+PLAN**  
**LAND USE CONSULTANTS**  
**ALBUQUERQUE NM**

November 1, 2022

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

**RE: TRACT A-1, KLINE'S INDUSTRIAL PARK**

Ms. Wolfley and members of the Board:

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

The property owner is interested in the subdivision existing Tract A-1, Kline's Industrial Park into two (2) lots. Proposed Tract A-1-A at 1.5728± acres and Tract A-1-B at 1.2578± on property zoned NR-GM (Non Residential – General Manufacturing).

Proposed Tract A-1-B is the location of an existing self storage business known as Extra Space Storage.

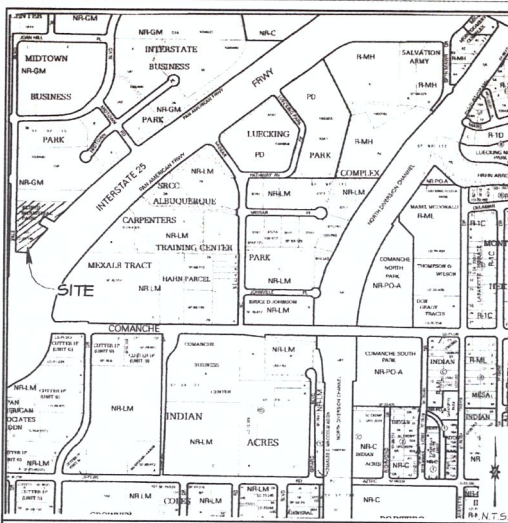
The site is governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan within the Near North Valley Planning Area.

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

Sincerely,



Derrick Archuleta, MCRP  
Principal



VICINITY MAP  
ZONE ATLAS 6-16-Z

# PLAT OF TRACTS A-1-A AND A-1-B KLINE'S INDUSTRIAL PARK BEING A REPLAT OF TRACT A-1 KLINE'S INDUSTRIAL PARK WITHIN PROJECTED SECTION 3, T.10 N., R. 3 E., N.M.P.M., TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER, 2022

**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;
- 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;
- QUEST CORPORATION DBA CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES;
- 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, REPAIR, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJACENT LANDS OF GRANITOR 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, STRUCTURES SHALL BE ERRECTED 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') 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 HAVE NOR 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.

**UTILITY APPROVALS**

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)	DATE
QUEST CORPORATION DBA CENTURY LINK QC	DATE
COMCAST CABLE	DATE
NEW MEXICO GAS COMPANY (NMGC)	DATE

**LEGAL DESCRIPTION**

TRACT A-1 OF KLINE'S INDUSTRIAL PARK, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 12, 1993, IN MAP BOOK 936, FOLIO 11, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED LOT, FROM WHENCE A TIE TO FOUND A.G.R.S. MONUMENT "L25-20" BEARS N00°52'09"E A DISTANCE OF 111.34 FEET;

THENCE FROM SAID POINT OF BEGINNING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5714.01 FEET, AN ARC LENGTH OF 246.44 FEET, A CENTRAL ANGLE OF 02°26'38" AND A CHORD BEARING S41°36'53"W, 216.64 FEET, AN ARC LENGTH OF 246.44 FEET TO A POINT OF TANGENT MARKED BY A SET REBAR WITH CAP "S 14828";

THENCE N61°06'41"W, A DISTANCE OF 104.54 FEET TO AN ANGLE POINT OF THE ABOVE DESCRIBED LOT;

THENCE S28°41'38"W, A DISTANCE OF 78.98 FEET TO AN ANGLE POINT OF THE ABOVE DESCRIBED LOT;

THENCE S61°50'06"E, A DISTANCE OF 86.23 FEET TO A POINT OF CURVATURE OF THE ABOVE DESCRIBED LOT;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3944.12 FEET, AN ARC LENGTH OF 216.10 FEET, A CENTRAL ANGLE OF 04°01'08" AND A CHORD BEARING AND DISTANCE OF S41°36'53"W, 216.64 FEET TO A POINT OF TANGENT MARKED BY A SET REBAR WITH CAP "S 14829";

THENCE S84°35'20"W, A DISTANCE OF 49.20 FEET TO THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED LOT, MARKED BY A FOUND "X" CHISELED INTO PALK;

THENCE N00°29'35"E, A DISTANCE OF 453.92 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF YALE BLVD. NE TO THE NORTHWEST CORNER OF THE ABOVE DESCRIBED LOT MARKED BY A SET REBAR WITH CAP "S 14828";

THENCE S74°22'41"E, A DISTANCE OF 5.80 FEET TO AN ANGLE POINT OF THE ABOVE DESCRIBED LOT;

THENCE S84°16'04"E, A DISTANCE OF 493.24 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING OF THE ABOVE DESCRIBED LOT, CONTAINING 2.8307 ACRES MORE OR LESS.

**FREE CONSENT**

SURVEYED AND REPLATTED AS SHOWN HEREON AND NOW TO BE DESIGNATED AS TRACT A-1-A, BERNALILLO COUNTY METROPOLITAN COURT WITH THE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED GRANTEE THEREOF THE UNDERSIGNED HAVE REPRESENTED THEMSELVES TO HAVE COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE AND ACKNOWLEDGE THAT THIS PLAT IS WITHIN THE GOVERNANTS AND RESTRICTIONS ON THIS PROPERTY, THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ALL EASEMENTS SHOWN HEREON.

RESPONSIBLE PARTY	DATE
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**NOTARY ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

THIS INSTRUMENT HAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

**GRADING AND DRAINAGE NOTES**

1. A GRADING AND DRAINAGE PLAT PREPARED BY A NEW MEXICO REGISTERED ENGINEER MAY BE REQUIRED WITH FUTURE DEVELOPMENT OF THESE LOTS.
2. CROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS.
3. LOTS MUST ACCEPT HISTORICAL STORM WATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES.
4. NO MASS SITE GRADING, CLEARING OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING AND DRAINAGE PLAN.

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM ONE (1) EXISTING LOT

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UFG NO. \_\_\_\_\_  
PROPERTY OWNER OF RECORD \_\_\_\_\_  
BERNALILLO COUNTY TREASURERS OFFICE \_\_\_\_\_

BERNALILLO COUNTY IMPACT FEES WILL BE ASSESSED AT THE TIME OF BUILDING PERMIT APPLICATION. FOR QUESTIONS REGARDING FEE AMOUNTS CONTACT THE BERNALILLO COUNTY ZONING/BUILDING AND PLANNING DEPT.

**PROJECT NO.**

**APPLICATION NO.**

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY SURVEYOR	DATE
CITY ENGINEER	DATE
TRAFFIC ENGINEERING, TRANSPORTATION	DATE
A.M.A.F.C.A.	DATE
A.B.C.W.U.A.	DATE
PARKS & RECREATION DEPARTMENT	DATE
CODE ENFORCEMENT	DATE

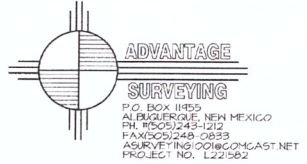
**SURVEYORS CERTIFICATION**

I, JENNIE B. STONESIFER, A DULY QUALIFIED REGISTERED PROFESSIONAL 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 THE PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO (EFFECTIVE NOVEMBER 1, 1989 AND REVISIONS FEBRUARY 2, 1994 TO MAY 1, 2007), AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



JENNIE B. STONESIFER  
NMLS NO. 14828

10/2/2022  
DATE

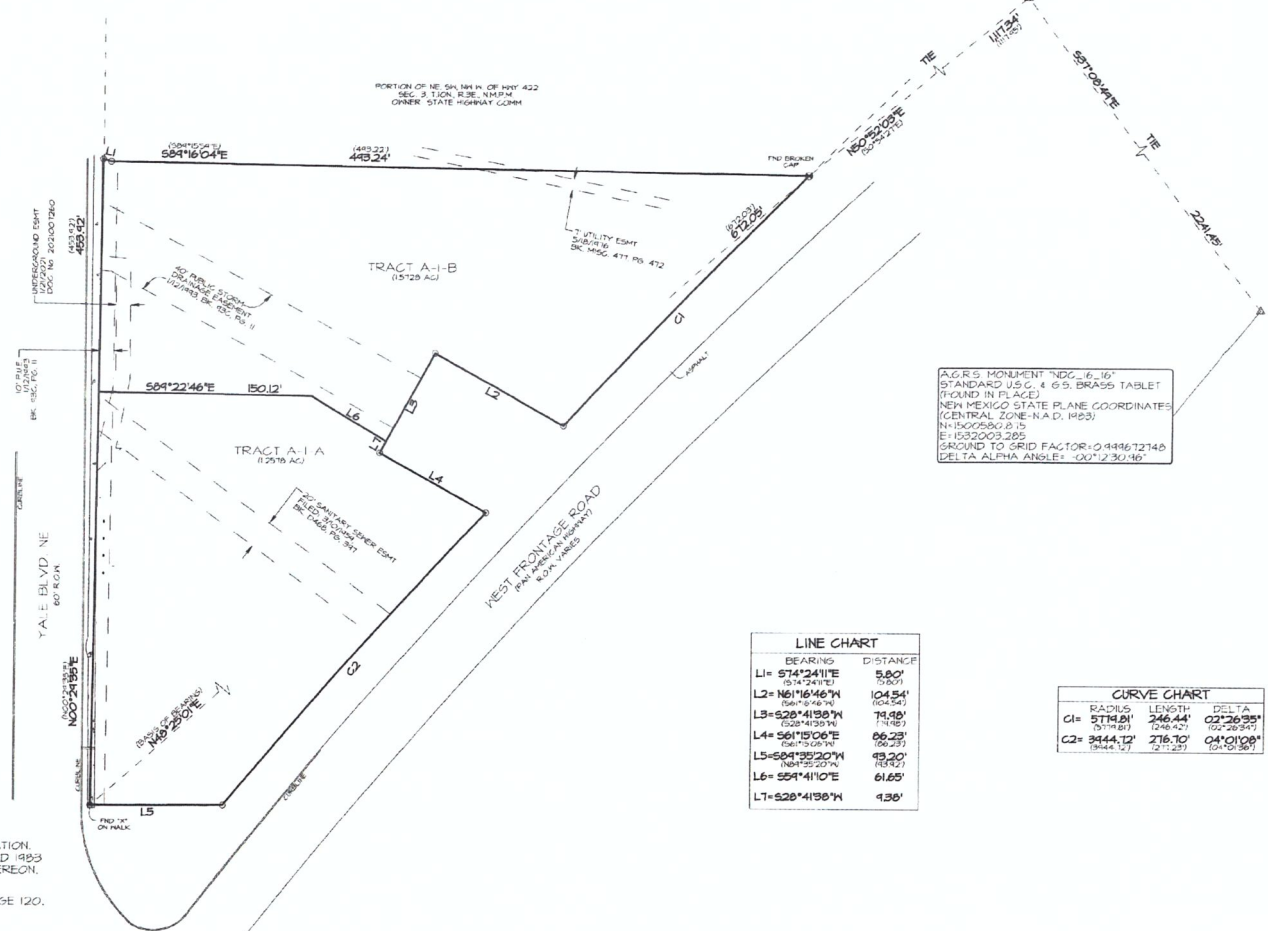


PLAT OF  
TRACTS A-1-A AND A-1-B  
KLINE'S INDUSTRIAL PARK  
BEING A REPLAT OF  
TRACT A-1  
KLINE'S INDUSTRIAL PARK  
WITHIN  
PROJECTED SECTION 3, T.10 N., R. 3 E., N.M.P.M.,  
TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2022



AGRS MONUMENT "L-25-20"  
STANDARD U.S.C. & G.S. BRASS TABLET  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1530256.513  
E=1530649.76  
GROUND TO GRID FACTOR=0.999674583  
DELTA ALPHA ANGLE= -0°12'40.48"

AGRS MONUMENT "NGC-6-16"  
STANDARD U.S.C. & G.S. BRASS TABLET  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1530058.815  
E=1532003.205  
GROUND TO GRID FACTOR=0.999672148  
DELTA ALPHA ANGLE= -0°12'30.16"



**NOTES**

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREON ONLY. THESE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE NOR THE RESULTS OF AN ACCURATE TITLE SEARCH WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT COULD AFFECT THIS PARCEL.  
THIS TRACT OR PARCEL OF LAND MAY BE SUBJECT TO RESTRICTIONS AND/OR EASEMENTS OF RECORD.  
THIS TRACT OR PARCEL OF LAND MAY CONTAIN UTILITIES THAT ARE NOT IDENTIFIED HEREON.

**REFERENCE**

PLAT OF SURVEY ENTITLED "KLINE'S INDUSTRIAL PARK", FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN PLAT BOOK 336, FOLIO 11 WARRANTY DEED FROM MOHAMMED M. JASSER AND REBECCA JASSER TO M.J. HOSPITALITY LLC FOR TRACT A-1 OF KLINE'S INDUSTRIAL PARK AS THE SAME IS FILED FOR RECORD IN THE OFFICE OF THE BERNALILLO COUNTY CLERK AS DOCUMENT No. 200615814

**SUBDIVISION DATA/NOTES**

1. PLAT WAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE 1983 AND ARE BASED UPON AGRS MONUMENTS "NM\_47\_10" AND "6\_015" AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. DATA WITHIN PARENTHESES ( ) ARE RECORD PER PLAT FILED IN BOOK 36, PAGE 120.
6. GROSS ACREAGE = 2.8307 ACRES
7. NUMBER OF EXISTING TRACTS = 1
8. NUMBER OF TRACTS CREATED = 2
9. PROPERTY SURVEYED AUGUST, 2022
10. ZONING: NR-5M NON-RESIDENTIAL GENERAL MANUFACTURING
11. ALL CORNERS SET WITH 1/2" REBAR AND CAP LS#14828 UNLESS OTHERWISE INDICATED.
12. IT IS HEREBY CERTIFIED THAT THE ABOVE PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD BOUNDARY IN ACCORDANCE WITH CURRENT BERNALILLO COUNTY FLOOD INSURANCE RATE MAP DATED AUGUST 16, 2012 ZONE "X", MAP PANEL 3502/0013B H
13. NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE TRACTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

LINE CHART	
BEARINGS	DISTANCE
L1= 574°24'11"E	5.80'
(56°14'24.17")	(5.80')
L2= N61°16'46.74"N	104.54'
(56°16'46.74")	(104.54')
L3= S28°41'38.74"S	71.86'
(28°41'38.74")	(71.86')
L4= S61°15'06"E	86.23'
(61°15'06.74")	(86.23')
L5= S84°35'20.74"W	49.20'
(84°35'20.74")	(49.20')
L6= S59°41'10"E	61.65'
(59°41'10.74")	(61.65')
L7= S28°41'38.74"N	4.38'
(28°41'38.74")	(4.38')

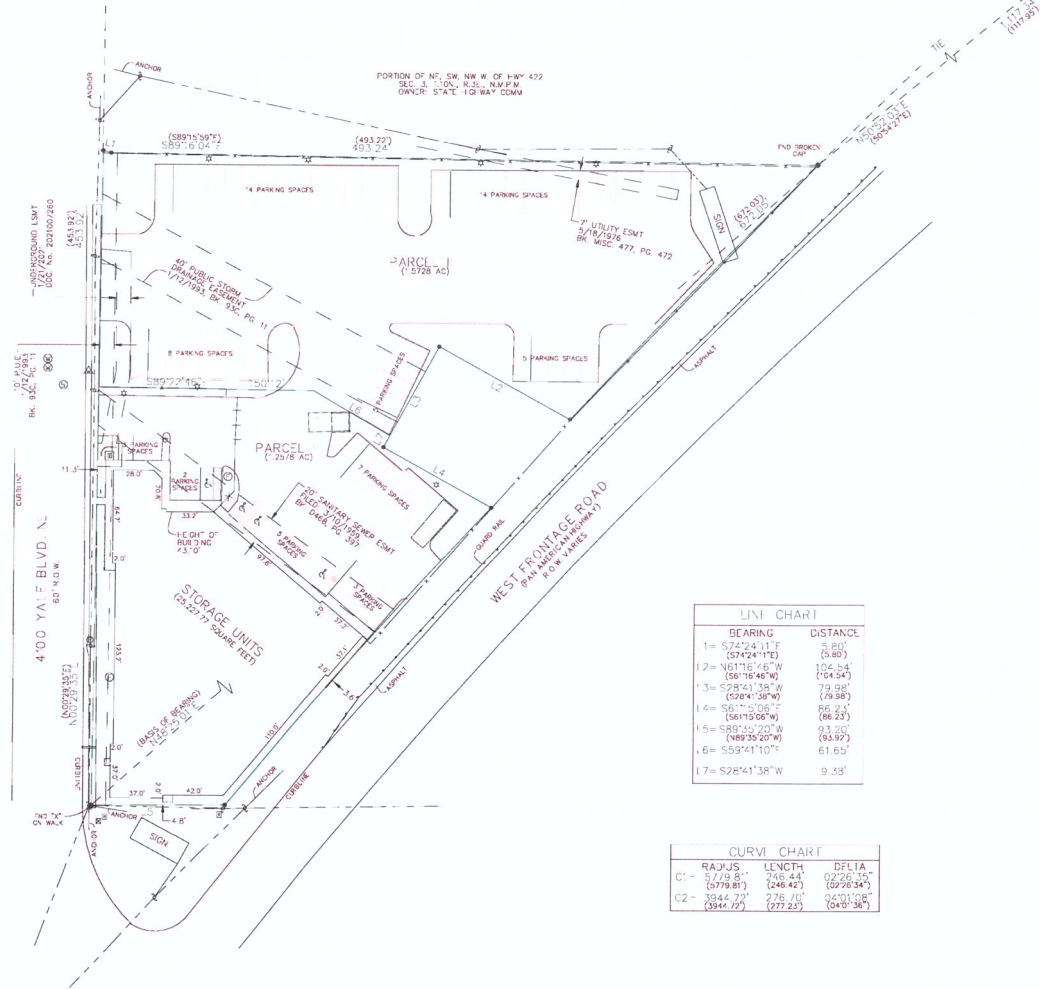
CURVE CHART		
RADIUS	LENGTH	DELTA
C1= 5774.81'	246.44'	02°26'38"
(5774.81')	(246.44')	(26°38.97")
C2= 3444.12'	276.70'	04°01'08"
(3444.12')	(276.70')	(4°01'08.97")

**ADVANTAGE SURVEYING**  
2214 MATTHEW AVE NW  
ALBUQUERQUE, NEW MEXICO  
PH: 505/245-1212  
FAX: 505/248-0833  
ASURVEY@INS100@COMCAST.NET  
PROJECT NO. L221582

SITE PLAN  
OF  
TRACT A-1  
KLING'S INDUSTRIAL PARK  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2022

A.G.R.S. MONUMENT 1.25" 20"  
STANDARD U.S.C. & C.S. BRASS TABLET  
(-CLND N PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(GENERAL ZONE - N.A.D. 1983)  
N 1502367.513  
E = 530649.76  
GROUND TO GRID FACTOR 0.999674593  
DELTA ALPHA ANGLE = -0°12'40.48"

LEGEND	
	FIBER OPTIC SIGN
	ELEC BOX
	WATER METER
	PHONE RISER
	SANITARY SEWER
	WATER MANHOLE
	FIRE HYDRANT
	HAND CAP
	A.C.S. MONUMENT
	LIGHT POLE
	UNMARKED BOX AT GROUND LEVEL
	POWER POLE
	FOUND CORNER
	SET CORNER
	GATE
	GUARD RAIL
	OVER-HEAD UTILITIES
	FENCE LINE
	CONCRETE
	BLOCK WALL



LINE CHART	
BEARING	DISTANCE
1= S74°24'11"E	8.60'
(S74°24'11"E)	(8.60')
2= N61°16'54"W	104.54'
(S6°18'46"W)	(104.54')
3= S28°41'38"W	73.88'
(S28°41'38"W)	(73.88')
4= S6°15'06"E	86.24'
(S6°15'06"E)	(86.24')
5= S89°35'20"W	93.20'
(N89°35'20"W)	(93.92')
6= S59°41'10"E	61.65'
7= S28°41'38"W	9.38'

CURVE CHART			
CURVE	RADIUS	LENGTH	DELTA
C1	5778.81'	246.42'	02°26'34"
	(5778.81')	(246.42')	(02°26'34")
C2	3844.75'	276.70'	04°01'08"
	(3844.75')	(276.70')	(04°01'08")



**ADVANTIA**  
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