



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

BRIEF DESCRIPTION OF REQUEST

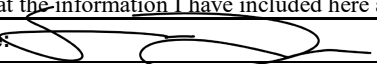
APPLICATION INFORMATION			
Applicant/Owner:		Phone:	
Address:		Email:	
City:	State:	Zip:	
Professional/Agent (if any):		Phone:	
Address:		Email:	
City:	State:	Zip:	
Proprietary Interest in Site:		List <u>all</u> owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.:		Block:	Unit:
Subdivision/Addition:		MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:		Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):	

LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:

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

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:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

- ___ 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**

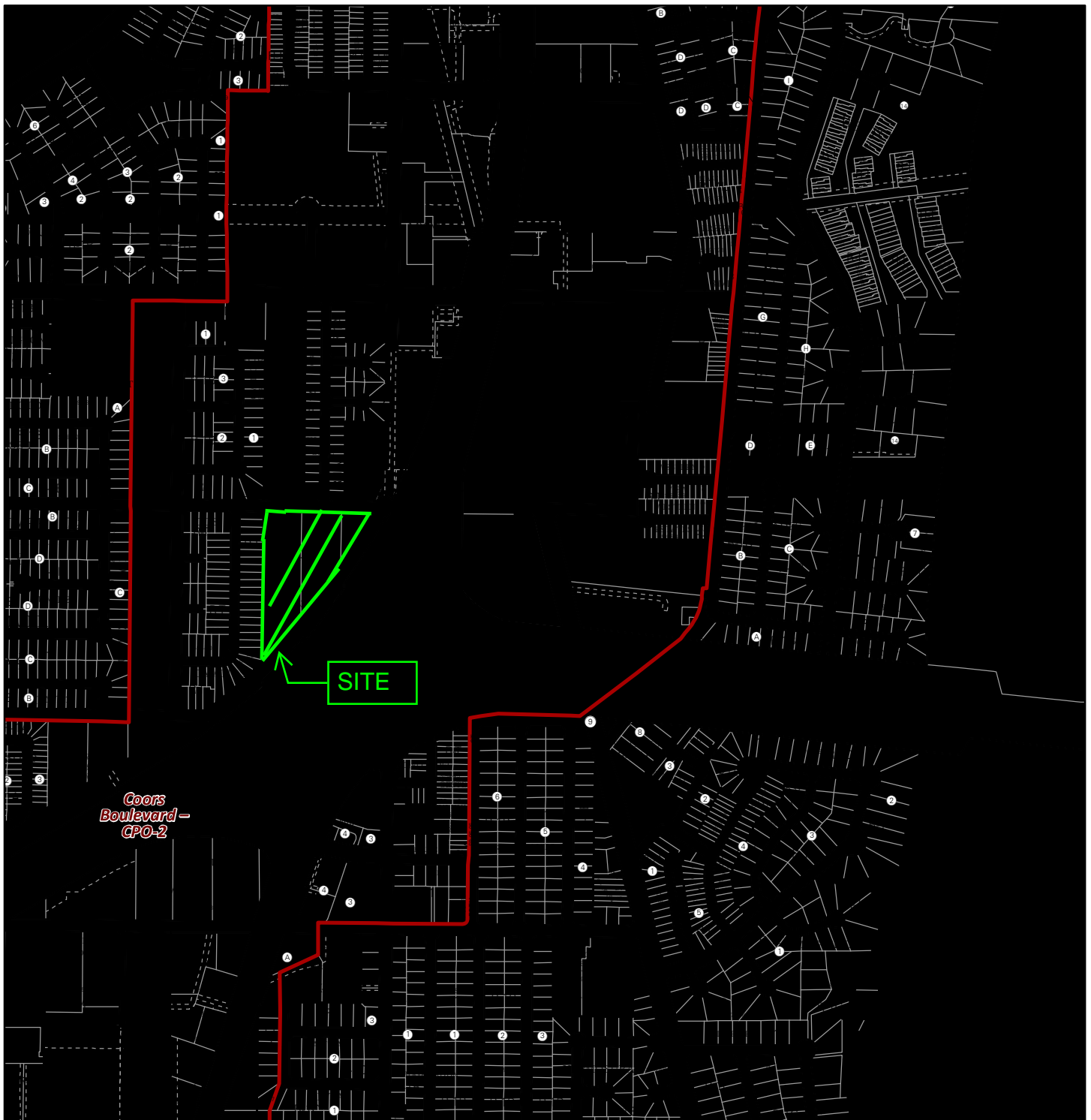
A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as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

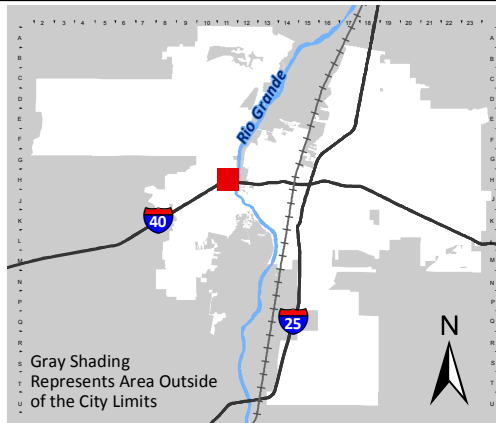
- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter describing, explaining, and justifying the request
- ___ 5) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 6) 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:
H-11-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



April 9, 2024

Ms. Jolene Wolfley
Development Facilitation Team
600 Second NW
Albuquerque, NM 87102

**RE: DFT REQUEST FOR SKETCH PLAT REVIEW AND COMMENT
COMPRISED OF ALL OR A PORTION OF TRACTS 308,
309, AND 310, UNIT 8 TOWN OF ATRISCO GRANT
ZONE ATLAS PAGE: H-11-Z**

Dear Ms. Wolfley:

Tierra West, LLC, are submitting for a sketch plat review for a vacation of easement as part of a Major Subdivision and Preliminary Plat approval for a proposed Subdivision. The site is zoned MX-T. We are proposing a 55-lot subdivision located south of Miami Road and west of Coors Blvd. The site lies adjacent to Coors Blvd but has access from Miami.

We are already in the queue for the Preliminary Plat, however, an existing 142' x 52' PNM and MST&T Easement was found. This easement will be vacated as part of the larger subdivision request.

Please see enclosed plat identifying the easement to be vacated, and the new proposed subdivision.

If you have any questions or need additional information regarding this application, please do not hesitate to contact me.

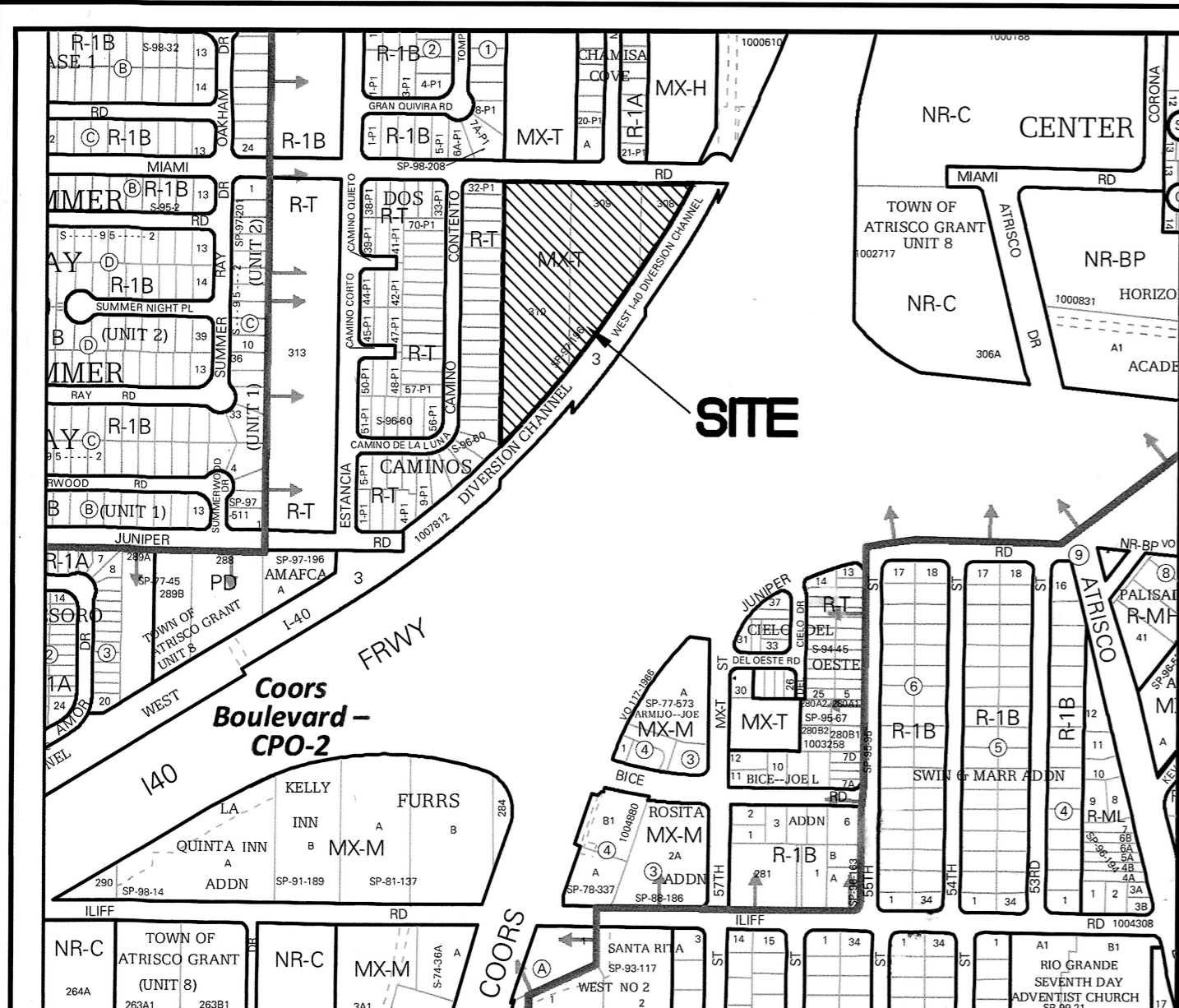
Sincerely,

A handwritten signature in black ink, appearing to read "Sergio Lozoya", with a stylized flourish at the end.

Sergio Lozoya

cc: Jarod Likar

JN 2023024
RRB/jn/db



Vicinity Map - Zone Atlas H-11-Z

N.T.S.

Subdivision Data

GROSS ACREAGE..... 5.4683 ACRES
 ZONE ATLAS PAGE NO..... H-11-Z
 NUMBER OF EXISTING LOTS..... 4
 NUMBER OF LOTS CREATED..... 55
 NUMBER OF TRACTS CREATED..... 0
 MILES OF FULL-WIDTH STREETS..... 0.00 MILES
 MILES OF HALF-WIDTH STREETS..... 0.2321 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 1.2993 ACRES
 DATE OF SURVEY..... SEPTEMBER 2023

Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. 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.

SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR MARLIN ST NW AND WAHOO ST NW TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Carey Plant, Vice President
 Butterfly Holdings, LLC, a New Mexico Limited Liability Company
 3/20/24 DATE

STATE OF NEW MEXICO
 COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 20, 2024
 BY: CAREY PLANT, VICE PRESIDENT, BUTTERFLY HOLDINGS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

By: Karen Lee Ward
 NOTARY PUBLIC

STATE OF NEW MEXICO
 NOTARY PUBLIC
 KAREN LEE WARD
 Commission # 1021567
 My Comm. Exp. Nov 18, 2025

MY COMMISSION EXPIRES 11-18-2025

Indexing Information

Section 11, Township 10 North, Range 2 East, N.M.P.M.
 as Projected into the Town of Atrisco Grant
 Subdivision: Town of Atrisco Grant Unit 8
 Owner: Butterfly Holdings, LLC, a New Mexico limited liability
 UPC #: 101105914924031608 (Portions of Tracts 308, 309 & 310)
 101105913424631610 (Portion of Tract 310)
 101105913325731609 (Northeast portion of Tract 310)
 101105912225431604 (Northwest portion of Tract 310)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENT(S) AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
4. VACATE EASEMENTS AS SHOWN HEREON.

Legal Description

A CERTAIN PARCEL OF LAND BEING COMPRISED OF PORTIONS OF TRACTS 308, 309 AND 310 WITHIN UNIT 8 OF THE TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 5, 1944, IN BOOK D, PAGE 117 AND BEING DESCRIBED IN THE WARRANTY DEEDS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 5, 2008, AS DOCUMENT NO. 2008025244 AND ON AUGUST 7, 2009, AS DOCUMENT NO. 2009089913, AND ON JUNE 23, 2009, AS DOCUMENT NO. 2009070073, AND ON MARCH 5, 2024, AS DOCUMENT NO. 2024014542.

BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHWEST CORNER OF SAID TRACT 310, LYING ON THE SOUTHERLY RIGHT-OF-WAY OF MIAMI ROAD NW, BEING MARKED BY A REBAR WITH CAP "LS 7923", WHENCE A TIE TO ACS MONUMENT "12_H11" BEARS N 32°50'58" E, A DISTANCE OF 2527.96 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID RIGHT-OF-WAY, S 89°22'25" E, A DISTANCE OF 556.74 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF "PARCEL 3" OF THE WEST I-40 DIVERSION CHANNEL, BEING MARKED BY A REBAR WITH CAP "LS 14733";

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

202.71 FEET ALONG A CURVE TO THE RIGHT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 1723.86 FEET, A DELTA OF 06°44'15", AND A CHORD BEARING S 30°06'51" W, A DISTANCE OF 202.60 FEET TO A POINT OF COMPOUND CURVATURE, BEING MARKED BY A REBAR WITH CAP "LS 14733";

295.27 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 11297.16 FEET, A DELTA OF 01°29'51", AND A CHORD BEARING S 34°13'54" W, A DISTANCE OF 295.26 FEET TO A POINT OF COMPOUND CURVATURE, BEING MARKED BY A REBAR WITH CAP "LS 14733";

464.88 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 2709.91 FEET, A DELTA OF 09°49'44", AND A CHORD BEARING S 39°54'23" W, A DISTANCE OF 464.31 FEET TO THE MOST SOUTHERLY CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING A POINT ON THE WEST BOUNDARY OF SAID TRACT 310, BEING MARKED BY A PK NAIL WITH WASHER "LS 8686" ON THE TOP OF WALL;

THENCE, LEAVING SAID DIVERSION CHANNEL RIGHT-OF-WAY, COINCIDING THE WEST BOUNDARY OF SAID TRACT 310, N 00°39'10" E, A DISTANCE OF 781.67 FEET TO THE POINT OF BEGINNING, CONTAINING 5.4683 ACRES (238,198 SQ. FT.), MORE OR LESS.

Notes

1. FIELD SURVEY PERFORMED IN MAY 2023, AND JANUARY 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. THE PROPERTY DOES NOT HAVE DIRECT ACCESS TO COORS BLVD. NW.
5. LOT LINES TO BE ELIMINATED SHOWN HEREON AS.....
6. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20__.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #:
 101105914924031608
 101105913424631610
 101105913325731609
 101105912225431610

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Playa Del Sur
 Being Comprised of
 Portions of Tracts 308,
 309 and 310, Unit 8,
 Town of Atrisco Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2024**

Project Number: _____

Application Number: _____

Plat Approvals:

<i>Rodney Puertes</i> Rodney Puertes (Mar 12, 2024 08:03 MDT)	12/03/2024
<i>Abdul Bhuiyan</i> Abdul Bhuiyan (Mar 8, 2024 15:07 MDT)	04/03/2024
<i>Stephen J. Asp II</i> Stephen J. Asp II (Mar 14, 2024 10:00 MDT)	Mar 14, 2024
<i>New Mexico Gas Company</i> New Mexico Gas Company	
<i>Miko Morus</i> Miko Morus (Mar 4, 2024 14:31 MDT)	04/03/2024
Comcast	

City Approvals:

Loren N. Risenhoover P.S. 3/15/2024
 City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department
[Signature] 04/03/2024

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

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 3/20/24
 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

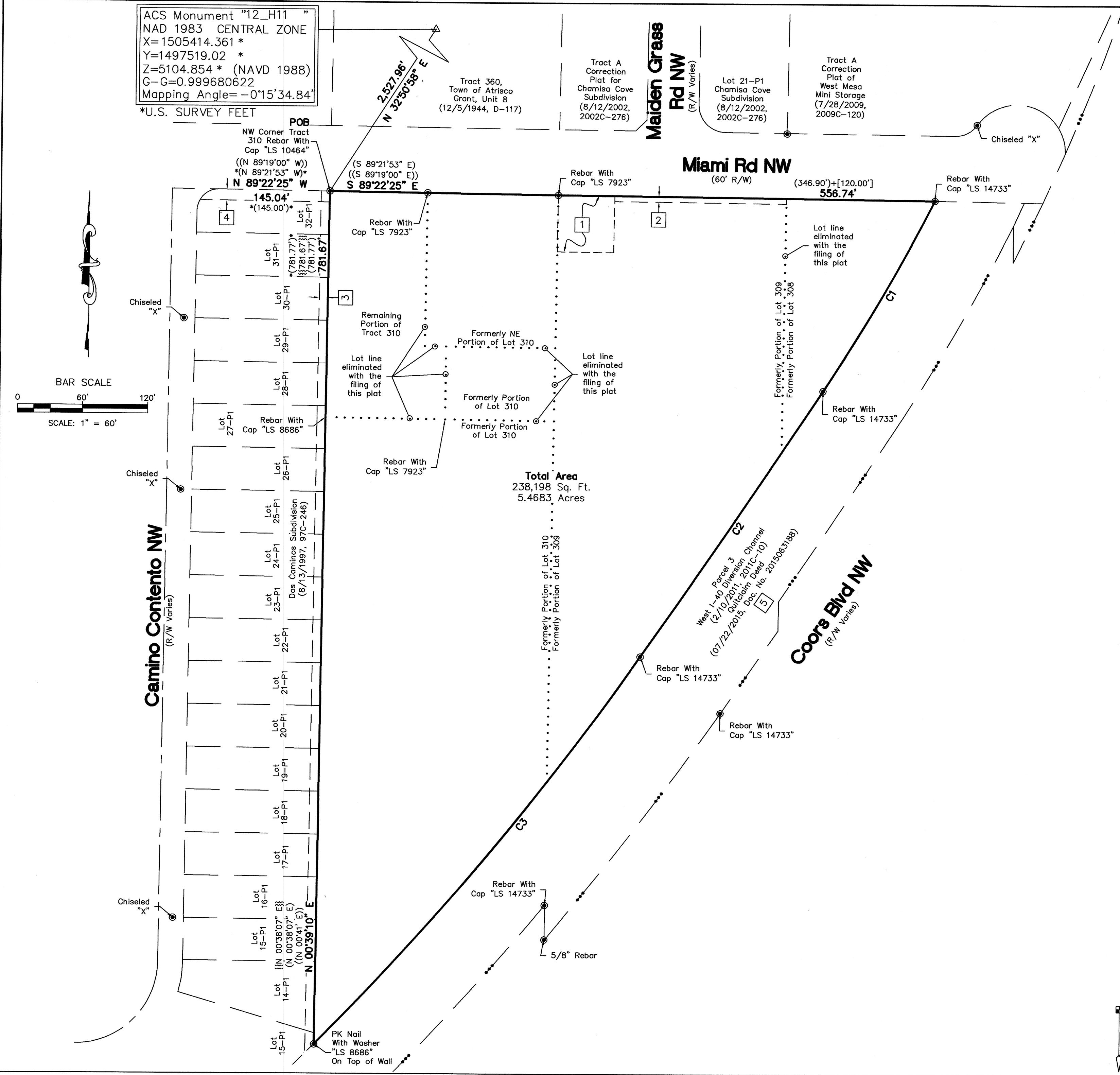
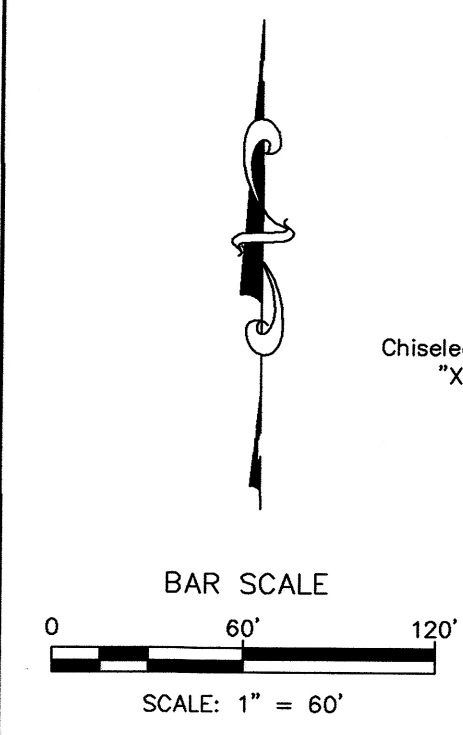
ACS Monument "12_H11"
 NAD 1983 CENTRAL ZONE
 X=1505414.361 *
 Y=1497519.02 *
 Z=5104.854 * (NAVD 1988)
 G-G=0.999680622
 Mapping Angle=-0°15'34.84"
 *U.S. SURVEY FEET

**Plat for
 Playa Del Sur
 Being Comprised of
 Portions of Tracts 308, 309 and
 310, Unit 8, Town of Atrisco Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2024**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED (3/5/2008, DOC. NO. 2008025224)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (8/7/2009, DOC. NO. 2009089913)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (6/23/2009, DOC. NO. 2009070072)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (12/5/1944, D-117)
{{N 90°00'00" E}}	RECORD BEARINGS AND DISTANCES PER PLAT (2/10/2011, 2011C-10)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (8/13/1997, 97C-246)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT
▲	SET CENTERLINE MONUMENT STAMPED "LS 18374"
⊙	BLOCK LETTER
—●—●—●—	ACCESS CONTROL LINE PER RIGHT-OF-WAY MAP, PROJECT NO. "TPU-040-3(89)155" DATED 11/12/2004

This sheet shows existing conditions, easements to be vacated and lot lines to be eliminated



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

Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- FOUND MONUMENT AS INDICATED
- SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
- △ FOUND CENTERLINE MONUMENT
- ▲ SET CENTERLINE MONUMENT STAMPED "LS 18374"
- ⊙ BLOCK LETTER
- ACCESS CONTROL LINE PER RIGHT-OF-WAY MAP, PROJECT NO. "TPU-040-3(89)155" DATED 11/12/2004

Tract 360,
Town of Atrisco
Grant, Unit 8
(12/5/1944,
D-117)

Tract A
Correction
Plat for
Chamisa Cove
Subdivision
(8/12/2002,
2002C-276)

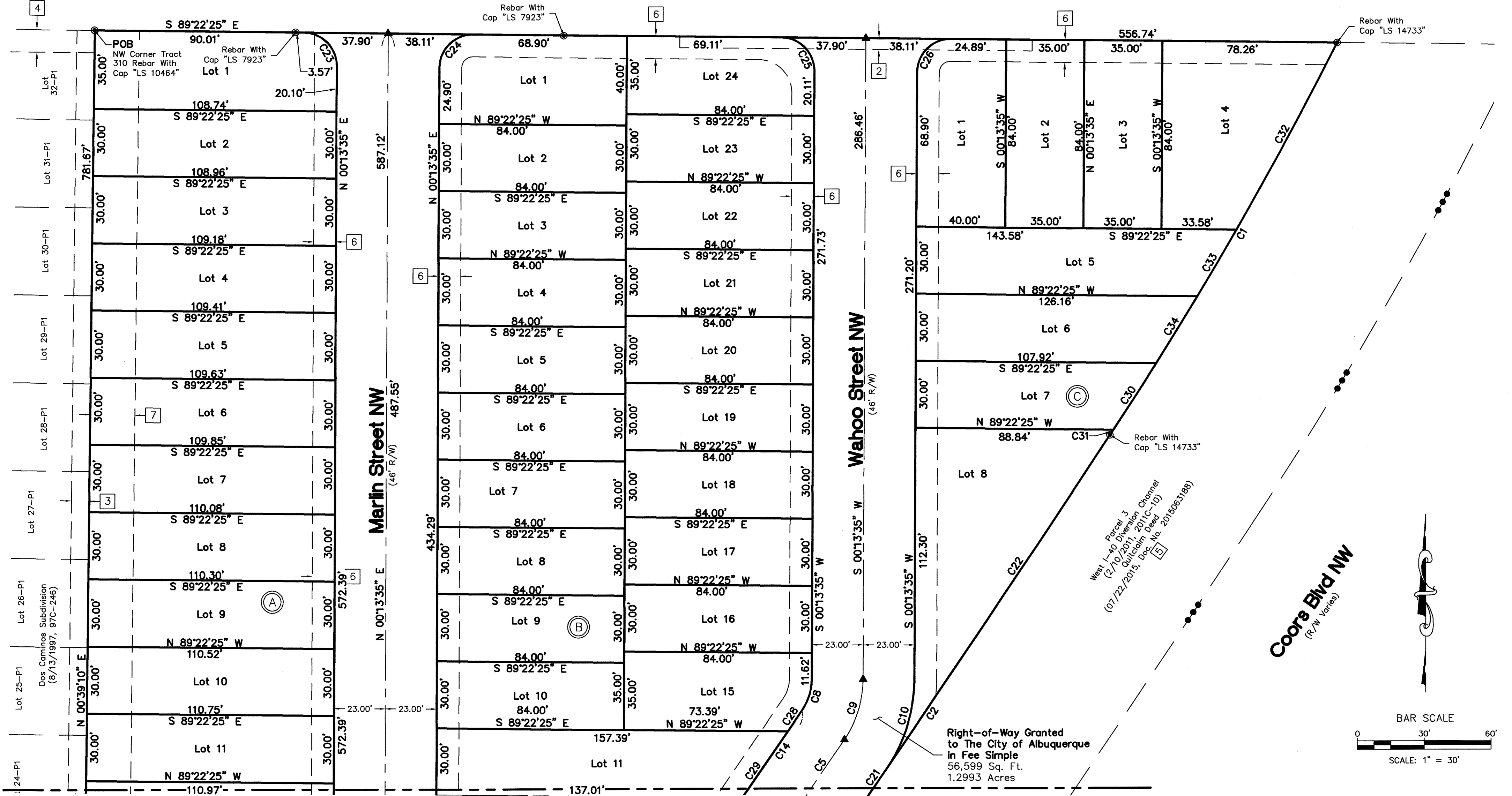
**Maiden
Grass
Rd NW**
(R/W Varies)

Lot 21-P1
Chamisa Cove
Subdivision
(8/12/2002,
2002C-276)

Tract A
Correction
Plat of
West Mesa
Mini Storage
(7/28/2009,
2009C-120)

**Plat for
Playa Del Sur
Being Comprised of
Portions of Tracts 308, 309 and
310, Unit 8, Town of Atrisco Grant
City of Albuquerque
Bernalillo County, New Mexico
January 2024**

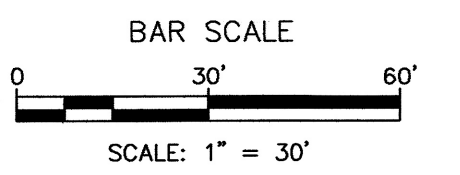
Miami Road NW
(60' R/W)



Matchline-See Sheet 4 of 5

Parcel 3
West 1-40 Diversion Channel
(2/10/2011, 2011C-10)
Quikdraw Deed
(07/22/2015, Doc. No. 2015063188)

Right-of-Way Granted
to The City of Albuquerque
in Fee Simple
56,599 Sq. Ft.
1.2993 Acres



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**Plat for
Playa Del Sur
Being Comprised of
Portions of Tracts 308, 309 and
310, Unit 8, Town of Atrisco Grant
City of Albuquerque
Bernalillo County, New Mexico
January 2024**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT
▲	SET CENTERLINE MONUMENT STAMPED "LS 18374"
⊙	BLOCK LETTER
—●—●—●—	ACCESS CONTROL LINE PER RIGHT-OF-WAY MAP, PROJECT NO. "TPU-040-3(89)155" DATED 11/12/2004

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.

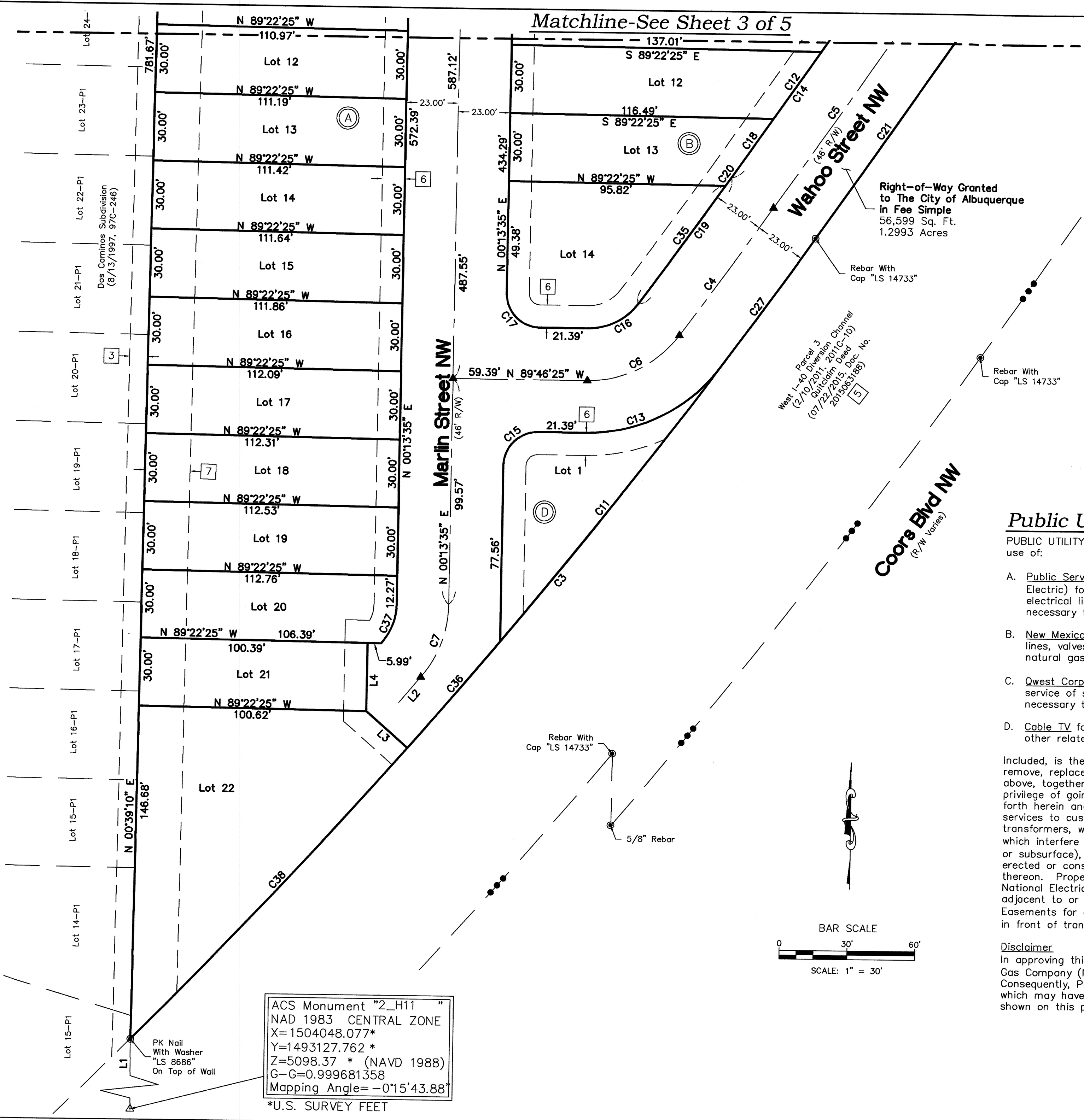
Disclaimer

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.

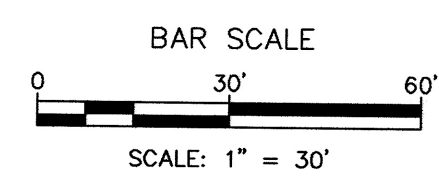
CSI-CARTESIAN SURVEYS INC.

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

Matchline-See Sheet 3 of 5



ACS Monument "2_H11"
NAD 1983 CENTRAL ZONE
X=1504048.077*
Y=1493127.762*
Z=5098.37* (NAVD 1988)
G-G=0.999681358
Mapping Angle=-0°15'43.88"
*U.S. SURVEY FEET



Documents

- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 2121392 AND AN EFFECTIVE DATE OF AUGUST 28, 2023.
- WARRANTY DEED FOR A PORTION OF TRACTS 308, 309 AND 310, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 5, 2008, AS DOC. NO. 2008025224.
- WARRANTY DEED FOR A PORTION OF TRACT 310, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 7, 2009, AS DOC. NO. 2009089913.
- WARRANTY DEED FOR A NORTHEASTERLY PORTION OF TRACT 310, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 23, 2009, AS DOC. NO. 2009070072.
- NEW MEXICO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR COORS BLVD. NW, HAVING PROJECT NO. "TPU-040-3(89)155", DATED NOVEMBER 12, 2004.
- PLAT OF PARCELS ONE, TWO AND THREE, WEST I-40 DIVERSION CHANNEL, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 10, 2011, IN BOOK 2011C, PAGE 10, DOC. NO. 2011014881.
- ALTA/NSPS LAND TITLE SURVEY FOR THE SUBJECT PROPERTY, BEING PORTIONS OF TRACTS 308, 309 AND 310 OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT, PROVIDED BY CHRISTOPHER J. DEHLER, NMRPS NO. 7923, DATED JUNE 8, 2018.
- PLAT SHOWING A PORTION OF TRACTS OF ALLOTTED FROM TOWN OF ATRISCO GRANT, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 5, 1944, IN BOOK D, PAGE 117.
- WARRANTY DEED FOR THE NORTHWEST PORTION OF TRACT 310, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 5, 2024, AS DOCUMENT NO. 2024014542.

Easement Notes

- EXISTING 142' X 52' PNM AND MST&T EASEMENT (10/8/1965, BK. D787, PG. 854, DOC. NO. 76885) VACATED WITH THE FILING OF THIS PLAT
- EXISTING 5' PNM AND MST&T EASEMENT (10/8/1965, BK. D787, PG. 854, DOC. NO. 76885) AND REVISED (10/8/1965, BK. D787, PG. 855, DOC. NO. 76866)
- EXISTING 8' PNM AND MST&T CO. UTILITY EASEMENT (9/11/1959, BK. D501, PG. 466) AND AS SHOWN ON PLAT (8/13/1997, 97C-246) DOES NOT AFFECT SUBJECT PROPERTY. SHOWN HEREON FOR REFERENCE ONLY.
- EXISTING 10' PUE (8/13/1997, 97C-246) DOES NOT AFFECT SUBJECT PROPERTY. SHOWN HEREON FOR REFERENCE ONLY.
- EXISTING BLANKET DRAINAGE AND ACCESS EASEMENT TO THE CITY OF ALBUQUERQUE (2/10/2011, 2011C-10) DOES NOT AFFECT SUBJECT PROPERTY. SHOWN HEREON FOR REFERENCE ONLY.
- 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 20' PRIVATE DRAINAGE EASEMENT BENEFITING AND TO BE MAINTAINED BY THE OWNER'S OF EACH LOT GRANTED WITH THE FILING 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. 35001C0327J, DATED NOVEMBER 14, 2016.

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

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block A	0.0862	3,754
Lot 2	Block A	0.0750	3,265
Lot 3	Block A	0.0751	3,272
Lot 4	Block A	0.0753	3,279
Lot 5	Block A	0.0754	3,286
Lot 6	Block A	0.0756	3,292
Lot 7	Block A	0.0757	3,299
Lot 8	Block A	0.0759	3,306
Lot 9	Block A	0.0760	3,312
Lot 10	Block A	0.0762	3,319
Lot 11	Block A	0.0763	3,326
Lot 12	Block A	0.0765	3,332
Lot 13	Block A	0.0767	3,339
Lot 14	Block A	0.0768	3,346
Lot 15	Block A	0.0770	3,353
Lot 16	Block A	0.0771	3,359
Lot 17	Block A	0.0773	3,366
Lot 18	Block A	0.0774	3,373
Lot 19	Block A	0.0776	3,379
Lot 20	Block A	0.0769	3,349
Lot 21	Block A	0.0692	3,015
Lot 22	Block A	0.2227	9,702

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block B	0.0760	3,311
Lot 2	Block B	0.0579	2,520
Lot 3	Block B	0.0579	2,520
Lot 4	Block B	0.0579	2,520
Lot 5	Block B	0.0579	2,520
Lot 6	Block B	0.0579	2,520
Lot 7	Block B	0.0579	2,520
Lot 8	Block B	0.0579	2,520
Lot 9	Block B	0.0579	2,520
Lot 10	Block B	0.0579	2,520
Lot 11	Block B	0.1014	4,416
Lot 12	Block B	0.0873	3,803
Lot 13	Block B	0.0731	3,185
Lot 14	Block B	0.1060	4,618
Lot 15	Block B	0.0655	2,851
Lot 16	Block B	0.0579	2,520
Lot 17	Block B	0.0579	2,520
Lot 18	Block B	0.0579	2,520
Lot 19	Block B	0.0579	2,520
Lot 20	Block B	0.0579	2,520
Lot 21	Block B	0.0579	2,520
Lot 22	Block B	0.0579	2,520
Lot 23	Block B	0.0579	2,520
Lot 24	Block B	0.0664	2,893

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block C	0.0760	3,311
Lot 2	Block C	0.0675	2,940
Lot 3	Block C	0.0675	2,940
Lot 4	Block C	0.1088	4,739
Lot 5	Block C	0.0929	4,048
Lot 6	Block C	0.0807	3,513
Lot 7	Block C	0.0678	2,953
Lot 8	Block C	0.1385	6,032

Line Table		
Line #	Direction	Length (ft)
L1	S 00°30'59" E	1487.25'
L2	S 40°22'44" W	14.80'
L3	N 48°55'42" W	24.33'
L4	N 00°13'35" E	30.00'

**Plat for
Playa Del Sur
Being Comprised of
Portions of Tracts 308, 309 and
310, Unit 8, Town of Atrisco Grant
City of Albuquerque
Bernalillo County, New Mexico
January 2024**

Parcel Table			
Parcel Name	Block	Area (Acres)	Area (Sq. Ft.)
Lot 1	Block D	0.0822	3,582

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	202.71' (202.64') {{202.67}}	1723.86' (1723.86') {{1723.86}}	6°44'15"	202.60'	S 30°06'51" W
C2	295.27' (295.31') {{295.27}}	11297.16' (11297.16') {{11297.16}}	1°29'51"	295.26'	S 34°13'54" W
C3	464.88' (464.89')	2709.91' (2709.79') {{2709.91}}	9°49'44"	464.31'	S 39°54'23" W
C4	69.84'	2686.91'	1°29'21"	69.84'	N 35°44'11" E
C5	115.66'	11274.16'	0°35'16"	115.66'	N 34°41'12" E
C6	46.90'	50.00'	53°44'43"	45.20'	N 63°21'13" E
C7	35.04'	50.00'	40°09'09"	34.33'	N 20°18'09" E
C8	14.91'	25.00'	34°09'59"	14.69'	N 17°18'35" E
C9	28.62'	48.00'	34°09'59"	28.20'	N 17°18'35" E
C10	42.34'	71.00'	34°09'59"	41.71'	N 17°18'35" E
C11	155.21'	2709.91'	3°16'54"	155.19'	N 38°07'11" E
C12	36.23'	11251.16'	0°11'04"	36.23'	N 34°43'34" E
C13	68.58'	73.00'	53°49'32"	66.08'	N 63°18'49" E
C14	115.42'	11251.16'	0°35'16"	115.42'	N 34°41'12" E
C15	23.56'	15.00'	90°00'01"	21.21'	S 45°13'35" W
C16	25.33'	27.00'	53°44'43"	24.41'	N 63°21'13" E
C17	23.56'	15.00'	90°00'00"	21.21'	S 44°46'25" E
C18	31.84'	11251.16'	0°09'44"	31.84'	N 34°53'58" E
C19	69.23'	2663.91'	1°29'21"	69.23'	N 35°44'12" E
C20	4.47'	2663.91'	0°05'46"	4.47'	N 35°02'25" E
C21	115.90'	11297.16'	0°35'16"	115.89'	N 34°41'12" E
C22	179.38'	11297.16'	0°54'35"	179.37'	N 33°56'17" E
C23	23.46'	15.00'	89°36'00"	21.14'	N 44°34'25" W
C24	23.67'	15.00'	90°24'00"	21.29'	S 45°25'35" W
C25	23.46'	15.00'	89°36'00"	21.14'	N 44°34'25" W
C26	23.67'	15.00'	90°24'00"	21.29'	S 45°25'35" W
C27	70.33'	2709.91'	1°29'13"	70.33'	N 35°44'07" E
C28	11.20'	11251.16'	0°03'25"	11.20'	N 34°25'17" E
C29	36.15'	11251.16'	0°11'03"	36.15'	N 34°32'31" E
C30	35.44'	1723.86'	1°10'41"	35.44'	N 32°48'03" E
C31	2.80'	1723.86'	0°05'35"	2.80'	N 33°26'11" E
C32	94.88'	1723.86'	3°09'13"	94.87'	N 28°19'20" E
C33	34.59'	1723.86'	1°08'59"	34.59'	N 30°28'26" E
C34	35.00'	1723.86'	1°09'48"	35.00'	N 31°37'49" E
C35	64.76'	2663.91'	1°23'34"	64.76'	N 35°47'05" E
C36	62.27'	2709.91'	1°18'59"	62.27'	N 40°25'08" E
C37	19.28'	27.00'	40°54'31"	18.87'	N 20°40'51" E
C38	177.07'	2709.91'	3°44'37"	177.04'	N 42°56'56" E

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