



**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>MISCELLANEOUS APPLICATIONS</b>	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	<b>PRE-APPLICATIONS</b>
<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"/> 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)	<b>APPEAL</b>
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

<b>BRIEF DESCRIPTION OF REQUEST</b>

<b>APPLICATION INFORMATION</b>			
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:	

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

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

<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.

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

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

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

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

**\_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

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

**\_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**

A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](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 online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

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

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

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

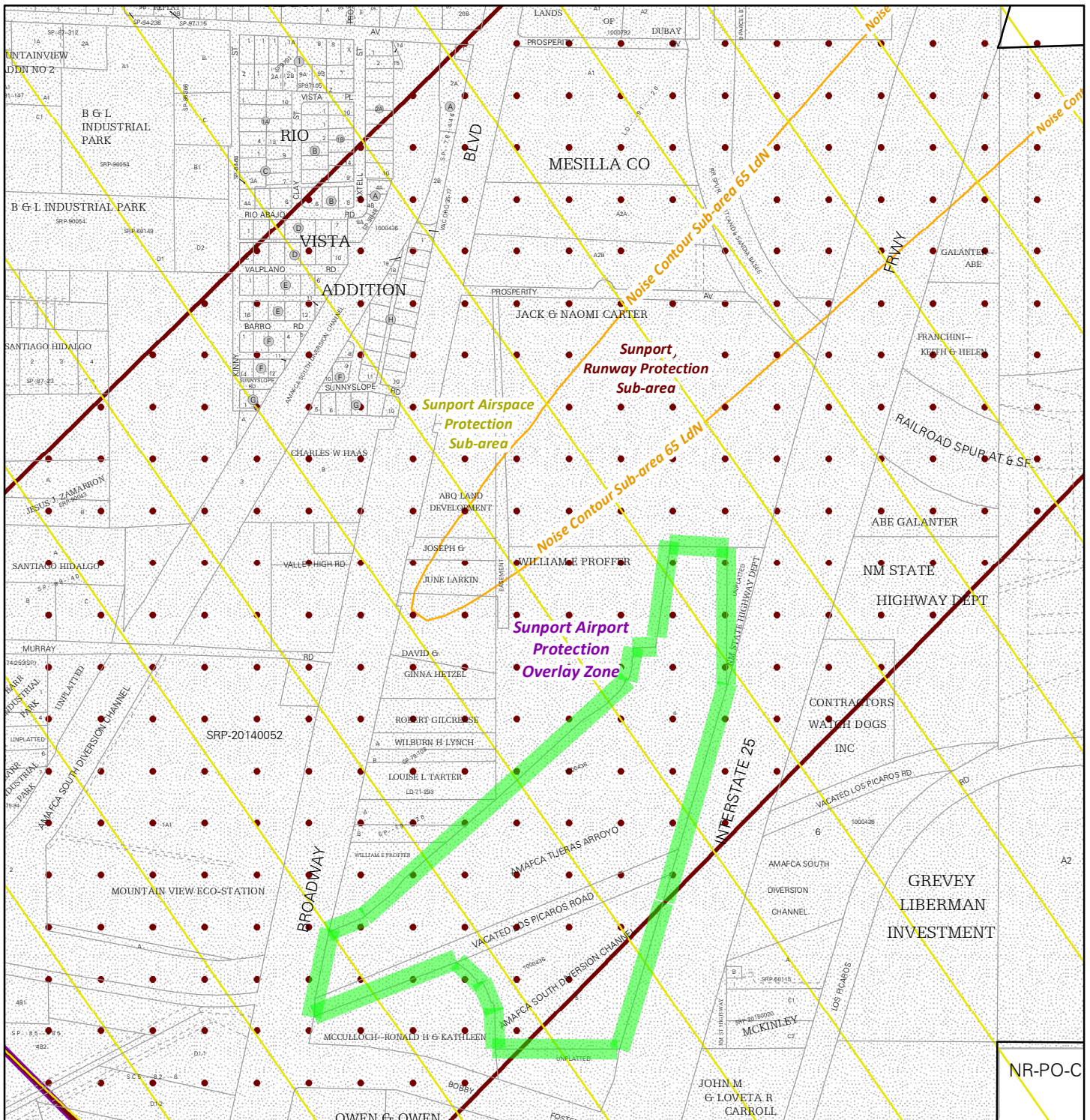
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other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

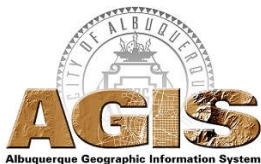
A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other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

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

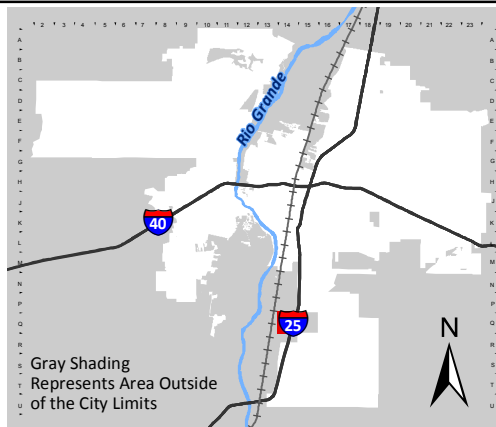


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# IDO Zone Atlas May 2018

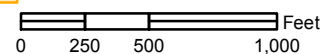


IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones  
are established by the  
Integrated Development Ordinance (IDO).



Zone Atlas Page:  
**Q-14-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



NR-PO-C



**WILSON  
& COMPANY**

4401 Masthead Street NE Suite 150,  
Albuquerque, NM 87109  
505-348-4000 phone  
505-348-4055 fax

May 31, 2023

Development Review Services  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

**RE: JUSTIFICATION for REQUEST FOR SKETCH PLAT:  
LOS PICAROS SE (at intersection of Broadway Blvd. SE and Vacated Los Picaros SE)  
ZONE ATLAS PAGE: Q-14-Z**

Dear Chairman,

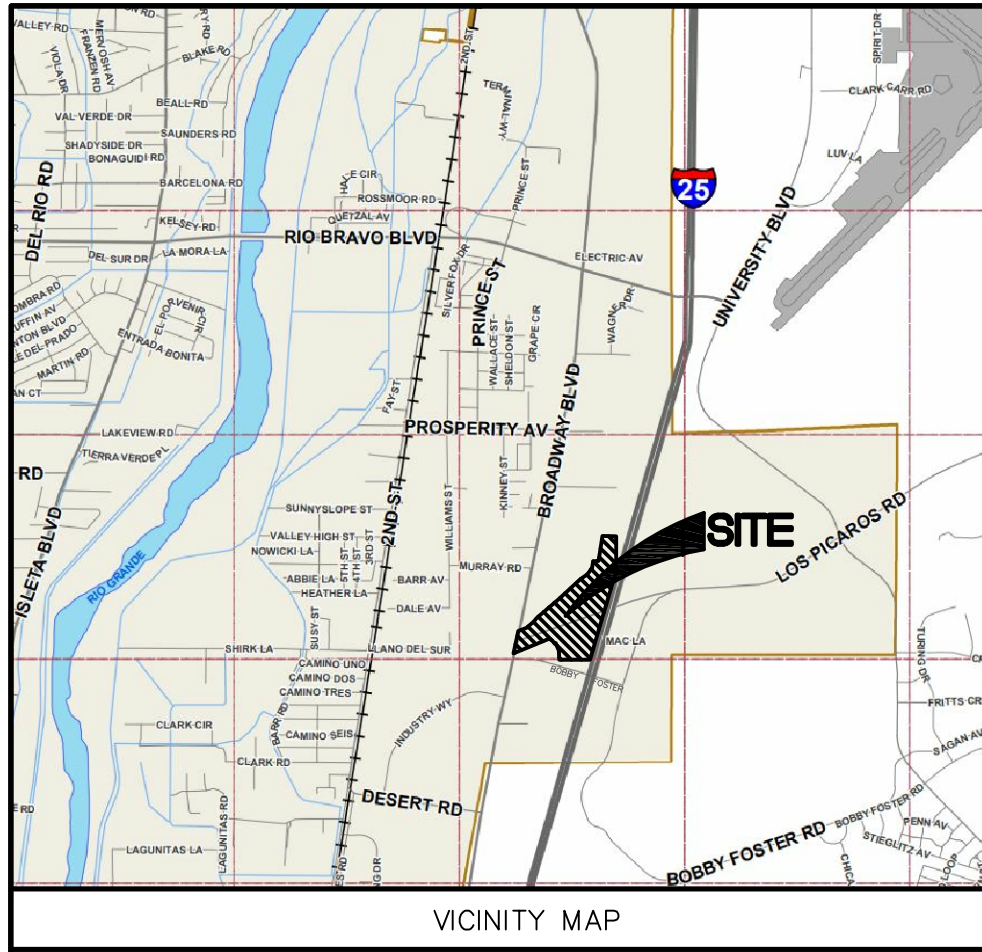
Wilson & Company, Inc. on behalf of AMAFCA respectfully request the review of a Sketch Plat showing the proposed consolidation of AMAFCA tracts and the vacated Los Picaros right-of-way, thence dedicated to AMAFCA as a parcel. Private owners are to North and South, Broadway Blvd. is to the West and US Highway property to the East shown on atlas page Q-14-Z.

Thank you for your attention concerning this matter. If you have any questions, please contact me at 505-348-4059.

Sincerely,

*JL Whitey*

Jennifer Whitey, PLS  
Project Manager  
Wilson & Company, Inc.  
(Agent for AMAFCA)



VICINITY MAP

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO: CREATE PARCEL 4-A BY COMPRISING A PORTION OF FORMERLY LOS PICAROS ROAD SE., CURRENTLY A.M.A.F.C.A (QUITCLAIM DEED, DOC.# 2023014309, 03/10/2023) TOGETHER WITH PARCELS 4 & 5, A.M.A.F.C.A SOUTH DIVERSION CHANNEL, BERNALILLO COUNTY, NEW MEXICO.

**GENERAL NOTES:**

1. FIELD SURVEY WAS PERFORMED SEPTEMBER 2022 - MARCH 2023.
2. TOTAL AREA OF PROPERTY: **54.5302 ACRES**
3. THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
4. ALL DISTANCES ARE GROUND DISTANCES.
5. BASIS OF BEARINGS IS THE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983, CGGF=1.0003127088.
6. BEARINGS SHOWN HEREON ARE BASED UPON A LINE FROM **ACS 4\_S14**, A 3-1/4 INCH ALUMINUM DISC SET 0.15 FEET ABOVE GROUND TO **ACS 4\_S13**, A 3-1/4 INCH ALUMINUM DISC SET 0.2 FEET ABOVE GROUND. BEARING= **S. 76°35'29" W.**
7. RECORD PLAT BEARINGS AND DISTANCE, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESES ( ).
8. ALL CORNERS IDENTIFIED AS "SET", ARE A 5/8" REBAR WITH CAP STAMPED "B.M. ARAGON PS 15268" AND SHOWN AS UNLESS OTHERWISE INDICATED.
9. CURRENT ZONING: NR-SU (NON-RESIDENTIAL USE ZONE DISTRICT)
10. THIS PROPERTY LIES WITHIN FLOOD ZONE X, WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE TO 0.2% ANNUAL CHANCE FLOODPLAIN.
11. THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS SURVEY:
 

<ol style="list-style-type: none"> <li>a. A.M.A.F.C.A. SOUTH DIVISION CHANNEL DRAINAGE RIGHT OF WAY - PHASE 2 PARCELS 1 THROUGH 7 Filed: 05/11/2000 in Book: 2000C, Page: 130</li> <li>b. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NMP NO. I-025-4(28)213 FINAL MAP - March 9, 1971</li> <li>c. WARRANTY DEED (to The City of Albuquerque) Filed: Dec.29, 1958 in Book: D-456, Page: 617 (Doc #96075)</li> <li>d. WARRANTY DEED (to The City of Albuquerque) Filed: Dec.29, 1958 in Book: D-456, Page: 618 (Doc #96076)</li> <li>e. QUITCLAIM DEED (formerly Parcel 6-1-FC) Filed: Dec.29, 1958 in Book: D-456, Page: 618 (Doc #96076)</li> </ol>	<ol style="list-style-type: none"> <li>f. JUDGEMENT (formerly Parcel S-4-4) Filed: April 9, 1973 in Volume: Misc.307, Folio: 72-76</li> <li>g. WARRANTY DEED (formerly Parcel S-4-2) Filed: Feb. 14, 1969 in Volume: D856, Folio: 582-583</li> <li>h. SPECIAL WARRANTY DEED (formerly Parcel 6-4-3a) Filed: Jan. 7, 1969 in Volume: D854, Folio: 988-989</li> <li>i. WARRANTY DEED (formerly Parcel S-4-3c) Filed: Jan. 7, 1969 in Volume: 10854, Folio: 992-993</li> <li>j. WARRANTY DEED (formerly Parcel S-4-1) Recorded: Dec. 7, 1966 in Volume: 819, Folio: 364</li> <li>k. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NMP NO. I-025-4(16)209 (Traced 7-57, S.E. VIGIL)</li> <li>m. QUITCLAIM DEED (to The Albuquerque Metropolitan Arroyo Flood Control Authority) Filed: 03/10/2023 in Doc #2023014309)</li> </ol>
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**TAX CERTIFICATE:**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

UPC# 101405227512540240 & 101405229503840410  
(PARCEL 4) (PARCEL 5)

A.M.A.F.C.A.  
PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

**LEGAL DESCRIPTION:**

A CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 17, TOWNSHIP 9 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MEDIAN, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS A PORTION OF FORMERLY LOS PICAROS ROAD SE., CURRENTLY A.M.A.F.C.A (QUITCLAIM DEED, DOC.# 2023014309, 03/10/2023) TOGETHER WITH PARCELS 4 & 5, A.M.A.F.C.A SOUTH DIVERSION CHANNEL, BERNALILLO COUNTY, NEW MEXICO. LOCATED BETWEEN INTERSTATE 25 AND BROADWAY BOULEVARD SE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT MOST SOUTHWESTERLY CORNER OF SAID PARCEL HEREIN DESCRIBED BEING THE 1/4 CORNER COMMON TO SECTIONS 17 AND 20;  
WHENCE THE ACS CONTROL STATION "4\_S14" WITH NEW MEXICO STATE PLANE COORDINATE VALUE BEING X=1,449,040.45 AND Y=1,519,256.80, A 3-1/4 INCH ALUMINUM DISC IN PLACE, BEARS **S.18°38'35"W.**, A DISTANCE OF **7,440.06'** FEET, THENCE,  
**N.00°34'38"W.**, **160.14** FEET DISTANCE TO A POINT OF CURVATURE, THENCE,  
NORTHWESTERLY **84.57** FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF **362.63** FEET, A CENTRAL ANGLE OF **13°21'45"** AND A CHORD WHICH BEARS **N.06°57'41"W.**, **84.38** FEET DISTANCE) TO A POINT, THENCE,  
**S.76°50'28"W.**, **10.00** FEET DISTANCE TO A POINT ON A CURVE, THENCE,  
NORTHWESTERLY **121.70** FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF **341.83** FEET, A CENTRAL ANGLE OF **20°23'55"** AND A CHORD WHICH BEARS **N.23°41'52"W.**, **121.06** FEET DISTANCE) TO A POINT, THENCE,  
**S.55°46'42"W.**, **19.02** FEET DISTANCE TO A POINT OF CURVATURE, THENCE,  
NORTHWESTERLY **164.51** DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF **342.85** FEET, A CENTRAL ANGLE OF **27°29'34"** AND A CHORD WHICH BEARS **N.47°47'32"W.**, **162.94** FEET DISTANCE) TO A POINT, THENCE,  
**S.67°41'17"W.**, **822.85** FEET DISTANCE BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BROADWAY BOULEVARD SE, THENCE,  
**N.12°09'48"E.**, **482.09** FEET DISTANCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BROADWAY SE, THENCE,  
**N.67°42'26"E.**, **189.89** FEET DISTANCE TO A POINT, THENCE,  
**N.50°28'23"E.**, **196.38** FEET DISTANCE TO A POINT, THENCE,  
**N.37°39'27"E.**, **100.09** FEET DISTANCE TO A POINT, THENCE,  
**N.49°14'08"E.**, **621.14** FEET DISTANCE TO A POINT, THENCE,  
**N.47°35'11"E.**, **620.84** FEET DISTANCE TO A POINT, THENCE,  
**N.55°37'07"E.**, **151.24** FEET DISTANCE TO A POINT, THENCE,  
**N.46°30'17"E.**, **60.24** FEET DISTANCE TO A POINT ON A CURVE, THENCE,  
NORTHEASTERLY **113.85** FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF **260.70** FEET, A CENTRAL ANGLE OF **25°01'15"** AND A CHORD WHICH BEARS **N.35°08'58"E.**, **112.94** FEET DISTANCE) TO A POINT, THENCE,  
**S.67°21'37"W.**, **9.70** FEET DISTANCE TO A POINT OF CURVATURE, THENCE,  
NORTHEASTERLY **118.35** FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF **280.54** FEET, A CENTRAL ANGLE OF **24°17'06"** AND A CHORD WHICH BEARS **N.10°38'41"E.**, **117.47** FEET DISTANCE) TO A POINT, THENCE,  
**S.87°48'07"E.**, **4.75** FEET DISTANCE TO A POINT, THENCE,  
**N.02°29'32"E.**, **50.04** FEET DISTANCE TO A POINT, THENCE,  
**N.87°10'33"E.**, **118.69** FEET DISTANCE TO A POINT, THENCE,  
**N.08°26'16"E.**, **531.18** FEET DISTANCE TO THE NORTHWESTERLY CORNER OF SAID PARCEL, THENCE,  
**S.88°31'43"E.**, **293.77** FEET DISTANCE TO A POINT, THENCE,  
**S.00°10'32"W.**, **731.47** FEET BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25, THENCE,  
**S.16°27'33"W.**, **1,963.65** FEET DISTANCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25 TO A POINT ON SAID SOUTH LINE OF SECTION 17, THENCE,  
**S.89°57'21"W.**, **649.13** FEET DISTANCE ALONG SAID SOUTH LINE TO THE **POINT OF BEGINNING** AND CONTAINING AN AREA OF **54.5302** ACRES, MORE OR LESS (**2,375,346** SQUARE FEET, MORE OF LESS).

**FREE CONSENT AND DEDICATION:**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT TO THE USE OF THE PUBLIC FOREVER. ALL EASEMENTS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT AND WARRANTY THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND REPLATED.

OWNER OF: PARCELS 4 & 5 AND PORTION OF VACATED LOS PICAROS ROAD, S.E., PORTIONS OF A.M.A.F.C.A., (SOUTH DIVERSION CHANNEL)

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

ACKNOWLEDGMENT  
STATE OF NEW MEXICO  
) SS.  
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

NOTARY PUBLIC: \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

**SOLAR NOTE:**

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCES. "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 ERRECTED ON THE LOTS OR TRACTS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT".

**SKETCH PLAT of  
PARCEL 4-A  
(A.M.A.F.C.A. SOUTH DIVERSION CHANNEL)  
being a replat comprising  
a portion of vacated Los Picaros Road, S.E.  
together with  
Parcels 4 & 5  
(A.M.A.F.C.A. South Diversion Channel)  
within Section 17, T.9N., R.3E., N.M.P.M.  
Bernalillo County, New Mexico  
May 2023**

PROJECT No.: \_\_\_\_\_

APPLICATION No.: \_\_\_\_\_

**UTILITY APPROVALS:**

PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST CABLE	DATE

**CITY APPROVALS:**

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY DIVISION	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE

**SURVEYOR'S CERTIFICATION:**

I, BENJAMIN M. ARAGON, NEW MEXICO PROFESSIONAL SURVEYOR No. 15268, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BENJAMIN M. ARAGON N.M.P.L.S. #15268

DATE \_\_\_\_\_



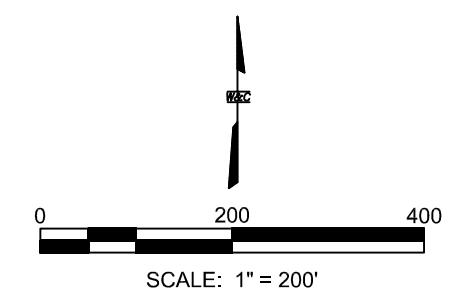
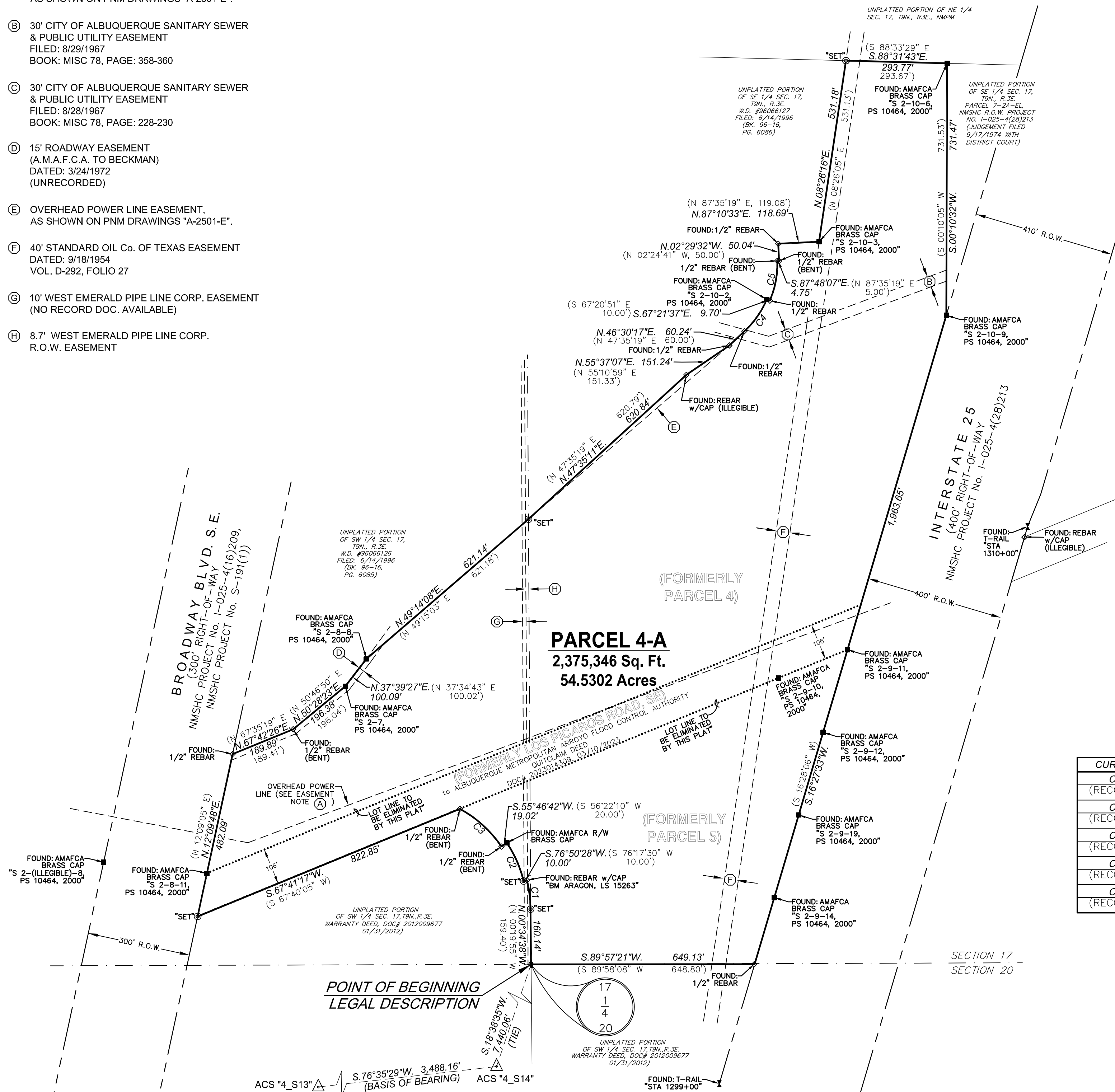
**WILSON & COMPANY**  
4401 Masthead Street NE, Suite 150  
Albuquerque, NM 87109  
Phone: (505) 348-4000  
Fax: (505) 348-4055  
www.wilsonco.com

M:\ISGR021-300-204-0312\_Discedlines\Survey\Drawings\213204-03\_BASE for PLAT.dwg 6/8/2023

**EASEMENT / LICENSES / AGREEMENTS KEY:**

- (A) OVERHEAD POWER LINE EASEMENT, AS SHOWN ON PNM DRAWINGS "A-2501-E".
- (B) 30' CITY OF ALBUQUERQUE SANITARY SEWER & PUBLIC UTILITY EASEMENT FILED: 8/29/1967 BOOK: MISC 78, PAGE: 358-360
- (C) 30' CITY OF ALBUQUERQUE SANITARY SEWER & PUBLIC UTILITY EASEMENT FILED: 8/28/1967 BOOK: MISC 78, PAGE: 228-230
- (D) 15' ROADWAY EASEMENT (A.M.A.F.C.A. TO BECKMAN) DATED: 3/24/1972 (UNRECORDED)
- (E) OVERHEAD POWER LINE EASEMENT, AS SHOWN ON PNM DRAWINGS "A-2501-E".
- (F) 40' STANDARD OIL Co. OF TEXAS EASEMENT DATED: 9/18/1954 VOL. D-292, FOLIO 27
- (G) 10' WEST EMERALD PIPE LINE CORP. EASEMENT (NO RECORD DOC. AVAILABLE)
- (H) 8.7' WEST EMERALD PIPE LINE CORP. R.O.W. EASEMENT

**SKETCH PLAT of  
PARCEL 4-A**  
(A.M.A.F.C.A. SOUTH DIVERSION CHANNEL)  
being a replat comprising  
a portion of vacated Los Picaros Road, S.E.  
together with  
Parcels 4 & 5  
(A.M.A.F.C.A. South Diversion Channel)  
**within Section 17, T.9N., R.3E., N.M.P.M.**  
Bernalillo County, New Mexico  
May 2023



- LEGEND:**
- FOUND:AMAFCA BRASS CAP
  - ◇ FOUND:1/2" REBAR
  - ⊙ SET PROPERTY CORNER
  - ⌵ FOUND:T-RAIL
  - SUBJECT PROPERTY
  - - - EASEMENT LINE
  - SECTION LINE
  - ..... LOT LINE TO BE ELIMINATED

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1 (RECORD)	362.63'	84.57'	84.38'	N.06°57'41"W.	13°21'45"
	362.63'	84.66'	84.47'	N 07°01'12" W	13°22'36"
C2 (RECORD)	341.83'	121.70'	121.06'	N.23°41'52"W.	20°23'55"
	352.63'	122.62'	122.00'	N 23°40'10" W	19°55'23"
C3 (RECORD)	342.85'	164.51'	162.94'	N.47°47'32"W.	27°29'34"
	332.63'	164.06'	162.40'	N 47°45'35" W	28°15'33"
C4 (RECORD)	260.70'	113.85'	112.94'	N.35°08'58"E.	25°01'15"
	261.67'	113.88'	112.99'	N 35°07'14" E	24°56'10"
C5 (RECORD)	280.54'	118.35'	117.47'	N.10°38'41"E.	24°17'06"
	271.67'	118.84'	117.90'	N 10°07'14" E	25°03'50"

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