

VICINITY MAP  
N.T.S.

#### SUBDIVISION DATA

1. City of Albuquerque Zone Atlas Page: B-14-Z
2. U.C.L.S. Log Number 2003461539
3. Total number of existing tracts: 2
4. Total number of new lots created: 6
5. Gross subdivision acreage: 9.7690 acres
6. Total mileage of full width streets created: 0.00 miles

#### NOTE

Said Lots 1, 2, 3, 4, 5 and 6 are subject to that certain "Reciprocal Easement Agreement", filed in the office of the County Clerk of Bernalillo County, New Mexico on the 21st day of October, 1996, in Book BCR 96-28, Pages 2764-2777, as Document No. 96115257. See Sheet 4 of 4 for Additional Restrictions.

#### NOTE

These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

#### DISCLOSURE STATEMENT

The purpose of this plat is to create 6 new lots. Grant City of Albuquerque sidewalk, public water line, public sanitary sewer line, public storm sewer, private cross access, public overhead and dry utility easements. Vacate existing easements as shown hereon.

#### SHEET INDEX

- SHEET 1 - Approvals  
SHEET 2 - Legal Description, General Notes  
SHEET 3 - New Lot Boundaries and Existing Easements  
Vacated by 03DRB-01780VPE  
SHEET 4 - New Easements Granted by this Plat

2884828772  
6834256  
Page: 1 of 4  
92/19/2884 89:84R  
BX-2884C Pg-56  
Maru Herrera Bern. Co. PLAT R 22.08

#### TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on the following property:

UPC# 101406519031820301 TRACT 14-A, BLACK RANCH  
UPC# 101406522431320303 TRACT 14-B, BLACK RANCH

Bernalillo County Treasurer's Office

Date

#### PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. PNM Electric Services for installation, maintenance and service of underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance and service of such lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
- C. QWest Corporation for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to, ground pedestals and closures.
- D. Comcast Digital Cable for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.
- E. New Mexico Utilities, Inc. for the installation, maintenance, and service of such lines across the easement and related equipment and facilities reasonably necessary to provide Sanitary Sewer and Water Service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 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, PNM Electric Services and PNM Gas Services did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

## LOTS 1, 2, 3, 4, 5 AND 6 COTTONWOOD CROSSING, PHASE II

(BEING A REPLAT OF TRACTS 14-A AND 14-B, BLACK RANCH)

WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2003

PROJECT NUMBER: 1002792

Application Number: 04-00184

#### PLAT APPROVAL

##### Utility Approvals:

PNM Electric Services 12-22-03  
Date

PNM Gas Services 12-22-03  
Date

QWest Corporation 12-19-03  
Date

Comcast 2-10-04  
Date

New Mexico Utilities 2-10-04  
Date

##### City Approvals:

City Surveyor 12-8-03  
Date

N/A  
Real Property Division Date

N/A  
Environmental Health Department Date

Traffic Engineering, Transportation Division 2-18-04  
Date

Utilities Development 2-18-04  
Date

Christine Sandoval 2/18/04  
Parks and Recreation Department Date

AMAFCA 2-13-04  
Date

Brad L. Byham 2/18/04  
City Engineer Date

Sheran Matson 2/18/04  
DRB Chairperson, Planning Department Date

#### SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg  
NMPS No. 9750  
November 26, 2003



**SURVOTEK, INC.**

Consulting Surveyors  
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3388  
Fax: 505-897-3377

**LOTS 1, 2, 3, 4, 5 AND 6  
COTTONWOOD CROSSING, PHASE II**

(BEING A REPLAT OF TRACTS 14-A AND 14-B, BLACK RANCH)

**WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO**

NOVEMBER, 2003

**GENERAL NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD 1927) originated at the Albuquerque Control Survey Monument "NM448-N12".
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. Field surveys were performed during the month of April, 2003.
8. Documents used in the preparation of this survey are as follows:
  - A. Plat entitled "TRACTS 14-A AND 14-B, BLACK RANCH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 1998", filed June 3, 1998, in Volume 98C, Folio 157, records of Bernalillo County, New Mexico.
  - B. Survey entitled "BOUNDARY SURVEY PLAT, TRACTS 13 AND 14, BLACK RANCH, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, JUNE 1997", filed June 17, 1997, in Volume 97S, Folio 69, records of Bernalillo County, New Mexico.
  - C. Plat entitled "LOTS 1 THRU 5, COTTONWOOD CROSSING, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY, 1998", filed July 9, 1998, in Volume 98C, Folio 196, records of Bernalillo County, New Mexico.
  - D. Title Report prepared for this property by Lawyers Title Insurance Company, Commitment for Title Insurance No. 972091SD, dated July 25, 1997.
9. All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument - Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.

Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

**A.M.A.F.C.A. EASEMENTS RELEASED  
BY SEPARATE DOCUMENT**

The following easements were released by the document entitled "QUITCLAIM DEED / RELEASE OF EASEMENT" filed February 12, 2004, Book A72, Page 9151, records of Bernalillo County, New Mexico.

- (D) 30' Easement for Floodway & Storm Drainage Works to A.M.A.F.C.A. filed Dec. 18, 1992, Book BCR 92-30, page 2669, vacated by 03DRB-01780VPE.
- (E) Temporary Road Easement to A.M.A.F.C.A. filed May 12, 1994, Book BCR 94-15, page 4448, vacated by 03DRB-01780VPE.
- (C) Albuquerque Metropolitan Arroyo Flood Control Authority Easement filed August 10, 1983, Misc. 38A, pages 64-67, vacated by 03DRB-01780VPE.

**LEGAL DESCRIPTION**

Tracts numbered Fourteen-A (14-A) and Fourteen-B (14-B), Black Ranch, within the Town of Alameda Grant, Projected Section 8, Township 11 North, Range 3 East, N.M.P.M., Bernalillo County, City of Albuquerque, New Mexico, as the same is shown and designated on said plat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 3, 1998, in Plat Book 98C, Folio 157.

Said parcel contains 9.7690 acres more or less.

**DEDICATION**

SURVEYED and REPLATTED and now comprising LOTS 1, 2, 3, 4, 5 AND 6, COTTONWOOD CROSSING, PHASE II, (BEING A REPLAT OF TRACTS 14-A AND 14-B, BLACK RANCH) WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the easements as shown hereon and do hereby dedicate Lot 3 in fee simple with warranty covenants to the Albuquerque Metropolitan Arroyo Flood Control Authority. Said owner(s) and proprietor(s) do hereby grant the public utility easements to the use of the public forever, as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER: TRACTS 14-A and 14-B, BLACK RANCH  
The Albert J. Black and Mary Jane Black Revocable Trust

John F. Black, Trustee

**ACKNOWLEDGEMENT**

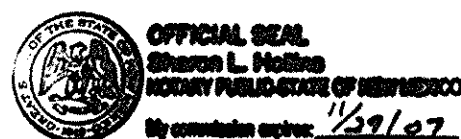
STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on this 8th day of December, 2003, by John F. Black.

Sharon L. Hollins  
Notary Public

My Commission expires: Nov. 29, 2007



**EASEMENT TABLE**

- (A) 20' Sanitary Sewer Easement to New Mexico Utilities, Inc. filed September 21, 1981, Book Misc. 880, page 1, to remain.
- (B) 10' Overhead Utility Easement to PNM & Mountain States Telephone & Telegraph filed Sept. 19, 1989, Book Misc. 790-A, page 499, vacated by 03DRB-01780VPE.
- (C) Easement for Underground Storm Drainage Works to A.M.A.F.C.A. filed Dec. 18, 1992, Book BCR 92-30, page 2661, to remain.
- (D) 30' Easement for Floodway & Storm Drainage Works to A.M.A.F.C.A. filed Dec. 18, 1992, Book BCR 92-30, page 2669, vacated by 03DRB-01780VPE.
- (E) Temporary Road Easement to A.M.A.F.C.A. filed May 12, 1994, Book BCR 94-15, page 4448, vacated by 03DRB-01780VPE.
- (F) Easement to PNM & US West, filed June 20, 1995, in Book BCR 95-14, page 6668, to remain.
- (G) 10' Easement to PNM & US West, filed June 20, 1995, in Book BCR 95-14, page 6671, vacated by 03DRB-01780VPE.
- (H) Reciprocal Easement filed Oct. 21, 1996, in Book BCR 96-28, page 2764, To Remain
- (I) 10' Easement to New Mexico Utilities, filed April 24, 1998, in Book BCR 98-08, Page 8481, to remain.
- (J) Easement to Mountain States Telephone & Telegraph, filed January 16, 1930, in Book 112, page 68. (Blanket Easement), to remain.
- (K) Easement to Mountain States Telephone & Telegraph, filed March 28, 1930, in Book 112, page 196. (Blanket Easement), to remain.
- (L) 30' Access Easement for the use of Tract 14-B per plat filed June 3, 1998, Vol. 98C, Folio 157. (Hatched area), To Remain
- (M) 20' Easement to New Mexico Utilities, Inc., filed September 21, 1981, in Book Misc. 880, page 4, confined to adjoining property - to remain.
- (N) 10' Easement to New Mexico Utilities, Inc., filed October 18, 1996, in Book BCR 96-28, page 1809, confined to adjoining property - to remain.
- (C) Albuquerque Metropolitan Arroyo Flood Control Authority Easement filed August 10, 1983, Misc. 38A, pages 64-67, vacated by 03DRB-01780VPE.



# BOUNDARY INFORMATION AND EXISTING EASEMENTS

## LOTS 1, 2, 3, 4, 5 AND 6 COTTONWOOD CROSSING, PHASE II

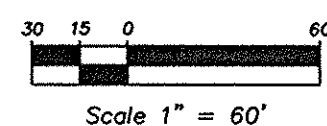
(BEING A REPLAT OF TRACTS 14-A AND 14-B, BLACK RANCH)

WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2003

SEE SHEET 2 OF 4 FOR KEYED EASEMENT INFORMATION

SEE SHEET 2 OF 4 FOR ADDITIONAL A.M.A.F.C.A. EASEMENT INFORMATION



### CORNER LEGEND

- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 9750"
- FOUND PROPERTY CORNER AS INDICATED
- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 9750"

SEVEN BAR LOOP ROAD  
COORS ROAD N.W.  
(NEW MEXICO STATE HIGHWAY NO. 448)  
156' Right of Way

TRACT 14-A  
BLACK RANCH  
Filed 6-3-98, Vol. 98C, Folio 157

LOT 2  
5.3836 ACRES

TRACT 14-B  
BLACK RANCH  
Filed 6-3-98, Vol. 98C, Folio 157

LOT 6  
0.6912 ACRES

LOT 5  
1.5376 ACRES

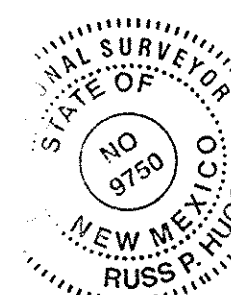
LOT 3  
0.9864 ACRES

LOT 4  
0.7388 ACRES

LOT 1  
COTTONWOOD CROSSING  
Filed 7-9-98, Vol. 98C, Folio 196

Albuquerque Control Survey Monument  
"NM448-N10"  
New Mexico State Plane Coordinates -  
Central Zone (NAD27)  
Y=377788.84  
X=1524161.52  
G-G=0.99967583  
Delta Alpha=-00'14'09"  
Elevation=5045.51 (NGVD29)

Albuquerque Control Survey Monument  
"NM448-N12"  
New Mexico State Plane Coordinates -  
Central Zone (NAD27)  
Y=381108.54  
X=1528910.94  
G-G=0.99967595  
Delta Alpha=-00'13'46"  
Elevation=5023.411 (NGVD29)



### LINE TABLE

LINE	LENGTH	BEARING
L1	32.70'	N76°36'48"W
L2	28.72'	N27°52'55"W
L3	14.01'	N86°28'56"W
L4	55.93'	S28°23'32"W
L5	41.00'	N57°14'40"W
L6	37.00'	S32°55'48"W
L7	40.00'	S32°55'48"W
L8	48.64'	S15°11'06"W
L9	31.45'	S81°51'16"W
L10	49.25'	N61°19'09"W
L11	18.19'	N61°36'28"W
L12	37.36'	S32°55'48"W
L13	22.12'	S32°55'48"W
L22	12.16'	S59°20'21"E
L23	15.01'	S59°20'21"E
L24	161.06'	N32°38'46"E
L25	367.18'	S32°56'02"W
L26	35.96'	N12°21'14"W
L27	175.00'	S32°56'02"W
L28	175.00'	N32°50'11"E
L29	371.82'	S32°56'02"W
L30	370.88'	N32°50'11"E
L31	21.97'	S32°56'02"W
L32	28.57'	N32°50'11"E
L33	33.68'	S07°01'14"E
L34	21.10'	N08°09'48"W
L35	64.62'	S81°51'16"E
L36	6.49'	S81°51'16"E
L37	26.14'	N50°13'54"E
L38	138.63'	N46°31'30"E
L39	75.97'	N46°31'30"E
L40	102.38'	N45°54'06"E

### CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	184.86' (184.86')	250.00' (250.00')	96.89' (96.89')	180.68' (180.68')	S29°04'56"W (S29°05'55"W)	42°22'02" (42°22'02")
C2	186.31' (186.31')	335.00' (335.00')	95.64' (95.64')	183.92' (183.92')	S66°11'55"W (S66°11'55"W)	31°51'57" (31°51'57")
C3	122.62'	95.88'	71.30'	114.43'	S01°34'32"W	73°16'31"

### NOTE

Said Lots 1, 2, 3, 4, 5 and 6 are subject to that certain  
"Reciprocal Easement Agreement", filed in the office of the County  
Clerk of Bernalillo County, New Mexico on the 21st day of October,  
1996, in Book BCR 96-28, Pages 2764-2777, as Document No.  
96115257. See Sheet 4 of 4 for Additional Restrictions.

SHEET 3 OF 4

**SURV TEK, INC.**

Consulting Surveyors  
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366  
Fax: 505-897-3377

# NEW EASEMENTS GRANTED BY THIS PLAT

## KEYED EASEMENTS

- (A) New Water Line Easement granted to New Mexico Utilities, Inc. by this plat. Easement to be 10' wide unless otherwise indicated.
- (B) New Private Access Easement granted to AMAFCA and MRGCD by this plat. Maintenance to be the responsibility of AMAFCA.

## NOTE

Said Lots 1, 2, 3, 4, 5 and 6 are subject to that certain "Reciprocal Easement Agreement", filed in the office of the County Clerk of Bernalillo County, New Mexico on the 21st day of October, 1996, in Book BCR 96-28, Pages 2764-2777, as Document No. 96115257.

Said Lots 1, 2, 3, 4, 5 and 6 are subject to that certain "Declaration of Protective Covenants, Restrictions and Grant of Easements", filed in the office of the County Clerk of Bernalillo County, New Mexico on the 21st day of October, 2004, in Book BCR 04-28, Pages 2764-2777, as Document No. 96115257.

## NOTE

All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument-Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.

Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

Albuquerque Control Survey Monument  
"NM448-N10"  
New Mexico State Plane Coordinates -  
Central Zone (NAD27)  
Y=377788.54  
X=1524161.52  
G=0.99967583  
Delta Alpha=-00'14'09"  
Elevation=5045.51 (NGVD29)

SEVEN BAR  
LOOP ROAD

COORS ROAD N.W.

(NEW MEXICO STATE HIGHWAY NO. 448)

LOT 1  
COTTONWOOD CROSSING  
Filed 7-9-98, Vol. 98C, Folio 196

030329P

Albuquerque Control Survey Monument  
"NM448-N12"  
New Mexico State Plane Coordinates -  
Central Zone (NAD27)  
Y=381108.54  
X=1528910.94  
G=0.99967595  
Delta Alpha=-00'13'46"  
Elevation=5023.411 (NGVD29)

# LOTS 1, 2, 3, 4, 5 AND 6 COTTONWOOD CROSSING, PHASE II

(BEING A REPLAT OF TRACTS 14-A AND 14-B, BLACK RANCH)

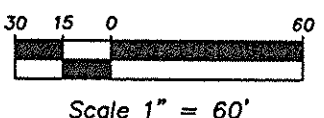
WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2003

SEE SHEET 2 OF 4 FOR ADDITIONAL A.M.A.F.C.A. EASEMENT INFORMATION

## LINE TABLE

LINE	LENGTH	BEARING
L1	32.70'	N76°36'48"W
L2	28.72'	N27°52'55"W
L3	14.01'	N86°28'56"W
L4	55.93'	S28°23'32"W
L5	41.00'	N57°14'40"W
L6	37.00'	S32°55'48"W
L7	40.00'	S32°55'48"W
L8	48.64'	S15°11'06"W
L9	31.45'	S81°51'16"W
L10	18.19'	N61°36'28"W
L11	37.36'	S32°55'48"W
L12	22.12'	S32°55'48"W
L13	19.89'	S88°44'18"E
L14	40.91'	N46°20'05"E
L15	33.06'	S60°38'23"E
L16	15.89'	N57°04'12"W
L17	43.88'	N57°17'22"W
L18	23.67'	N57°02'27"W
L19	12.16'	S59°38'43"E
L20	29.39'	N85°55'21"W
L21	161.06'	S32°38'46"E
L22	367.18'	S32°56'02"W
L23	35.96'	N12°21'14"W
L24	175.00'	S32°56'02"W
L25	175.00'	N32°50'11"E
L26	371.82'	S32°56'02"W
L27	370.88'	N32°50'11"E
L28	21.97'	S32°56'02"W
L29	28.57'	N32°50'11"E
L30	33.86'	S07°01'14"E
L31	21.10'	N08°09'48"W
L32	64.62'	N82°00'42"E
L33	6.49'	N80°16'28"E
L34	26.14'	N50°13'54"E
L35	138.63'	N46°31'30"E
L36	75.97'	N46°31'30"E
L37	102.38'	N45°54'06"E
L38	19.69'	S32°55'48"W
L39	23.55'	S32°55'48"W
L40	16.87'	S32°55'48"W
L41	48.94'	N57°04'12"W
L42	23.88'	S57°04'12"E
L43	2.13'	S32°55'48"W
L44	181.30'	S57°04'12"E
L45	20.59'	S28°23'32"W
L46	24.25'	S61°36'28"E
L47	46.47'	S28°23'32"W
L48	82.43'	S62°07'05"W
L49	107.33'	S32°55'48"W
L50	17.00'	S57°04'12"E
L51	34.87'	N57°04'12"W
L52	34.87'	N57°04'12"W
L53	56.91'	N57°04'12"W
L54	20.80'	N09°04'27"W

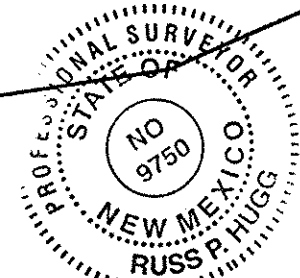


## CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	184.86' (184.86')	250.00' (250.00')	96.89' (96.89')	180.68' (180.68')	S29°04'56"W (S29°05'55"W)	42°22'02" (42°22'02")
C2	186.31' (186.31')	335.00' (335.00')	95.64' (95.64')	183.92' (183.92')	S66°11'55"W (S66°11'55"W)	31°51'57" (31°51'57")
C3	122.62' (122.62')	95.88' (95.88')	71.30' (71.30')	114.43' (114.43')	S01°34'32"W (S01°34'32"W)	73°16'31" (73°16'31")
C4	71.71' (71.71')	250.00' (250.00')	36.10' (36.10')	71.46' (71.46')	N42°02'57"E (N42°02'57"E)	16°26'01" (16°26'01")
C5	56.40' (56.40')	105.00' (105.00')	28.90' (28.90')	55.72' (55.72')	N41°41'00"W (N41°41'00"W)	30°46'24" (30°46'24")
C6	55.66' (55.66')	105.00' (105.00')	28.50' (28.50')	55.01' (55.01')	N11°06'34"W (N11°06'34"W)	30°22'27" (30°22'27")
C7	52.87' (52.87')	105.00' (105.00')	27.01' (27.01')	52.32' (52.32')	N18°30'14"E (N18°30'14"E)	28°51'09" (28°51'09")
C8	72.96' (72.96')	165.00' (165.00')	37.09' (37.09')	72.37' (72.37')	N49°14'20"E (N49°14'20"E)	25°20'10" (25°20'10")
C9	10.40' (10.40')	165.00' (165.00')	5.20' (5.20')	10.40' (10.40')	N34°45'54"E (N34°45'54"E)	3°36'42" (3°36'42")
C10	29.04' (29.04')	50.00' (50.00')	14.94' (14.94')	28.63' (28.63')	N40°35'06"W (N40°35'06"W)	33°16'21" (33°16'21")
C11	58.19' (58.19')	100.00' (100.00')	29.95' (29.95')	57.37' (57.37')	S40°37'09"E (S40°37'09"E)	33°20'27" (33°20'27")
C12	10.16' (10.16')	30.00' (30.00')	5.13' (5.13')	10.11' (10.11')	N47°35'18"W (N47°35'18"W)	19°24'09" (19°24'09")
C13	26.67' (26.67')	150.00' (150.00')	13.37' (13.37')	26.63' (26.63')	N32°47'36"W (N32°47'36"W)	10°11'13" (10°11'13")
C14	22.20' (22.20')	15.00' (15.00')	13.69' (13.69')	20.23' (20.23')	S70°05'40"E (S70°05'40"E)	84°46'20" (84°46'20")
C15	19.41' (19.41')	15.00' (15.00')	11.33' (11.33')	18.09' (18.09')	S30°25'05"W (S30°25'05"W)	74°09'05" (74°09'05")

## CORNER LEGEND

- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 9750"
- FOUND PROPERTY CORNER AS INDICATED
- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 9750"
- SET 4" ALUMINUM CENTERLINE MONUMENT

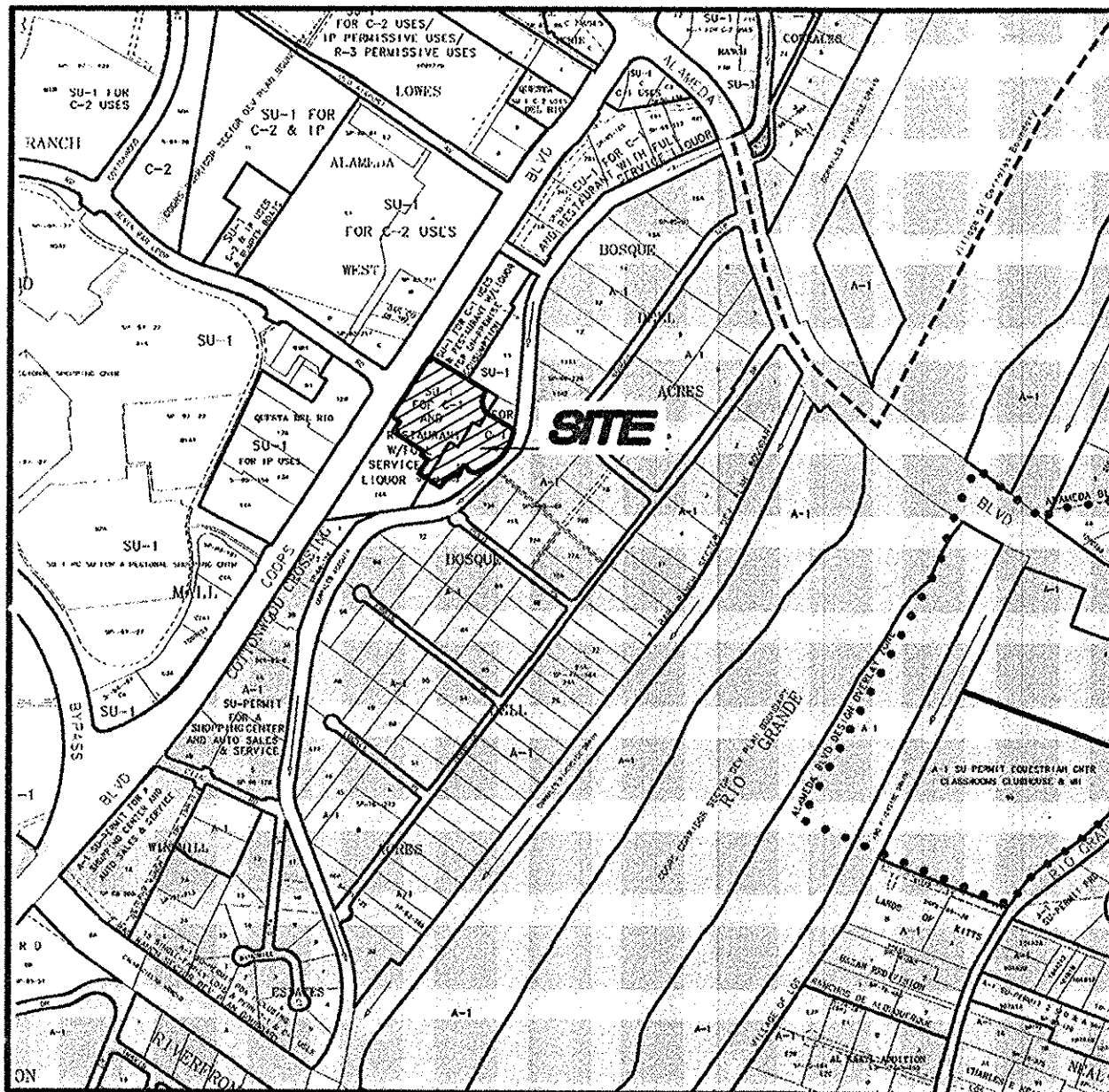


**SURV TEK, INC.**

Consulting Surveyors  
5843 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366  
Fax: 505-897-3377





VICINITY MAP  
N.T.S.

#### GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD 1927) originated at the Albuquerque Control Survey Monument "NM448-N12".
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page: B-14-Z
- U.C.L.S. Log Number 2004100808.
- Total number of existing Lots: 1
- Total number of new Lots created: 4
- Gross subdivision acreage: 5.3836 acres
- Documents used in the preparation of this survey are as follows:
  - Plat entitled "TRACTS 14-A AND 14-B, BLACK RANCH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 1998", filed June 3, 1998, in Volume 98C, Folio 157, records of Bernalillo County, New Mexico.
  - Survey entitled "BOUNDARY SURVEY PLAT, TRACTS 13 AND 14, BLACK RANCH, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, JUNE 1997", filed June 17, 1997, in Volume 97S, Folio 69, records of Bernalillo County, New Mexico.
  - Plat entitled "LOTS 1 THRU 5, COTTONWOOD CROSSING, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY, 1998", filed July 9, 1998, in Volume 98C, Folio 196, records of Bernalillo County, New Mexico.
  - Title Report prepared for this property by Lawyers Title Insurance Company, Commitment for Title Insurance No. 972091SD, dated July 25, 1997.



#### TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on the following property:

UPC# 1014065-190-318-20301, 1014065-224-313-20303

*Renee Santillo Penner*  
Bernalillo County Treasurer's Office

7.104  
Date

#### PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- PNM Electric Services for installation, maintenance and service of underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
- QWest Corporation for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to, ground pedestals and closures.
- Comcast Digital Cable for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of such lines across the easement and related equipment and facilities reasonably necessary to provide Sanitary Sewer and Water Service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 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, PNM Electric Services and PNM Gas Services did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

#### DISCLOSURE STATEMENT

The purpose of this plat is to: Divide existing Lot 2 into four (4) new lots as shown hereon and to show the vacation of the private access easement vacated by APP# 04DRB-00218

No new public utility easements are created by this plat.

## LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING, PHASE II

(BEING A REPLAT OF TRACT 2, COTTONWOOD CROSSING PHASE II)

WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2004

PROJECT NUMBER: 1002792

Application Number: 04DRB-00943

#### PLAT APPROVAL

Utility Approvals:

<i>Learned D. Munk</i> PNM Electric Services	3-11-04 Date
<i>Learned D. Munk</i> PNM Gas Services	3-11-04 Date
<i>Rebecca R. Ruffin</i> QWest Corporation	03/12/04 Date
<i>Rita Eubanks</i> Comcast	3-11-04 Date
<i>[Signature]</i> New Mexico Utilities	3-12-04 Date

These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

City Approvals:

<i>[Signature]</i> City Surveyor	3-9-04 Date
N/A Real Property Division	Date
N/A Environmental Health Department	Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	6-30-04 Date
<i>[Signature]</i> Utilities Development	6-30-04 Date
<i>Christina Sandoval</i> Parks and Recreation Department	6/30/04 Date
<i>[Signature]</i> AMAFCA	6-30-04 Date
<i>[Signature]</i> City Engineer	6/30/04 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	6/30/04 Date

#### SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

*[Signature]*  
Russ P. Hugg  
NMPS No. 9750  
February 27, 2004

SHEET 1 OF 3



**SURVOTEK, INC.**

Consulting Surveyors  
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366  
Fax: 505-897-3377

# LEGAL DESCRIPTION

All of Lot numbered Two (2) of Cottonwood Crossing, Phase II as the same is shown and designated on the plat entitled "LOTS 1, 2, 3, 4, 5 AND 6, COTTONWOOD CROSSING, PHASE II (BEING A REPLAT OF TRACTS 14-A AND 14-B, BLACK RANCH) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 19, 2004 in Plat Book 2004C, Page 56.

Said parcel contains 5.3836 acres more or less.

# FREE CONSENT

SURVEYED and REPLATTED and now comprising LOTS 2-A, 2-B, 2-C and 2-D, COTTONWOOD CROSSING, PHASE II (BEING A REPLAT OF TRACT 2, COTTONWOOD CROSSING PHASE II) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act. Said owners warrant that they hold a good and complete and indefeasible title in fee simple to that land subdivided.

OWNER: LOT 2, COTTONWOOD CROSSING, PHASE II  
The Albert J. Black and Mary Jane Black Revocable Trust

John F. Black, Trustee

# ACKNOWLEDGEMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

This instrument was acknowledged before me on this 9<sup>th</sup> day of March, 2004, by John F. Black.

Sharon L. Hollins

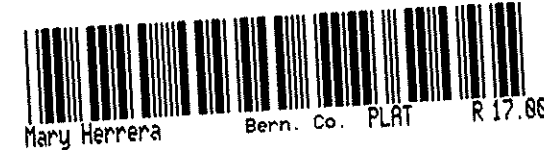
Notary Public

11/29/2007

My Commission expires:



OFFICIAL SEAL  
Sharon L. Hollins  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 11/29/07



2004092818  
6196311  
Page: 2 of 3  
07/01/2004 03:24P  
Bk-2804C Pg-201

# LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING, PHASE II

(BEING A REPLAT OF TRACT 2, COTTONWOOD CROSSING PHASE II)

WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2004

# CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	122.62'	95.88'	71.30'	114.43'	S01°34'32"W	73°16' "
C2	184.86'	250.00'	96.89'	180.68'	N29°04'56"E	42°22'03"
C3	83.36'	165.00'	42.59'	82.48'	N47°25'59"E	28°56'52"
C4	158.97'	250.00'	82.28'	156.31'	N26°06'56"E	36°26'03"
C5	25.89'	250.00'	12.96'	25.88'	N47°17'57"E	5°56'00"
C6	56.40'	105.00'	28.90'	55.72'	N41°41'00"W	30°46'24"
C7	55.66'	105.00'	28.50'	55.01'	N11°06'34"W	30°22'27"
C8	52.87'	105.00'	27.01'	52.32'	N18°30'14"E	28°51'09"
C9	29.04'	50.00'	14.94'	28.63'	N40°35'06"W	33°16'21"
C10	58.19'	100.00'	29.95'	57.37'	S40°37'09"E	33°20'27"
C11	10.16'	30.00'	5.13'	10.11'	N47°35'18"W	19°24'09"
C12	26.67'	150.00'	13.37'	26.63'	N32°47'36"W	10°11'13"
C13	22.20'	15.00'	13.69'	20.23'	S70°05'40"E	84°46'20"
C14	75.07'	150.00'	38.34'	74.29'	N47°17'45"E	28°40'26"
C15	91.69'	180.00'	46.86'	90.70'	N47°33'09"E	29°11'12"
C16	19.41'	15.00'	11.33'	18.09'	S30°25'05"W	74°09'05"
C17	103.62'	150.00'	53.97'	101.57'	N13°08'23"E	39°34'49"
C18	141.37'	90.00'	90.00'	127.28'	N12°04'12"W	90°00'00"
C19	83.36'	165.00'	42.59'	82.48'	N47°25'59"E	28°56'52"
C20	108.54'	105.00'	59.68'	103.77'	N03°19'00"E	59°13'36"

# LINE TABLE

LINE	LENGTH	BEARING
L1	10.66'	S07°53'21"W
L2	53.59'	S50°15'56"W
L3	69.59'	S72°32'39"W
L4	32.70'	N76°36'48"W
L5	28.72'	N27°52'55"W
L6	14.01'	N86°28'56"W
L7	55.93'	S28°23'32"W
L8	18.19'	N61°36'28"W
L9	66.92'	S58°03'23"W
L10	37.36'	S32°55'48"W
L11	83.38'	S32°55'48"W
L12	41.00'	N57°14'40"W
L13	22.12'	S32°55'48"W
L14	60.00'	N32°55'48"E
L15	52.00'	N57°04'12"W
L16	62.24'	S32°55'49"W
L17	11.00'	N32°55'48"E
L18	37.00'	S57°04'12"E
L19	23.13'	N32°55'48"E
L20	2.09'	N67°30'58"E
L21	40.11'	N57°02'27"W
L22	23.67'	N57°02'27"W
L23	29.39'	N85°55'21"W
L24	48.94'	N57°04'12"W
L25	23.88'	S57°04'12"E
L26	15.89'	N57°04'12"W
L27	43.88'	N57°17'22"W
L28	30.80'	S67°30'58"W
L30	37.14'	S67°29'37"W
L31	62.24'	S32°55'48"W
L32	69.63'	S32°55'48"W
L33	17.00'	S57°04'12"E
L34	107.33'	S32°55'48"W
L35	82.43'	S62°07'05"W
L36	46.47'	S28°23'32"W
L37	20.59'	S28°23'32"W
L38	181.30'	S57°04'12"E
L39	24.25'	S61°36'28"E
L40	33.06'	S60°38'23"E
L41	184.73'	S69°01'55"E
L42	106.53'	N46°20'05"E
L43	36.03'	N46°20'05"E
L44	19.89'	S88°44'18"E
L45	156.73'	S57°04'12"E
L46	289.60'	S70°45'57"W



SHEET 2 OF 3

**SURV**  **TEK, INC.**

Consulting Surveyors  
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366  
Fax: 505-897-3377



# LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING, PHASE II

(BEING A REPLAT OF TRACT 2, COTTONWOOD CROSSING PHASE II)

WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2004

## NOTE

Said Lots 1, 2, 3, 4, 5 and 6 are subject to that certain "Reciprocal Easement Agreement", filed in the office of the County Clerk of Bernalillo County, New Mexico on the 21st day of October, 1996, in Book BCR 96-28, Pages 2764-2777, as Document No. 96115257.

Said Lots 1, 2, 3, 4, 5 and 6 are subject to that certain "Declaration of Protective Covenants, Restrictions and grant of Easements", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 19, 2004, in Book A73, Page 711, as Document No. 2004020771.

## NOTE

All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections. All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument-Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.

Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.

Albuquerque Control Survey Monument  
"NM448-N10"  
New Mexico State Plane Coordinates -  
Central Zone (NAD27)  
Y=377788.84  
X=1524161.52  
G=0.99967583  
Delta Alpha=-00'14.09"  
Elevation=5045.51 (NGVD29)

Albuquerque Control Survey Monument  
"NM448-N12"  
New Mexico State Plane Coordinates -  
Central Zone (NAD27)  
Y=381108.54  
X=1528910.94  
G=0.99967585  
Delta Alpha=-00'13'46"  
Elevation=5023.411 (NGVD29)

SEVEN BAR  
LOOP ROAD  
COORS ROAD N.W.  
(NEW MEXICO STATE HIGHWAY NO. 448)  
156' Right of Way

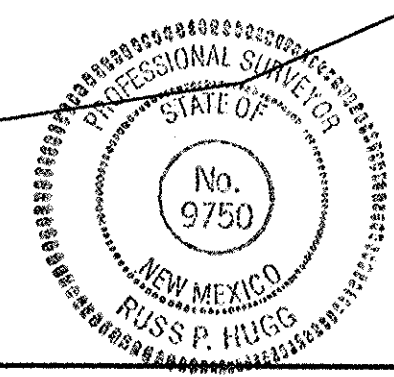
CORRALES MAIN CANAL  
R/W VARIES

## EASEMENT LEGEND

- (A) Existing Water Line Easement granted to New Mexico Utilities, Inc. by plat filed February 19, 2004 in Plat Book 2004C, page 56. Easement to be 10' wide unless otherwise indicated.
- (B) Existing Private Access Easement granted to AMAFCA and MRGCD by plat filed February 19, 2004 in Plat book 2004C, page 56. Maintenance to be the responsibility of AMAFCA.
- (C) Existing Private Access Easement per Reciprocal Easement Agreement filed Oct. 21, 1996, in Book BCR 96-28, page 2764. VACATED by 04DRB-00278.
- (D) 20' Sanitary Sewer Easement to New Mexico Utilities, Inc. filed September 21, 1981, Book Misc. 880, page 1, to remain.
- (E) 10' Easement to New Mexico Utilities, filed April 24, 1998, in Book BCR 98-08, Page 8481.
- (F) Easement to PNM & US West, filed June 20, 1995, in Book BCR 95-14, page 6668, to remain.

## CORNER LEGEND

- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 9750"
- FOUND PROPERTY CORNER AS INDICATED
- SET 5/8" REBAR OR CONCRETE NAIL WITH CAP OR BRASS DISK MARKED "HUGG LS 9750"
- SET 4" ALUMINUM CENTERLINE MONUMENT

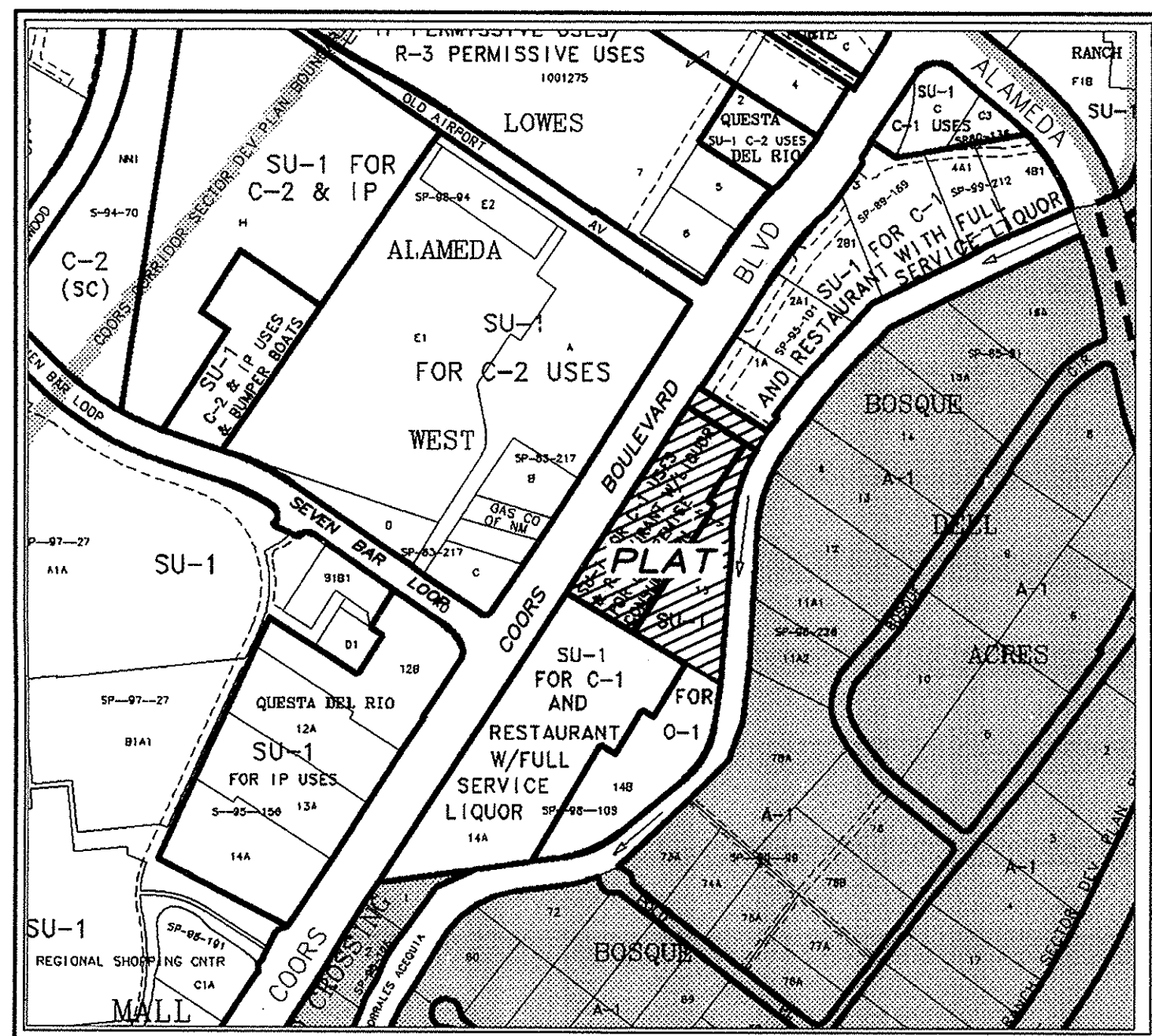


SHEET 3 OF 3

040131

**SURVOTEK, INC.**  
Consulting Surveyors

6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366  
Fax: 505-897-3377



**Vicinity Map**  
N.T.S.

#### GENERAL NOTES

- Bearings are grid and based on the New Mexico State Highway Commission Monuments "NM-448-N10" and "NM-448-N12".
- Distances are ground.
- Distances along curved lines are arc lengths.
- All corners are a 5/8" rebar and cap stamped LS 9750 unless otherwise indicated.
- Record information, where it differs from that found in the field, is shown in parenthesis (xxx).
- Zone Atlas Page B-14.
- U.C.L.S. Log Number 2002511189.
- Total Plat Acreage = 5.2400 Acres.
- Number of Existing parcels = 2
- Number of Tracts created = 3
- Current Zoning: Westerly portion, SU-1 for C-1 Uses and Restaurant with liquor for on-premises consumption. Easterly portion, SU-1 for O-1 uses. As shown hereon.

#### DISCLOSURE STATEMENT

The Purpose of this replat is to: Create the three (3) tracts as shown hereon in conformance with the Site Plan for Subdivision; Dedicate Tract 13-C as shown hereon to the City of Albuquerque Open Space in fee simple. Grant the new public utility easements as shown hereon (if any).

#### NOTE:

These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary sewer System capabilities are based on the NMU, Inc. facilities, not the City of Albuquerque. Water and Sanitary Sewer infrastructure improvements must, however, be approved by both the City of Albuquerque and NMU, Inc.



Bernalillo County Treasurer  
One Alameda Blvd. N.W. 1002  
Albuquerque, New Mexico 87102

#### TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

1-014-065 229380 20302

*Landino Dora & Larilla*

*Conchita Lucero*  
Bernalillo County Treasurer

12-27-04  
Date

#### PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 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, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

#### SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

*Russ P. Hugg*  
NMPs No. 9750  
July 6, 2004



**BULK LAND PLAT**  
**TRACTS 13-A, 13-B AND 13-C**  
**BLACK RANCH**  
(BEING A REPLAT OF TRACT 13, BLACK RANCH)  
WITHIN THE  
TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2004

PROJECT NUMBER: 1001445

Application Number: 04DRBO1633

#### PLAT APPROVAL

##### UTILITY APPROVALS

<i>Leonard N. Marks</i> PNM Electric Services	11-10-04 Date
<i>Leonard N. Marks</i> PNM Gas Services	11-10-04 Date
<i>Don R. Miller</i> QWest Corporation	11-12-04 Date
<i>Rita Eickes</i> Comcast	10-22-04 Date
<i>[Signature]</i> New Mexico Utilities, Inc.	10-22-04 Date

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

##### CITY APPROVALS

<i>[Signature]</i> City Surveyor	10-13-04 Date
NA Real Property Division	Date
NA Environmental Health Department	Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	12-8-04 Date
<i>[Signature]</i> Utilities Development	12-8-04 Date
<i>Christina Sandoval</i> Parks and Recreation Department	12/8/04 Date
<i>Master W. Gales</i> AMAFCA	12-14-04 Date
<i>Bradley L. Bigham</i> City Engineer	12/9/04 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	12-27-04 Date





**BULK LAND PLAT**  
**TRACTS 13-A, 13-B AND 13-C**  
**BLACK RANCH**  
(BEING A REPLAT OF TRACT 13, BLACK RANCH)  
**WITHIN THE**  
**TOWN OF ALAMEDA GRANT**  
**IN**  
**PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
JULY, 2004

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Alameda Grant in projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract Thirteen (13), Black Ranch, lying Westerly of the Westerly right of way line of the Corrales Main Canal, as the same is shown and designated on that certain Boundary Survey Plat entitled "TRACTS 13 AND 14, BLACK RANCH WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 17, 1997 in Volume 97S, Folio 69; Together with a Southerly portion of the Corrales Main Canal right of way relinquished by Quit Claim Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on June 30, 1988 in Book 337A, pages 73-76. Said parcel further described in that certain Special Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on January 21, 1997 in Book 97-A, pages 3541-3545, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using the New Mexico State Plane Coordinate System, Central Zone (NAD27) grid bearings and ground distances, as follows:

BEGINNING at the Northwest corner of the parcel herein described, (a 1/2" rebar and cap stamped LS 11993 found in place) a point on the present Southeasterly right of way line of Coors Road N.W. and the Southwest corner of Lot 1A, Northeast Portion of Black Ranch as the same is shown and designated on the plat entitled "PLAT OF LOTS 1A, 2A-1, AND 2B-1, NORTHEAST PORTION OF BLACK RANCH, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 5, 1995 in Volume 95C, Folio 164 whence (1) the New Mexico State Highway Commission Monument "NM-448-N12" bears N 22° 40' 00" E, 646.00 feet distant; Thence,

S 57° 13' 53" E, 230.19 feet along the Southerly line of said Lot 1A to the Southeast corner of said Lot 1A (a cross chiseled in the concrete found in place) and the Northeast corner of the parcel herein described, said point also being a point on the Westerly right of way line of the Corrales Main Canal; Thence Southwesterly along said Westerly right of way line on the following five (5) courses:

S 31° 05' 18" W, 50.29 feet to a point; Thence,

S 30° 41' 53" W, 100.13 feet to a point of curvature (a 5/8" rebar and cap stamped LS 9750 set); Thence,

Southwesterly, 115.90 feet on the arc of a curve to the left (said curve having a radius of 217.94 feet, a central angle of 30° 28' 06" and a chord which bears S 15° 27' 49" W, 114.54 feet) to a point of tangency (a 5/8" rebar and cap stamped LS 5823 found in place); Thence,

S 00° 16' 57" W, 328.28 feet to a point (an A.M.A.F.C.A brass cap set in concrete found in place); Thence,

S 07° 53' 21" W, 167.66 feet to the Southeast corner of said Tract 13 (a 5/8" rebar and cap stamped LS 2455 found in place) and the Northeast corner of Tract 14-B, Black Ranch as the same is shown and designated on the plat entitled "TRACTS 14-A AND 14-B, BLACK RANCH (BEING A REPLAT OF TRACT 14, BLACK RANCH) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 3, 1998 in Plat Book 98C, Page 157; Thence,

N 59° 20' 21" W, 518.84 feet along the line common to said Tract 13 and said Tracts 14-A and 14-B to the Southwest corner of said Tract 14-A and the Southwest corner of the parcel herein described, (a 5/8" rebar and cap stamped LS 9750 found in place) said point being a point on said present Southwesterly right of way line of Coors Road N.W.; Thence,

N 32° 57' 15" E, 707.78 feet along said present Southeasterly right of way line of Coors Road N.W. to the Northwest corner of the parcel herein described (a 5/8" rebar and cap stamped LS 9750 set); Thence,

S 57° 13' 53" E, 3.00 feet to the point of beginning of the parcel herein described.

Said Parcel contains 5.5059 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising, "TRACTS 13-A, 13-B AND 13-C, BLACK RANCH (BEING A REPLAT OF TRACT 13, BLACK RANCH) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof, who collectively own all of said property. Said owner(s) and proprietor(s) do hereby dedicate the additional street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby dedicate Tract 13-C as shown hereon to the City of Albuquerque Open Space in fee fee simple. Said owner(s) and proprietor(s) do hereby grant the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that collectively, they are so authorized to act.

**NOTICE OF SUBDIVISION PLAT CONDITIONS**

TRACTS 13-A, 13-B AND 13-C  
BLACK RANCH

The plat of TRACTS 13-A, 13-B AND 13-C, BLACK RANCH has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts 13-A, 13-B and 13-C, Black Ranch, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 29, 2004 in Book 889, page 466.

*Dave Garduno*  
Dave Garduno, a single man  
an undivided 50% interest

*Loretta Romero*  
Loretta Romero, a single woman  
an undivided 50% interest

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 5th day of October, 2004, by Dave Garduno.

*Margo M. Lucero*  
Notary Public  
9-16-04  
My Commission expires

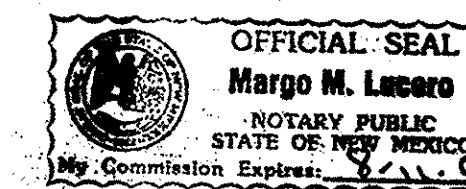


**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 6th day of October, 2004, by Loretta Romero.

*Margo M. Lucero*  
Notary Public  
8-16-04  
My Commission expires



SHEET 2 OF 3

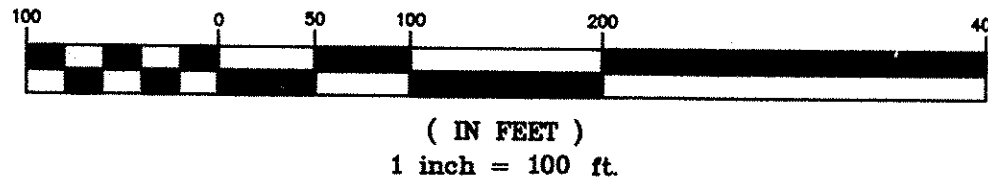
**NOTE:**

Said Tracts 13-A, 13-B and 13-C are subject to that certain "Reciprocal Easement Agreement" filed in the office of the County Clerk of Bernalillo County, New Mexico on October 21, 1996 in Book BCR 96-28, pages 2764-2777 as Document No. 96115257 and that certain "Declaration of Reciprocal Access, Parking and Drainage Easements", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 7, 2004 in Book A85, page 1224.

Albuquerque Control Survey Monument "NM-448-N12" New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:  
Y = 1,528,910.84'  
X = 381,108.54'  
Z = 5023.411' (NGVD 29)  
G to G factor = 0.99967595  
Delta Alpha = -00'13.46"

LOT 1A  
N.E. PORTION OF  
BLACK RANCH  
Filed May 5, 1995 in  
Plat Book 95C, Folio 164  
See Detail "A"  
on this sheet

**TRACTS 13-A, 13-B AND 13-C  
BLACK RANCH**  
(BEING A REPLAT OF TRACT 13, BLACK RANCH)  
WITHIN THE  
TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2004

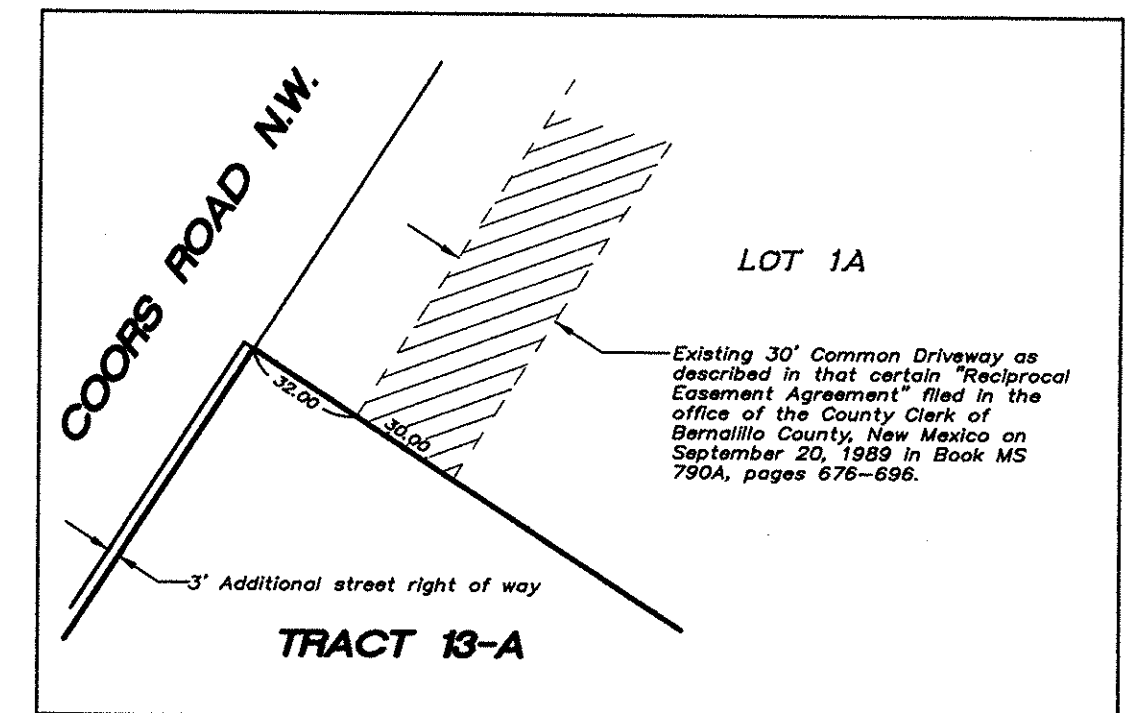


3' Additional street right of way dedicated to the City of Albuquerque in Fee Simple by this plat.  
( 0.0487 Ac.)

**NOTE:**

A Private Floating Drainage Easement to be confined within the future paved drive lanes within Tracts 13-A and 13-B, as shown on the approved Site Plan is hereby granted by this plat. Said Private Floating Drainage Easement to be maintained by the respective owner(s) of said Tracts 13-A and 13-B. Further definition of said easement to occur upon further development of said Tracts.

Albuquerque Control Survey Monument "NM-448-N10" New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:  
Y = 1,524,181.52'  
X = 377,788.84'  
Z = 5045.51' (NGVD 29)  
G to G factor = 0.99967583  
Delta Alpha = -00'14.09"



**DETAIL 'A'**  
Scale 1" = 50'

**EASEMENT TABLE**

- (A) Sanitary Sewer Easement to New Mexico Utilities, Inc. filed September 21, 1981, Book Misc. 880, page 1
- (B) Easement to New Mexico Utilities, Inc., filed September 21, 1981, in Book Misc. 880, page 4
- (C) Easement to A.M.A.F.C.A., filed December 18, 1992, in Book BCR 92-30, page 2713
- (D) Easement to New Mexico Utilities, Inc., filed October 18, 1996, in Book BCR 96-28, page 1809
- (E) Right of way grant to Southern Union Gas Company, filed January 14, 1946, in Book 220, page 547
- (F) 30' Private Cross Access, Public Water, Public Sanitary Sewer and Dry Utility Easement granted by plat filed February 19, 2004 in Plat Book 2004C, page 56.
- (G) Easement rights quitclaimed from A.M.A.F.C.A. to the City of Albuquerque by quitclaim deed filed March 26, 2002 in Book A33, page 9064 as Document Number 2002039165.

Subject to the following Blanket Easements:

Easement to Mountain States Telephone & Telegraph, filed January 16, 1930, in Book 112, page 68 (Unplottable)

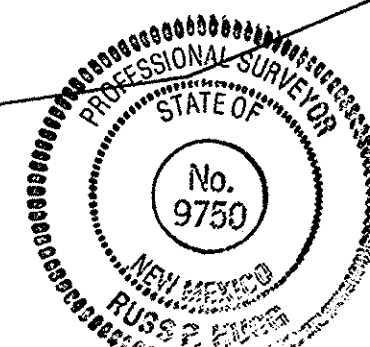
Easement to Mountain States Telephone & Telegraph, filed March 28, 1930, in Book 112, page 196 (Unplottable)

**TANGENT TABLE**

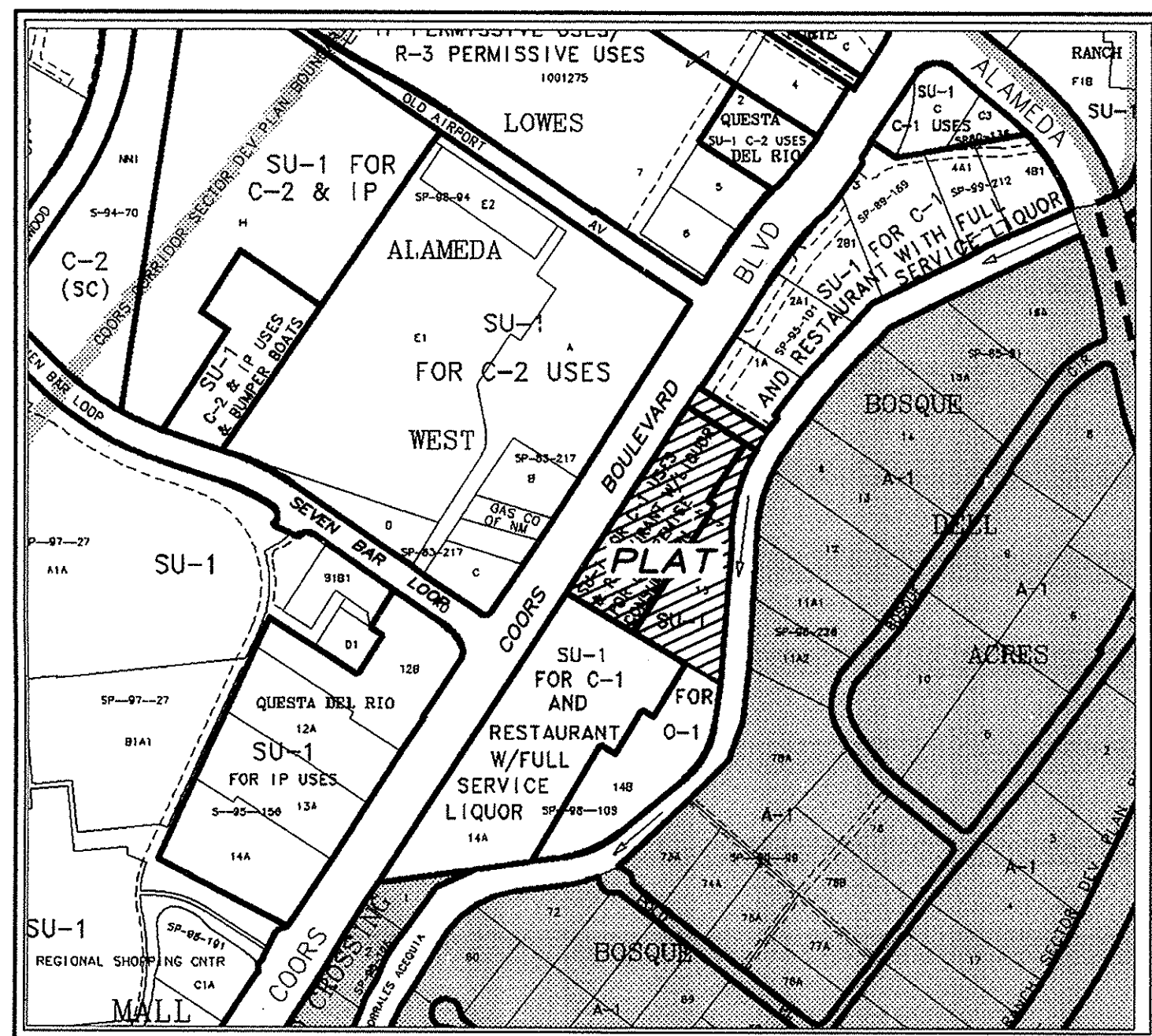
LINE	DIRECTION	DISTANCE
L1	N32°57'15"E	406.10'
L2	N32°57'15"E	301.57'
L3	N11°31'13"W	49.03'
L4	N02°55'53"E	64.08'
L5	N14°50'30"E	46.04'
L6	N19°56'32"E	42.89'
L7	N28°44'13"E	58.40'
L8	N28°32'38"E	73.10'
L9	N39°07'22"E	69.66'
L10	S81°37'30"E	36.00'
L11	N63°51'57"W	70.64'
L12	S30°41'53"W	100.13'
L13	S00°14'52"W	7.54'
L14	S59°21'00"E	30.02'
L15	S57°13'53"E	3.00'
L16	N59°20'21"W	3.00'
L17	S31°05'18"W	50.29'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	335.00'	186.31'	95.64'	183.92'	S66°11'55"W	31°51'57"
C2	250.00'	184.86'	96.89'	180.68'	S29°05'55"W	42°22'02"
C3	217.94'	115.90'	59.35'	114.54'	S15°27'49"W	30°28'06"







**Vicinity Map**  
N.T.S.

#### GENERAL NOTES

- Bearings are grid and based on the New Mexico State Highway Commission Monuments "NM-448-N10" and "NM-448-N12".
- Distances are ground.
- Distances along curved lines are arc lengths.
- All corners are a 5/8" rebar and cap stamped LS 9750 unless otherwise indicated.
- Record information, where it differs from that found in the field, is shown in parenthesis (xxx).
- Zone Atlas Page B-14.
- U.C.L.S. Log Number 2002511189.
- Total Plat Acreage = 5.2400 Acres.
- Number of Existing parcels = 2
- Number of Tracts created = 3
- Current Zoning: Westerly portion, SU-1 for C-1 Uses and Restaurant with liquor for on-premises consumption. Easterly portion, SU-1 for O-1 uses. As shown hereon.

#### DISCLOSURE STATEMENT

The Purpose of this replat is to: Create the three (3) tracts as shown hereon in conformance with the Site Plan for Subdivision; Dedicate Tract 13-C as shown hereon to the City of Albuquerque Open Space in fee simple. Grant the new public utility easements as shown hereon (if any).

#### NOTE:

These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary sewer System capabilities are based on the NMU, Inc. facilities, not the City of Albuquerque. Water and Sanitary Sewer infrastructure improvements must, however, be approved by both the City of Albuquerque and NMU, Inc.



Bernalillo County Treasurer  
One Alameda Blvd. N.W. 1002  
Albuquerque, New Mexico 87102

#### TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

1-014-065 229380 20302

*Landino Dora & Larilla*

*Conchita Lucero*  
Bernalillo County Treasurer

12-27-04  
Date

#### PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 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, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

#### SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg  
NMPS No. 9750  
July 6, 2004



## BULK LAND PLAT TRACTS 13-A, 13-B AND 13-C BLACK RANCH (BEING A REPLAT OF TRACT 13, BLACK RANCH)

WITHIN THE  
TOWN OF ALAMEDA GRANT  
-IN  
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2004

PROJECT NUMBER: 1001445

Application Number: 04DRBO1633

#### PLAT APPROVAL

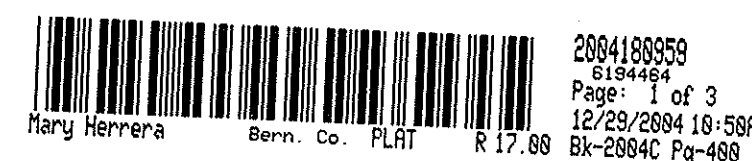
##### UTILITY APPROVALS

<i>Leonard M. Marks</i> PNM Electric Services	11-10-04 Date
<i>Leonard M. Marks</i> PNM Gas Services	11-10-04 Date
<i>Don R. Miller</i> QWest Corporation	11-12-04 Date
<i>Rita Eickes</i> Comcast	10-22-04 Date
<i>[Signature]</i> New Mexico Utilities, Inc.	10-22-04 Date

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

#### CITY APPROVALS

<i>[Signature]</i> City Surveyor	10-13-04 Date
NA Real Property Division	Date
NA Environmental Health Department	Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	12-8-04 Date
<i>[Signature]</i> Utilities Development	12-8-04 Date
<i>Christina Sandoval</i> Parks and Recreation Department	12/8/04 Date
<i>Master W. Gales</i> AMAFCA	12-14-04 Date
<i>Bradley L. Bigham</i> City Engineer	12/9/04 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	12-27-04 Date



SHEET 1 OF 3

**SURVOTEK, INC.**

Consulting Surveyors  
5843 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3386  
Fax: 505-897-3377

**BULK LAND PLAT**  
**TRACTS 13-A, 13-B AND 13-C**  
**BLACK RANCH**  
(BEING A REPLAT OF TRACT 13, BLACK RANCH)

WITHIN THE  
**TOWN OF ALAMEDA GRANT**  
IN  
**PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

JULY, 2004

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Alameda Grant in projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising all of Tract Thirteen (13), Black Ranch, lying Westerly of the Westerly right of way line of the Corrales Main Canal, as the same is shown and designated on that certain Boundary Survey Plat entitled "TRACTS 13 AND 14, BLACK RANCH WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 17, 1997 in Volume 97S, Folio 69; Together with a Southerly portion of the Corrales Main Canal right of way relinquished by Quit Claim Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on June 30, 1988 in Book 337A, pages 73-76. Said parcel further described in that certain Special Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on January 21, 1997 in Book 97-A, pages 3541-3545, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using the New Mexico State Plane Coordinate System, Central Zone (NAD27) grid bearings and ground distances, as follows:

BEGINNING at the Northwest corner of the parcel herein described, (a 1/2" rebar and cap stamped LS 11993 found in place) a point on the present Southeasterly right of way line of Coors Road N.W. and the Southwest corner of Lot 1A, Northeast Portion of Black Ranch as the same is shown and designated on the plat entitled "PLAT OF LOTS 1A, 2A-1, AND 2B-1, NORTHEAST PORTION OF BLACK RANCH, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 5, 1995 in Volume 95C, Folio 164 whence (1) the New Mexico State Highway Commission Monument "NM-448-N12" bears N 22° 40' 00" E, 646.00 feet distant; Thence,

S 57° 13' 53" E, 230.19 feet along the Southerly line of said Lot 1A to the Southeast corner of said Lot 1A (a cross chiseled in the concrete found in place) and the Northeast corner of the parcel herein described, said point also being a point on the Westerly right of way line of the Corrales Main Canal; Thence Southwesterly along said Westerly right of way line on the following five (5) courses:

S 31° 05' 18" W, 50.29 feet to a point; Thence,

S 30° 41' 53" W, 100.13 feet to a point of curvature (a 5/8" rebar and cap stamped LS 9750 set); Thence,

Southwesterly, 115.90 feet on the arc of a curve to the left (said curve having a radius of 217.94 feet, a central angle of 30° 28' 06" and a chord which bears S 15° 27' 49" W, 114.54 feet) to a point of tangency (a 5/8" rebar and cap stamped LS 5823 found in place); Thence,

S 00° 16' 57" W, 328.28 feet to a point (an A.M.A.F.C.A brass cap set in concrete found in place); Thence,

S 07° 53' 21" W, 167.66 feet to the Southeast corner of said Tract 13 (a 5/8" rebar and cap stamped LS 2455 found in place) and the Northeast corner of Tract 14-B, Black Ranch as the same is shown and designated on the plat entitled "TRACTS 14-A AND 14-B, BLACK RANCH (BEING A REPLAT OF TRACT 14, BLACK RANCH) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 3, 1998 in Plat Book 98C, Page 157; Thence,

N 59° 20' 21" W, 518.84 feet along the line common to said Tract 13 and said Tracts 14-A and 14-B to the Southwest corner of said Tract 14-A and the Southwest corner of the parcel herein described, (a 5/8" rebar and cap stamped LS 9750 found in place) said point being a point on said present Southwesterly right of way line of Coors Road N.W.; Thence,

N 32° 57' 15" E, 707.78 feet along said present Southeasterly right of way line of Coors Road N.W. to the Northwest corner of the parcel herein described (a 5/8" rebar and cap stamped LS 9750 set); Thence,

S 57° 13' 53" E, 3.00 feet to the point of beginning of the parcel herein described.

Said Parcel contains 5.5059 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising, "TRACTS 13-A, 13-B AND 13-C, BLACK RANCH (BEING A REPLAT OF TRACT 13, BLACK RANCH) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof, who collectively own all of said property. Said owner(s) and proprietor(s) do hereby dedicate the additional street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby dedicate Tract 13-C as shown hereon to the City of Albuquerque Open Space in fee fee simple. Said owner(s) and proprietor(s) do hereby grant the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that collectively, they are so authorized to act.

**NOTICE OF SUBDIVISION PLAT CONDITIONS**

TRACTS 13-A, 13-B AND 13-C  
BLACK RANCH

The plat of TRACTS 13-A, 13-B AND 13-C, BLACK RANCH has been granted a variance or waiver from certain subdivision requirements pursuant to Section 7 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance with current resolutions, ordinances, and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling, or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for Tracts 13-A, 13-B and 13-C, Black Ranch, filed in the office of the County Clerk of Bernalillo County, New Mexico on December 29, 2004 in Book 889, page 466.

*Dave Garduno*  
Dave Garduno, a single man  
an undivided 50% interest

*Loretta Romero*  
Loretta Romero, a single woman  
an undivided 50% interest

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 5<sup>th</sup> day of October, 2004, by Dave Garduno.

*Margo M. Lucero*  
Notary Public  
9-16-04  
My Commission expires

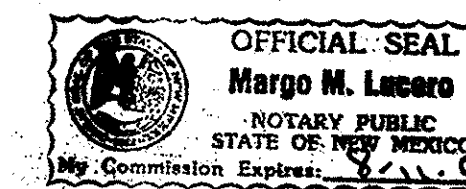


**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 6<sup>th</sup> day of October, 2004, by Loretta Romero.

*Margo M. Lucero*  
Notary Public  
8-16-04  
My Commission expires



SHEET 2 OF 3



**NOTE:**

Said Tracts 13-A, 13-B and 13-C are subject to that certain "Reciprocal Easement Agreement" filed in the office of the County Clerk of Bernalillo County, New Mexico on October 21, 1996 in Book BCR 96-28, pages 2764-2777 as Document No. 96115257 and that certain "Declaration of Reciprocal Access, Parking and Drainage Easements", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 7, 2004 in Book A85, page 1224.

Albuquerque Control Survey Monument "NM-448-N12" New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:  
Y = 1,528,910.84'  
X = 381,108.54'  
Z = 5023.411' (NGVD 29)  
G to G factor = 0.99967595  
Delta Alpha = -00'13.46"

LOT 1A  
N.E. PORTION OF  
BLACK RANCH  
Filed May 5, 1995 in  
Plat Book 95C, Folio 164  
See Detail "A"  
on this sheet

**TRACTS 13-A, 13-B AND 13-C  
BLACK RANCH**  
(BEING A REPLAT OF TRACT 13, BLACK RANCH)  
WITHIN THE  
TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY, 2004



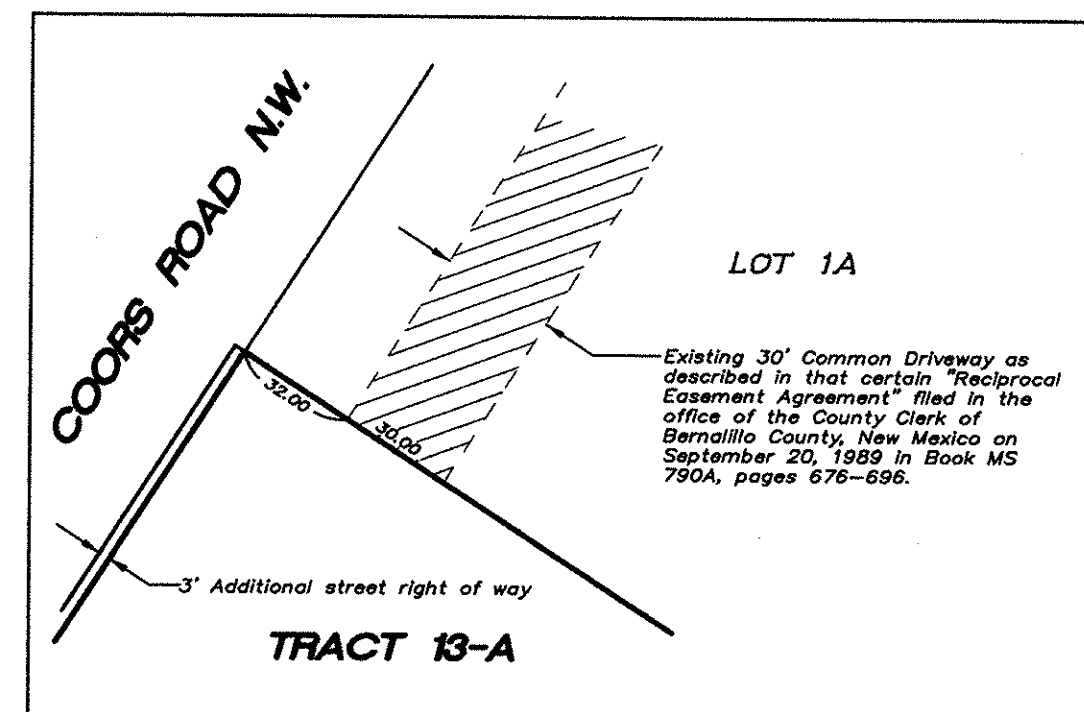
( IN FEET )  
1 inch = 100 ft.

3' Additional street right of way  
dedicated to the City of Albuquerque  
in Fee Simple by this plat.  
( 0.0487 Ac.)

**NOTE:**

A Private Floating Drainage Easement to be confined within the future paved drive lanes within Tracts 13-A and 13-B, as shown on the approved Site Plan is hereby granted by this plat. Said Private Floating Drainage Easement to be maintained by the respective owner(s) of said Tracts 13-A and 13-B. Further definition of said easement to occur upon further development of said Tracts.

Albuquerque Control Survey Monument "NM-448-N10" New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:  
Y = 1,524,181.52'  
X = 377,788.84'  
Z = 5045.51' (NGVD 29)  
G to G factor = 0.99967583  
Delta Alpha = -00'14.09"



**DETAIL 'A'**  
Scale 1" = 50'

**EASEMENT TABLE**

- (A) Sanitary Sewer Easement to New Mexico Utilities, Inc. filed September 21, 1981, Book Misc. 880, page 1
- (B) Easement to New Mexico Utilities, Inc., filed September 21, 1981, in Book Misc. 880, page 4
- (C) Easement to A.M.A.F.C.A., filed December 18, 1992, in Book BCR 92-30, page 2713
- (D) Easement to New Mexico Utilities, Inc., filed October 18, 1996, in Book BCR 96-28, page 1809
- (E) Right of way grant to Southern Union Gas Company, filed January 14, 1946, in Book 220, page 547
- (F) 30' Private Cross Access, Public Water, Public Sanitary Sewer and Dry Utility Easement granted by plat filed February 19, 2004 in Plat Book 2004C, page 56.
- (G) Easement rights quitclaimed from A.M.A.F.C.A. to the City of Albuquerque by quitclaim deed filed March 26, 2002 in Book A33, page 9064 as Document Number 2002039165.

Subject to the following Blanket Easements:

Easement to Mountain States Telephone & Telegraph, filed January 16, 1930, in Book 112, page 68 (Unplottable)

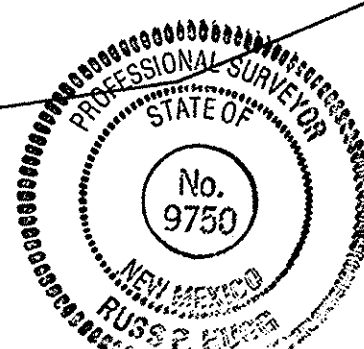
Easement to Mountain States Telephone & Telegraph, filed March 28, 1930, in Book 112, page 196 (Unplottable)

**TANGENT TABLE**

LINE	DIRECTION	DISTANCE
L1	N32°57'15"E	406.10'
L2	N32°57'15"E	301.57'
L3	N11°31'13"W	49.03'
L4	N02°55'53"E	64.08'
L5	N14°50'30"E	46.04'
L6	N19°56'32"E	42.89'
L7	N28°44'13"E	58.40'
L8	N28°32'38"E	73.10'
L9	N39°07'22"E	69.66'
L10	S81°37'30"E	36.00'
L11	N63°51'57"W	70.64'
L12	S30°41'53"W	100.13'
L13	S00°14'52"W	7.54'
L14	S59°21'00"E	30.02'
L15	S57°13'53"E	3.00'
L16	N59°20'21"W	3.00'
L17	S31°05'18"W	50.29'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	335.00'	186.31'	95.64'	183.92'	S66°11'55"W	31°51'57"
C2	250.00'	184.86'	96.89'	180.68'	S29°05'55"W	42°22'02"
C3	217.94'	115.90'	59.35'	114.54'	S15°27'49"W	30°28'06"



2884188959  
6194464  
Page: 3 of 3  
12/29/2004 10:58A  
Bk-2004C Pg-488

**SURV TEK, INC.**  
Consulting Surveyors

5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366  
Fax: 505-897-3377



EXISTING EASEMENTS

① EXISTING 10' OR 15' ABCWUA WATER LINE EASEMENT  
(02-19-2004, 2004C-056)

REMOVE WHERE NECESSARY

② EXISTING AMAFCA & MRGCD PRIVATE ACCESS EASEMENT  
(02-19-2004, 2004C-056)

REMAIN

③ EXISTING 10' UNDERGROUND PUBLIC UTILITY EASEMENT (PUE)  
(07-01-2004, 2004C-201)

REALIGN - PNM 750kV

④ EXISTING 10' OVERHEAD PUBLIC UTILITY EASEMENT (PUE)  
(02-19-2004, 2004C-056)

REMOVE

⑤ EXISTING PRIVATE CROSS ACCESS EASEMENT  
EXISTING ABCWUA PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT  
(07-01-2004, 2004C-201)

REMAIN

⑥ EXISTING DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND GRANT OF EASEMENTS  
(INGRESS, EGRESS AND PARKING)  
(UTILITY LINES/DRAINAGE)  
(PARKING RESTRICTIONS)  
(02-19-2004, 2004020771)  
(05-20-2021, 2021060037)  
(05-24-2021, 2021061295)  
(05-25-2021, 2021061617)  
(BLANKET)

REMOVE

⑦ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)  
(11-23-2004, 2004162842)  
(APPROXIMATE LOCATION)

LEGEND

- CURB
- - - EDGE ASPHALT
- CONCRETE
- WOOD POST AND WIRE FENCE
- - - WALL
- STORM DRAIN INLET
- SIGN
- SANITARY SEWER MANHOLE
- GAS VALVE/VENT
- POLE W/ UG CONDUIT
- POLE ANCHOR
- ELECTRIC LINE — OVERHEAD
- ELECTRIC TRANSFORMER/SWITCHGEAR
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- TELEPHONE PEDESTAL/PULL BOX
- CABLE TV PEDESTAL

LINE	BEARING	DISTANCE
L1	N 67°30'58" E	70.14'
L2	N 32°57'33" E	145.85'
L3	S 59°20'21" E	88.45'
L4	S 59°20'21" E	166.35'
L5	S 07°53'21" W	10.66'
L6	S 50°15'56" W	53.59'
L7	S 72°32'39" W	69.59'
L8	N 76°36'48" W	32.70'
L9	N 27°52'55" W	28.72'
L10	N 86°28'56" W	14.01'
L11	S 28°23'32" W	55.93'
L12	N 61°36'28" W	18.19'
L13	S 58°03'23" W	66.92'
L14	S 32°55'48" W	37.36'
L15	N 57°04'12" W	128.50'
L16	N 32°55'48" E	83.38'
L17	N 57°14'40" W	41.00'
L18	N 32°55'48" E	84.36'
L19	N 67°30'58" E	68.05'
L20	N 67°30'58" E	2.09'
L21	S 26°31'17" E	116.47'
L22	S 57°04'12" E	93.54'
L23	N 32°55'48" E	11.00'
L24	S 57°04'12" E	37.00'
L25	N 32°55'48" E	23.13'
L26	S 57°04'12" E	128.28'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	165.00'	83.36'	82.48'	N 47°25'59" E	28°56'52"
C2	95.88'	122.62'	114.43'	S 01°34'32" W	73°16'31"
C3	250.00'	184.86'	180.68'	S 29°04'56" W	42°22'03"
C4	105.00'	108.54'	103.77'	S 03°19'00" W	59°13'36"
C5	250.00'	158.97'	156.31'	S 26°06'56" W	36°26'03"
C6	250.00'	25.89'	25.88'	S 47°17'57" W	05°56'00"

PROPERTY CORNERS

- SET MAG NAIL WITH TAG "LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 11808"

"ALTA/NSPS LAND TITLE SURVEY FOR"  
LOTS 2-A & 2-B,  
COTTONWOOD CROSSING, PHASE II  
WITHIN THE  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 8  
TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
M.R.G.C.D. MAP NO. 22  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2022

DESCRIPTION

Lots numbered Two-A (2-A) and Two-B (2-B) of COTTONWOOD CROSSING, PHASE II, (Being a Replat of Lot 2, Cottonwood Crossing Phase II) within the Town of Alameda Grant in projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, on July 1, 2004, in Plat Book 2004C, Page 201.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances are field and record record.
- Basis of boundary are the following plats and documents of record entitled:  
  
PLAT OF "TRACTS 14-A AND 14-B, BLACK RANCH",  
(06-03-1998, 98C-157)  
  
PLAT OF "LOTS 1, 2, 3, 4, 5 AND 6, COTTONWOOD CROSSING, PHASE II",  
(02-19-2004, 2004C-056)  
  
PLAT OF "LOTS 2-A, 2-B, 2-C AND 2-D, COTTONWOOD CROSSING, PHASE II",  
(07-01-2004, 2004C-201)  
  
PLAT OF "TRACTS 13-A, 13-B AND 13-C, BLACK RANCH",  
(12-29-2004, 2004C-400)  
  
all being records of Bernalillo County, New Mexico.
- Field Survey completed July 30, 2022.
- Title Commitment:  
Title Company: Old Republic National Title Insurance Company  
Underwriter: Old Republic National Title Insurance Company  
Commitment No.: 2205123 (Commitment Date: July 15, 2022)
- Address of Property: 10080 & 10088 Coors Boulevard NW, Albuquerque, NM 87114
- City of Albuquerque, New Mexico IDO Zone: MX-L & MX-T
- 100 Year Flood Zone Designation: ZONE X, as shown on Panel 109 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012. This property does not lie within the 100 Year Flood Plain.
- Encroachments: None apparent

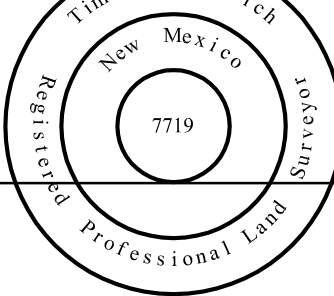
CLIENT: A Management Corporation, a New Mexico corporation  
A. Rolfe Black and Dorothy W. Black, Co-Trustees of the A. Rolfe  
Black and Dorothy W. Black Revocable Trust dated July 24, 1986

TITLE CO.: Fidelity National Title Insurance Company

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 8 and 11 (above ground only) of Table A thereof. The field work was completed on July 30, 2022.

Timothy Aldrich, NMPLS NO. 7719  
Date 08-01-2022



ALDRICH LAND  
SURVEYING  
P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

Drawn By:	TA	Date:	08-01-2022
Checked By:	TA	Drawing Name:	22114ALT.DWG
Job No.:	22-114	Sheet:	1 of 1





March 31<sup>st</sup>, 2025

Development Hearing Officer  
Plaza Del Sol Building  
600 2<sup>nd</sup> NW  
Albuquerque, NM 87102

**RE: MAJOR SUBDIVISION DHO PRELIMINARY PLAT FOR LT 2-A AND 2B, LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II B-14-Z**

Dear Mr. Hearing Officer

Tierra West LLC is requesting a Preliminary Plat review (Major Subdivision DHO). The subject site consists of two parcels, that will be subdivided into 18 parcels. The two parcels are located at 10080 Coors Blvd and 10088 Coors Blvd and are legally described as LOTS 2-A AND 2B, LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSING PHASE II (the subject site).

**Planning Context**

The subject site is Site Plan controlled by the Cotton Wood Crossing, Phase I and II Site Plan which were originally approved under Project Number 1002792. The site plan included commercial and restaurant uses.

A zone map amendment request for the subject site was approved (PR-2023-009105, RZ-2023-00028). This request adjusted the floating lot line to accommodate the proposed development and Site Plan – EPC Major Amendment request (PR-2023-009105, SI-2023-01377). The two zones on the subject site are the Mixed-Use – Low Intensity (MX-L) and Mixed-Use – Medium Intensity (MX-M). See Figure 1, below.

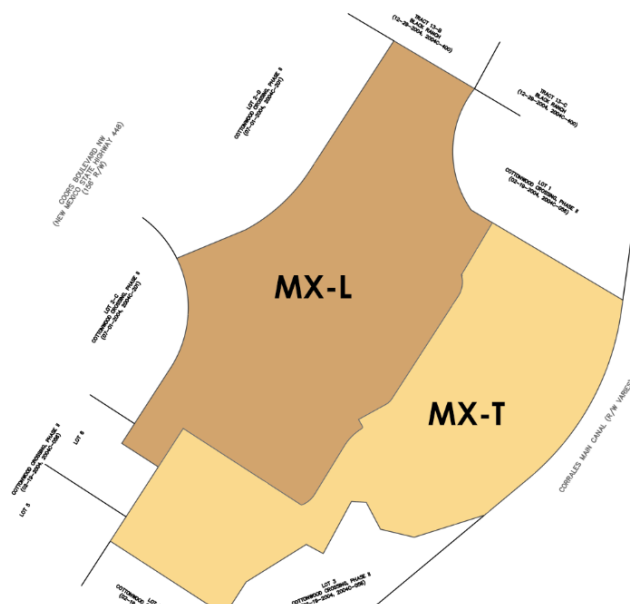


Figure 1: Zone Districts

Following the request above, a Site Plan - EPC was also heard and approved by the Environmental Planning Commission (EPC) under case number SI-2023-01402. As part of this site plan request, two

variances were heard and approved by the EPC (VA-2023-00314, and VA-2023-00315). The variances were as follows:

1. VPO – 1 Height Requirements
2. Major Public Open Space Buffer Requirements

The subject site is zoned Mixed-Use – Light Intensity and Mixed Use – Transition and is currently vacant.

### Request – Major Subdivision

Part one of this request is a DHO – Subdivision Major. The subject site consists of two parcels as described above and will be subdivided to 18 parcels total and will create new easements.

The proposed project meets the criteria outlined in Subsection 6-6(L)(3)(a) of the Integrated Development Ordinance (IDO). The Preliminary Plat complies with all applicable provisions of the IDO, the Development Process Manual (DPM), and other adopted City regulations. Additionally, the project adheres to any conditions specifically applied to the development of the property through prior permits or approvals that affect the site.



Figure 2: Proposed Subdivision

### Request – Vacation of Easement

Part two of this request is to vacate three public easements as follows (see attachment):

1. Existing ABCWUA Water Line Easement created by plat filed February 19, 2004. To be 10' unless otherwise noted
2. Existing 10' Underground Public Utility Easement (P.U.E) created by plat filed July 1<sup>st</sup>, 2004
3. Existing 10' Public Utility Easement (P.U.E) created by plat filed November 23<sup>rd</sup>, 2004.

These easements will be replaced as appropriate by the major subdivision action described above.



**Conclusion**

This request is for a Subdivision Major DHO and a Vacation of Easement DHO. As part of this submittal, please find the proposed site plan, preliminary plat, easement of vacation exhibit, and zone atlas map.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Sergio Lozoya', with a long horizontal stroke extending to the right.

Sergio Lozoya  
Sr. Planner

JN: 2023004  
SL

## Agent Authorization Form

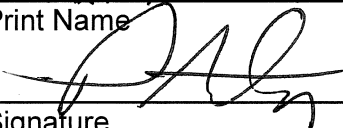
July 9, 2024

Ms. Jolene Wolfley  
Development Facilitation Team  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

RE: All DHO Submittals  
LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A  
REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.5483 AC and  
LT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II (BEING A  
REPLAT OF TRACT 2 COTTONWOOD CROSSINGPHASE II) CONT 1.5908 AC  
Zone Atlas Page: B-14-Z

I/We, Pierre Amestoy, A Management, Inc, as the owner(s) of the real property described as follows. LT 2-B LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II and LT 2-A LOTS 2-A, 2-B, 2-C AND 2-D COTTONWOOD CROSSINGPHASE II, do hereby authorize to act as my/our agent (Agents Name), **Tierra West, LLC**, to execute any and all documents necessary to affect the application approval requested to the Development Hearing Officer, and to appear on my/our behalf before any administrative or legislative body in the county of Bernalillo considering this application and to act in all respects as our agent in matters pertaining to the application.

PIERRE AMESTOY  
Print Name

  
Signature

OWNER  
Title

7-9-2024  
Date



## Development Facilitation Team (DFT) – Review Comments

**Reviewer: David G. Gutierrez, P.E. | Phone: 505-289-3381 | [dggutierrez@abcwua.org](mailto:dggutierrez@abcwua.org)**

**Project No: PR-2023-009105 Date: 8/14/2024      Agenda Item: #4      Zone Atlas Page: B-14**

**Legal Description: Lots 2-A and 2-B, Cottonwood Crossing Phase 2**

**Request: Major Preliminary Plat & Vacation Easements**

**Location: 10080 & 10088 Coors Blvd NW between Coors Blvd and 7 Bar Loop**

### Application For: PS-2024-00143- SKETCH PLAT

1. Please place a Request for Availability online at the following link:  
[http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Requests shall include fire marshal requirements. An executed statement must be obtained prior to approval.
2. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements, dedicate additional easements to provide the minimum widths over the actual pipe locations.
3. Utility Plan:
  - a. Provide a utility plan that indicates the location of proposed services.
  - b. Show existing public water and public sewer mains and any associated easements on the utility plan.
  - c. Dimension the public water and public sewer easements on the utility plan.
  - d. Coordinate with NM 811 to field locate and survey the existing public water and sewer infrastructure. If existing infrastructure is not within the existing easements, dedicate additional easement to provide the minimum widths over the actual pipe locations.
  - e. There shall be no trees, parallel fences/sidewalks/curbs, or structures within the public water and public sewer easement. Please revise accordingly.
  - f. Please add the following notes to the Master Utility Plan
    - i. Coordination with Water Authority Cross Connection Section will be required to ensure proper backflow containment is in place prior to release of meter for the site. Contact the Cross Connection Section at 505-289-3454.
    - ii. Coordination with the Water Authority Pre-Treatment Engineer is required to ensure the site complies with Water Authority Sewer Use Ordinance. Contact the Pre-Treatment Engineer at 505-289-3439.
4. Infrastructure List:
  - a. Any required infrastructure will need to be included on an infrastructure list.
  - b. Prior to Final Plat approval/signature, construction of required infrastructure will need to be completed and accepted or financially guaranteed.

**Comment:** (Provide written response explaining how comments were addressed)



# DEVELOPMENT FACILITATIVE TEAM (DFT)

## Code Enforcement Comments

*Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.*

Jeff Palmer-Code Enforcement Supervisor  
Planning Department  
[jppalmer@caba.aov](mailto:jppalmer@caba.aov)

**DATE:** 08/14/2024

### **AGENDA ITEM NO: 4**

#### **PROJECT NUMBER:**

**PR-2023-009105**

PS-2024-00143 – Sketch Plat

#### **ADDRESS/LOCATION:**

Lots 2-A and 2-B, Cottonwood Crossing Phase 2 zoned MX-T, MX-L, located at 10080 & 10088 Coors Blvd NW BETWEEN Coors Blvd and 7 Bar Loop containing approximately 3.14 acre(s). (B-14)

#### **REQUEST:**

Major Preliminary Plat & Vacation Easements  
IDO – 2023

#### **COMMENTS:**

1. Code Enforcement has no comments at this time.

DEVELOPMENT FACILITATIVE TEAM (DFT) - **HYDROLOGY SECTION**

Renée Brissette, PE, Senior Engineer | 505-924-3995 [rbrissette@cabq.gov](mailto:rbrissette@cabq.gov)

---

DRB Project Number: 2023-009105

Hearing Date: 08-14-2024

Project: Bar 7 Retail

Agenda Item No: 4

☒ Sketch Plat

☐ Site Plan for Bldg.  
Permit

**ENGINEERING COMMENTS:**

- Hydrology will need to approve a Conceptual Grading & Drainage Plan prior to plat approval.
- Comment – Prior to submitting for Building Permit, a licensed New Mexico civil engineer will need to submit a Grading & Drainage Plan to Hydrology for review & approval if one of these conditions is met. (500 cy of grading, 1,000 sf of proposed building, or 10,000 sf of proposed paving).

☐ APPROVED  
☐ DENIED

DELEGATED TO: ☐ TRANS ☐ HYD ☐ WUA ☐ PRKS ☐ PLNG

Delegated For: \_\_\_\_\_

SIGNED: ☐ I.L. ☐ SPSP ☐ SPBP ☐ FINAL PLAT

DEFERRED TO \_\_\_\_\_



## DEVELOPMENT FACILITATION TEAM

### Parks and Recreation Department

**PR-2023-009105**

PS-2024-00143 – SKETCH PLAT

Lots 2-A and 2-B, Cottonwood Crossing Phase 2 zoned MX-T, MX-L, located at 1080 & 1088 Coors Blvd NW BETWEEN Coors Blvd and 7 Bar Loop containing approximately 3.14 acre(s). (B-14)

REQUEST: Major Preliminary Plat & Vacation Easements

IDO -2023

**Comments:**

08-14-2024

The subject site is adjacent to MPOS and within 330 ft. What was the EPC variance for the MPOS buffer? The IDO requires 45'.



DEVELOPMENT FACILITATION TEAM

TRANSPORTATION DEVELOPMENT

DRB Project Number: 2023-009105  
10080 & 10088 Coors

AGENDA ITEM NO: 4

SUBJECT: Sketch Plat

ENGINEERING COMMENTS:

1. No objection to the Vacations.
2. There should be sidewalks internal to the site along the interior roads for ADA access.
3. An approved TCL will be required prior to site plan. Also, a Traffic Scoping Form should be completed and submitted to Curtis Cherne to determine if a traffic study is required..

Disclaimer: The comments provided are based upon the information received from the applicant. If new or revised information is submitted, additional comments may be provided by Transportation Development.

FROM: Ernest Armijo, P.E.  
Transportation Development  
505-924-3991 or [earmijo@cabq.gov](mailto:earmijo@cabq.gov)

DATE: August 14, 2024

---

ACTION:

APPROVED \_\_; DENIED \_\_; DEFERRED \_\_; COMMENTS PROVIDED \_\_; WITHDRAWN \_\_

DELEGATED: \_\_\_\_\_ TO: (TRANS) (HYD) (WUA) (PRKS) (CE) (PLNG)



## DEVELOPMENT FACILITATION TEAM

### Planning - Case Comments

**HEARING DATE:** 8/14/24 -- **AGENDA ITEM:** #4

**Project Number:** PR-2023-009105

**Application Number:** PS-2024-00143

**Project Name:** 7-Bar at 1080/1088 Coors Blvd

**Request:**

*Major Subdivision Preliminary Plat and Vacation of Easements*

---

*\*These are preliminary Planning comments. Additional reviews and/or revised comments may be needed for any modifications and/or supplemental submittals.*

---

### BACKGROUND

---

Subject property is comprised of 2 currently existing lots located at 10080 and 10088 Coors BLVD legally described as Lots 2-A and 2-B, Lots 2-A, 2-B, 2-C and 2-D Cottonwood Crossing Phase II. Subject property is controlled by the cottonwood crossing, Phase I and Phase II Site Plan. Variances were acquired as part of the site plan request for VPO-1 height requirements and MPOS buffer requirements.

- Property is zoned as MX-L and MX-T
- An existing bike lane runs along Coors on the North West boundary of the subject property.
- Coors BLVD is shown as a Regional Principal Arterial roadway and is the only roadway bordering the subject property.
- Subject property is not within a city center.
- Subject property is within a Major Transit Corridor
- Subject property is not within ¼ mile of any MS/UC/PT corridors.

*\*(See additional comments on next page)*

- All parcels are listed as being with in Areas of Consistency.
- Subject property is within VPO-1 Coors BLVD. Subject property is also located within CPO-2 Coors BLVD.

---

## IDO/DPM COMMENTS

---

Provide documentation related to the EPC decision for Zone Map Amendment, EPC Site Plan, and Variances with your plat submittal. Including the EPC Memos (or date of hearing) and Notices of Determination. Also provide updates on the status of appeals of any of these actions.

Include the Sensitive Lands Analysis done for the above actions with your plat submittal.

Verify for the DFT if this is the final version of the site plan or if there are any changes intended to be made.

### 2-4(B)(2) Use and Development Standards

Table 2-4-3: MX-L Zone District Dimensional Standards Summary			
See Table 5-1-2 for complete Dimensional Standards			
Development Location		General	UC-MS-PT
Site Standards			
<b>A</b>	Usable open space, minimum	≤1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit	50% reduction
Setback Standards			
<b>B</b>	Front, minimum / maximum	5 ft. / N/A	0 ft. / 15 ft.
<b>C</b>	Side, minimum / maximum	Interior: 0 ft.; Street side: 5 ft. / N/A	0 ft. / Street side: 15 ft.
<b>D</b>	Rear, minimum	15 ft.	Street or alley: 0 ft.
Building Height			
<b>E</b>	Building height, maximum	38 ft.	55 ft.

\*(See additional comments on next page)



Table 2-4-1: MX-T Zone District Dimensional Standards Summary			
See Table 5-1-2 for complete Dimensional Standards			
Development Location		General	UC-MS-PT
Site Standards			
A	Usable open space, minimum	≤1 BR: 225 sq. ft./unit 2 BR: 285 sq. ft./unit ≥3 BR: 350 sq. ft./unit	50% reduction
Setback Standards			
B	Front, minimum / maximum	5 ft. / N/A	0 ft. / 15 ft.
C	Side, minimum / maximum	Interior: 0 ft.; Street side: 5 ft. / N/A	0 ft. / Street side: 15 ft.
D	Rear, minimum	15 ft.	Street or alley: 0 ft.
Building Height			
E	Building height, maximum	30 ft.	

### **3-1 OVERLAY ZONES ESTABLISHED**

#### **3-4(C) COORS BOULEVARD – CPO-2**

##### **3-4(C)(3) Setback Standards**

###### **3-4(C)(3)(a) Bosque Buffer Strip**

A 100-foot-wide buffer strip shall be established west of the Corrales Riverside Drain between the Calabacillas Arroyo and Namaste Road. The buffer strip shall remain undeveloped or be landscaped with perennial plants native to the Bosque.

###### **3-4(C)(3)(b) Setback from Coors Boulevard**

1. Setback from the public right-of-way of Coors Boulevard between Central Avenue and Western Trail or Namaste Road, minimum: 15 feet.
2. Setback from the public right-of-way of Coors Boulevard between Western Trail or Namaste Road and NM 528 (Alameda Boulevard), minimum: 35 feet.

##### **3-4(C)(4) Building Height and Bulk**

3-4(C)(4)(a) Buildings and structures shall not exceed the height limitation in the underlying zone.

3-4(C)(4)(b) Building height bonuses do not apply pursuant to Subsection 14- 16-3-1(C).

3-4(C)(4)(c) Buildings within the Coors Boulevard – VPO-1 shall comply with the height, bulk, and massing regulations of that Subsection 14-16-3-6(D).

\*(See additional comments on next page)

### **3-4(C)(5) Other Development Standards**

#### **3-4(C)(5)(a) Floodplain**

All development shall comply with all adopted drainage policies, including restrictions on development in the 100-year floodplain.

**3-4(C)(5)(b) Grading** Changes to natural topography shall be kept to a minimum. On slopes of 10 percent or greater, no grading plan shall be approved until a specific site plan has been approved for construction. Grading, drainage, or paving proposals; Master Development Plans; and Site Plans shall retain the sense of the natural features and vegetation. Reconstruction and revegetation to a natural setting shall be pursued to the maximum extent practicable.

#### **3-4(C)(5)(c) Landscaping in Setback along Coors Boulevard**

All of the following shall be incorporated into the required setback along Coors Boulevard.

1. Vegetative coverage is required for a minimum of 50 percent of the required setback area.
2. A combination of walls or decorative fences and a vegetative screen that visually screens vehicular circulation areas, parking lots, and parked cars from Coors Boulevard.

#### **3-4(C)(5)(d) Outdoor Lighting**

The mounting height of light fixtures in off-street parking, other vehicular use areas, and/or outdoor storage areas shall be no higher than 20 feet above finished grade.

#### **3-4(C)(5)(e) Architectural Design and Details**

1. The use of colors that contrast with the predominant color of the building is limited to 10 percent of each façade.
2. Parapet walls shall be treated as an integral part of the building design. Such walls shall not appear as unrelated visual elements.
3. In all zone districts, mechanical equipment shall be screened from public view from streets adjacent to the lot or from adjacent properties. The design of mechanical equipment screening shall be compatible with, and be an integral element of, the building structure. Location of such equipment within the building or at ground level is preferable to roof-mounting, unless such location would adversely affect the streetscape, pedestrian circulation, or open space.

#### **3-4(C)(5)(f) Signs**

1. Any sign type or design is prohibited that:
  - a. Consists of banners, pennants, ribbons, streamers, strings of light bulbs, or spinners, except in cases where a business must close or temporarily relocate due to fire, unavoidable casualty, force majeure, or similar circumstance. In these cases, one temporary banner up to feet by 6 feet may be allowed for up to 90 calendar days, with approval pursuant to Subsection 14-16-6-5(D)(Permit – Temporary Use).

*\*(See additional comments on next page)*

- b. Is in any way animated (including twinkling or wind activated movable parts), emits smoke, visible vapors, particles or odor, or rotates or moves in any manner.
  - c. Has flashing lights incorporated as part of its design and performance.
  - d. Is located (painted, affixed, etc.) on a water tower, storage tank, smoke stack, utility pole, or other similar structure.
  - e. Is a building-mounted sign that extends above the wall of the building.
  - f. Overhangs any property line.
2. On-premises signs in Mixed-use and Non-residential zone districts shall comply with all of the following standards.
- a. Where 1 freestanding sign is allowed by the underlying zone district, a second freestanding sign is allowed on sites 5 acres or larger on any street frontage longer than 1,500 feet.
  - b. The size of freestanding and projecting signs shall comply with the sign standards in Table 5-12-2, but not exceed 75 square feet.
  - c. The height of freestanding signs in the area north of Western Trail/Namaste Road shall comply with the sign standards in Table 5-12-2, but not exceed 9 feet in height above grade.
  - d. The height of building-mounted signs shall comply with the sign standards in Table 5-12-2, but not exceed the height of the building.
  - e. No illuminated sign, or any illuminated element of any sign, shall flash, blink, or change its brightness.
  - f. No sign shall be erected, relocated, or maintained in such a manner as to cover or intrude upon any architectural features of a building such as windows, columns, moldings, or any major decoration or structural feature.

---

#### **Standard Comments**

---

- A Major platting application will require the submittal and Development Hearing Officer (DHO) approval of a Major Preliminary Plat application.
- For Platting actions, all signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are all required prior to the acceptance of

*\*(See additional comments on next page)*



the application file and the placement on a DRB agenda. An MRGCD signature appears to also be required.

- All standards within IDO section 5-4-C (Subdivision of Land Compliance) apply to all re-platting actions. Re-plating action cannot increase any existing nonconformity or create a new nonconformity.
- The Plat must be created, sealed, and signed by a surveyor licensed in the State of New Mexico.
- Prior to final sign-off of the plat, the AGIS office must approve the DXF file and proof of approval must be provided.
- If infrastructure is needed, an IL-Infrastructure list, and/or IIA-Infrastructure Improvements Agreement with financial guarantee will be required.



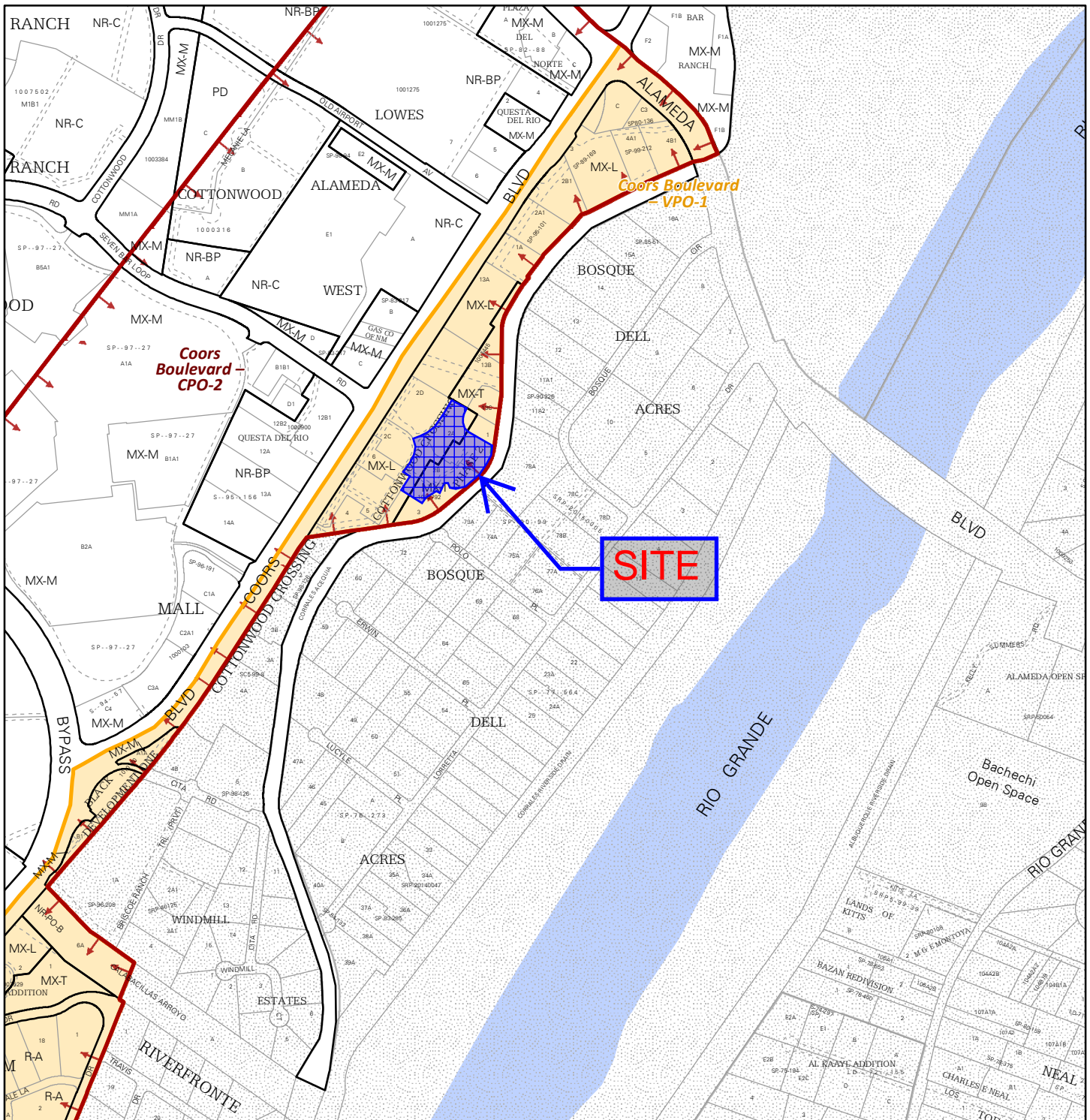
*Disclaimer: The comments provided are based on the information received from the applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning.*

FROM: Jacob Boylan/Jolene Wolfley  
Planning Department

DATE: 08/14/24

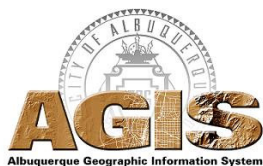
---

*\*(See additional comments on next page)*

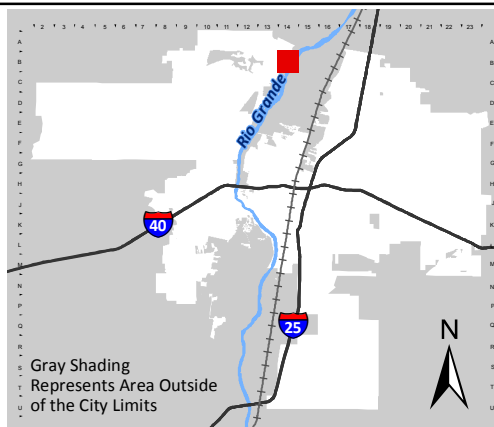


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

# 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:  
**B-14-Z**

- Easement
- 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
- Escarpment

0 250 500 1,000 Feet