



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

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

BRIEF DESCRIPTION OF REQUEST

The Developer is wanting to redevelop the subject property as a 1,200 SF Dunkin Restaurant with Drive-thru.

APPLICATION INFORMATION

Applicant/Owner: Sharif & Samia Rabadi, Star Trust		Phone:
Address: 11201 San Antonio Dr NE		Email:
City: Albuquerque	State: NM	Zip: 87107
Professional/Agent (if any): Wooten Engineering (Jeff Wooten)		Phone: 505-980-3560
Address: PO Box 15814		Email: jeffwooten.pe@gmail.com
City: Rio Rancho, NM 87174	State: NM, LLC, 376 Summit Ave. Court A, Suite 2B	Zip: 87174
Proprietary Interest in Site:	List <u>all</u> owners:	

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

Lot or Tract No.: Parcel B-1	Block:	Unit:
Subdivision/Addition: Joseph Reay Tract	MRGCD Map No.:	UPC Code: 101605951625241721
Zone Atlas Page(s): H-16-Z	Existing Zoning: MX-M	Proposed Zoning No Change
# of Existing Lots: 1	# of Proposed Lots: No Change	Total Area of Site (Acres): 0.38

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **3520 Menaul Blvd NE** Between: _____ and: _____

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

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

Signature:	Date: 8/15/2023
Printed Name: Jeffrey T. Wooten, P.E.	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022

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

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

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

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

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

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

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



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

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA



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

- X 1) DFT Application form completed, signed, and dated
- X 2) Form S3 with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 4) Letter describing, explaining, and justifying the request
- X 5) Scale drawing of the proposed subdivision plat or Site Plan
- X 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
505-980-3560
jeffwooten.pe@gmail.com

August 15, 2023

Development Facilitation Team
City of Albuquerque
600 2nd Street NW, 3rd Floor
Albuquerque, NM 87102

VIA E-Mail: plndrs@cabq.gov

RE: Sketch Plat Request for a new Dunkin Located at 3520 Menaul Blvd NE

To whom it may concern:

Wooten Engineering, on behalf of NMR, LLC, requests review and comments for the subject application. Background documents are included with this submittal as required.

The Developer plans to redevelop the existing gas station to a new Dunkin Restaurant with Drive-Thru per the attached Site Plan. We do not have plans to Replat the property.

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

Respectfully submitted,

WOOTEN ENGINEERING




Jeffrey T. Wooten, P.E.
Owner

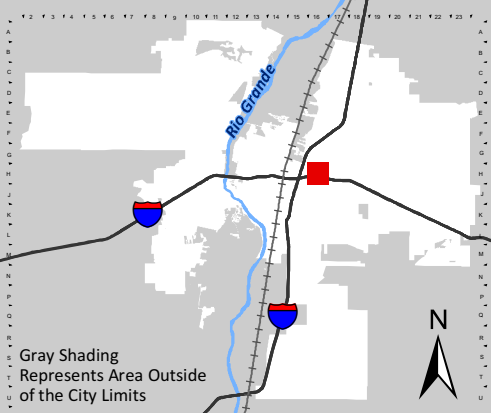


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>









IDO Zone Atlas May 2018



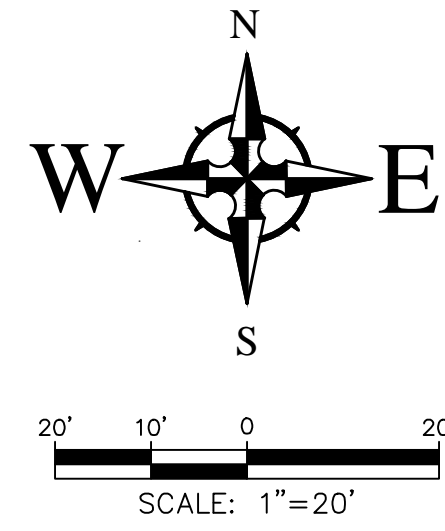
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).



Zone Atlas Page:
H-16-Z

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

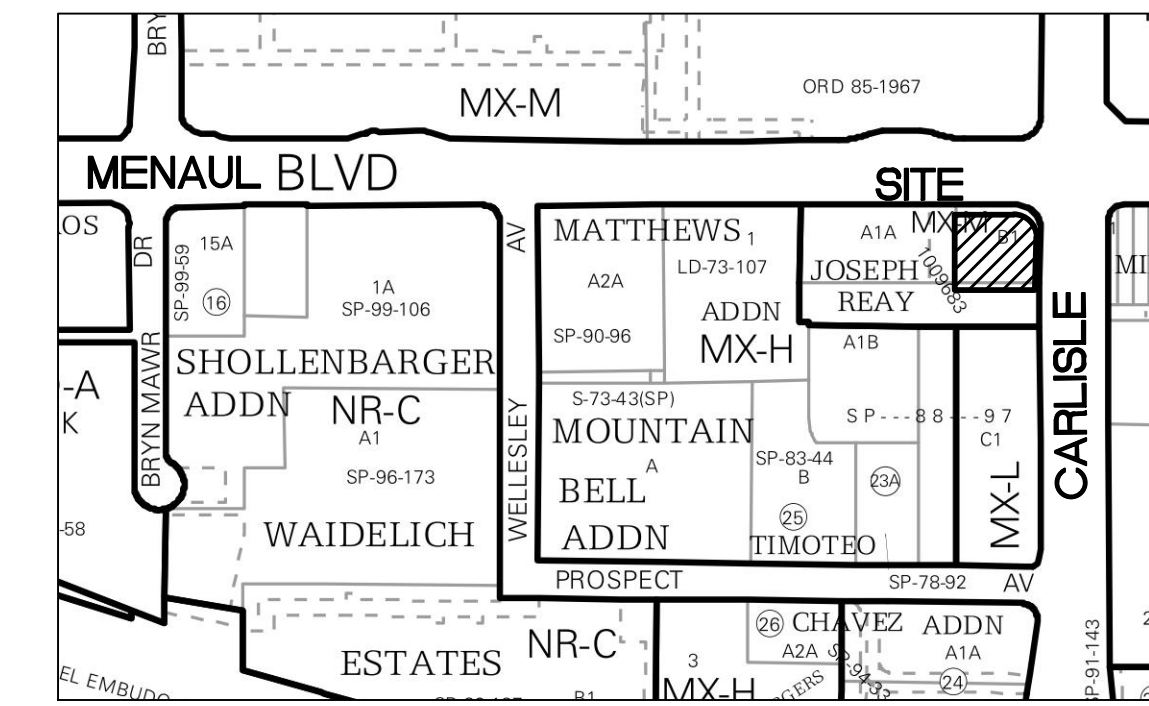
0 250 500 1,000 Feet



CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

PARKING CALCULATIONS		
BUILDING AREA:	AREA (SQUARE FEET)	
DUNKIN DONUTS RESTAURANT DRIVE-THRU	+/- 1,200 SF	
PARKING REQUIREMENTS:	REQUIRED	PROVIDED
DUNKIN DONUTS RESTAURANT DRIVE-THRU: 8/1000 SF	10 spaces	10 spaces
TOTAL	10 spaces	10 spaces
	REQUIRED	PROVIDED
HANDICAP PARKING	1 spaces	1 spaces
MOTORCYCLE PARKING	1 spaces	1 spaces
BICYCLE PARKING	3 spaces	4 spaces



VICINITY MAP - Zone Atlas H-16-Z

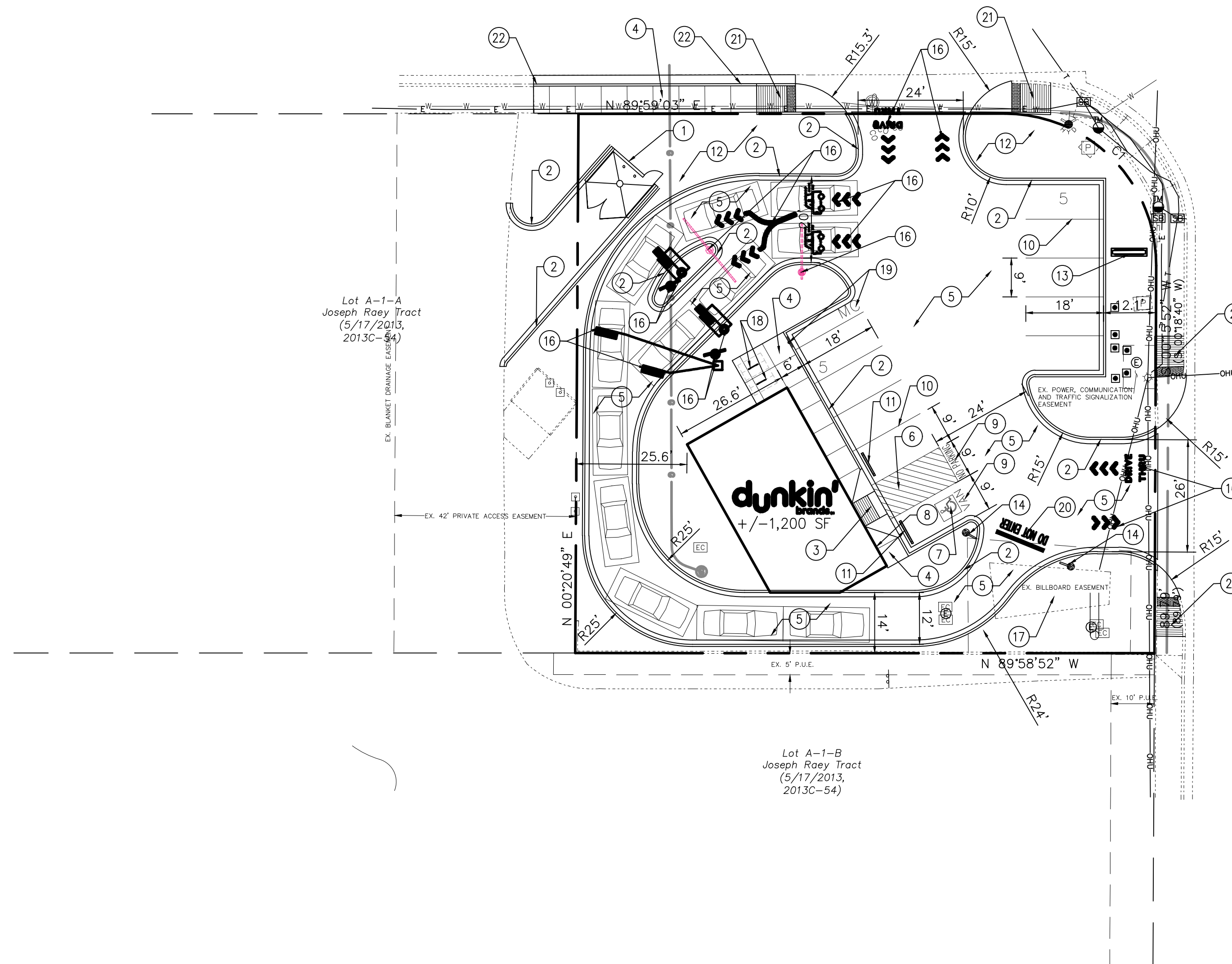
LEGAL DESCRIPTION: PARCEL "B-1" OF JOSEPH REAY TRACT, ALBUQUERQUE, NEW MEXICO, AS SHOWN ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON JULY 26, 1988, IN VOLUME C37, FOLIO 16.

KEYED NOTES

- PROPOSED TRASH ENCLOSURE. TO COMPLY WITH MINIMUM COA SOLID WASTE STANDARDS. CONTRACTOR SHALL COORDINATE WITH THE SOLID WASTE DEPARTMENT FOR THE REQUIRED INSPECTIONS DURING CONSTRUCTION. TRASH ENCLOSURE APPROVED VIA FOUNDATION PERMIT # _____.
- INSTALL MEDIAN CURB/GUTTER (6" HIGH) PER COA STD DWG 2415B. GUTTER PAN SHALL BE SLOPED TO MATCH THE ADJACENT PAVEMENT.
- INSTALL PERPENDICULAR CURB RAMP PER NMDOT STD DWGS 608-001, SHEETS 1-12. REF DETAIL ON SHEET C103.
- INSTALL CONCRETE SIDEWALK PER COA STD DWG 2430. SIDEWALK CROSS SLOPE SHALL BE 2% MAX AND SLOPE AWAY FROM CURB.
- INSTALL ASPHALT PAVEMENT PER GEOTECHNICAL REPORT. HEAVY DUTY PAVEMENT SHALL BE PLACED IN MAIN DRIVEWAYS. LIGHT DUTY PAVEMENT MAY BE USED IN PARKING SPACE AREAS ONLY. RECOMMENDATIONS AND DETAIL ON SHEET C102.
- INSTALL 4" WIDE PAINT STRIPES AT 45° ANGLE TO PARKING STRIPES, SPACED AT 1'-6" (WHITE PAINT IN PARKING LOT, BLUE PAINT IN ACCESSIBLE PARKING AREAS). MIN. TWO COATS.
- PAINTED INTERNATIONAL WHEELCHAIR SYMBOL (BLUE) PER ADA STANDARDS. MIN. TWO COATS. INDICATE VAN ONLY SPACE AS SHOWN ON PLAN.
- INSTALL H/C SIGNAGE PER DETAIL, SHEET C102. ADD VAN ACCESSIBLE SIGNAGE WHERE NOTED. SIGNAGE SHALL BE MOUNTED TO BUILDING. H/C SIGN MUST INCLUDE LANGUAGE PER 66-7-352.4C NMSA 1978 "VIOLATORS ARE SUBJECT TO A FINE AND/OR TOWING." REF DETAIL ON SHEET C102.
- PAINT WORDS 'NO PARKING' &/OR 'VAN' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
- INSTALL 4" WIDE PAINT STRIPES (WHITE) FOR ALL PARKING SPACES. MIN. TWO COATS.
- INSTALL PRE-CAST WHEEL STOP PER DETAIL, SHEET C102.
- LANDSCAPED AREA. REF. LANDSCAPE PLAN.
- APPROX. LOCATION OF DUNKIN' DONUTS PYLON SIGNAGE. REF. ARCHITECTURAL PLANS FOR DETAILS.
- INSTALL DUNKIN DONUTS BRAND 'DO NOT ENTER' / 'SEE YOU SOON' SIGNAGE. REF. ARCHITECTURAL PLANS FOR DETAILS.
- PAINT WORDS 'DO NOT ENTER' WITH LETTERS AT LEAST ONE FOOT HIGH AND 2 INCHES WIDE. MIN. TWO COATS.
- INSTALL DUNKIN' DONUTS DRIVE THRU EQUIPMENT. REF. ARCHITECTURAL PLANS FOR DETAILS.
- EXISTING BILLBOARD TO REMAIN.
- INSTALL BICYCLE SPACES (4) TOTAL PER DETAIL, SHEET C102.
- MOTORCYCLE PARKING; 1 SPACE. ADD PAINT LABEL 'MOTORCYCLE ONLY' (2 COATS) AND SIGNAGE. REF. SHEET C102. FOR DETAIL.
- INSTALL 12" WIDE STOP BAR AND PAINT WORDS 'DO NOT ENTER' WITH LETTERS AT LEAST 24 INCHES HIGH AND 3 INCHES WIDE. COLOR: REFLECTIVE YELLOW. MIN. TWO COATS.
- INSTALL PARALLEL CURB RAMP WITH TRUNCATED DOMES PER NMDOT STD DWGS 608-001, SHEETS 1-12. REF DETAIL ON SHEET C103.
- INSTALL CURB/GUTTER TO MATCH EXISTING.

Carlisle Blvd NE

Menaul Blvd NE



NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	

DESIGNED BY: JW
 DRAWN BY: RC
 CHECKED BY: JW

DATE: July 2023
 DATE: July 2023
 JOB NO.: 2023008
 DATE: July 2023

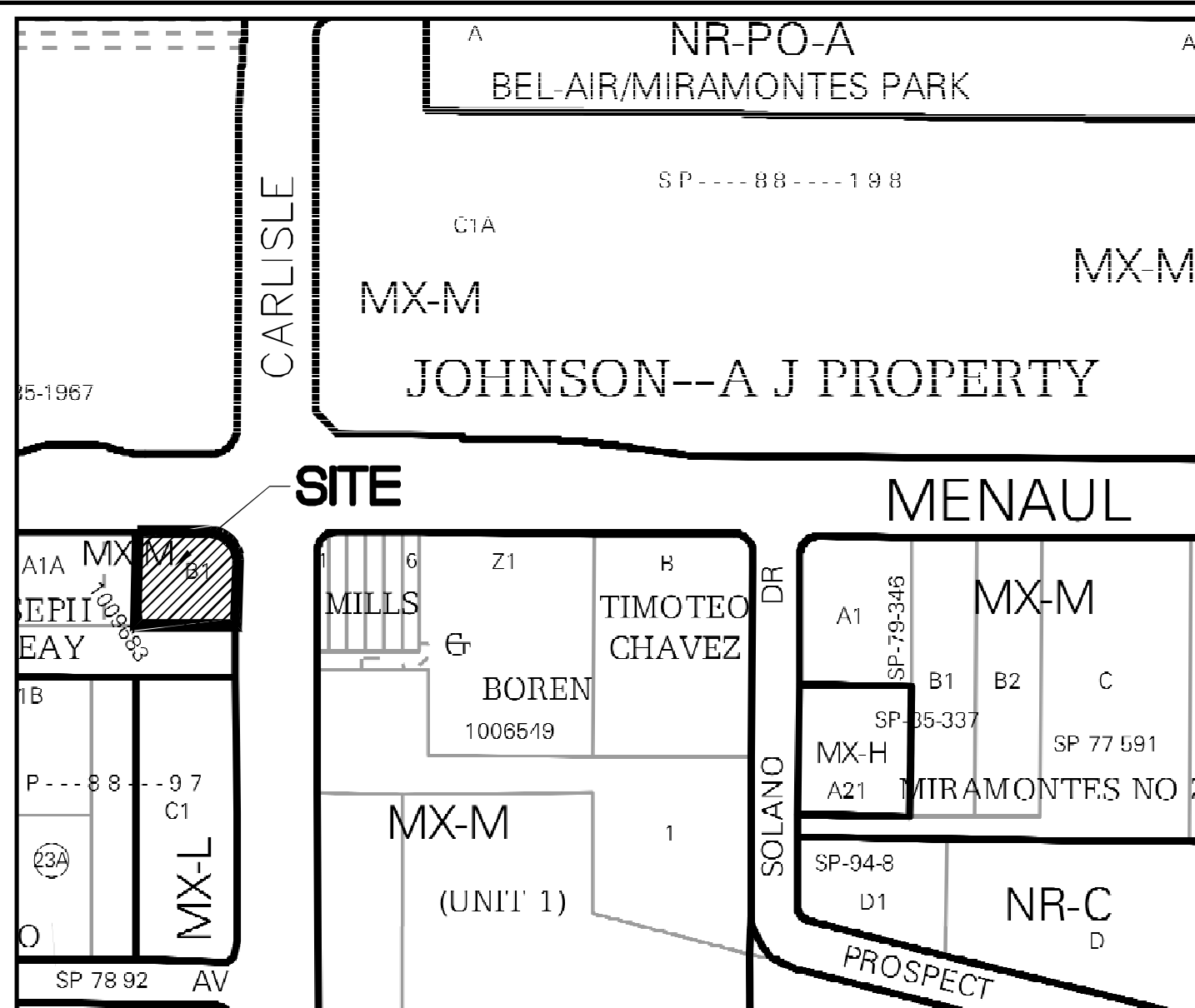
NOT FOR CONSTRUCTION

Wooten Engineering
 PO Box 15814
 Rio Rancho, N.M. 87174
 Phone: (505) 980-3560

dunkin' brands™
 3520 Menaul Blvd NE
 Albuquerque, NM 87107

SITE PLAN

C100



Vicinity Map - Zone Atlas H-16-Z

N.T.S.

Indexing Information

Section 10, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Joseph Reay Tract
 Owner: Star Trust
 UPC #: 101605951625241721

Notes

1. FIELD SURVEY PERFORMED IN MAY AND JUNE 2023.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS. (NM811 TICKET NO. 23MY230468)
5. THE COORDINATES SHOWN HEREON REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 80-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.999670929, WITH AN ORIGIN OF (0,0).

Record and Measured Legal Description

PARCEL "B-1" OF JOSEPH REAY TRACT, ALBUQUERQUE, NEW MEXICO, AS SHOWN ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON JULY 26, 1988, IN VOLUME C37, FOLIO 16.

Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000150739 AND AN EFFECTIVE DATE OF MAY 5, 2023.
2. PLAT OF RECORD FOR THE SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 26, 1988, IN BOOK C37, PAGE 16.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 23, 2003, IN BOOK A70, PAGE 5890, DOC. NO. 2003226176.

Easement Notes

- (10) 1 EXISTING POWER, COMMUNICATION AND TRAFFIC SIGNALIZATION EASEMENT (7/26/1988, C37-16) SHOWN HEREON AS [Hatched Box]
- 2 EXISTING 42' PRIVATE ACCESS EASEMENT BENEFITING LOTS A-1-A AND A-1-B, OF JOSEPH REAY TRACT (9/19/1996, DOC. NO. 96104005) AS SHOWN ON PLAT (5/17/2013, 2013C-54)
- 3 EXISTING 5' P.U.E. (5/17/2013, 2013C-54)
- 4 EXISTING 10' P.U.E. (5/17/2013, 2013C-54)
- 5 EXISTING BLANKET DRAINAGE EASEMENT OVER AND ACROSS LOT A-1-A BENEFITING LOT A-1-B (5/17/2013, 2013C-54)
- (12)(13) 6 EXISTING BILLBOARD EASEMENT (11/5/2020, DOC. NO. 2020111405) AND (11/13/2020, DOC. NO. 2020114544)
- (12)(13) 7 EXISTING NON-EXCLUSIVE ACCESS EASEMENT FOR INGRESS AND EGRESS, OPERATION, MAINTENANCE OF AND UTILITY SERVICE TO THE BILLBOARD EQUIPMENT OVER AND ACROSS PARCEL "B-1", BLANKET IN NATURE (11/5/2020, DOC. NO. 2020111405) AND (11/13/2020, DOC. NO. 2020114544)

Exceptions 9-16

- 9 RESERVATIONS AS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, FILED IN BOOK 72, PAGE 253, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- (10) EASEMENT RESERVED FOR POWER, COMMUNICATIONS AND TRAFFIC SIGNALS AFFECTING THE EASTERLY PORTION OF THE INSURED PREMISES AS SHOWN ON PLAT FILED JULY 26, 1988, AS PLAT BOOK C37, PAGE 16, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-SHOWN HERON AS [1]
- 11 MEMORANDUM OF AGREEMENT RECORDED NOVEMBER 29, 2007 AS DOCUMENT NO. 2007161765, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- (12) EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT RECORDED NOVEMBER 05, 2020 AS DOCUMENT NO. 2020111405, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [6] AND [7]
- (13) ASSIGNMENT OF EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT BETWEEN LANDMARK INFRASTRUCTURE HOLDING COMPANY LLC, ASSIGNOR, AND LD ACQUISITION COMPANY 19 LLC, ASSIGNEE, FILED FOR RECORD NOVEMBER 13, 2020, AS DOCUMENT NO. 2020114544, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [6] AND [7]
- 14 RIGHTS OF PARTIES IN POSSESSION AS TENANTS ONLY UNDER UNRECORDED RENTAL OR LEASE AGREEMENTS.
NOT SURVEY RELATED
- 15 MORTGAGE:
 DATED: NOVEMBER 18, 2020 MORTGAGOR: LD ACQUISITION COMPANY 19, LLC
 MORTGAGEE: HANCOCK WHITNEY BANK
 RECORDED: FEBRUARY 4, 2021 INSTRUMENT NO. 2021-014407 IN THE ORIGINAL AMOUNT OF \$282,928.86
NOT SURVEY RELATED
- 16 ANY POSSIBLE ASSESSMENTS FOR PAVING OR SEWER AND WATER EXTENSIONS WHICH ARE OR MIGHT BE A LIEN BY LAW, BUT HAVE NOT YET BEEN RECORDED.
NOT SURVEY RELATED

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0351H, DATED AUGUST 16, 2012.

**Boundary Survey,
 ALTA/NSPS Land Title Survey,
 and Topographic Map**

for
**Parcel "B-1",
 Joseph Reay Tract**
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2023

Surveyor's Certificate for Topographic Map

I, Brian J. Martinez, A New Mexico Registered Professional Land Surveyor do hereby certify that the topographic map shown hereon is true and correct to the best of my knowledge and belief.

Brian J. Martinez 6/19/23
 Brian J. Martinez DATE
 N.V.R.P.S. NO. 18374



Surveyor's Certificate for ALTA/NSPS Survey

To: NMR, LLC, a New Mexico Limited Liability Company, Sharif A. Rabadi and Samia Rabadi, Trustees of the Star Trust, under declaration of Trust dated April 16, 1998, Fidelity National Title Insurance Company, Fidelity National Title of New Mexico Inc.:

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 1-4, 7(a) and 8 of Table A thereof. The Field Work was completed on June 19, 2023.

Brian J. Martinez 6/19/23
 Brian J. Martinez DATE
 N.V.R.P.S. No. 18374



Revisions: 6/19/2023 - Original

Surveyor's Certificate for Boundary Survey

I, Brian J. Martinez, New Mexico Professional Surveyor No. 18374, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

Brian J. Martinez 6/19/23
 Brian J. Martinez DATE
 N.V.R.P.S. No. 18374



CSI-CARTESIAN SURVEYS INC.

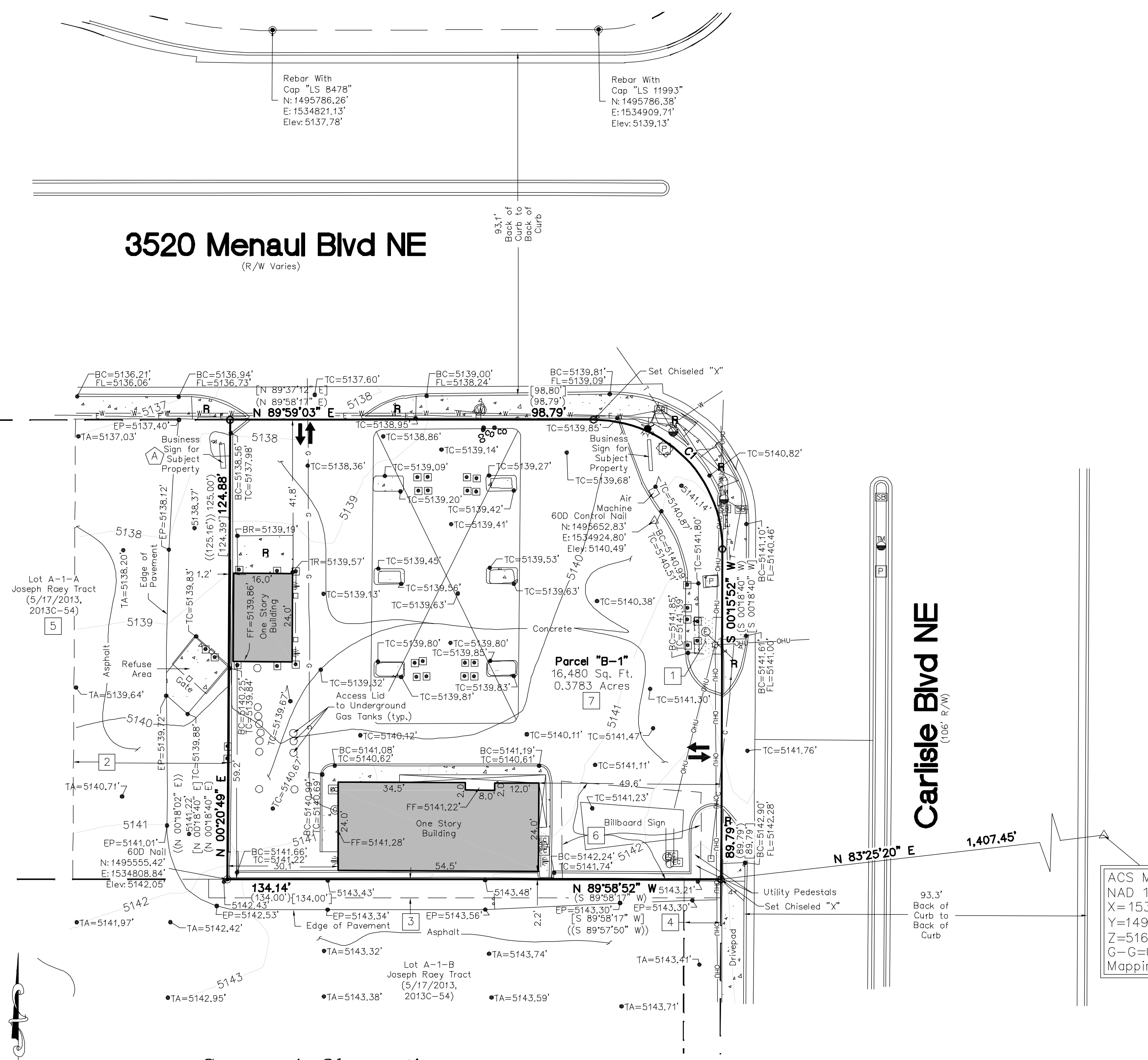
P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com

**Boundary Survey,
ALTA/NSPS Land Title Survey,
and Topographic Map
for
Parcel "B-1",
Joseph Reay Tract
City of Albuquerque
Bernalillo County, New Mexico
June 2023**

3520 Menaul Blvd NE
(R/W Varies)

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (7/26/1988, C37-16)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER BOUNDARY SURVEY PLAT (12/8/1995, 95S-181)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (7/26/1988, C37-16)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▣	CONCRETE
▭	METAL FENCE
□	BOLLARD
⊞	UTILITY PEDESTAL
—OHU—	OVERHEAD UTILITY LINE
P	PULL BOX
☆	LIGHT POLE
⊕	ELECTRIC METER
⊞	ELECTRIC CABINET
⊞	SIGNAL BOX
⊞	TRAFFIC MAST
⊞	GAS METER
⊞	WATER METER
⊞	FIRE HYDRANT
⊞	ROOF DRAIN
⊞	SAS CLEANOUT
⊞	SIGN
⇄	CURB CUT/INDICATION OF ACCESS TO ROADWAY
R	SIGN
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
—T—	UNDERGROUND TELEPHONE UTILITY LINE
—C—	UNDERGROUND CABLE UTILITY LINE
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TC 5075.50	TOP OF CONCRETE ELEVATION
TR 5075.50	TOP OF RAMP ELEVATION
BR 5075.50	BOTTOM OF RAMP ELEVATION



Surveyor's Observations

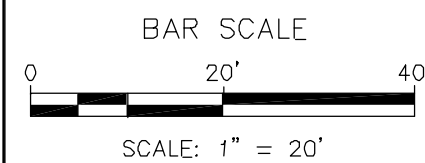
A BUSINESS SIGN FOR SUBJECT PROPERTY INTO ADJOINER PROPERTY BY AS MUCH AS 2.89 FEET.

Benchmark -NAVD 88

ACS MONUMENT "STA I-40-12" HAVING AN ELEVATION OF 5117.289 FEET.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Ch
C1	55.15' (55.00')[55.00']	35.00' (35.00')[35.00']	90°16'49"	49.62'	S

ACS Monument "10-H17"
NAD 1983 CENTRAL ZONE
X=1535835.595
Y=1495224.388
Z=5166.734 (NAVD 1988)
G-G=0.999669275
Mapping Angle=-0°12'04.02"



CSI-CARTESIAN SURVEYS INC.

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