

Sensitive Lands Analysis – 10120 Coors Blvd NW

Floodplains and flood hazard area: See attached

Steep Slopes:

Percentage or vertical to horizontal rise: See Attached Map

Description of erosive forces: Natural – Wind, Water, Rain, Gravity

Unstable soils: See attached Geo Technical Report

Scott M McFee

Wetlands (constant supply of water):

Vegetation:

- Rio Grande Cottonwood
- New Mexico Olive
- False indigo
- Coyote Willow
- Yerba Mansa
- Buffalo gourd
- Western white clematis
- Broom dalea
- needle and thread grass
- fragrant ash
- white prairie aster
- broom snakeweed
- goldenrod
- blue grama
- woods rose
- scarlet globemallow
- seep willow
- willow baccharis
- ravena grass
- saltbush
- chamisa
- sideoats grama

Wildlife:

- Mammals: Coyote, Beaver, Porcupine, NM Whiptail
- Amphibians: Turtles, gopher snakes,

-Insects: dragonflies

-Birds: Duck, Geese, Great Horned Owl, Cooper's hawk, great blue herons, bald eagles

-Fish: fathead minnows, red shiners

Arroyos: N/A

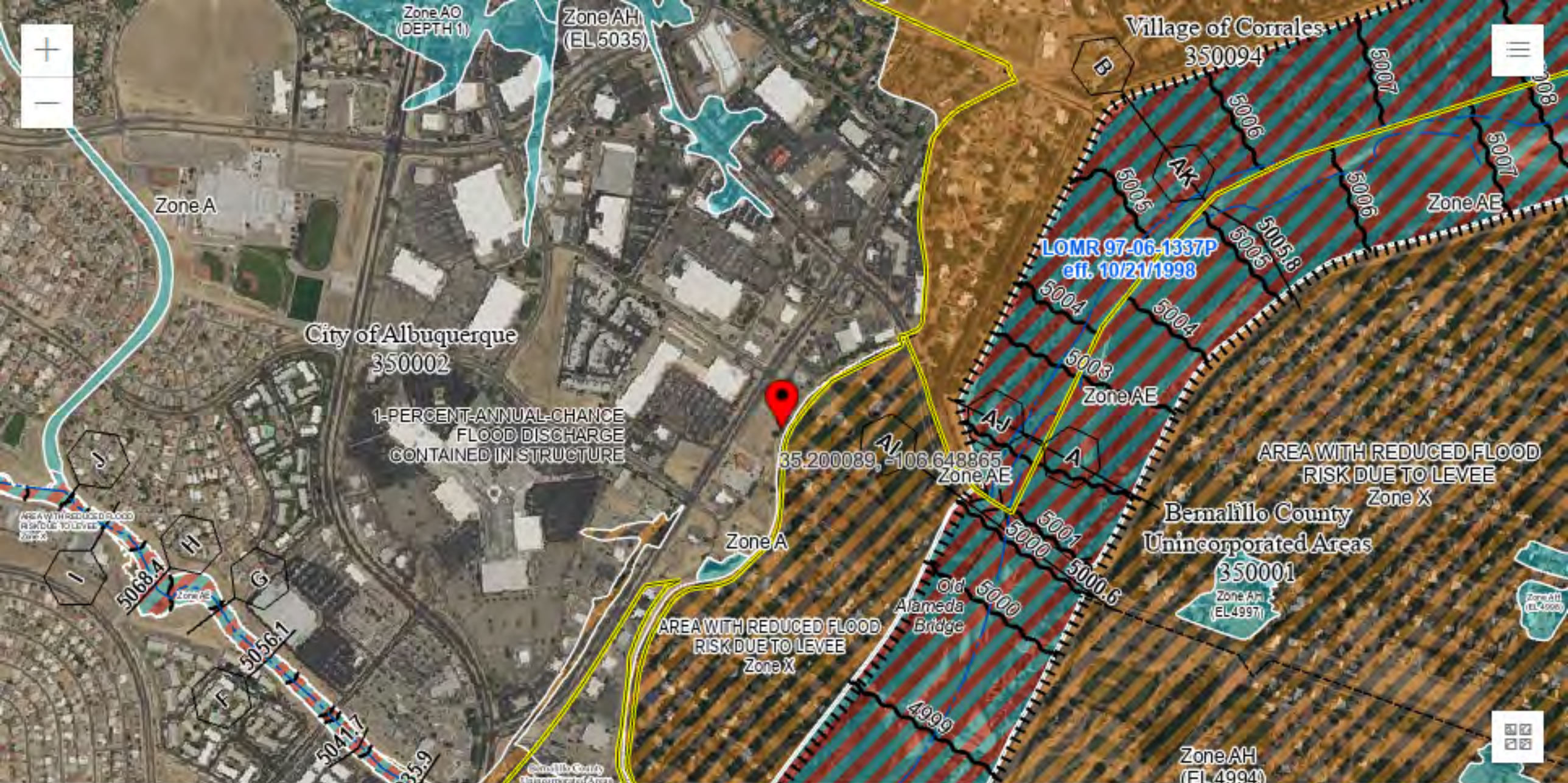
Irrigation Facilities: N/A

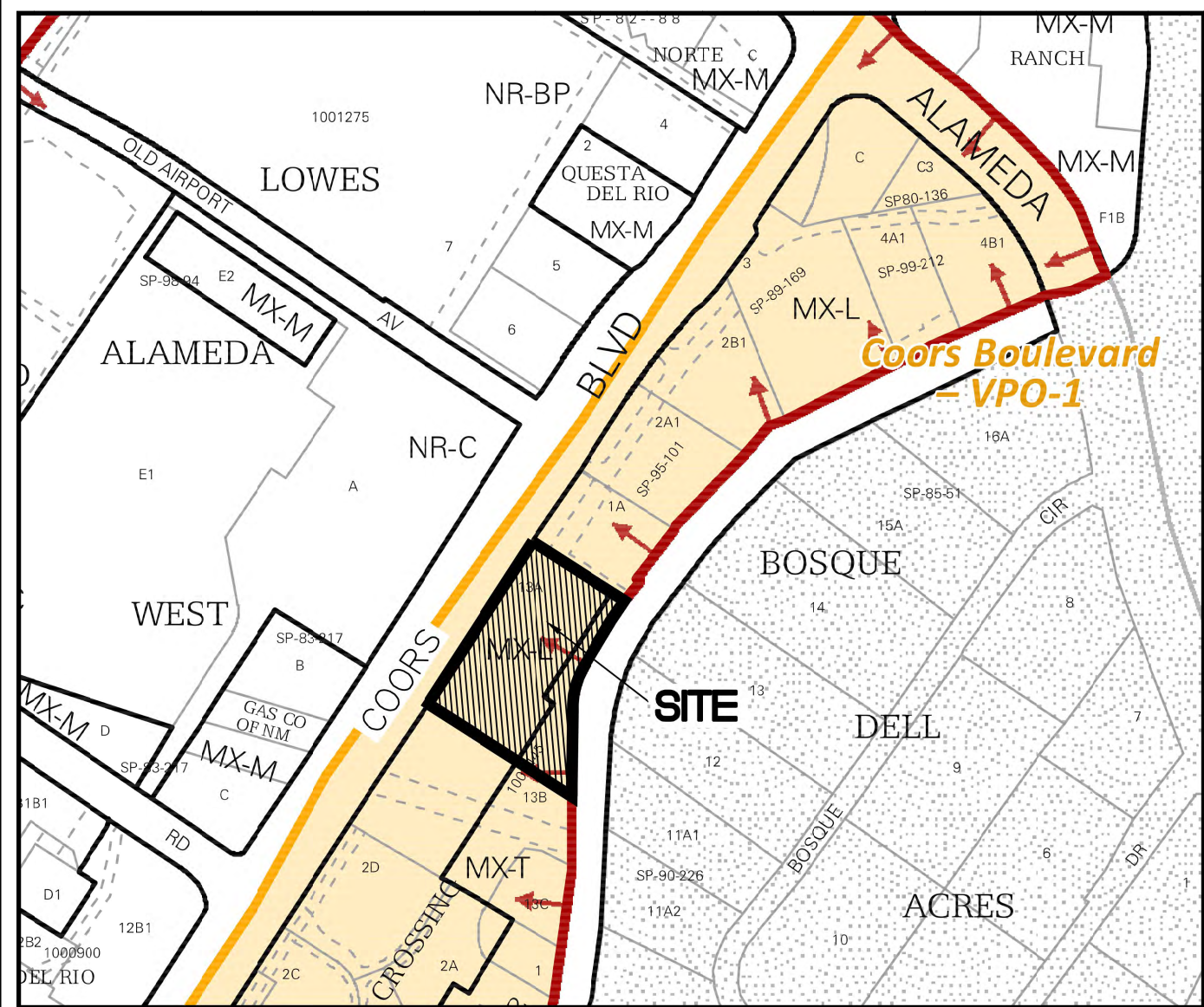
Escarpment: N/A

Rock Outcroppings: N/A

Large stands of Mature Trees: The City Forestry assessed the trees. See map for trees that will be removed.

Archeological Site: N/A





Vicinity Map

Easement Notes

- EXISTING 10' EASEMENT TO NEW MEXICO UTILITIES, INC. (10/18/1996, BK. BCR 96-28, PG. 1809, DOC. NO. 1996114937) AS SHOWN ON PLAT (12/29/2004, 2004C-400)
- EXISTING 20' EASEMENT TO NEW MEXICO UTILITIES, INC. (9/21/1981, BK. MISC. 880, PG. 4, DOC. NO. 8150361) AS SHOWN ON PLAT (12/29/2004, 2004C-400)
- EXISTING 15' STORM DRAIN EASEMENT GRANTED TO AMAFCA (12/18/1992, BK. 92-30, PG. 2697-2712, DOC. NO. 92127573) QUITCLAIMED TO CITY OF ALBUQUERQUE PER QUITCLAIM DEED (3/26/2002, BK. A33, PG. 9064, DOC. NO. 2002039165)
- EXISTING EASEMENT TO AMAFCA FOR UNDERGROUND STORM DRAINAGE WORKS (12/18/1992, 12/18/1992, BK. 92-30, PG. 2697-2712, DOC. NO. 92127573) AND AS SHOWN ON PLAT (12/29/2004, 2004C-400) SHOWN HEREON AS
- EXISTING APPURTENANT, PERPETUAL, NON-EXCLUSIVE, INGRESS EGRESS AND ACCESS EASEMENT (9/20/1989, BK. MISC. 790A, PG. 676-696, DOC. NO. 89-81278)
- EXISTING PRIVATE FLOATING DRAINAGE EASEMENT TO BE CONFINED WITHIN THE FUTURE PAVED DRIVE ISLES WITHIN TRACTS 13-A AND 13-B (12/29/2004, 2004C-400)
- EXISTING 5' X 30' ANCHOR EASEMENT (6/15/1989, C39-88)
- EXISTING 10' UTILITY EASEMENT (6/15/1989, C39-88)
- EXISTING 20' NEW MEXICO UTILITY EASEMENT (9/21/1981, BK. MISC. 880, PG. 11-17, DOC. NO. 81-50362) AND AS SHOWN ON PLAT (5/5/1995, 95C-164)
- EXISTING TEMPORARY SURFACE DRAINAGE EASEMENT GRANTED TO AMAFCA (6/15/1989, C39-88) QUITCLAIMED TO CITY OF ALBUQUERQUE (3/26/2002, BK. A33, PG. A33, PG. 9064, DOC. NO. 2002039165)
- EXISTING 10' NEW MEXICO UTILITIES WATERLINE EASEMENT (10/17/1996, BK. 96-28, PG. 349-352, DOC. NO. 96114386)
- EXISTING MST&T EASEMENT, LOCATION NOT DEFINED, SHOWN HEREON AS BLANKET IN NATURE (1/15/1930, BK. 112, PG. 68)
- EXISTING 10' PNM AND QWEST CORPORATION UNDERGROUND ELECTRIC EASEMENT (9/25/2002, BK. A42, PG. 2642, DOC. NO. 2002122987)
- EXISTING 10' PNM GAS SERVICES EASEMENT (9/25/2002, BK. A42, PG. 2629, DOC. NO. 2002122974)
- EXISTING RECIPROCAL CROSS-LOT DRAINAGE, PARKING AND ACCESS EASEMENT, BLANKET IN NATURE ACROSS TRACTS 1A, 2A-1 AND 2B-1 (5/5/1995, 95C-164)
- EXISTING NON-EXCLUSIVE ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS OVER ALL DRIVEWAYS AND CURB CUTS BETWEEN TRACTS 13A & 13B (10/21/1996, BK. 96-28, PG. 2724-2777, DOC. NO. 96115257) AND FURTHER DEFINED IN DOCUMENT (10/7/2004, BK. 85, PG. 1224, DOC. NO. 2004141617)
- EXISTING NON-EXCLUSIVE PARKING EASEMENT FOR THE PURPOSE OF PARKING WITHIN DESIGNATED PARKING AREAS WITHIN TRACTS 13-A & 13-B (10/21/1996, BK. 96-28, PG. 2724-2777, DOC. NO. 96115257) AND FURTHER DEFINED IN DOCUMENT (10/7/2004, BK. 85, PG. 1224, DOC. NO. 2004141617)
- EXISTING NON-EXCLUSIVE SURFACE DRAINAGE EASEMENT FOR OVER TRACTS 13A & 13-B (10/7/2004, BK. 85, PG. 1224, DOC. NO. 2004141617)

Benchmark -NAVD 88

ACS MONUMENT "8-B14" HAVING AN ELEVATION OF 5025.358 FEET.

Legal Description

TRACT NUMBERED THIRTEEN-A (13-A), OF BLACK RANCH, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 29, 2004, IN PLAT BOOK 2004C, PAGE 400.



Line Table		
Line #	Direction	Length (ft)
L1	S 31°03'03" W	50.29'
L2	S 30°39'38" W	100.13'

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	115.90'	217.94'	30°28'11"	114.54'

Rebar With Cap "LS 15702" N:1528899.62 E:1521891.20' Elev:5007.61'

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
	FOUND MONUMENT AS INDICATED
	COVERED AREA
	CONCRETE
	UTILITY PEDESTAL
	WOOD FENCE
	WIRE FENCE
	METAL FENCE
	BLOCK WALL
	BOLLARD
	OVERHEAD UTILITY LINE
	UTILITY POLE
	PULL BOX
	ELECTRIC METER
	TRANSFORMER
	A/C UNIT
	GAS METER
	GAS VALVE
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	SIGN
	CURB CUT/INDICATION OF ACCESS TO ROADWAY
	UNDERGROUND GAS UTILITY LINE
	UNDERGROUND WATER UTILITY LINE
	UNDERGROUND SANITARY SEWER LINE
	UNDERGROUND STORM DRAIN UTILITY LINE
	SPOT ELEVATION
	BACK OF CURB ELEVATION
	FLOW LINE ELEVATION
	EDGE OF PAVEMENT ELEVATION
	TOP OF ASPHALT ELEVATION
	TOP OF CONCRETE ELEVATION
	TOP OF SLOPE ELEVATION
	TOE OF SLOPE ELEVATION

Notes

- FIELD SURVEY PERFORMED IN JANUARY 2024.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE EASEMENTS SHOWN HEREON ARE ONLY THE EASEMENTS AS SHOWN ON THE PLAT OF RECORD. A TITLE COMMITMENT WILL BE REQUIRED TO SHOW OTHER EASEMENTS THAT MAY AFFECT THE SUBJECT PROPERTY.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE)
- 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. 24JA160425)
- THE COORDINATES SHOWN HEREON REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.9996798583, WITH AN ORIGIN OF (0,0).

Surveyor's Certificate

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 1/31/24
BRIAN J. MARTINEZ DATE
N.M.R.P.S. NO. 18374

CSI-CARTESIAN SURVEYS INC.

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



THIS IS NOT A BOUNDARY SURVEY, APPARENT PROPERTY CORNERS ARE SHOWN FOR ORIENTATION ONLY. BOUNDARY DATA SHOWN IS FROM PREVIOUS SURVEY REFERENCED HEREON.







