



DEVELOPMENT FACILITATION TEAM (DFT) APPLICATIONS

Effective 12/15/2022

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 APPLICATION	NS	Extension of Infrastructure Li	ist or IIA <i>(Form S3)</i>	
□ Site Plan Administrative DFT (Forms P & P2)		PI	RE-APPLICATIONS	
□ Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)		Sketch Plat Review and Comment (Form S3)		
Amendment to Infrastructure List (<i>Form</i> S3)		□ Sketch Plan Review and Comment <i>(Form S3)</i>		
Temporary Deferral of S/W (Form S3)		APPEAL		
□ Extension of IIA: Temp. Def. of S/W (Form S3)		Administrative Decision (Form A)		
BRIEF DESCRIPTION OF REQUEST				
APPLICATION INFORMATION				
Applicant/Owner: ALBUQUERQUE BERNALILLO C	COUNTY WATER UTILI	TY AUTHORITY	Phone:	
Address: 2600 Prospect Ave NE		- 1	Email:	
City:		State:	Zip:	
Professional/Agent (if any):			Phone:	
Address:		I	Email:	
City:		State:	Zip:	
Proprietary Interest in Site:		List <u>al</u> l owners:		
SITE INFORMATION (Accuracy of the existing lega	al description is crucia	I! Attach a separate sheet if neo	cessary.)	
Lot or Tract No.:		Block:	Unit:	
Subdivision/Addition:	bdivision/Addition:		UPC Code:	
Zone Atlas Page(s):	Existing Zoning:		Proposed Zoning	
# of Existing Lots:	# of Proposed Lots:		Total Area of Site (Acres):	
LOCATION OF PROPERTY BY STREETS	1			
Site Address/Street: Between: and:				
CASE HISTORY (List any current or prior project a	ind case number(s) that	at may be relevant to your requ	est.)	
I certify that the information I have included here and	sent in the required not	ice was complete true and accu	rate to the extent of my knowledge	
Signature:			Date:	
Printed Name:		□ Applicant or □ Agent		

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

_ AMENDMENT TO INFRASTRUCTURE LIST

A Single PDF file of the complete application including all documents being submitted must be emailed to <u>PLNDRS@cabq.gov</u> 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. <u>The PDF shall be organized in the number order below.</u>

_____ 1) DFT Application form completed, signed, and dated

- _____ 2) Form S3 with all the submittal items checked/marked
- _____ 3) Zone Atlas map with the entire site clearly outlined and labeled
- _____ 4) Letter of authorization from the property owner if application is submitted by an agent
- _____ 5) Proposed Amended Infrastructure List

_____ 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to <u>PLNDRS@cabq.gov</u> 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. <u>The PDF shall be organized in the number order below.</u>

_____1) DFT Application form completed, signed, and dated

_____ 2) Form S3 with all the submittal items checked/marked

- _____ 3) Zone Atlas map with the entire site clearly outlined and labeled
- _____ 4) Letter of authorization from the property owner if application is submitted by an agent
- _____ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

A Single PDF file of the complete application including all documents being submitted must be emailed to <u>PLNDRS@cabq.gov</u> 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. <u>The PDF shall be organized in the number order below.</u>

- _____1) DFT Application form completed, signed, and dated
- _____ 2) Form S3 with all the submittal items checked/marked
- _____ 3) Zone Atlas map with the entire site clearly outlined and labeled

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

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

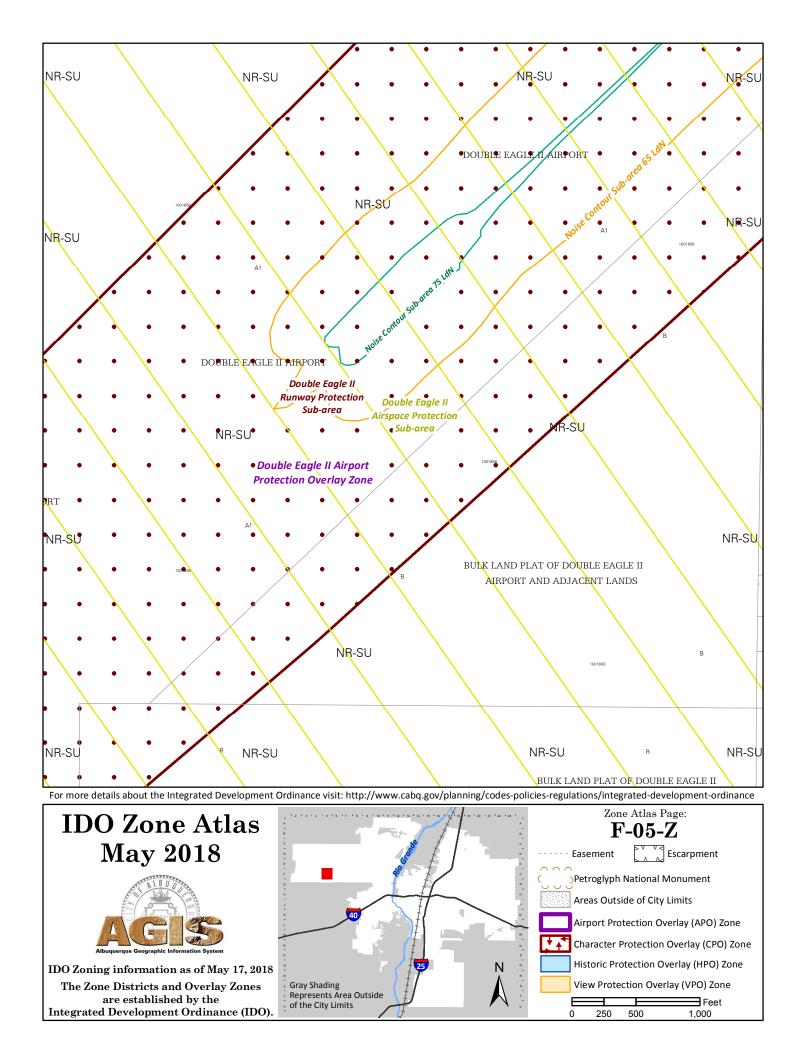
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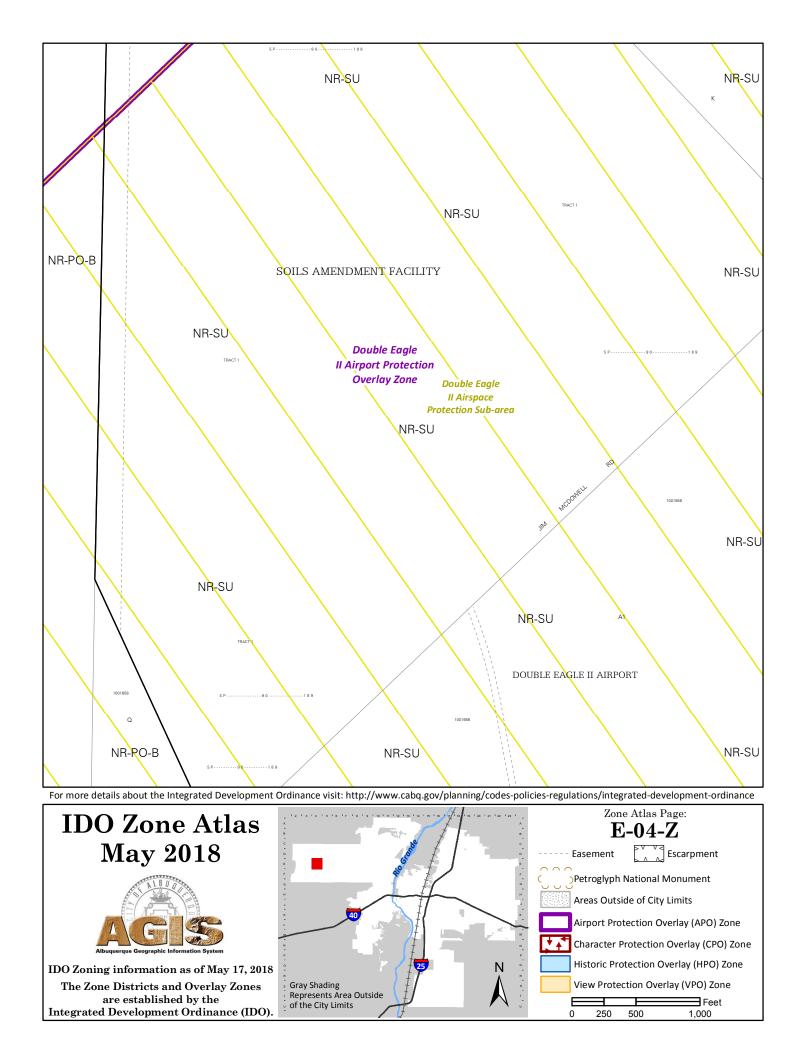
- _____1) DFT Application form completed, signed, and dated
- _____ 2) Form S3 with all the submittal items checked/marked
- _____ 3) Zone Atlas map with the entire site clearly outlined and labeled
- _____ 4) Letter of authorization from the property owner if application is submitted by an agent
- _____ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- _____ 6) Preliminary Plat or Site Plan
- _____ 7) Copy of DRB approved Infrastructure List
- _____ 8) Copy of recorded IIA

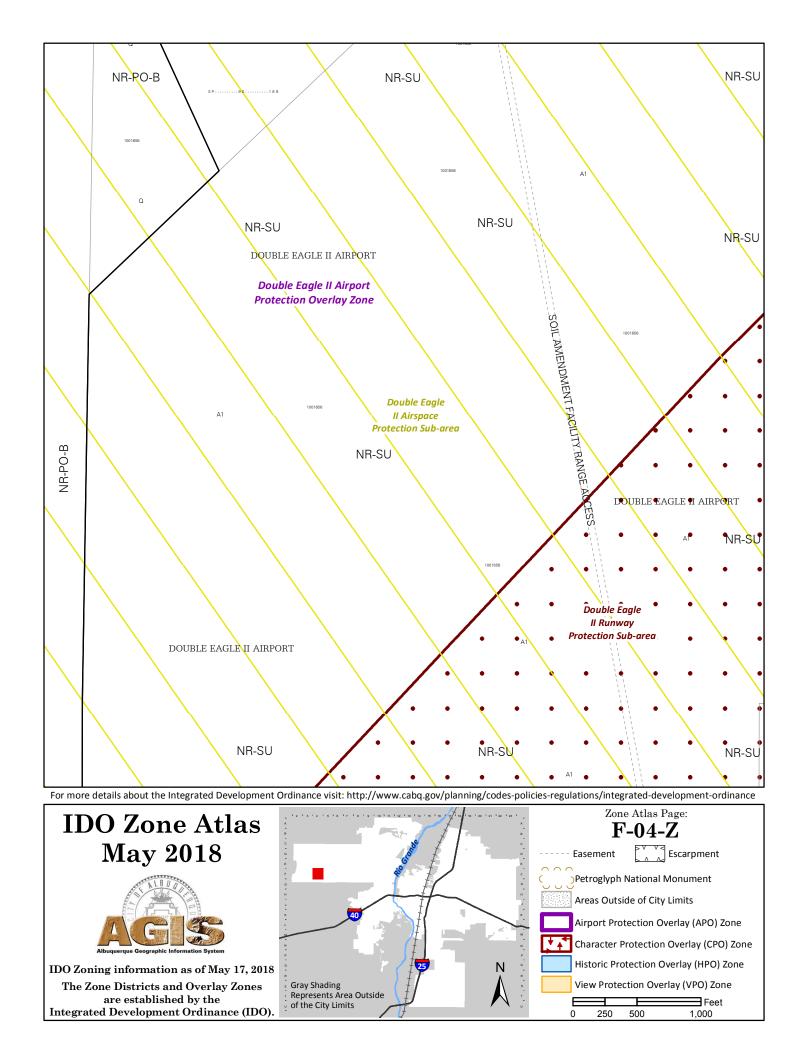
SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

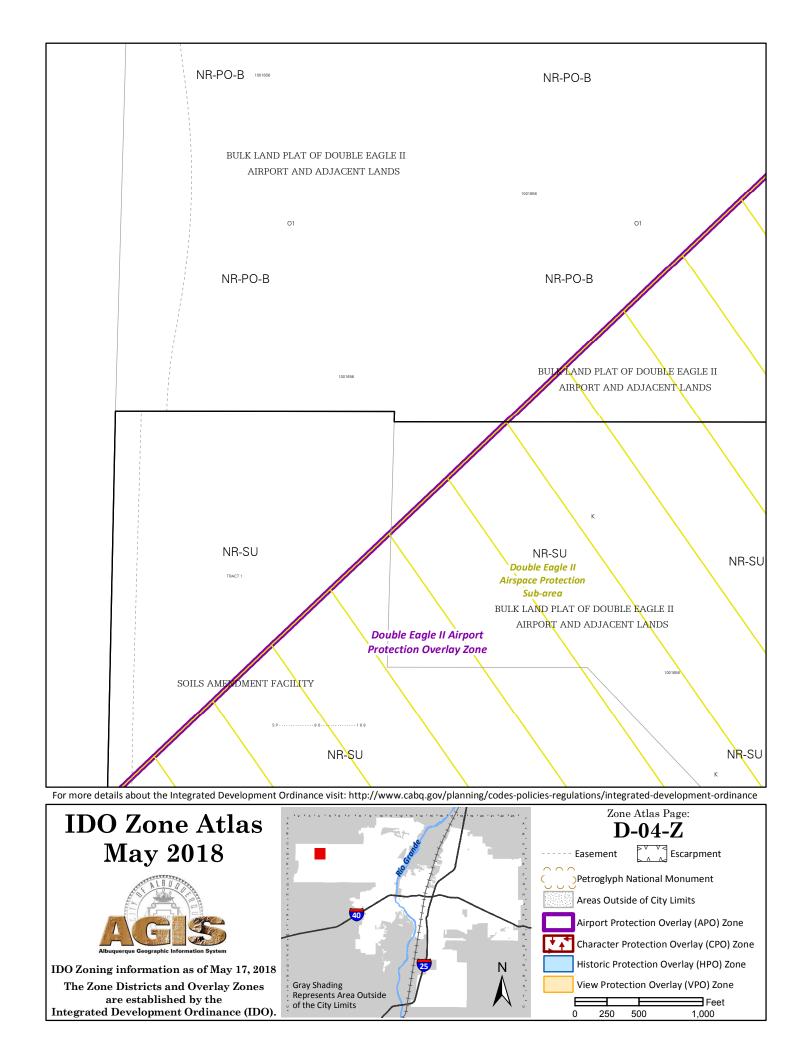
A Single PDF file of the complete application including all documents being submitted must be emailed to <u>PLNDRS@cabq.gov</u> prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources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

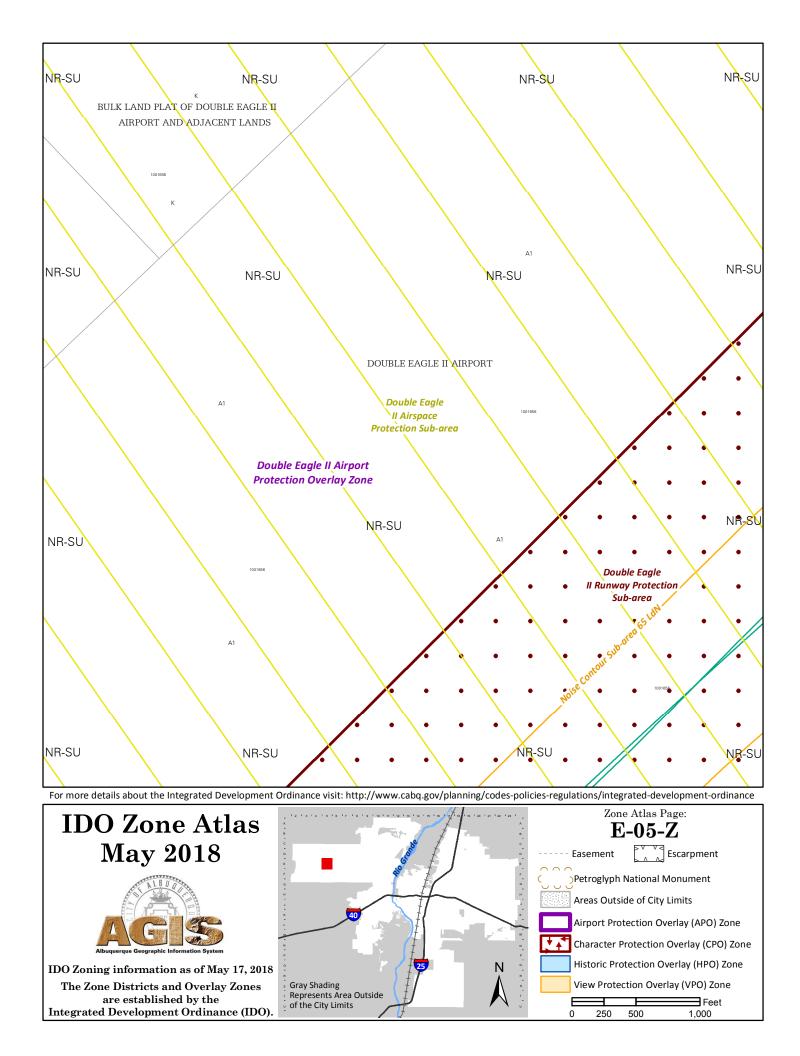
- _____1) DFT Application form completed, signed, and dated
- _____ 2) Form S3 with all the submittal items checked/marked
- _____ 3) Zone Atlas map with the entire site clearly outlined and labeled
- _____ 5) Letter describing, explaining, and justifying the request
- _____ 6) Scale drawing of the proposed subdivision plat or Site Plan
- _____7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rightsof-way, and street improvements, if there is any existing land use

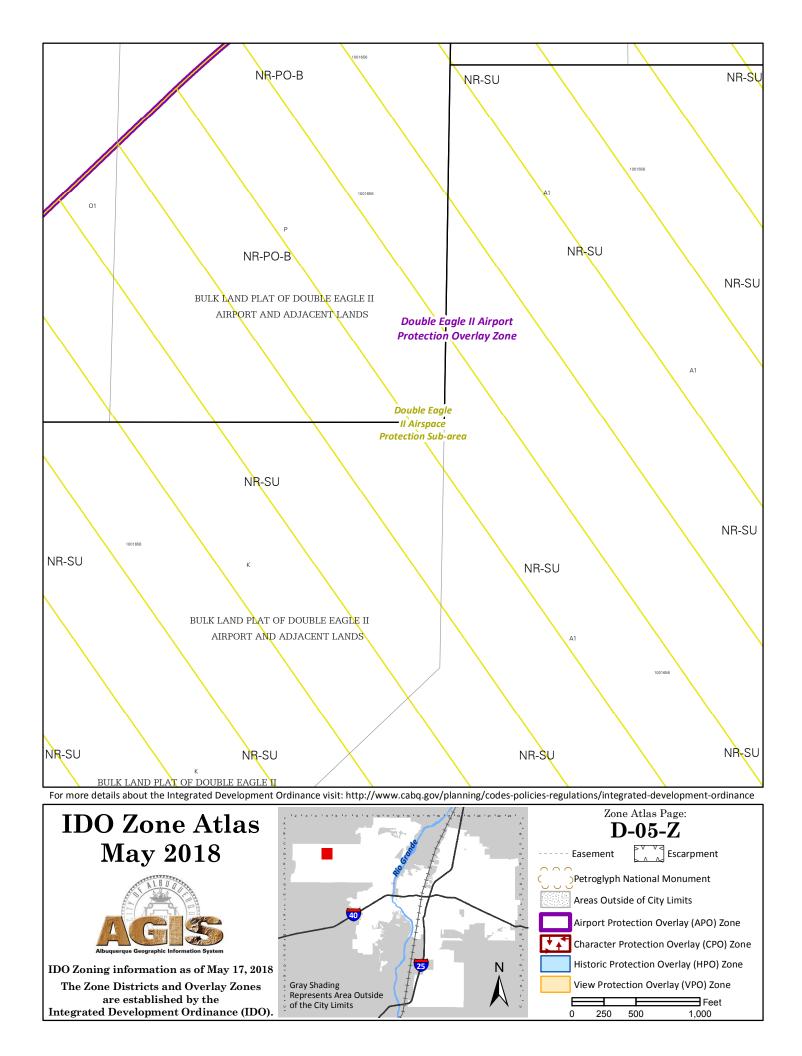














5.

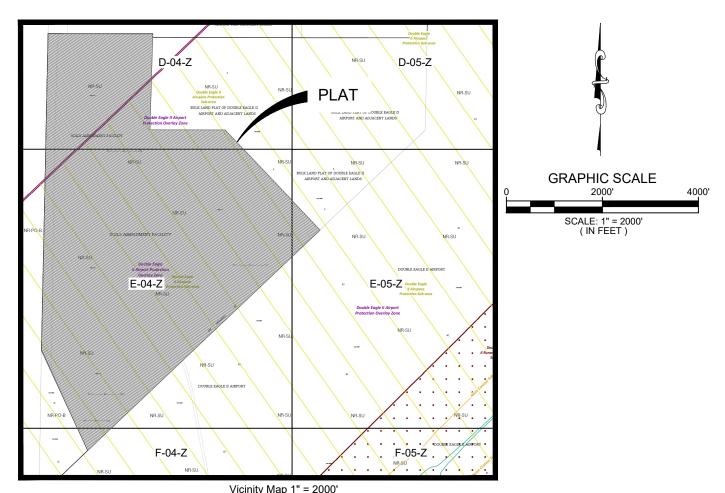
Soils Amendment Facility Tract 1

The purpose of this letter is for the application of platting action for Soils Amendment Facility Tract 1 of the plat titled "Plat of Soils Amendment Facility Tract 1" and to Divide Tract I Into Two New Tracts, I-a, I-b; And To Dedicate To The City of Albuquerque A Public Right Of Way For Jim McDowell Road With The Filing Of This Plat. Tract 1-a Is To Be Transferred To Albuquerque Bernalillo County Water Utility Authority, Tract 1-b Is To Be Retained By The CityOf Albuquerque.

Sincerely,

20

Charles Ingram



IDO ZONE ATLAS D-04-Z, E-04-Z, E-05-Z, F-04-Z

SUBDIVISION DATA: 1. SRP NO.: 2024-XXXX

2. IDO ZONE ATLAS NO.: D-04-Z, E-04-Z, E-05-Z, & F-04-Z

- 3. NUMBER OF TRACTS CREATED: 2
- 4. GROSS ACREAGE: 876,419.707 SQ. FT. / 660.64 ACRES
- 5. DATE OF SURVEY: JUNE, 2024
- 6. ZONED: NR-SU

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT WAS TO DIVIDE TRACT I INTO TWO NEW TRACTS, I-A, I-B; AND TO DEDICATE TO THE CITY OF ALBUQUERQUE A PUBLIC RIGHT OF WAY FOR JIM McDOWELL ROAD WITH THE FILING OF THIS PLAT. TRACT 1-A IS TO BE TRANSFERRED TO ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY, TRACT 1-B IS TO BE RETAINED BY THE CITY OF ALBUQUERQUE

LEGAL DESCRIPTION

DESCRIPTION

A TRACT OF LAND SITUATED IN SECTIONS 26 & 27. TOWNSHIP 11 NORTH, RANGE 1 EAST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF BERNALILLO STATE OF NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I-A. REPLAT OF SOILS AMENDMENT FACILITY

BEGINNING AT THE POB, A POINT ON THE SOUTH EAST LINE OF TRACT 1-A OF THE REPLAT OF SOILS AMENDMENT FACILITY; A FOUND REBAR AND CAP STAMPED PS 7824

THENCE N 24°45'03" W A DISTANCE OF 2300.70 FEET TO AN ANGLE POINT AND A 1 ½ INCH ILLEGIBLE CAP,

THENCE N 00°59'04" E A DISTANCE OF 4438.52 FEET TO FOUND 1 ½ INCH PIPE TAGGED LS 11462,

THENCE N 01°38'20" E A DISTANCE OF 160.07 FEET TO A CALCULATED POINT,

THENCE N 01°38'20" E A DISTANCE OF 2000.10 FEET TO AN ANGLE POINT AT A FOUND CAP STAMPED LS 8494,

THENCE S 89°56'20" E A DISTANCE OF 2179.08 FEET TO AN ANGLE POINT AT A 5/2 INCH REBAR,

THENCE S 01°38'26" W A DISTANCE OF 2000.07 FEET TO AN ANGLE POINT AT A FOUND CAP STAMPED LS 8494,

THENCE S 89°56'05" E A DISTANCE OF 1565.23 FEET TO A CALCULATED ANGLE POINT

THENCE S 43°30'05" E A DISTANCE OF 2209.35 TO AN ANGLE POINT AND THE EASTERN MOST POINT OF THE TRACT.

THENCE S 30°46'44" W A DISTANCE OF 1039 37 FEFT TO AN ANGLE POINT

THENCE N 54°55'10" W A DISTANCE OF 81.91 FEET TO AN ANGLE POINT

THENCE S 30°31'37" W A DISTANCE OF 1324.26 FEET TO AN ANGLE POINT

THENCE 25.07 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET ALONG A CHORD BEARING S 37°11'42" W A DISTANCE OF 25.00 FEET TO AN ANGLE POINT

THENCE S 46°53'38" W A DISTANCE OF 940.70 FEET TO AN ANGLE POINT,

THENCE 336.35 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 607.50 FEET ALONG A CHORD BEARING S 29°37'04" W A DISTANCE OF 360.82 FEET TO AN ANGLE POINT

THENCE S 46°29'54" W A DISTANCE OF 3075 86 FEET TO THE POINT OF BEGINNING

SAID TRACT I-A CONTAINING 27.762.237.69 SQUARE FEET, 637.33 ACRES MORE OR LESS

TRACT 1-B:

A TRACT OF LAND SITUATED IN SECTIONS 26 & 27, TOWNSHIP 11 NORTH, RANGE 1 EAST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TRACT I-B. REPLAT OF SOILS AMENDMENT FACILITY

BEGINNING AT THE POB, A POINT ON THE SOUTH EAST LINE OF TRACT 1-A OF THE REPLAT OF SOILS AMENDMENT FACILITY; WHENCE S 46° 29' 54" W A DISTANCE OF 4545.93 FEET TO A FOUND REBAR AND CAP STAMPED PS 7824

THENCE N 43° 50 '54"E A DISTANCE OF 68.03 FEET TO AN ANGLE POINT,

THENCE 18.56 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 680.00' ALONG A CHORD BEARING N 31° 49' 52" E A DISTANCE OF 18.56 FEET TO AN ANGLE POINT

THENCE N 30° 44' 59" F A DISTANCE OF 1155 75 FEFT

THENCE N 30° 46' 44" E A DISTANCE OF 1039.37 FEET.

THENCE S 43° 30' 15" E A DISTANCE OF 668.01 FEET TO AN ANGLE POINT

THENCE S 46° 29' 54" W A DISTANCE OF 2130.40 FEET TO THE POINT OF BEGINNING.

SAID TRACT I-B CONTAINING 784,091.56 SQUARE FEET, 18.00 ACRES MORE OR LESS.



3820 Academy Parkway North N.E Albuquerque, New Mexico 87109 505.508.0786 I fax 505.508.0837 I www.cobbfendlev.com **RIGHT-OF-WAY DEDICATION DESCRIPTION:**

A PERMANENT DEDICATION TO THE CITY OF ALBUQUERQUE AS RIGHT-OF-WAY FOR JIM McDOWELL ROAD SITUATED IN SECTION 27, TOWNSHIP 11 NORTH, RANGE 1 EAST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE POB, THE SOUTH WEST CORNER OF THE HEREIN DESCRIBED RIGHT-OF-WAY, A POINT ON THE SOUTH BOUNDARY LINE OF TRACT 1-A OF THE REPLAT OF SOILS AMENDMENT FACILITY A FOUND #5 REBAR AND CAP STAMPED PS 7824 WHENCE S 46° 29' 54" W A DISTANCE OF 3075.86 FEET:

THENCE 366.35' THROUGH A CURVE TO THE RIGHT WITH A RADIUS OF 607.50, ON A CHORD BEARING N 29° 37' 04" E A DISTANCE OF 360.82 FEET,

THENCE N 46° 53' 38" E A DISTANCE OF 940.70 FEET

THENCE 25.07' ALONG A CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET ON A CHORD BEARING N 37° 11' 42" E A DISTANCE OF 25.00 FEET,

THENCE N 30° 31' 37" E A DISTANCE OF 1324.26 FEET TO THE NORTHWEST CORNER OF THE PROPOSED RIGHT-OF-WAY,

THENCE S 54° 55' 10" E A DISTANCE OF 97.91 FEET TO THE NORTHEAST CORNER OF THE PROPOSED RIGHT-OF-WAY,

THENCE S 30° 44' 59" W A DISTANCE OF 1155 75 FEFT

THENCE 18.56 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 680.00 FEET ALONG A CHORD BEARING S 31° 49' 52" W A DISTANCE OF 18.56 FEET TO AN ANGLE POINT

THENCE S 43° 50' 31" E A DISTANCE OF 68.03 FEET TO AN ANGLE POINT,

THENCE S 46° 29' 54" W A DISTANCE OF 1470.07 FEET TO THE POINT OF BEGINNING,

SAID DEDICATION CONTAINING 235,208.1 SQ FEET, 5.40 ACRES MORE OR LESS.

FREE CONSENT AND DEDICATION

THE PLAT SHOWN HEREON IS MADE WITH FREE CONSENT AND IN ACCORDANCE OF THE DESIRES OF THE UNDERSIGNED OWNER(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED. THOSE SIGNING AS OWNER(S) WARRANT THAT THEY HOLD AMONG THEM. COMPLETE INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SHOWN ON THIS PLAT. OWNER(S) HEREBY AFFIRM THAT THE DESCRIBED PROPERTY SHOWN ON THIS PLAT LIES WITHIN THE PLATTING AND SUBDIVISION JURISDICTION OF BERNALILLO COUNTY NEW MEXICO. SAID OWNER(S) HEREBY GRANT ALL EASEMENTS AS MAY BE SHOWN ON THE PLAT. PARCEL IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER: ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY

-			
NAME:			
TITLE:			
STATE OF _)	22	
COUNTY OF	=)	33	
-	,	SS	

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON DAY OF 2023,

RY

MY COMMISSION EXPIRES:

DOCUMENT REFERENCES (UNDERLYING PLATS, RIGHT OF WAY PARCELS, ADJOINERS, & EASEMENTS):

- 1. DOCUMENT# 1990082759 PLAT OF SOILS AMENDMENT FACILITY TRACT I, OCTOBER 25, 1990, BOOK 90C, PAGE 267
- 2. DOCUMENT# 2002087308 BULK LAND PLAT OF DOUBLE EAGLE II AIRPORT AND ADJACENT LANDS, BOOK 2002C, PAGE 228.
- 3. DOCUMENT# 1988091295 RIGHT-OF-WAY EASEMENT, BOOK 672A, PAGE 791-792.
- 4. DOCUMENT# 1981064746 RIGHT OF WAY GRANT, DECEMBER 15, 1981, BOOK 897, PAGES 373-374.
- 5. DOCUMENT# 2002077320 PNM GAS SERVICES RIGHT OF WAY AND EASEMENT, BOOK A37, PAGE 7101.
- 6. DOCUMENT# 2005074790 PNM PROPOSED GAS LINE XING, BOOK A97, PAGE 4567, 05/26/2005.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

C. QWEST CORPORATION (FORMERLY MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY) D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE WATER & SEWER SERVICES.

D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSED DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID FASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE. INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES. SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND 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(10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE(5) FEET ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY(NMGC), ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) AND QWEST CORPORATION D/B/A/ CENTURYLINK(QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS

FLOOD NOTES

BASED ON SCALING, A PORTION OF THIS PROPERTY LIES WITHIN FLOOD ZONE "A" (SHADED), WHICH IS DEFINED AS AREAS OF 1% ANNUAL CHANCE FLOOD; THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPACIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INLCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. ZONE A: NO BASE FLOOD ELEVATIONS DETERMINED. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0090H, EFFECTIVE ON 8/16/2012.

REPLAT OF SOILS AMENDMENT FACILITY TRACT 1

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY SOILS AMENDMENT FACILITY WITHIN SECTIONS 11, 26, 27, AND 34, T11N, R3E, N.M.P.M.

BERNALILLO COUNTY, NEW MEXICO **AUGUST**, 2024

GRADING AND DRAINAGE NOTES

- THIS PROPERTY IS SUBJECT TO BERNALILLO COUNTY CODE CHAPTER 38 FLOODS. A GRADING AND DRAINAGE PLAN PREPARED BY A NEW MEXICO REGISTERED ENGINEER MAY BE REQUIRED WITH FUTURE DEVELOPMENT OF THESE LOTS.
- CROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS, UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN.
- LOTS MUST ACCEPT HISTORICAL STORMWATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES, UNLESS APPROVED BY A GRADING AND DRAINAGE PLAN
- NO MASS SITE GRADING, CLEARING, OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING AND DRAINAGE PLAN.
- THE UNDERSIGNED REGISTERED PROFESSIONAL SURVEYOR HEREBY CERTIFIES THAT THERE ARE NO ARROYOS, WATERCOURSES, OR STORM DRAINAGE FACILITIES, AS DEFINED BY CHAPTER 38 OF THE BERNALILLO COUNTY CODE,
- TRAVERSING, CROSSING, OR ABUTTING THE PROPERTY SHOWN HEREON.

SOLAR COLLECTION NOTE

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT

APPROVALS

Case Number: SRP2024-XXXX

PNM ELECTRIC SERVICES	Date
NEW MEXICO GAS COMPANY	Date
QWEST CORPORATION	Date
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	Date
COMCAST	Date
BERNALILLO COUNTY DEVELOPMENT REVIEW AUTHORITY	Date
BERNALILLO COUNTY ZONING	Date
BERNALILLO COUNTY FIRE MARSHAL'S OFFICE	Date
BERNALILLO COUNTY NATURAL RESOURCE SERVICES	Date
BERNALILLO COUNTY PUBLIC WORKS	Date
CITY SURVEYOR	Date
A.M.A.F.C.A.	Date
TAX CERTIFICATION	
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#	
PROPERTY OWNER OF RECORD: ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	Date
	Date

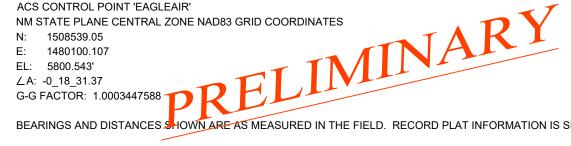
BERNALILLO COUNTY TREASURER'S OFFICE

GENERAL NOTES:

1. BEARINGS ARE REFERRED TO GRID NORTH, NEW MEXICO STATE PLANE COORDINATE SYSTEM - NAD 83, NEW MEXICO CENTRAL 3002 ZONE - AND WERE DERIVED USING GPS RELATIVE POSITIONING TECHNIQUES.

2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES. PROJECT COMBINED FACTOR = 1.0003447588. BASED ON TRIMBLE VRSNOW REGIONAL RTK NETWORK AROUND CONTROL POINT 'EAGLEAIR'. ELEVATIONS ARE BASED UPON THE NAVD 88 DATUM

ACS CONTROL POINT 'EAGLEAIR'



BEARINGS AND DISTANCES HOWN ARE AS MEASURED IN THE FIELD. RECORD PLAT INFORMATION IS SHOWN IN PARENTHESIS.

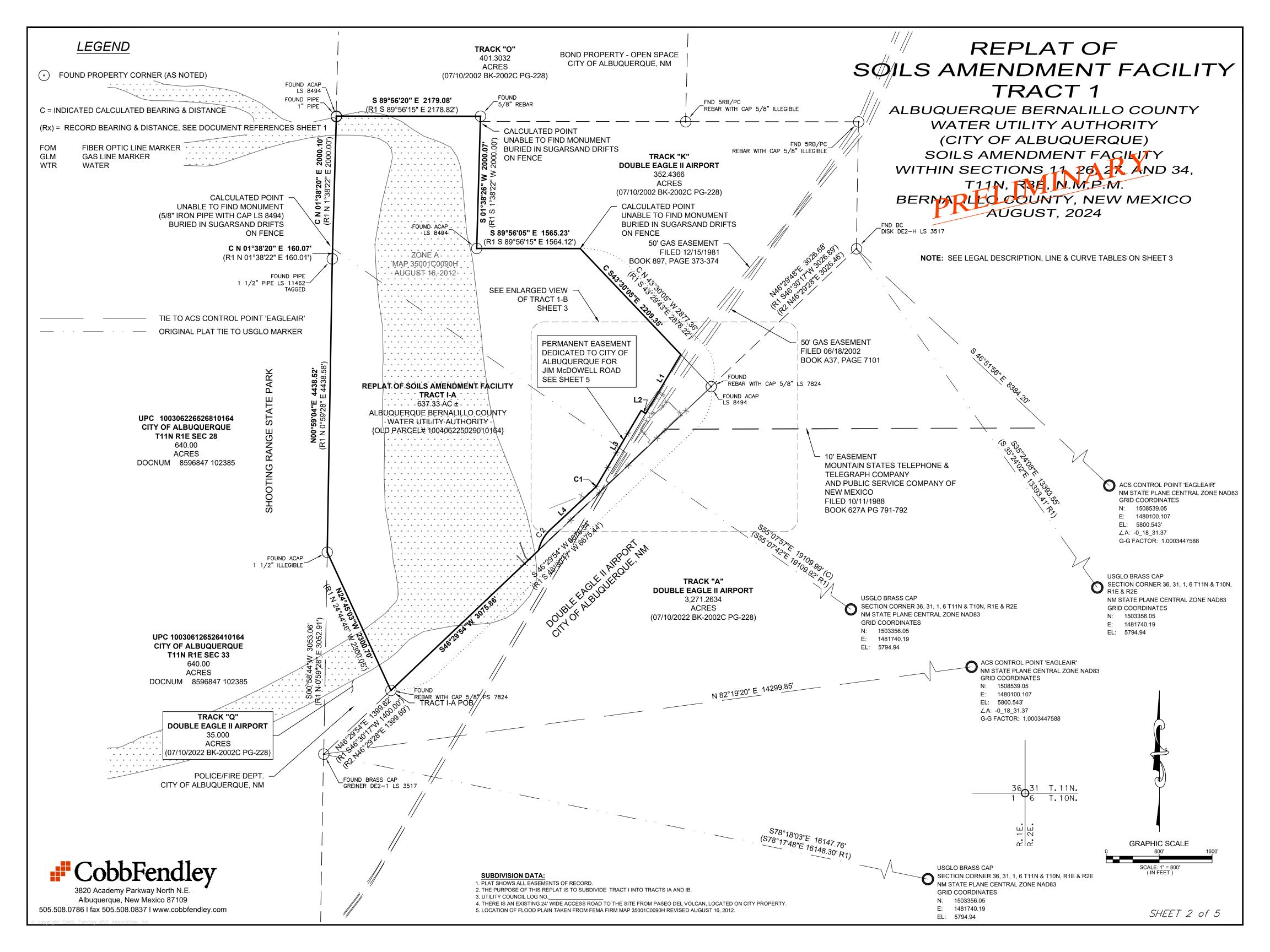
SURVEYOR'S CERTIFICATION

I. DARREN LEVEILLE, NEW MEXICO PROFESSIONAL SURVEYOR NO. 27277, 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; SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND 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 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.

DARREN LEVEILLE PS NO.27277 DATE 06-30-2024

SHEET 1 of 5

Notary Public



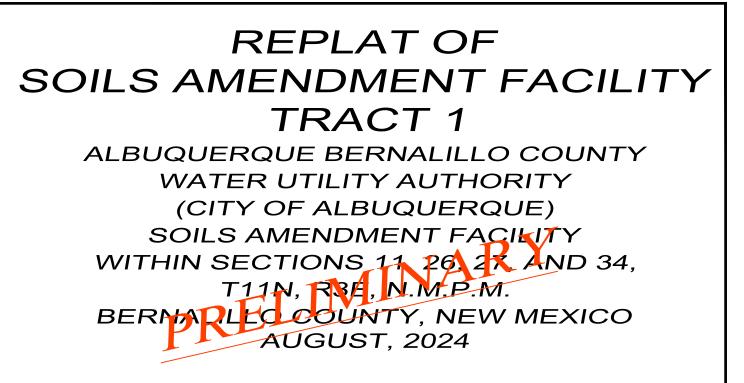
LINE TABLE				
LINE	BEARING DISTANCE			
L1	S 30°46'44" W	1039.37'		
L2	N 54°55'10" W	81.91'		
L3	S 30°31'37" W	1324.26'		
L4	S 46°53'38" W	940.70'		

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	25.07'	100.00'	S 37°11'42" W	25.00'
C2	366.35'	607.50'	S 29°37'04" W	360.82'

Survey Notes

- Bearings are based upon New Mexico State Plane Grid Bearings (New Mexico Central 3002 Zone) and were derived by GPS RTK observations referenced to the "Trimble VRSNow Regional RTK Network". The coordinates shown hereon are modified (surface) New Mexico State Plane Coordinates and were scaled by the project combined factor of 1.0003447588 around an origin of 0,0.
- 2. Elevations are based upon the NAVD 88 datum.
- 3. The coordinates and elevations shown hereon are expressed in U.S. Survey Feet.
- 4. Field surveys were conducted in June, 2024.





DESCRIPTION:

A TRACT OF LAND SITUATED IN SECTIONS 26 & 27, TOWNSHIP 11 NORTH, RANGE 1 EAST, NEW MEXICO PRINCIPAL MERIDIAN, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I-A, REPLAT OF SOILS AMENDMENT FACILITY

BEGINNING AT THE POB, A POINT ON THE SOUTH EAST LINE OF TRACT 1-A OF THE REPLAT OF SOILS AMENDMENT FACILITY; A FOUND REBAR AND CAP STAMPED PS 7824

THENCE N 24°45'03" W A DISTANCE OF 2300.70 FEET TO AN ANGLE POINT AND A $1\frac{1}{2}$ INCH ILLEGIBLE CAP,

THENCE N 00°59'04" E A DISTANCE OF 4438.52 FEET TO FOUND 1 $\frac{1}{2}$ INCH PIPE TAGGED LS 11462,

THENCE N 01°38'20" E A DISTANCE OF 160.07 FEET TO A CALCULATED POINT,

THENCE N 01°38'20" E A DISTANCE OF 2000.10 FEET TO AN ANGLE POINT AT A FOUND CAP STAMPED LS 8494,

THENCE S 89°56'20" E A DISTANCE OF 2179.08 FEET TO AN ANGLE POINT AT A % INCH REBAR,

THENCE S 01°38'26" W A DISTANCE OF 2000.07 FEET TO AN ANGLE POINT AT A FOUND CAP STAMPED LS 8494,

THENCE S 89°56'05" E A DISTANCE OF 1565.23 FEET TO A CALCULATED ANGLE POINT,

THENCE S 43°30'05" E A DISTANCE OF 2209.35 TO AN ANGLE POINT AND THE EASTERN MOST POINT OF THE TRACT,

THENCE S 30°46'44" W A DISTANCE OF 1039.37 FEET TO AN ANGLE POINT,

THENCE N 54°55'10" W A DISTANCE OF 81.91 FEET TO AN ANGLE POINT,

THENCE S 30°31'37" W A DISTANCE OF 1324.26 FEET TO AN ANGLE POINT,

THENCE 25.07 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 100.00 FEET ALONG A CHORD BEARING S 37°11'42" W A DISTANCE OF 25.00 FEET TO AN ANGLE POINT,

THENCE S 46°53'38" W A DISTANCE OF 940.70 FEET TO AN ANGLE POINT,

THENCE 336.35 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 607.50 FEET ALONG A CHORD BEARING S 29°37'04" W A DISTANCE OF 360.82 FEET TO AN ANGLE POINT,

THENCE S 46°29'54" W A DISTANCE OF 3075.86 FEET TO THE POINT OF BEGINNING.

SAID TRACT I-A CONTAINING 27,762,237.69 SQUARE FEET (637.33 ACRES MORE OR LESS).

