

Cherne, Curtis

From: Rusty Hugg <russhugg@survtek.com>
Sent: Friday, November 08, 2013 10:01 AM
To: Cherne, Curtis; Doug Peterson; Jim Strozier
Subject: McMahon Marketplace - DRB 1005280
Attachments: 130591_11-2-13 SHEET 3.pdf

Morning Gentlemen

Per our discussions, I have added a private drainage easement along the top of Lots 6-A and 7-A for your review.

Curtis- Please let me know if this is acceptable and I will re plot sheet 3 and bring it by for your review and signature

Thanks

Surv-Tek, Inc.

Rusty Hugg

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Russ P. Hugg

NMPS No. 9750



PETERSON PROPERTIES, LLC

October 10, 2013

City of Albuquerque
ATTN: Jack Cloud, Chairman of the DRB
600 2nd Street NW
1st Floor
Albuquerque, NM 87103

RE: LOTS 6 AND 7 OF MCMAHON MARKETPLACE
 SOUTHWEST CORNER OF MCMAHON AND FINELAND
 PROJECT #1005280, CASE 13EPC-40124 AND EPC-40125
 ENCROACHMENT OF IMPROVEMENTS

Dear Mr. Cloud,

With respect to the two above-referenced lots, my company, JMD-McMahon, LLC, is the fee simple owner of both. With respect to any improvements to be constructed pursuant to the above-referenced Site Plan for Building Permit which encroach onto Lot 6, JMD-McMahon, LLC, approves of such encroachment.

Sincerely,

Doug Peterson, Esq.
Managing Member of JMD Partnership, LLC, Managing Member of JMD-McMahon, LLC

DRB #100 5280

PARCEL A-1
FINELAND DEVELOPMENT

PARADISE PLAZA

PLAT OF
LOTS 6-A AND 7-A
McMAHON MARKETPLACE
(BEING A REPLAT OF LOTS 6 AND 7, McMAHON MARKETPLACE)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2013

136' DEDICATED PUBLIC R/W

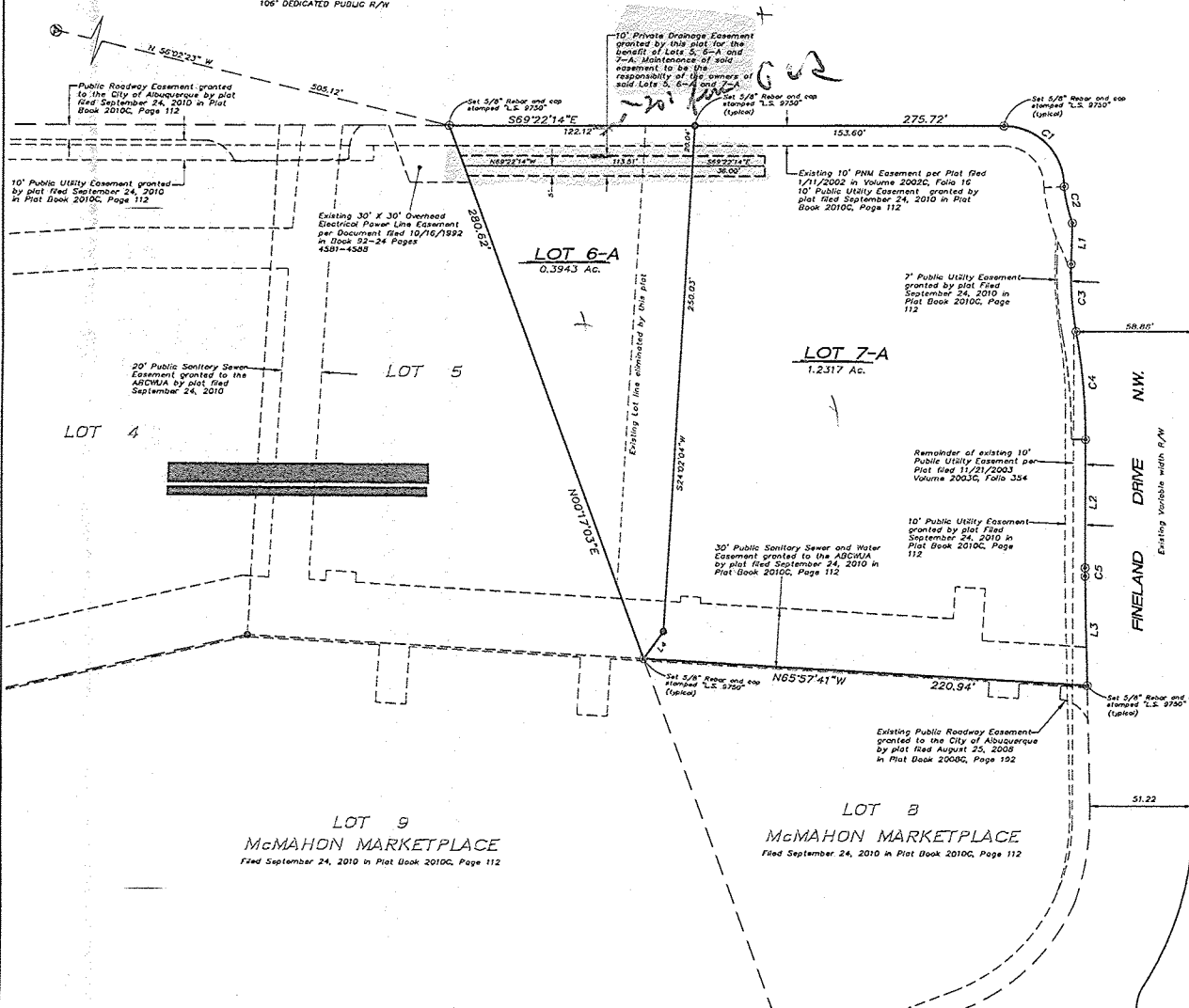
McMAHON

BOULEVARD

N.W.

Albuquerque Control Survey Monument "B-411"
New Mexico State Plane Coordinates (Central
Zone - NAD 83)
Northing: 1,533,206.142 feet
Easting: 1,506,571.018 feet
Elevation: 5,301.847 feet (NAVD 1985)
Datum: NAD 83
Ground to Grid Factor: 0.999670857

106' DEDICATED PUBLIC R/W



NOTES

- Lots 1 thru 9, McMahon Marketplace are subject to that certain "COVENANTS, CONDITIONS, RESTRICTIONS, CROSS EASEMENTS AGREEMENT", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 14, 2010 as Document # 2010003655.
- Irrigation for landscaping within the adjacent city right-of-way will be provided by connection to the private irrigation system for landscaping on the subject property.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LINE TABLE

LINE	LENGTH	BEARING
L1	20.41	S22°10'37"W
L2	63.28	S20°38'02"W
L3	54.09	S19°13'31"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.18'	30.00'	30.05'	42.46'	S24°24'44"E	90°06'00"
C2	18.46'	77.37'	9.27'	18.42'	S07°53'41"W	13°40'12"
C3	33.47'	169.00'	16.80'	33.41'	S16°08'49"W	12°03'38"
C4	93.42'	291.00'	26.78'	93.34'	N15°22'31"E	10°31'02"
C5	4.10'	171.50'	2.05'	4.10'	S19°56'38"W	1°22'15"

SHEET 3 OF 3

SURVOTEK, INC.

Consulting Surveyors
8304 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone: 505-887-8366
Fax: 505-887-3377

130591, DWG