

CITY OF ALBUQUERQUE

Planning Department

Suzanne Lubar, Director



Mayor Richard J. Berry

July 31, 2015

Reza Afaghpour, PE
SBS Construction and Engineering, LLC
10209 Snowflake Ct NW
Albuquerque, NM 87114

**Re: Rohan Subdivision
Lots 1P1 – 4-P1 Lot 17 Block 1 NAA Tract 3 Unit 3
Grading & Drainage Plan
Engineer's Stamp dated: 6-13-16 (C19D042A)**

Dear Mr. Afaghpour,

Based upon the information provided in your submittal received 6/21/2016, this plan is approved for Grading Permit and Building Permit.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

PO Box 1293

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required after all pads are set and for each home.

Albuquerque

Plan is also approved for Preliminary Plat action for DRB- AC 7-11-2016

New Mexico 87103 If you have any questions, you can contact me at 924-3695 or Rudy Rael at 924-3698.

www.cabq.gov

Sincerely,

Abiel Carrillo, P.E.
Principal Engineer
Planning Department

RR/AC
C: email

LA VISTA AT DESERT RIDGE TRAILS
FILED: 10-03-12, BK. 12C, PAGE 116.

AGRS MONUMENT "1_B20"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 1,550,483.349
Y = 1,524,154.945-NAD 1983
EL. = 5477.179-NAVD 1988
G-G = 0.999651137
DELTA ALPHA = -00° 10' 24.45"

PLAT OF
LOTS 1-P1 THRU 4-P1
ROHAN SUBDIVISION

WITHIN
SECTION 18, T. 11 N., R. 4 E., N.M.P.M.
AS PROJECTED IN THE ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2016

EASEMENTS:

- ① EXISTING 30' ROADWAY EASEMENT (9-10-31, D-21).
- ② 32.00' PRIVATE ACCESS, PUBLIC DRAINAGE AND UTILITY EASEMENT GRANTED BY THIS PLAT. ALL THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.
- ③ 20.00' PRIVATE ACCESS, PUBLIC DRAINAGE UTILITY EASEMENT GRANTED BY THIS PLAT. ALL THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.
- ④ EXISTING ACCESS EASEMENT FOR LOT 9-P1 LA VISTA. FILED: 12/17/2012, DOC #2012132615.
- ⑤ 5.00' PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT. ALL THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THIS EASEMENT.

AGRS MONUMENT "7_C19"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 1,550,417.138
Y = 1,522,068.520-NAD 1983
EL. = 5485.723-NAVD 1988
G-G = 0.999650745
DELTA ALPHA = -00° 10' 24.78"

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD DIRECTION	DELTA
C1	39.37	25.00	25.10	35.42	S45°15'56"W	90°13'23"
C2	23.54	15.00	14.98	21.20	N45°12'03"E	89°54'24"

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 SERVICES.
C. QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION 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 PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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 (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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.

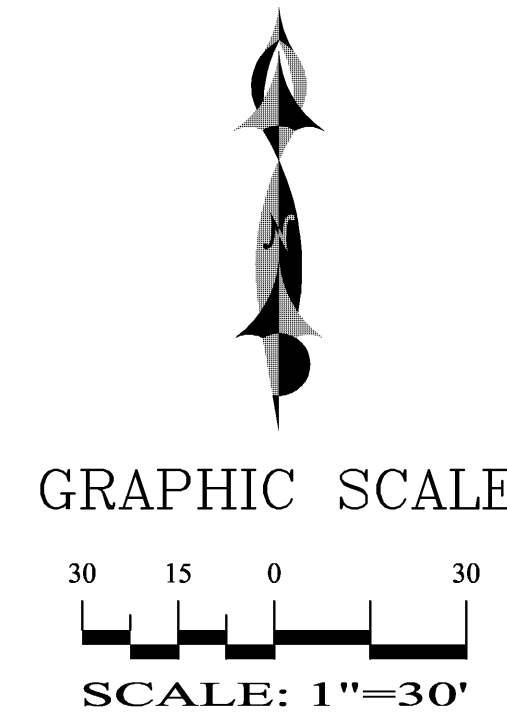
EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.
DISCLAIMER
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

Wyoming Blvd., NE
(78.00 R.O.W.)

0.2753 ACRE (11993.12 SF.)
DEDICATED TO THE CITY OF
ALBUQUERQUE IN FEE SIMPLE.

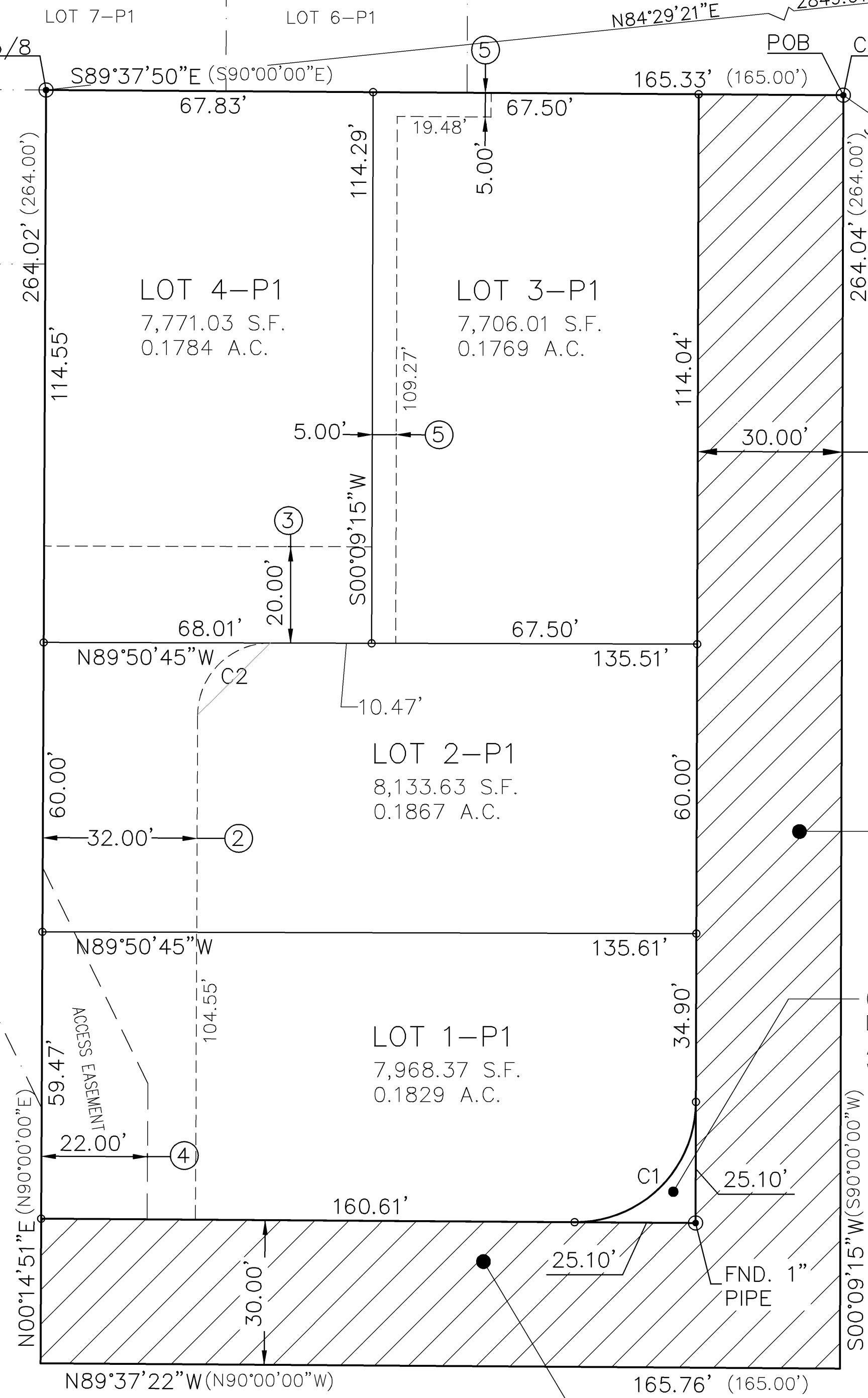
0.0031 ACRE (135.35 SF.)
DEDICATED TO THE CITY OF
ALBUQUERQUE IN FEE SIMPLE
WITH WARRANTY COVENANTS.

0.2753 ACRE (11993.12 SF.)
DEDICATED TO THE CITY OF
ALBUQUERQUE IN FEE SIMPLE.



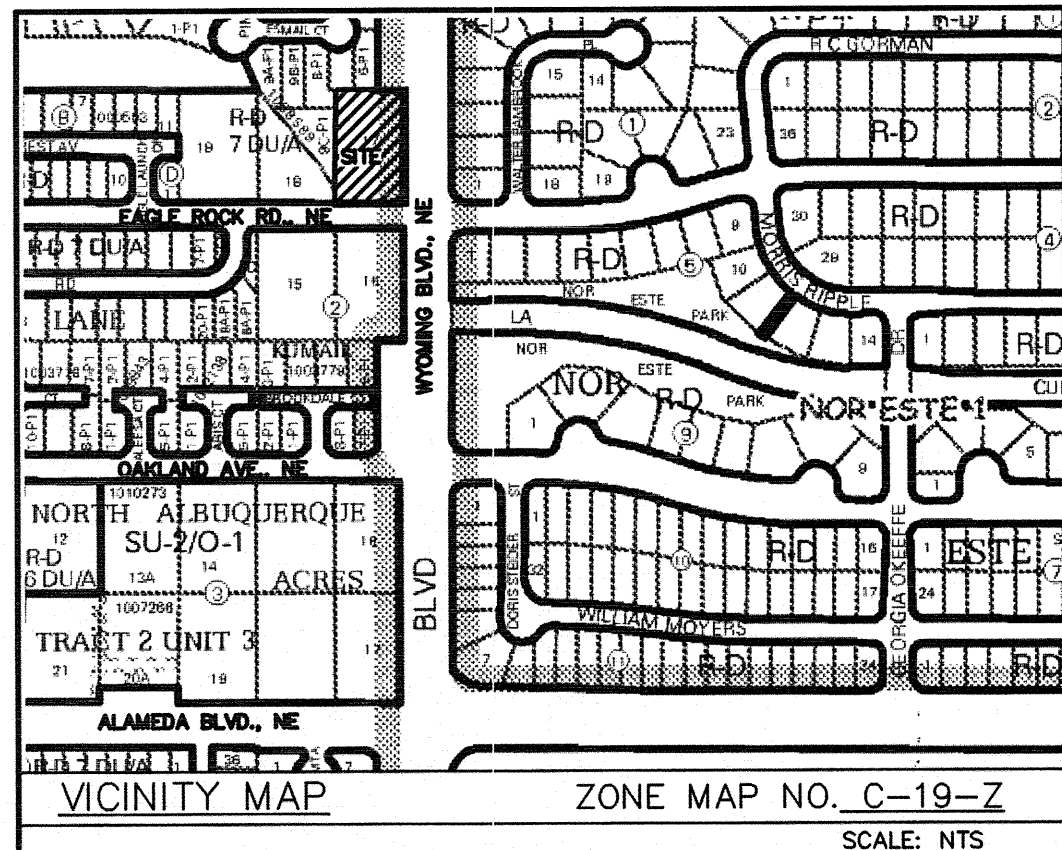
SBS CONSTRUCTION
AND ENGINEERING, LLC

10209 SNOWFLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)804-5013



Eagle Rock Ave., NE
(60' Roadway Easement)

La Cueva Channel
(R/W Varies)



LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 18, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND COMPRISING OF LOT 17, OF BLOCK NUMBERED 1, IN TRACT 2, UNIT 3, NORTH ALBUQUERQUE ACRES, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1931, IN VOLUME D, FOLIO 121 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE NORTHEAST CORNER OF SAID LOT 17, BLOCK 1 OF NORTH ALBUQUERQUE ACRES, LYING ON THE WESTERLY RIGHT OF WAY OF WYOMING BOULEVARD, N.E., WHENCE, A TIE TO ACS MONUMENT "7_C19" BEARS S 55°10'54" E, AND A DISTANCE OF 3172.98 FEET;

THENCE FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID WYOMING BOULEVARD, N.E. RIGHT OF WAY, S 00°09'15" W, A DISTANCE OF 264.04 FEET, TO AN ANGLE POINT AND A POINT BEING THE INTERSECTION OF THE CENTERLINE OF EAGLE ROCK AVE. N.E., THENCE;

ALONG THE CENTERLINE OF EAGLE ROCK AVE., N. 89°37'22" W., 165.76 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE,

N. 00°14'51" E., 264.02 FEET TO NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE,

S. 89°37'50" E., 165.33 FEET TO NORTHEAST SOUTHEAST CORNER AND THE POINT OF BEGINNING OF PARCEL HEREIN DESCRIBED, AND CONTAINING 1.0034 ACRE (43,707.31 SF) MORE OR LESS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE PUBLIC RIGHT-OF-WAY SHOWN HEREON WYOMING BLVD. AND EAGLE RANCH RD., (135.35 SF., 0.0149 AC.) TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DEDICATE PUBLIC RIGHT-OF-WAY SHOWN HEREON WYOMING BLVD., NE, AND EAGLE RANCH RD., NE, (28,865.46 SF., 0.6627 AC.) TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER SIGNATURE: Esmail Haidari DATE: 06-07-2016

OWNER PRINT NAME: SENMAR, LLC. OWNER

ACKNOWLEDGMENT

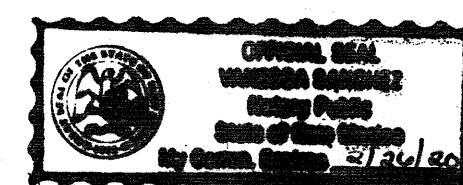
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF JUNE

20 16, BY ESMAIL HAIDARI, MANAGING MEMBER

Vanessa Sanchez
NOTARY

MY COMMISSION EXPIRES: 02/26/20



PLAT OF LOTS 1-P1 THRU 4-P1 ROHAN SUBDIVISION

WITHIN
SECTION 18, T. 11 N., R. 4 E., N.M.P.M.
AS PROJECTED IN THE ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2016

PROJECT NO. _____

APPLICATION NO. _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

COMCAST CABLE COMMUNICATION, INC. _____ DATE _____

APPROVALS:

Soren M. Rios P.S. 6/8/16
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWUA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____

CITY ENGINEER _____ DATE _____

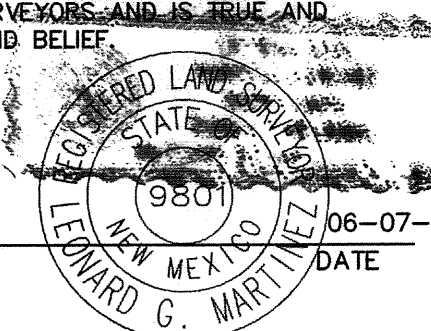
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Leonard Martinez

LEONARD MARTINEZ P.S. # 9801



**SBS CONSTRUCTION
AND ENGINEERING, LLC**

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ALBUQUERQUE, NEW MEXICO 87114
(505)804-5013