

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

January 24, 2023

Matthew H. Satches, P.E.
Bohannon Huston
7500 Jefferson St. NE
Albuquerque, NM 87109

Re: US Eagle Credit Union/ 5420 Academy Rd. NE
Request for Certificate of Occupancy
Transportation Development Final Inspection
Engineer's Stamp dated 09-03-2021 (E18-D046)
Certification dated 12-22-22

Dear Mr. Satches,

Based upon the information provided in your submittal received 01-04-23, Transportation Development has no objection to the issuance of a Permanent Certificate of Occupancy. This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

If you have any questions, please contact Ernest Armijo at (505) 924-3991 or at earmijo@cabq.gov

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services

\xxx via: email
C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: _____ **Building Permit #:** _____ **Hydrology File #:** _____

DRB#: _____ **EPC#:** _____ **Work Order#:** _____

Legal Description: _____

City Address: _____

Applicant: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

Owner: _____ **Contact:** _____

Address: _____

Phone#: _____ **Fax#:** _____ **E-mail:** _____

TYPE OF SUBMITTAL: _____ PLAT (____# OF LOTS) _____ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL?: _____ Yes _____ No

DEPARTMENT: _____ TRAFFIC/ TRANSPORTATION _____ HYDROLOGY/ DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

- _____ ENGINEER/ARCHITECT CERTIFICATION
- _____ PAD CERTIFICATION
- _____ CONCEPTUAL G & D PLAN
- _____ GRADING PLAN
- _____ DRAINAGE MASTER PLAN
- _____ DRAINAGE REPORT
- _____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
- _____ ELEVATION CERTIFICATE
- _____ CLOMR/LOMR
- _____ TRAFFIC CIRCULATION LAYOUT (TCL)
- _____ TRAFFIC IMPACT STUDY (TIS)
- _____ OTHER (SPECIFY) _____
- _____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

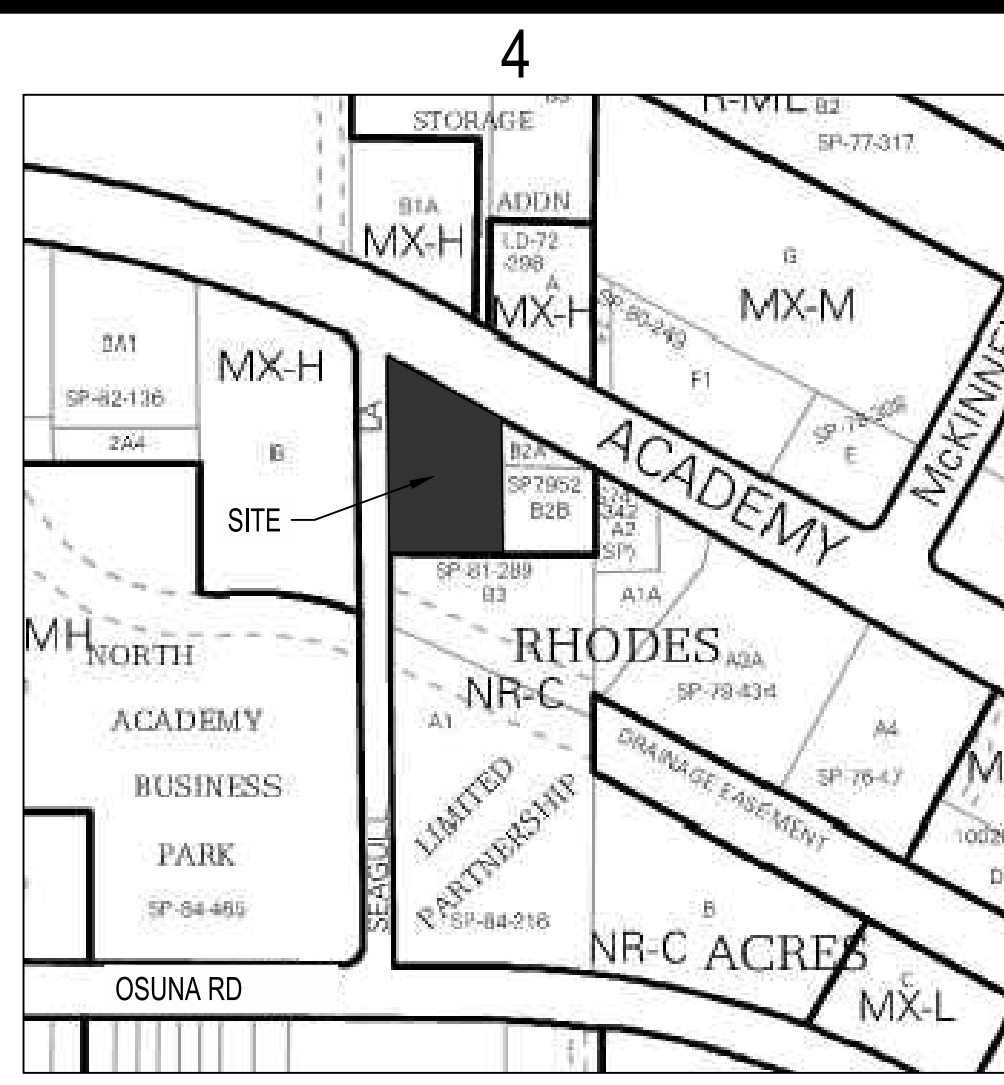
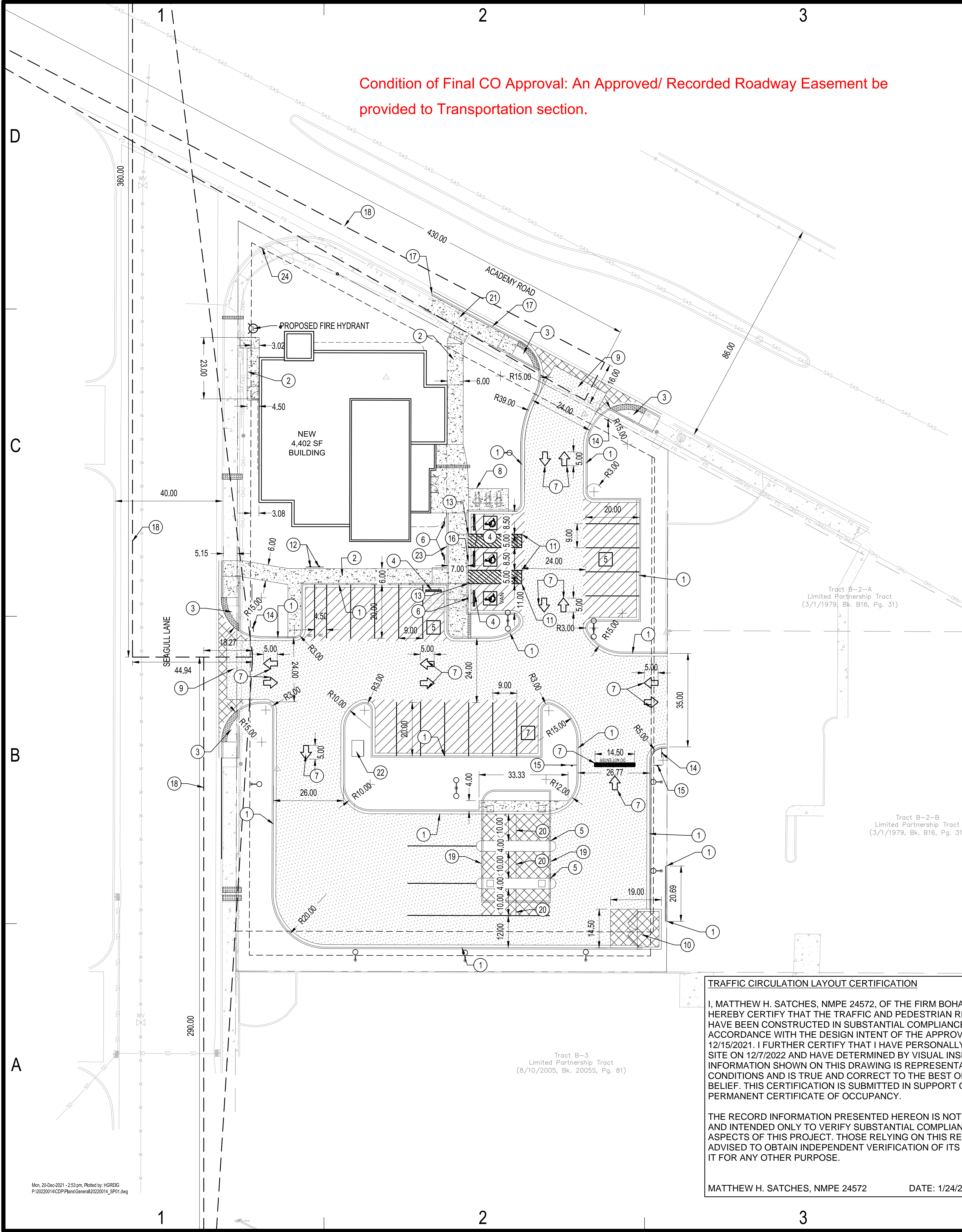
- _____ BUILDING PERMIT APPROVAL
- _____ CERTIFICATE OF OCCUPANCY
- _____ PRELIMINARY PLAT APPROVAL
- _____ SITE PLAN FOR SUB'D APPROVAL
- _____ SITE PLAN FOR BLDG. PERMIT APPROVAL
- _____ FINAL PLAT APPROVAL
- _____ SIA/ RELEASE OF FINANCIAL GUARANTEE
- _____ FOUNDATION PERMIT APPROVAL
- _____ GRADING PERMIT APPROVAL
- _____ SO-19 APPROVAL
- _____ PAVING PERMIT APPROVAL
- _____ GRADING/ PAD CERTIFICATION
- _____ WORK ORDER APPROVAL
- _____ CLOMR/LOMR
- _____ FLOODPLAIN DEVELOPMENT PERMIT
- _____ OTHER (SPECIFY) _____

DATE SUBMITTED: _____ **By:** _____

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



VICINITY MAP

SITE INFORMATION

SITE ADDRESS: 3939 OSUNA ROAD NE, ALBUQUERQUE, NM 87109

LEGAL DESCRIPTION: NORTH PORTION OF TR B-1 SUMMARY PLAT SHOWING REDIVISION OF LIMITED PARTNERSHIP TR IN ELENA GALLEGOS GRT CONT 0.872 AC M/L

PROJECT AREA: 0.872 ACRES

ZONING: MX-H

SETBACKS:
FRONT: 5 FT
SIDE: 5 FT
REAR: 15 FT

BUILDING HEIGHT: 68 FT MAX

PARKING:	REQUIRED	PROVIDED
CONVENTIONAL	13	17
ADA	1	3
MOTORCYCLE	1	2
BICYCLE	3	6

- SITE KEYED NOTES**
- 6" CONCRETE CURB & GUTTER PER DETAIL 4, SHEET C-101.
 - NEW CONCRETE SIDEWALK, WIDTH PER PLAN. INSTALL PER DETAIL 5, SHEET C-101.
 - INSTALL ADA RAMP PER DETAIL 9, SHEET C-101.
 - INSTALL CONCRETE WHEEL STOPS PER DETAIL 1, SHEET C-102.
 - INSTALL DRIVE UP KIOSK. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - INSTALL ACCESSIBLE PARKING SIGN PER DETAIL 11, SHEET C-101.
 - INSTALL WHITE PAINTED PAVEMENT MARKINGS PER PLAN AS SHOWN ON THIS SHEET AND PER MUTCD. SEE PLAN FOR PLACEMENT OF MARKINGS. SEE DETAIL 5, SHEET C-102 FOR DIMENSIONS.
 - INSTALL BIKE RACKS PER DETAIL 4, SHEET C-102.
 - INSTALL NEW DRIVEWAY PER COA STD DWG 2426.
 - SEE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE AND GATE DETAILS.
 - INSTALL ADA PARKING STALLS PER DETAIL 10, SHEET C-101.
 - INSTALL MOTORCYCLE ONLY SIGN. INSTALL BASE PER DETAIL 8, SHEET C-101.
 - TRANSITION FROM 6" CURB AT GUTTER TO FLUSH.
 - INSTALL STOP SIGN PER DETAIL 8, SHEET C-101.
 - INSTALL DO NOT ENTER SIGN PER DETAIL 7, SHEET C-101.
 - INSTALL FLUSH CURB AND GUTTER.
 - INSTALL STANDARD CURB AND GUTTER PER COA STD DWG 2415 WITHIN RIGHT OF WAY UNLESS OTHERWISE NOTED.
 - SIGHT TRIANGLE.
 - INSTALL THICKENED EDGE WHERE CONCRETE ABUTS ASPHALT PAVEMENT PER DETAIL 2, SHEET C-102.
 - INSTALL CONTRACTION JOINT PER DETAIL 3, SHEET C-102.
 - INSTALL NEW SIDEWALK PER COA STD DWG 2430.
 - PROPOSED ELECTRICAL EQUIPMENT, SEE ELECTRICAL PLANS FOR MORE DETAILS.
 - INSTALL PROPOSED HEADER CURB PER COA STD DETAIL 2415B.
 - REMOVE AND DISPOSE OF EXISTING ADA RAMP. REPLACE WITH ADA RAMP PER COA STD DWG 2441.

NOTE
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET FALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

NOTE
ALL BROKEN OR CRACKED SIDEWALK OR CURB & GUTTER WITHIN THE ROW MUST BE REPLACED PER COA STD DWG 2415A & 2430.

NOTE
PARKING SPACE STRIPING SHALL BE 4" PAINTED WHITE.

LEGEND

- ASPHALT PAVEMENT - DRIVEWAY PER DETAIL 1, SHEET C-101
- ASPHALT PAVEMENT - AUTO PARKING AND MINOR DRIVE AISLES PER DETAIL 2, SHEET C-101
- CONCRETE PAVEMENT PER DETAIL 3, SHEET C-101
- PROPERTY LINE
- PROPOSED CURB & GUTTER
- EASEMENT
- LANDSCAPED AREAS
- CONCRETE SIDEWALK PER DETAIL 5, SHEET C-101
- LIGHT POLE SEE ARCHITECTURAL PLANS FOR DETAILS
- FIRE HYDRANT SEE SHEET C-300
- PARKING STALL COUNT

North arrow pointing up.

Scale bar: 20 10 0 20 feet. 1"=20'

Bohannon & Huston
www.bhinc.com 800.877.5332

TRAFFIC CIRCULATION LAYOUT CERTIFICATION

I, MATTHEW H. SATCHES, NMPE 24572, OF THE FIRM BOHANNAN HUSTON INC., HEREBY CERTIFY THAT THE TRAFFIC AND PEDESTRIAN RELATED IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN DATED 12/15/2021. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/7/2022 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SITE INFORMATION SHOWN ON THIS DRAWING IS REPRESENTATIVE OF THE ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

MATTHEW H. SATCHES, NMPE 24572 DATE: 1/24/2023

NEWGROUND

ARCHITECT
Thomas D. Auer, AIA, NCARB
15450 South Outer Fwy Drive, Suite 300
Chesapeake, MD 20761
410.896.8100

CONSULTANTS
NewGround International, Inc.
15450 South Outer Fwy Drive, Suite 300
Chesapeake, MD 20761
410.896.8100

DO NOT REPRODUCE
This document contains confidential information, and is an instrument of service and property of the architect. It shall not be used on other projects of the extension of this project without the Architect's written approval.

US Eagle Federal Credit Union
Academy Branch
Albuquerque, New Mexico

Revisions:
2 Addendum #2 - 9/3/2021

Issue Date: 09/03/2021
Architect: B. Bily
Drawn By: PS
Checked By: MS
Project Number: 29643-0003
Title: **SITE PLAN**
Sheet No. **C-100**

ARCHITECT

Thomas D. Auer, AIA, NCARB
15450 South Outer Fwy Drive, Suite 300
Chesapeake, MD 20761
636.898.8100

CONSULTANTS

NewGround International, Inc.
15450 South Outer Fwy Drive, Suite 300
Chesapeake, MD 20761
636.898.8100



DO NOT REPRODUCE

This document contains confidential information, and is an instrument of service and property of the architect. It shall not be used on other projects of for extension of this project without the Architect's written approval.

US Eagle Federal Credit Union
Academy Branch
Albuquerque, New Mexico

Revisions:

2 Addendum #2 - 9/3/2021

Issue Date: 09/03/2021

Architect: B. Bily

Drawn By: PS

Checked By: MS

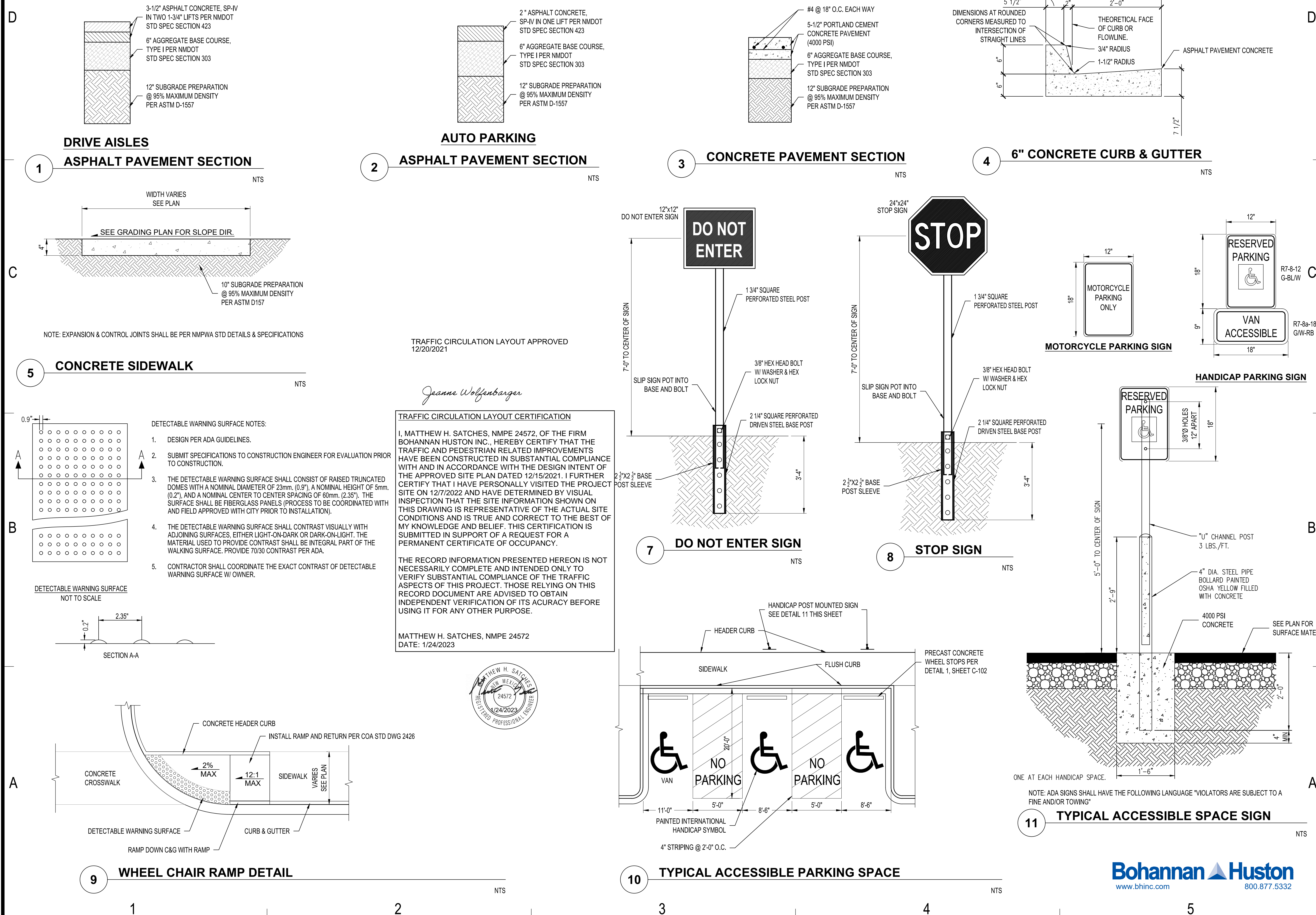
Project Number: 29643-0003

Title:

SITE DETAILS

Sheet No.

C-101

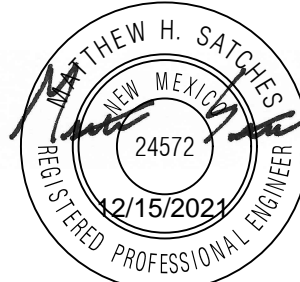


ARCHITECT

Thomas D. Auer, AIA, NCARB
15450 South Outer Ferry Drive, Suite 300
Cheslerfield, MO 63017
636.898.8100

CONSULTANTS

NewGround International, Inc.
15450 South Outer Ferry Drive, Suite 300
Cheslerfield, MO 63017
636.898.8100



DO NOT REPRODUCE

This document contains confidential information, and is an instrument of service and property of the architect. It shall not be used on other projects of for extension of this project without the Architect's written approval.

US Eagle Federal Credit Union
Academy Branch
Albuquerque, New Mexico

Revisions:

2 Addendum #2 - 9/3/2021

Issue Date: 09/03/2021

Architect: B. Billy

Drawn By: PS

Checked By: MS

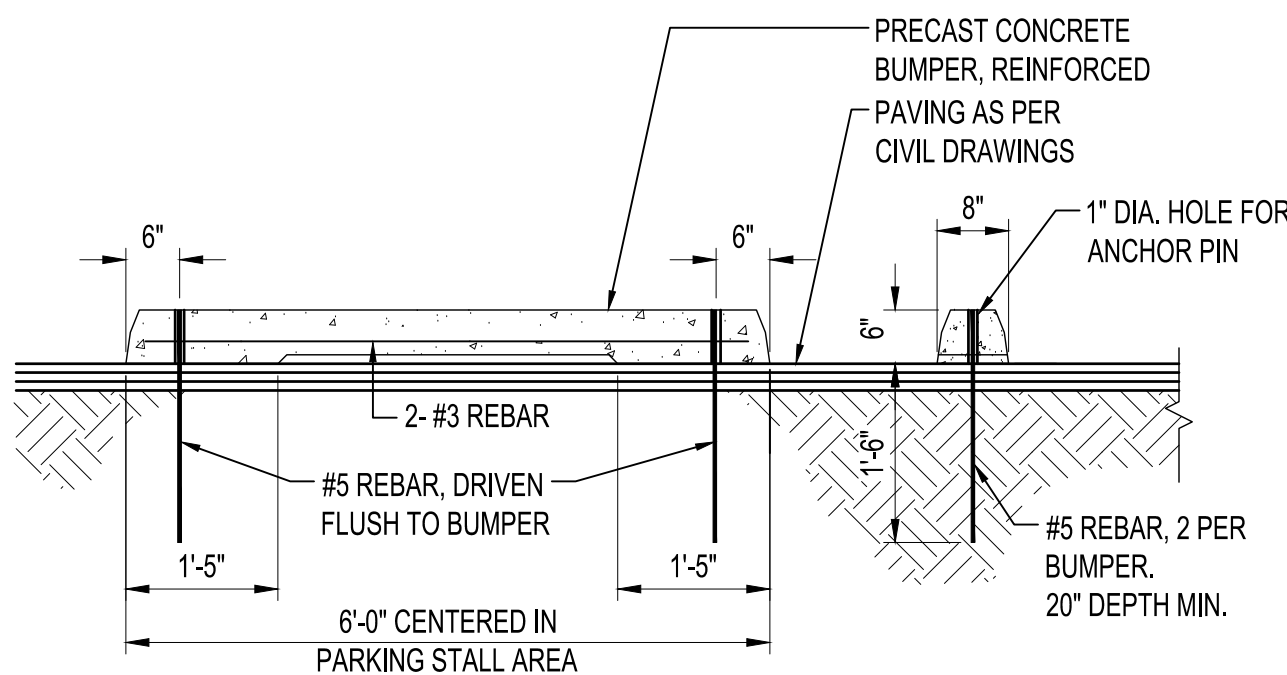
Project Number: 29643-0003

Title:

SITE DETAILS

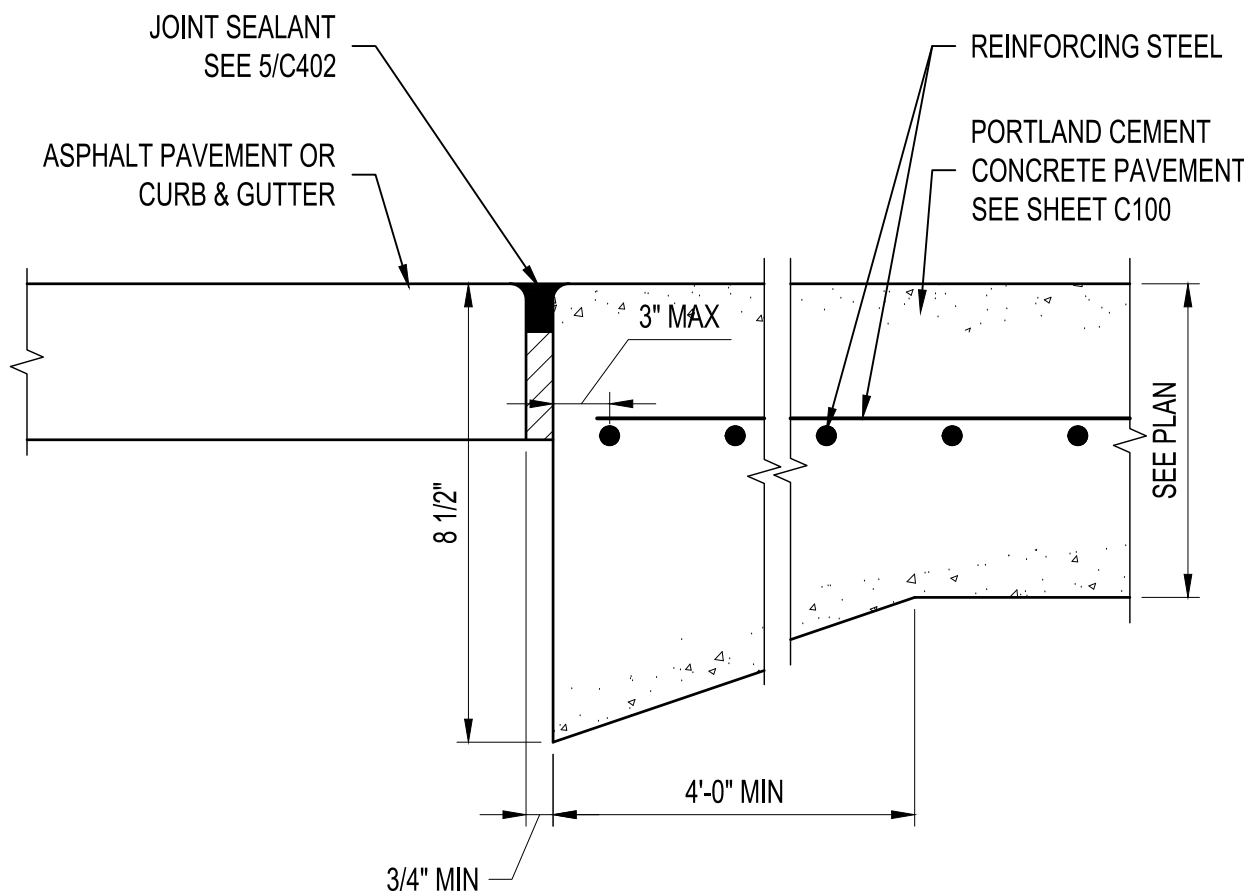
Sheet No.

C-102



1 WHEEL STOP

NTS



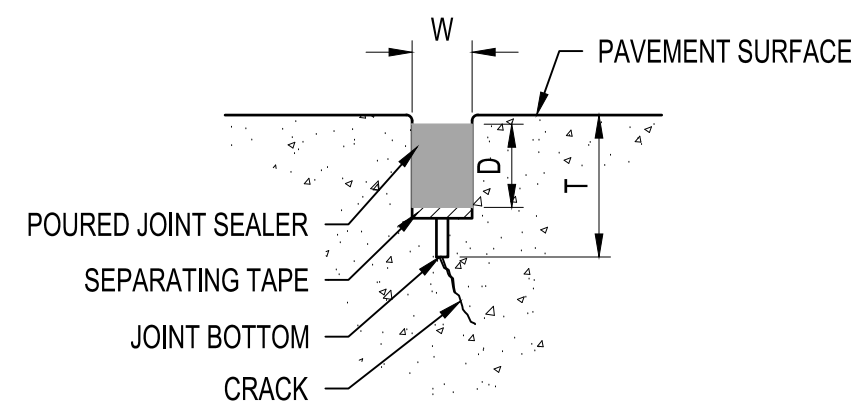
2 THICKENED EDGE ISOLATION JOINT

NTS

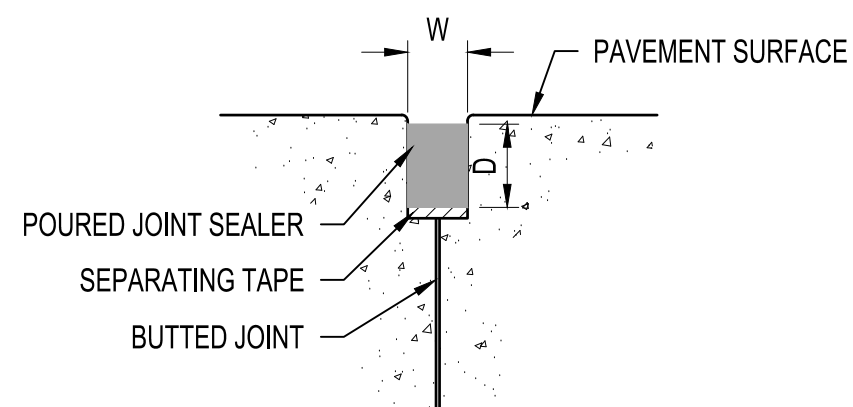
JOINT SPACING FT.	WIDTH (W)	
	MIN	MAX
<25	1/2"	5/8"
25-50	3/4"	7/8"
>50	1"	1 1/8"

W = WIDTH OF SEALANT RESERVOIR (SEE TABLE)
D = DEPTH OF SEALANT (1 TO 1.5 x W)
T = DEPTH OF INITIAL SAWCUT OR INSERT TYPE JOINT FORMER (CONTRACTION JOINT)
a. 1/4 SLAB THICKNESS FOR PAVEMENTS <12" THICK
b. 3" FOR PAVEMENTS 12"-18" THICK
c. 1/6 SLAB THICKNESS FOR PAVEMENTS >18" THICK

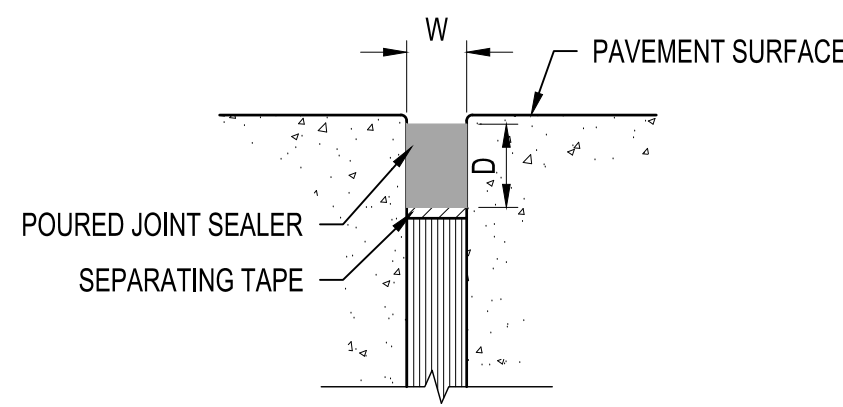
NOTE: TOP OF SEALANT SHALL BE 1/8" TO 1/4" BELOW TOP OF PAVEMENT



CONTRACTION JOINT



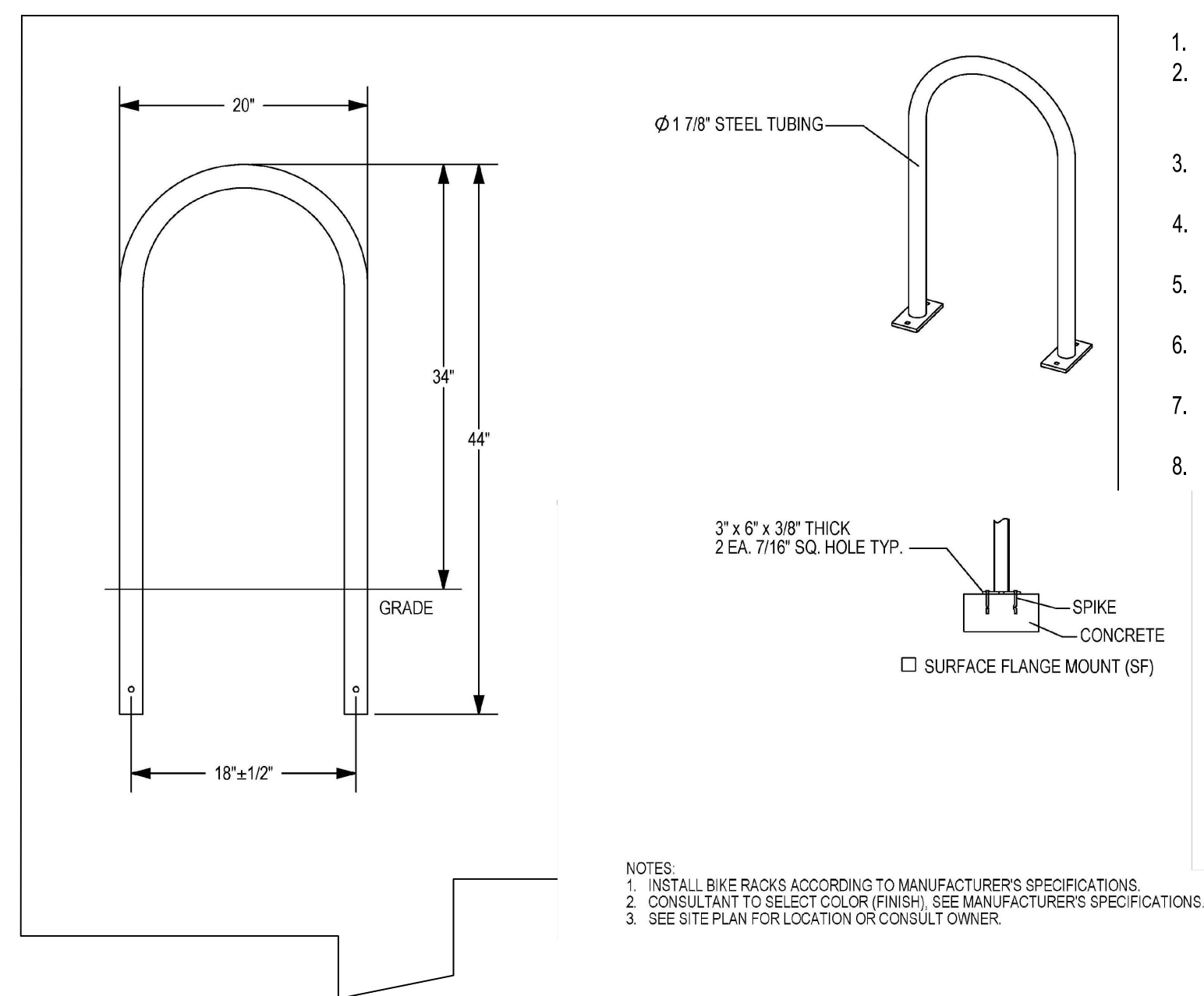
CONSTRUCTION JOINT



EXPANSION JOINT

3 JOINT SEALING

NTS

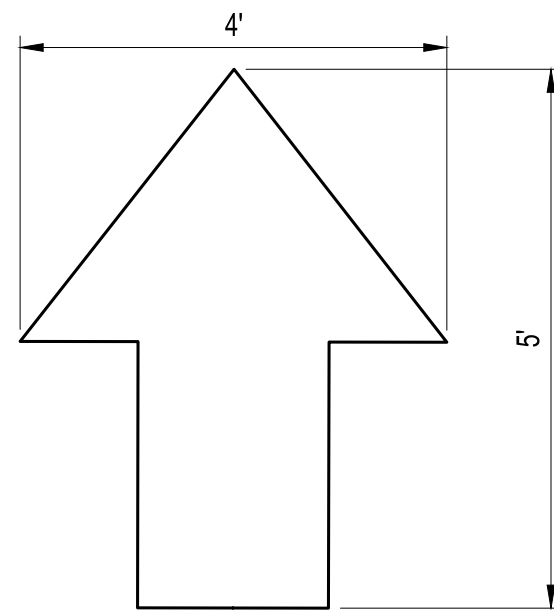


4 BIKE RACK DETAIL

NTS

- SEE SITE PLAN FOR BIKE RACK LOCATIONS
- THE BICYCLE FRAME SHALL BE SUPPORTED HORIZONTALLY AT TWO OR MORE PLACES. COMB / TOASTER RACKS ARE NOT ALLOWED
- THE RACK SHALL BE DESIGNED TO SUPPORT THE BICYCLE IN AN UPRIGHT POSITION
- THE RACK ALLOWS VARYING BICYCLE FRAME SIZE AND STYLES TO BE ATTACHED.
- THE USER IS NOT REQUIRED TO LIFT THE BICYCLE ONTO THE BICYCLE RACK.
- EACH BICYCLE PARKING PLACE IS ACCESSIBLE WITHOUT MOVING ANOTHER BICYCLE.
- BICYCLES RACK SHALL BE STURDY AND ANCHORED TO THE SIDEWALK.
- BICYCLE PARKING SPACES SHALL BE SPACED 4' OFF CENTER AND A MINIMUM OF 2' FROM CURB PROVIDING 2' WIDE SPACES.

NOTES:
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. CONSULTANT TO SELECT COLOR (FINISH). SEE MANUFACTURER'S SPECIFICATIONS.
3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.



5 STRIPING DETAIL

NTS

NOTE: STRIPING SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED

TRAFFIC CIRCULATION LAYOUT APPROVED
12/20/2021

Joanne Wolfenbarger

TRAFFIC CIRCULATION LAYOUT CERTIFICATION

I, MATTHEW H. SATCHES, NMPE 24572, OF THE FIRM BOHANNAN HUSTON INC. HEREBY CERTIFY THAT THE TRAFFIC AND PEDESTRIAN RELATED IMPROVEMENTS HAVE BEEN CONSTRUCTED IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED SITE PLAN DATED 12/15/2021. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/7/2022 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SITE INFORMATION SHOWN ON THIS DRAWING IS REPRESENTATIVE OF THE ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR A PERMANENT CERTIFICATE OF OCCUPANCY.

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERIFY SUBSTANTIAL COMPLIANCE OF THE TRAFFIC ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

MATTHEW H. SATCHES, NMPE 24572

DATE: 1/24/2023



PUBLIC ROADWAY EASEMENT

PROJECT NO: E18-D046

Grant of Public Roadway Easement, between **US Eagle Federal Credit Union** ("Grantor"), whose address is 3939 Osuna Rd NE Albuquerque, NM 87109 and whose telephone number is (505) 342-8888 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, NM, 87103.

Grantor, for and in certain valuable non-monetary consideration received from the City, the receipt of which is acknowledged by Grantor, does hereby give, bargain, sell, grant and convey unto City an exclusive, perpetual Public Roadway Easement, ("Easement") subject to existing rights of record, in, over, upon and across the real property described on **Exhibit "A"** attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of a roadway, utilities, drainage, sidewalk, trail and other related uses, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if and to the extent that the City determines they interfere with the rights granted to the City hereunder for the use of the Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City shall have the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work affects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the City Engineer in the signature block below.



Handwritten signature

GRANTOR: US Eagle Federal Credit Union

By [signature]:

Name [print]: Marsha Majors

Title: President/CEO

Date: 10/25/2022

GRANTOR'S NOTARY

STATE OF New Mexico)
) ss
COUNTY OF Bernalillo)

This instrument was acknowledged before me on 25th day of October, 2022, by
Marsha Majors (name), President and CEO (title) of
US Eagle Federal Credit Union (entity), a New Mexico (i.e. a New
Mexico) corporation, on behalf of the corporation.

(SEAL)
STATE OF NEW MEXICO
NOTARY PUBLIC
Alicia D Webb
Commission No. 1129309
August 17, 2024

Alicia D. Webb
Notary Public

My Commission Expires: 08/17/2024

County Clerk's Recording Label

CITY OF ALBUQUERQUE:

DocuSigned by:
By: Shahab Biazar
Shahab Biazar, P.E., City Engineer

Date: 11/28/2022 | 2:34 PM MST

(EXHIBIT "A" ATTACHED)

Exhibit for
A Parcel Within the Remaining
N'ly Portion of Tract "B-1"
Limited Partnership Tract
City of Albuquerque
Bernalillo County, New Mexico

Legal Description May 2022

A CERTAIN PARCEL WITHIN THE NORTHERLY PORTION OF TRACT "B-1" OF THE SUMMARY PLAT OF TRACTS A, B-1 AND B-2, LIMITED PARTNERSHIP TRACT, SITUATED WITHIN THE ELENA GALLEGOS GRANT IN THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE SUMMARY PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 19, 1977, IN PLAT BOOK B-13, FOLIO 86, AS DOCUMENT NO. 77-50564.

BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SOUTHWEST CORNER OF SAID NORTHERLY PORTION OF TRACT "B-1" AND LYING ON THE EASTERLY RIGHT OF WAY OF SEAGULL STREET NE, BEING MARKED BY A CHISELED "X", WHENCE A TIE TO ACS MONUMENT "8-F18R", BEARS S 40°33'00" E, A DISTANCE OF 896.11 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID RIGHT OF WAY, N 00°10'46" E, A DISTANCE OF 280.74 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL ALSO BEING THE NORTHWEST CORNER OF SAID TRACT "B-1" AND LYING ON THE SOUTHERLY RIGHT OF WAY OF ACADEMY ROAD NE;

THENCE, COINCIDING SAID SOUTHERLY RIGHT OF WAY, THE FOLLOWING TWO COURSES:

26.05 FEET ALONG A CURVE TO THE LEFT, BEING NON-TANGENT TO PREVIOUS COURSE, HAVING A RADIUS OF 1757.00 FEET, A DELTA 00°50'58", AND A CHORD BEARING S 62°18'22" E, A DISTANCE OF 26.05 FEET TO A POINT OF TANGENCY, BEING MARKED BY A CHISELED "X" WITH PK NAIL;

CONTINUED ON SHEET 2 OF 4

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE EXHIBIT SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. 5/19/2022
Will Plotner Jr. Date
N.M.R.P.S. No. 14271



 **CSI-CARTESIAN SURVEYS INC.**
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com

CSM
Sheet 1 of 4
191710

Exhibit for
A Parcel Within the Remaining
N'ly Portion of Tract "B-1"
Limited Partnership Tract
City of Albuquerque
Bernalillo County, New Mexico
May 2022

Legal Description

S 61°52'52" E, A DISTANCE OF 1.23 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL;

THENCE, LEAVING SAID SOUTHERLY RIGHT OF WAY AND TRAVERSING SAID REMAINING PORTION OF TRACT "B-1", THE FOLLOWING TWO COURSES:

36.56 FEET ALONG A CURVE TO THE LEFT, BEING NON-TANGENT FROM PREVIOUS COURSE, HAVING A RADIUS OF 21.64 FEET, A DELTA OF 96°47'00", AND A CHORD BEARING S 44°37'33" W, A DISTANCE OF 32.36 FEET TO A POINT OF TANGENCY;

S 00°12'10" W, A DISTANCE OF 245.03 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE SOUTHERLY LOT LINE OF SAID REMAINING PORTION OF TRACT "B-1";

THENCE, COINCIDING WITH SAID SOUTHERLY LOT LINE, N 89°53'14" W, A DISTANCE OF 1.43 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0150 ACRES (651 SQ. FT.) MORE OR LESS.

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2019 AND SUPPLEMENTAL DATA IN DECEMBER 2019 AND JANUARY 2020.
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).

 *CSI-CARTESIAN SURVEYS INC.*

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

SAH
Sheet 2 of 4
191710

Exhibit for

A Parcel Within the

Remaining N'y Portion of

Tract "B-1"

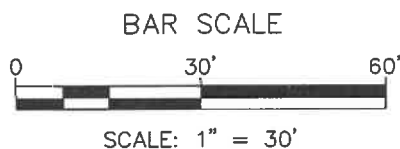
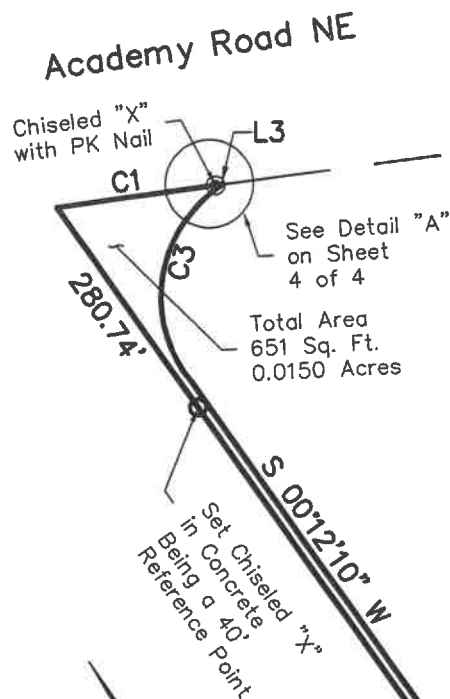
Limited Partnership Tract

City of Albuquerque

Bernalillo County, New Mexico

May 2022

Legend



Line Table		
Line #	Direction	Length (ft)
L1	N 89°53'14" W	1.43'
L2	S 40°33'00" E	896.11'
L3	S 61°52'52" E	1.23'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	26.05'	1757.00'	0°50'58"	26.05'	S 62°18'22" E
C3	36.56'	21.64'	96°47'00"	32.36'	S 44°37'33" W

* C2 INTENTIONALLY OMITTED

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174

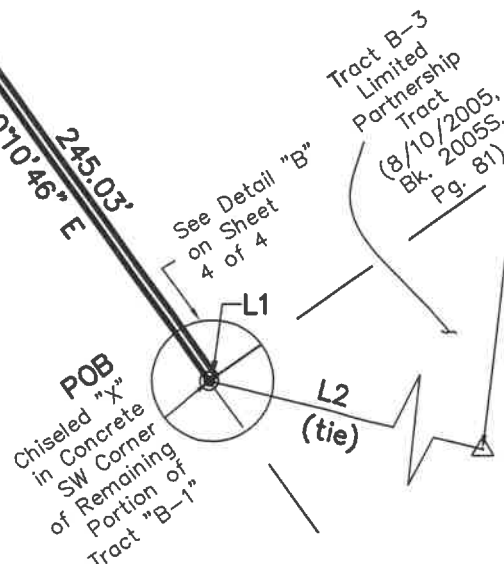
Phone (505) 896 - 3050 Fax (505) 891 - 0244

wplotnerjr@gmail.com

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
○	SET MONUMENT AS NOTED

ACS Monument "8-F18R"
 NAD 1983 CENTRAL ZONE
 X=1541450.788*
 Y=1508127.905*
 Z=5235.657* (NAVD 1988)
 G-G=0.999664658
 Mapping Angle=-0°11'26.05"

*U.S. SURVEY FEET



Sheet 3 of 4

191710

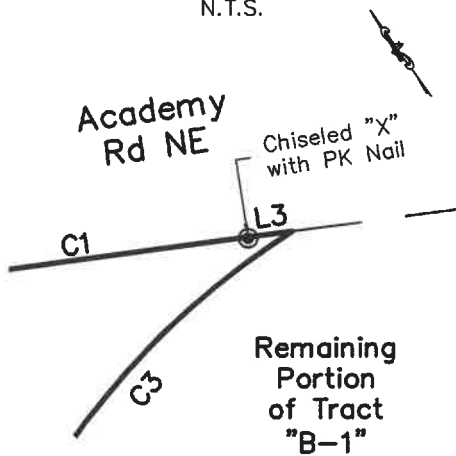
Exhibit for

A Parcel Within the Remaining N'ly Portion of Tract "B-1" Limited Partnership Tract

City of Albuquerque
Bernalillo County, New Mexico
May 2022

Detail "A"

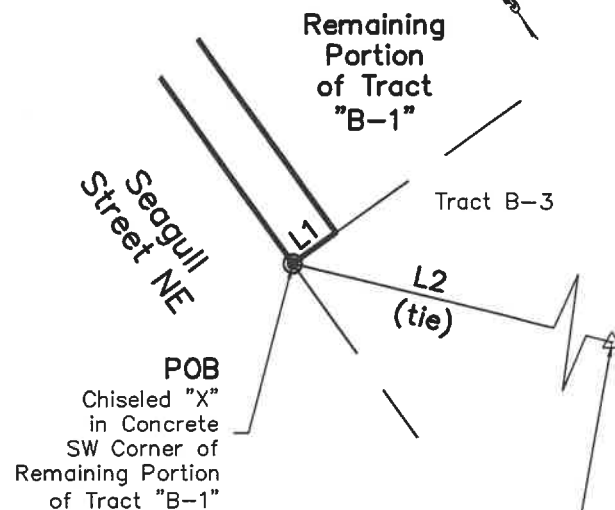
N.T.S.



Line Table		
Line #	Direction	Length (ft)
L1	N 89°53'14" W	1.43'
L2	S 40°33'00" E	896.11'
L3	S 61°52'52" E	1.23'

Detail "B"

N.T.S.



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	26.05'	1757.00'	0°50'58"	26.05'	S 62°18'22" E
C3	36.56'	21.64'	96°47'00"	32.36'	S 44°37'33" W

* C2 INTENTIONALLY OMITTED

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174

Phone (505) 896 - 3050 Fax (505) 891 - 0244

wplotnerjr@gmail.com

ACS Monument " 8-F18R "
NAD 1983 CENTRAL ZONE
X=1541450.788*
Y=1508127.905*
Z=5235.657* (NAVD 1988)
G-G=0.999664658
Mapping Angle=-0°11'26.05"

*U.S. SURVEY FEET

Sheet 4 of 4

191710

Handwritten signature/initials

E18-Doyle

Bernalillo County, NM
415 Silver Ave. SW, 2nd Floor
P.O. Box 542
Albuquerque, NM 87102

Receipt: 1402003

Product	Name	Extended
EASE	Easement	\$25.00
	# Pages	7
	Document #	2022105065
	# Of Entries	0
Total		\$25.00
Tender (Check)		\$25.00
Check# 212800		
Paid By BOHANNAN HUSTON		
Phone # 505-823-1000		

Thank You!

12/8/22 3:18 PM vgarza