



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Slim Chickens - Albuquerque **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: TRACT 1 WYMONT SUBDIVISION

City Address: 8240 MONTGOMERY BLVD NE

Applicant: Tierra West LLC **Contact:** Jon Niski

Address: 5571 MIDWAY PARK PLACE NE, ALBUQUERQUE, NM 87109

Phone#: (505) 858-3100 **Fax#:** _____ **E-mail:** JNISKI@TIERRAWESTLLC.COM

Other Contact: AMREP Southwest Inc. **Contact:** Jarrold Likar

Address: _____

Phone#: (505) 896-9037 **Fax#:** _____ **E-mail:** jarrold@aswinc.com

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) _____ RESIDENCE _____ DRB SITE ☒ ADMIN SITE

IS THIS A RESUBMITTAL? ☒ Yes _____ No

DEPARTMENT ☒ TRANSPORTATION _____ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

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

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

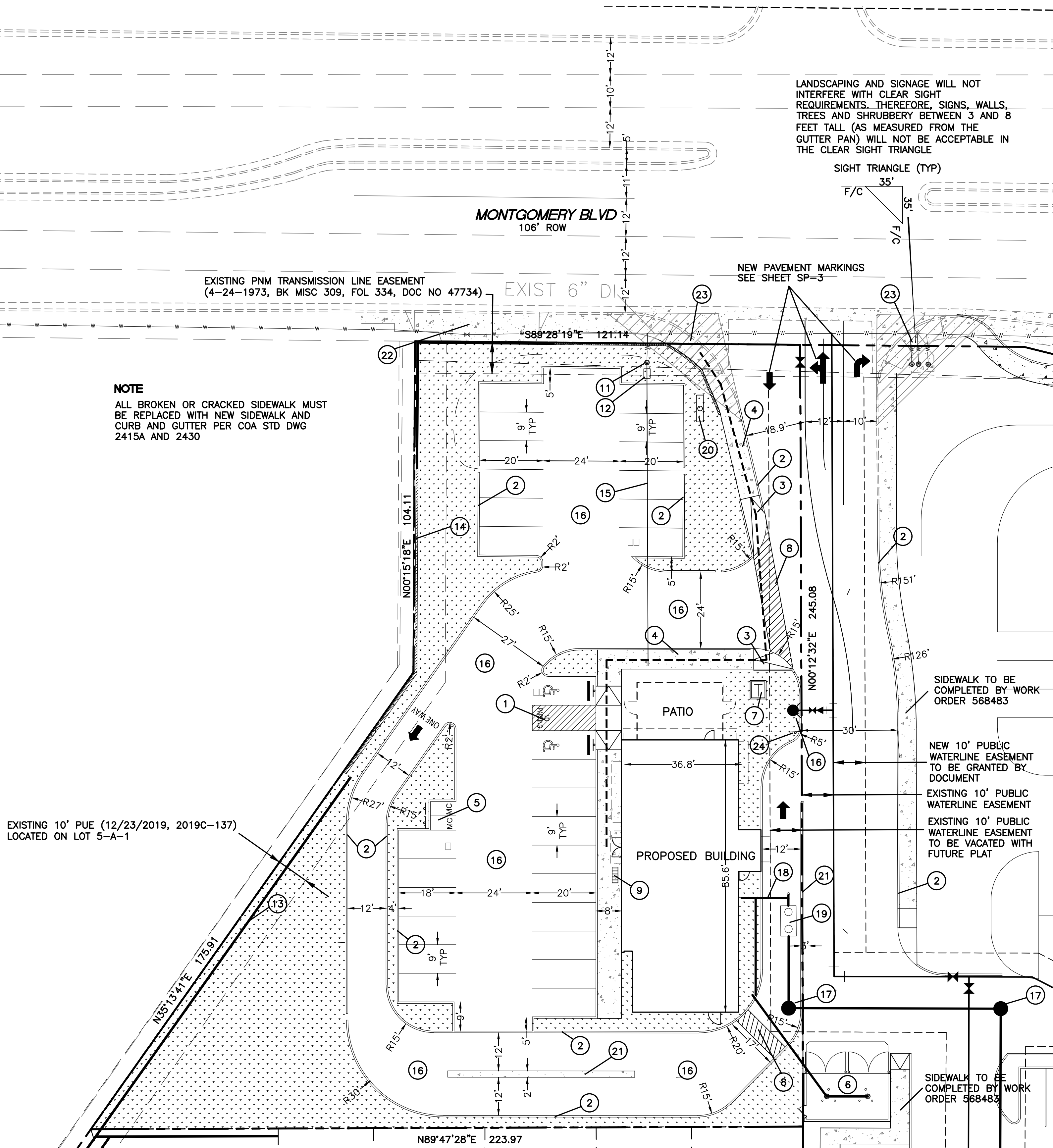
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE PLAN FOR SUB'D APPROVAL
- ☒ SITE PLAN FOR BLDG. PERMIT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SIA/ RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL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

DATE SUBMITTED: 05.18.22 **By:** Jon Niski

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____



LEGEND

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- EXISTING CURB & GUTTER
- PEDESTRIAN ROUTE
- LANDSCAPE AREA

KEYED NOTES

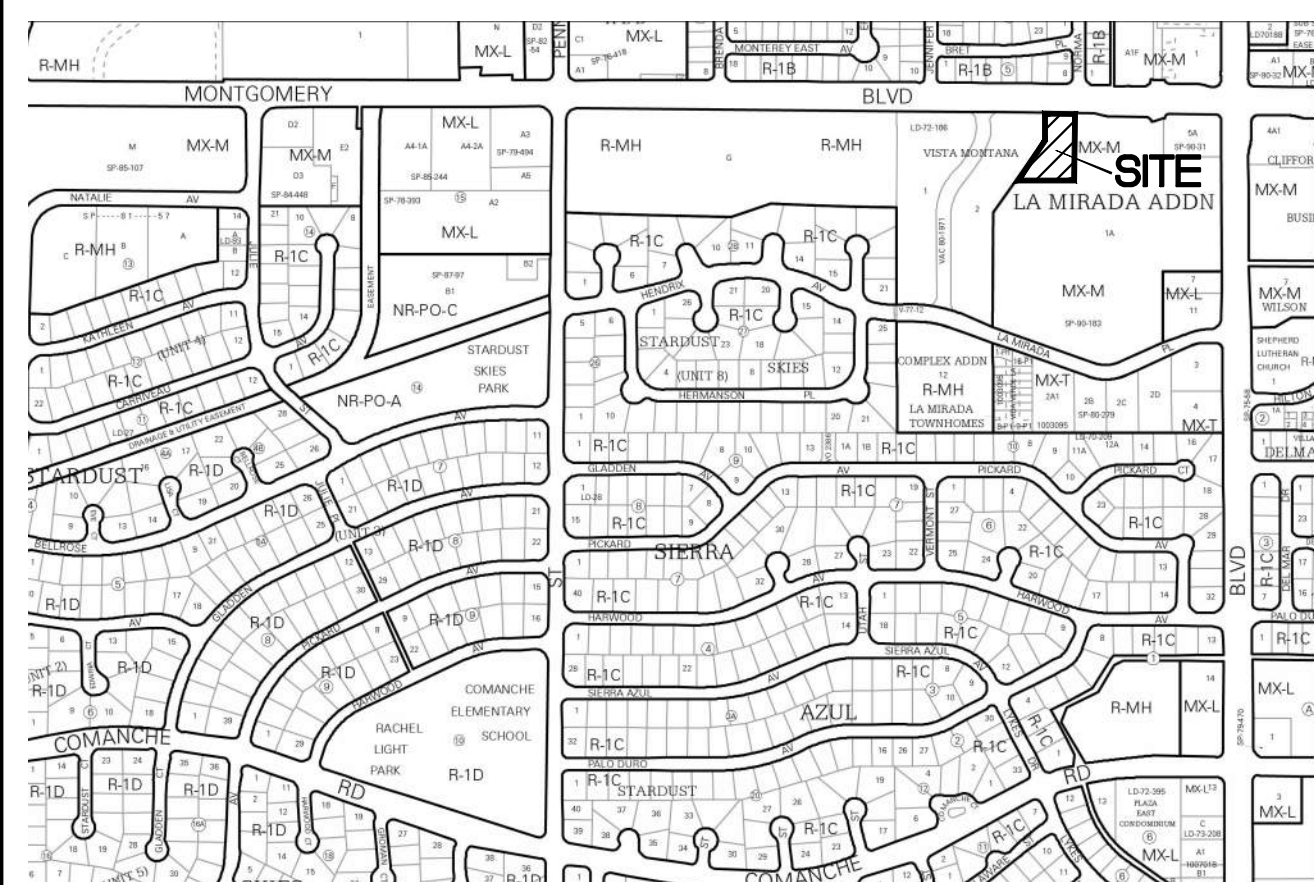
- ACCESSIBLE PARKING SPACE W/SIGN SEE DETAIL SHEET SP-2
ACCESSIBLE SIGN TO BE 2' FROM FACE OF CURB
- 6" CURB AND GUTTER (TYP) SEE DETAIL SHEEP SP-2
- ACCESSIBLE RAMP SEE DETAIL SHEET SP-2
- 6' CONCRETE SIDEWALK PER COA STD DWG 2430
- MOTORCYCLE SPACES W/SIGN SEE DETAIL SHEET SP-2
SIGN TO BE 2' FROM FACE OF CURB
- DOUBLE DUMPSTER W/RECYCLING SEE DETAIL SHEET SP-3
- TRANSFORMER
- 6' PEDESTRIAN CROSSING SEE SHEET SP-3 FOR DETAIL
- BICYCLE RACK W/1' CLEAR ZONE SEE DETAIL SHEET SP-2
- FIRE HYDRANT BUILT UNDER PROJECT NO 568483
- EXIST WATER METER CONTRACTOR TO FIELD VERIFY SIZE
- BACKFLOW PREVENTER (2'x3')
- RETAINING WALL SEE DETAIL SHEET SP-3
- SCREEN WALL SEE DETAIL SHEET SP-3
- 2" WL SERVICE
- ASPHALT PAVING
- SAS MH BUILT UNDER PROJECT NO 568483
- 4" SAS SERVICE
- GREASE TRAP
- POLE SIGN
- RAISED CURB
- REMOVE AND DISPOSE EXISTING DRIVEWAY
REPLACE WITH NEW CURB AND GUTTER AND SIDEWALK
PER COA STD DWG 2430 AND 2415A
- REMOVE AND DISPOSE EXISTING ACCESSIBLE RAMP
REPLACE WITH NEW ACCESSIBLE RAMP PER COA STD DWG 2444A
- DO NOT ENTER SIGN R5-1

NOTICE TO CONTRACTORS

- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY. AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF APPLICATION FOR THIS PERMIT.
- ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
- TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990 (OR DIAL 811 LOCALLY), FOR LOCATION OF EXISTING UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
- BACK FILL COMPACTION SHALL BE ACCORDING TO RESIDENTIAL STREET USE.
- MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.

GENERAL NOTES - SITE PLANS:

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING THIS WORK. IN CASE OF ANY DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT COMMENCE WITHOUT APPROVAL FROM THE ARCHITECT.
- WRITTEN DIMENSIONS OF DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.
- GC AND LIGHTING CONTRACTOR TO ENSURE SITE LIGHTING FIXTURE HEADS HAVE THE CORRECT ORIENTATION. REFER TO PHOTOMETRIC DRAWINGS FOR HEAD PLACEMENT.
- GC TO COORDINATE SITE SECURITY LAYOUT AND CONDUIT SIZE & LOCATION WITH THE OWNER.
- GC TO ENSURE PAVING AT ALL EXITS SHALL NOT EXCEED A 2% MAX SLOPE IN ALL DIRECTIONS.
- PAVING SHALL BE LOWER THAN THE BUILDING SLAB BY THE FOLLOWING AMOUNTS UNO:
 - 1/2" @ ALL EXIT DOORS
 - 1/2" @ ALL SHOWROOM GLAZING LOCATIONS
 - 1 1/2" @ OVERHEAD DOORS
 - 1 1/2" @PRE-FAB METAL WALL PANELS
- PARKING LOT SHALL BE ASPHALT PAVING



VICINITY MAP

LEGAL DESCRIPTION

TRACT 1 THE WYMONT

SITE DATA

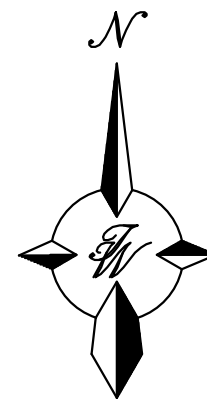
PROPOSED USAGE RESTAURANT
LOT AREA 37352 SF (0.86 ACRES)
ZONING SU
BUILDING AREA 3570 SF

PARKING REQUIRED 1 PER 4 SEATS
90 INDOOR SEATS (23 SPACES)
30 PATIO SEATS (8 SPACES)
REQUIRED 31 SPACES
PARKING PROVIDED 29 SPACES
HC PARKING REQUIRED 2 SPACES
HC PARKING PROVIDED 2 SPACES
TOTAL 37 SPACES

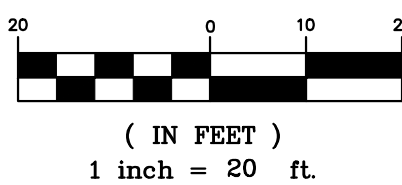
MOTORCYCLE SPACES REQUIRED 2 SPACES
MOTORCYCLE SPACES PROVIDED 2 SPACES

BICYCLE SPACES REQUIRED 2 SPACES
BICYCLE SPACES PROVIDED 4 SPACES

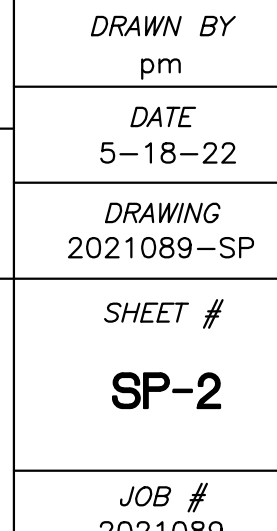
LANDSCAPE NEEDED 5067 SF
LANDSCAPE PROVIDED 11385 SF

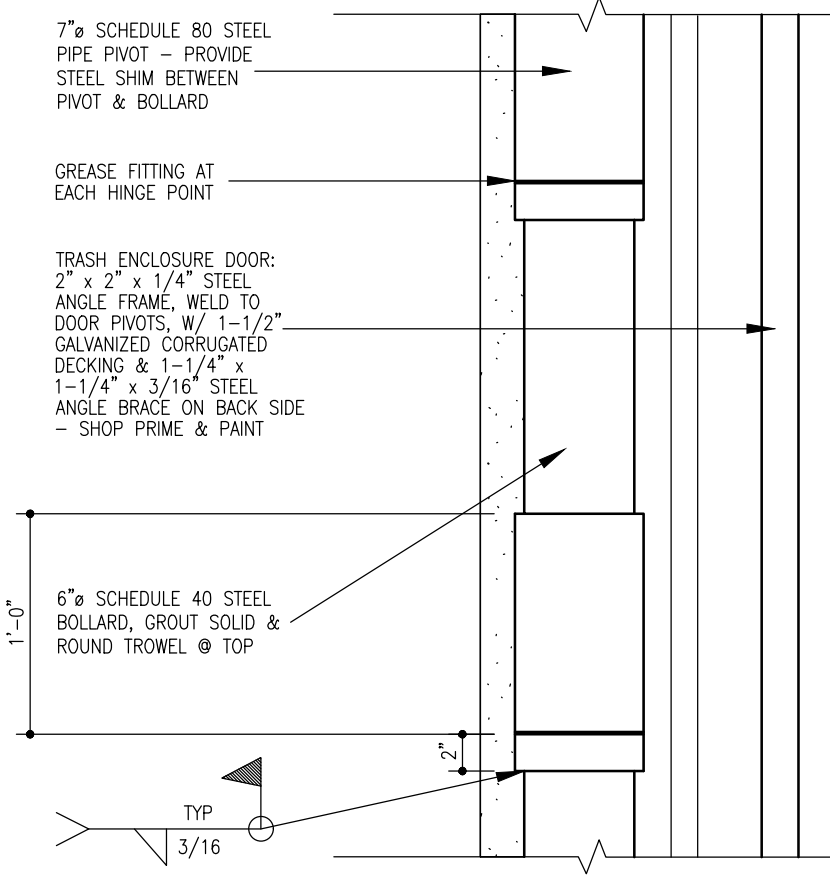


GRAPHIC SCALE

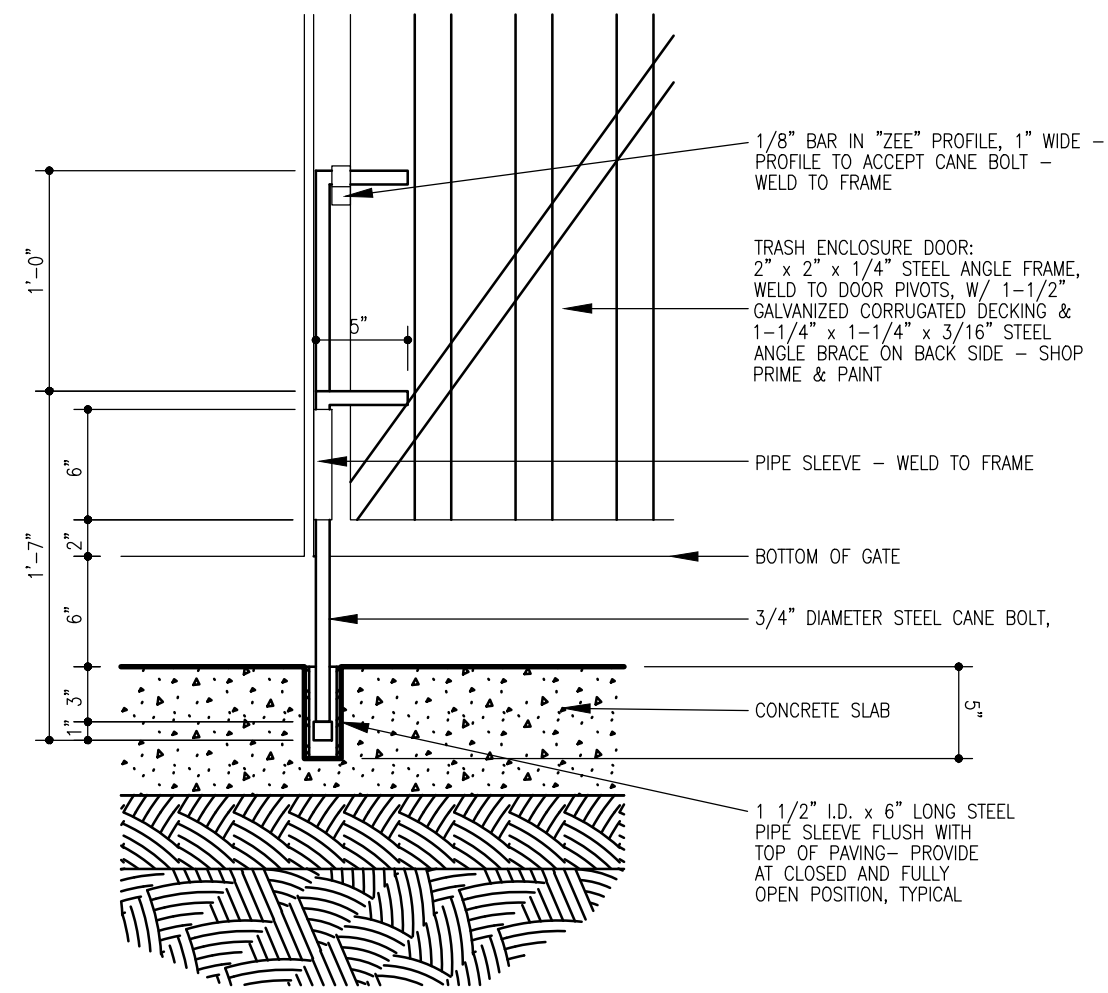


<div>ENGINEER'S SEAL</div> <div>RONALD R. BOHANNAN</div> <div>NEW MEXICO</div> <div>7868</div> <div>PROFESSIONAL ENGINEER</div> <div>5-18-22</div> <div>RONALD R. BOHANNAN</div> <div>P.E. #7868</div>	SLIM CHICKEN	DRAWN BY
	8240 MONTGOMERY BLVD NE	pm
	SITE PLAN FOR	DATE
	BUILDING PERMIT	5-18-22
<div>TERRA WEST, LLC</div> <div>5571 MIDWAY PARK PL NE</div> <div>ALBUQUERQUE, NEW MEXICO 87109</div> <div>(505) 858-3100</div> <div>www.tierrawestllc.com</div>		DRAWING
		2021089-SP
		SHEET #
		SP-1
		JOB #
		2021089

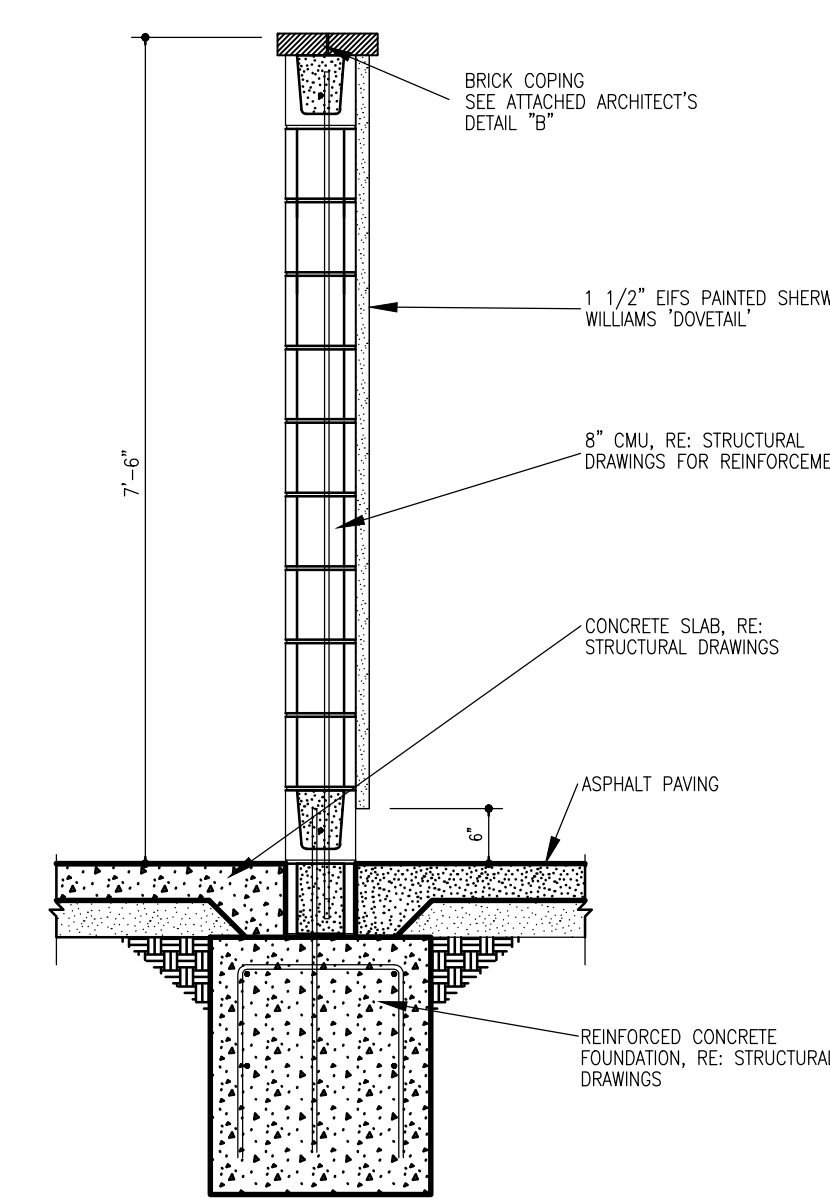




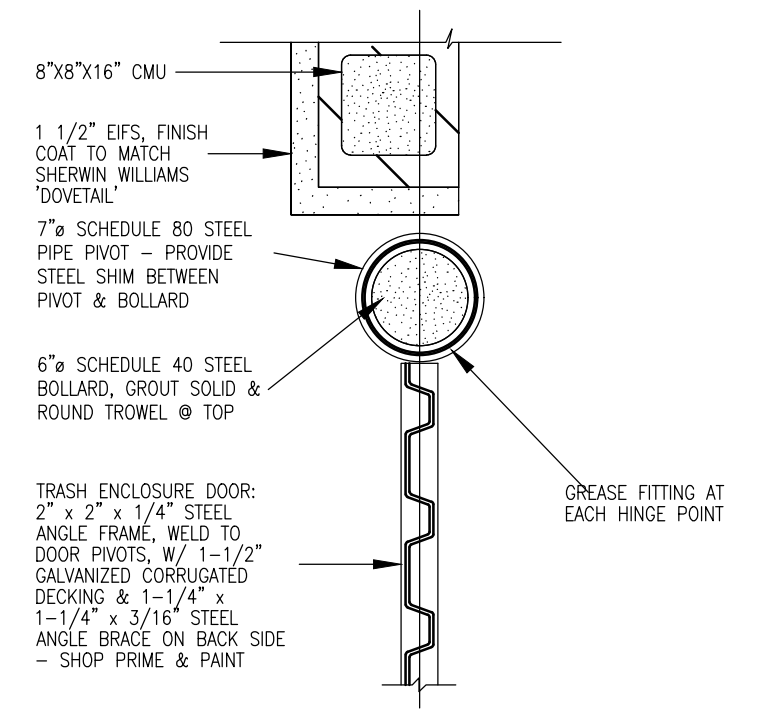
9 Dumpster Door Pivot
1 1/2" x 1'-0"



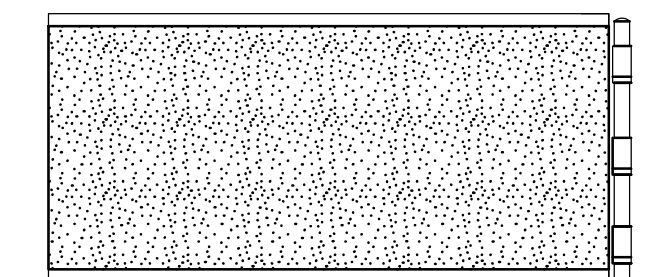
8 Cane Bolt Detail
1 1/2" x 1'-0"



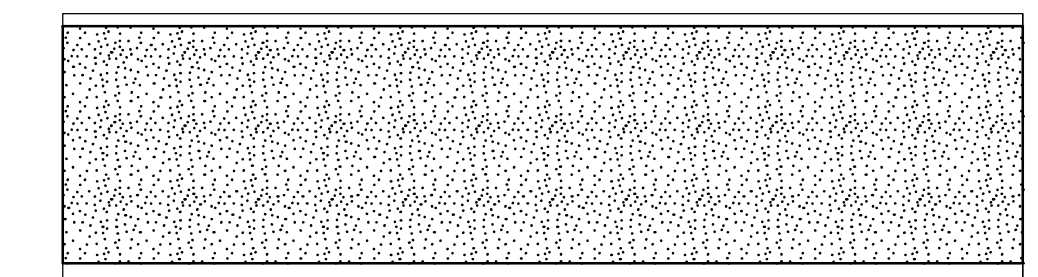
7 Wall Section
3/4" x 1'-0"



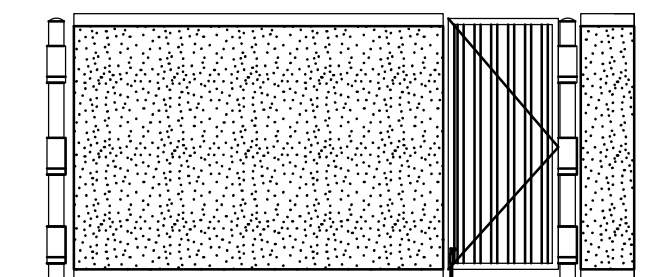
6 Plan Detail
1 1/2" x 1'-0"



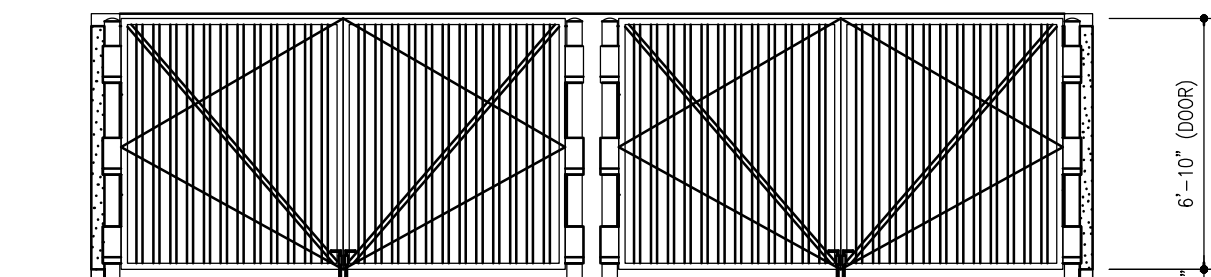
5 Side Elevation
1'-0" x 1'-0"



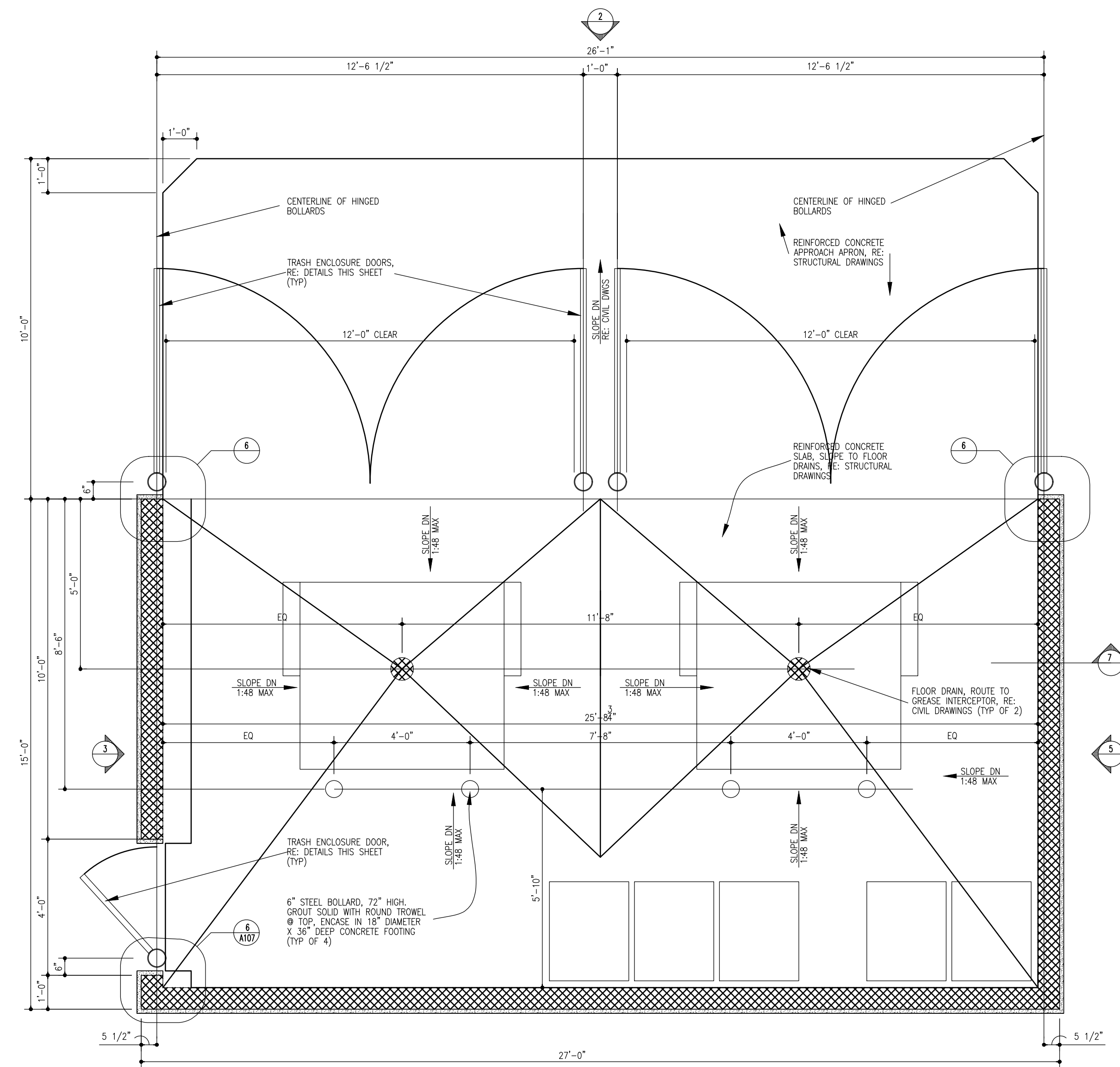
4 Back Elevation
1'-0" x 1'-0"



3 Side Elevation
1'-0" x 1'-0"



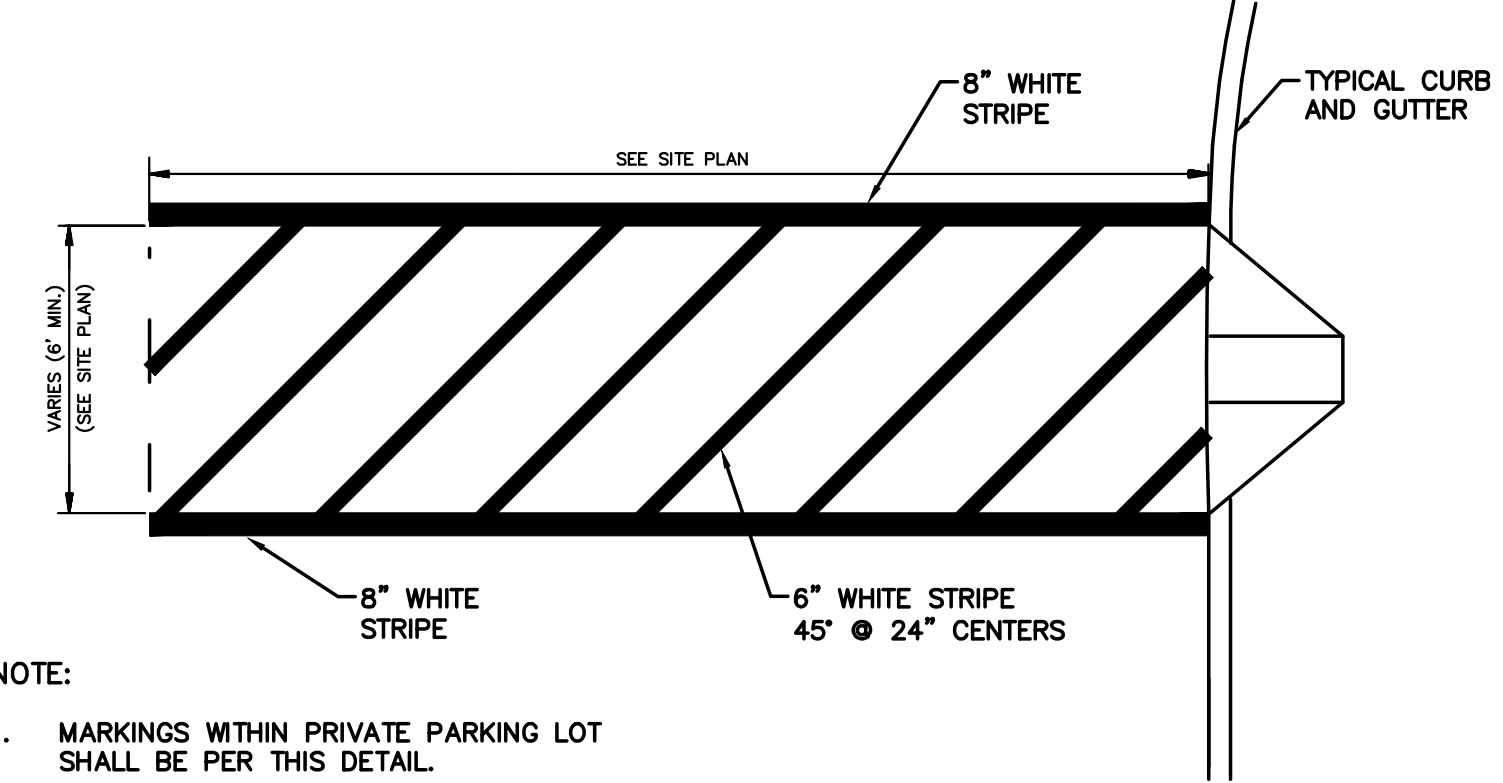
2 Front Elevation
1'-0" x 1'-0"



1 Dumpster Floor Plan
10' x 1'-0"

General Notes

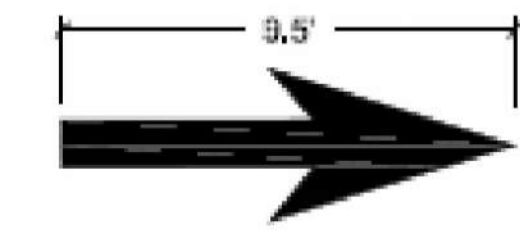
1. PAINT BOLLARDS, GATE HINGES, GATES & ANY OTHER FERROUS STEEL COMPONENT SHERWIN WILLIAMS PER ARCHITECTURAL PLANS



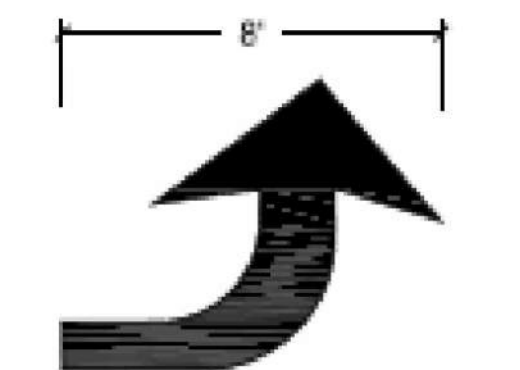
- NOTE:
1. MARKINGS WITHIN PRIVATE PARKING LOT SHALL BE PER THIS DETAIL.
 2. THESE MARKINGS ARE TO BE PAINTED REFLECTIVE WHITE.

CROSSWALK/PED. CROSSING

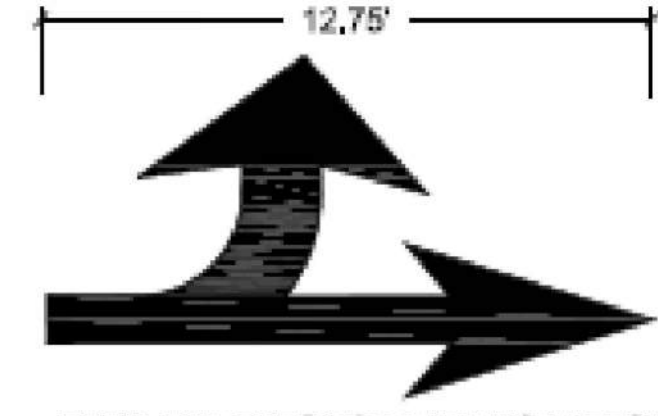
NTS



THROUGH LANE-USE ARROW





TURN LANE-USE ARROW



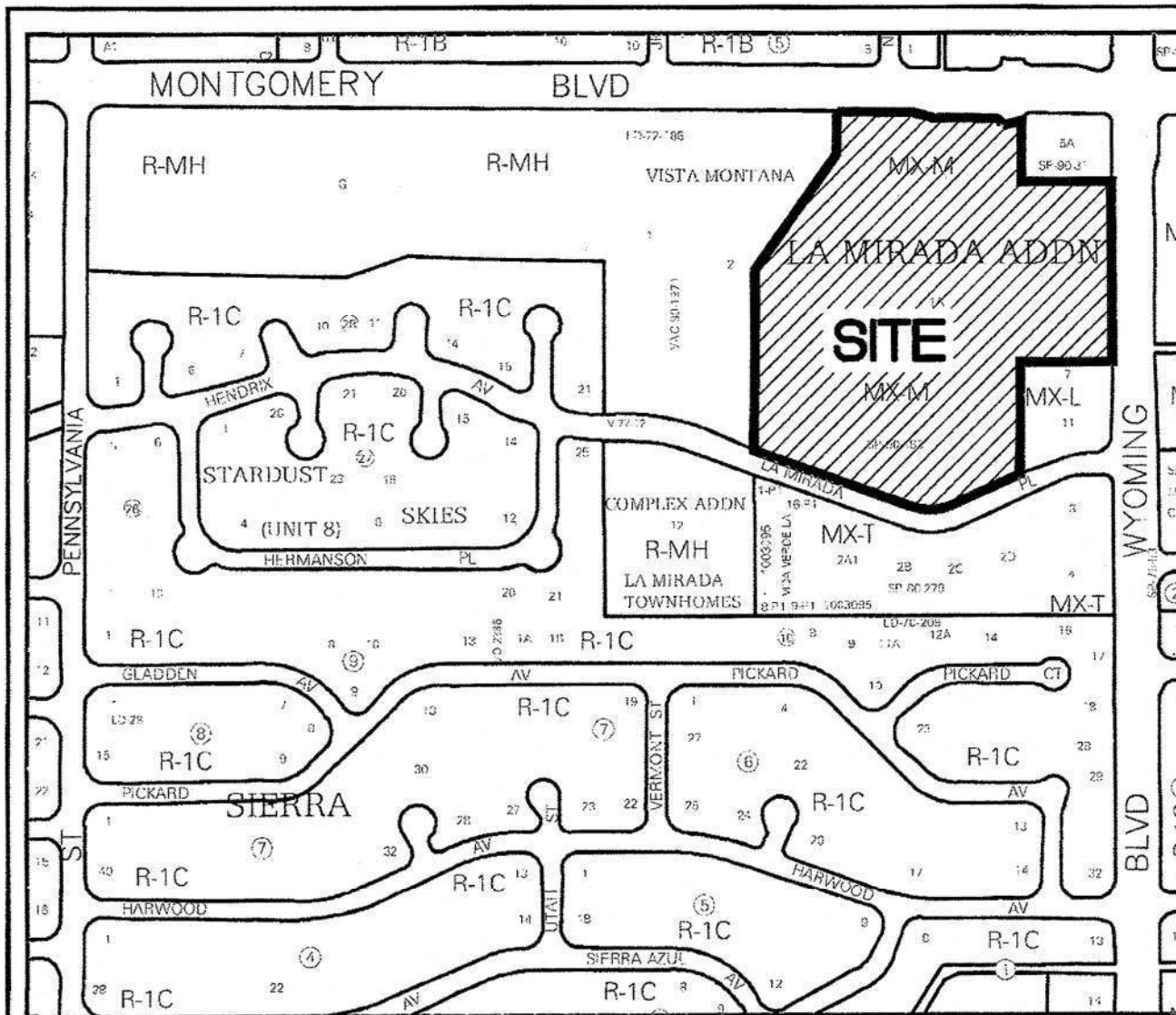
TURN AND THROUGH LANE-USE ARROW

STANDARD ARROWS FOR PAVEMENT MARKINGS

<div>ENGINEER'S SEAL</div> <div>RONALD R. BOHANNAN</div> <div>NEW MEXICO</div> <div>7868</div> <div>PROFESSIONAL ENGINEER</div> <div></div> <div>5-18-22</div> <div>RONALD R. BOHANNAN</div> <div>P.E. #7868</div>	SLIM CHICKEN 8240 MONTGOMERY BLVD NE	DRAWN BY pm
	<div> TIERRA WEST, LLC</div> <div>5571 MIDWAY PARK PL NE</div> <div>ALBUQUERQUE, NEW MEXICO 87109</div> <div>(505) 858-3100</div> <div>www.tierrowestllc.com</div>	DATE 5-18-22
		DRAWING 2021089-SP
		SHEET # SP-3
		JOB # 2021089

The site plan illustrates the layout of the Monticello site. It features a large central building footprint, a smaller building footprint to the right, and a parking lot at the bottom. A north arrow and a graphic scale (1 inch = 30 feet) are located in the top left corner. The plan also shows a road with a dashed center line and a solid edge line, and a sidewalk with a dashed line. A small building footprint is located at the bottom right corner. The plan is labeled 'MONTICELLO' at the top.

5-18-22



Vicinity Map - Zone Atlas G-19-Z

Notes

1. FIELD SURVEY PERFORMED IN IN DECEMBER 2018 THROUGH AUGUST 2019, AND SUPPLEMENTAL DATA IN MARCH 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. FIELD MEASUREMENTS MATCH RECORD INFORMATION EXACTLY, AS SHOWN ON THE PLAT OF RECORD.

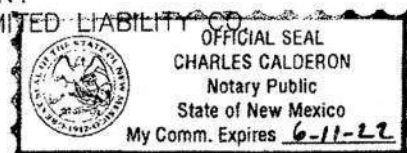
Free Consent & Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN WYOMING BLVD NE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Carey A. Plant, Vice President
WYMONT LLC A NEW MEXICO LIMITED LIABILITY COMPANY

STATE OF New Mexico
COUNTY OF Sandoval



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 27th December, 2021
BY: CAREY A. PLANT, VICE PRESIDENT, WYMONT LLC A NEW MEXICO LIMITED LIABILITY CO.

By: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

Indexing Information

Section 6, Township 10 North, Range 4 East, N.M.P.M.
Subdivision: La Mirada Subdivision
Owner: Wymont, LLC
UPC #: 101906048047020404L1

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.
4. DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE: 15.1868 ACRES
ZONE ATLAS PAGE NO.: G-19-Z
NUMBER OF EXISTING LOTS: 1
NUMBER OF COMMERCIAL TRACTS CREATED IN COMMERCIAL AREA: 8
NUMBER OF RESIDENTIAL LOTS CREATED: 66
NUMBER OF TRACTS CREATED WITHIN RESIDENTIAL AREA: 4
MILES OF FULL-WIDTH PRIVATE STREETS: 0.2760 MILES
MILES OF HALF-WIDTH STREETS: 0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE: 0.0050 ACRES
DATE OF SURVEY: AUGUST 2021

Documents

1. TITLE POLICY ISSUED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2011162 AND AN EFFECTIVE DATE OF JUNE 24, 2021.
2. PLAT FOR LA MIRADA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 6, 1990 IN BOOK 90C, PAGE 274.
3. PLAT FOR LA MIRADA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 19, 1974 IN BOOK C9, PAGE 165 AND CORRECTION PLAT, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 20, 1981 IN BOOK C18, PAGE 32.
4. PLAT FOR VISTA MONTAÑA COMPLEX, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 14, 1972 IN BOOK C8, PAGE 126.
5. PLAT OF RECORD FOR LOTS 1-A-1 AND 5-A-1, LA MIRADA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 23, 2019, IN PLAT BOOK 2019C, PAGE 137.
6. PLAT FOR TRACTS A AND B, BEING A REPLAT OF LOTS 7 & 11, OF LA MIRADA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 6, 1970, IN BOOK B5, PAGE 47.
7. WARRANTY DEED FOR SUBJECT PROPERTY, FROM M & M CO. TO WYMONT LLC, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 24, 2021, AS DOCUMENT NO. 2021074872.

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.

Legal Description

LOT NUMBERED ONE-A-ONE (1-A-1) OF LA MIRADA SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT FOR LOTS 1-A-1 AND 5-A-1, LA MIRADA SUBDIVISION, BEING COMPRISED OF LOTS 1-A AND 5-A, LA MIRADA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 23, 2019, IN PLAT BOOK 2019C, PAGE 137.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 101906048047020404L1

PROPERTY OWNER OF RECORD

M & M CO

BERNALILLO COUNTY TREASURER'S OFFICE

Michelle Rodriguez

DOCH 2022010933

02/01/2022 04:40 PM Page: 1 of 8
PLAT R-325-00-B-2022C-P: 0006 Linda Stover, Bernalillo County

Plat for
Wymont Subdivision
Being Comprised of
Lot 1-A-1, La Mirada Subdivision
City of Albuquerque
Bernalillo County, New Mexico
December 2021

Project Number: PR-2019-002309

Application Number: SD-2021-00264

Plat Approvals:

Jan 24, 2022
PNM Electric Services
Natalia Antonio
Jan 6, 2022
Qwest Corp. d/b/a CenturyLink QC
Jeff Estevan
Jan 25, 2022
New Mexico Gas Company
Mike Mortus
Jan 6, 2022
Comcast

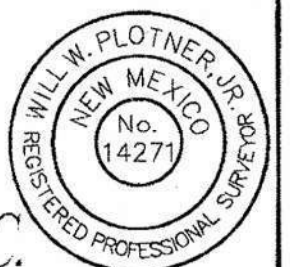
City Approvals:

12/27/2021
Loran N. Rianhoover P.S.
City Surveyor
Jan 27, 2022
Jeannie Wolfenbarger
Traffic Engineer
Jan 27, 2022
Blaine Carter
ABO
Jan 27, 2022
Chris Longfellow
Parks and Recreation Department
Jan 27, 2022
Angelo Matzgar
Code Enforcement
1/18/2022
Jan 27, 2022
Ernest Armijo
City Engineer
Jan 31, 2022
City Unairperson, Planning Department

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 THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, 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 MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr.
N.M.R.P.S. No. 14271
12/27/2021
Date



CSI-CARTESIAN SURVEYS INC.

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

Sheet 1 of 8
210263

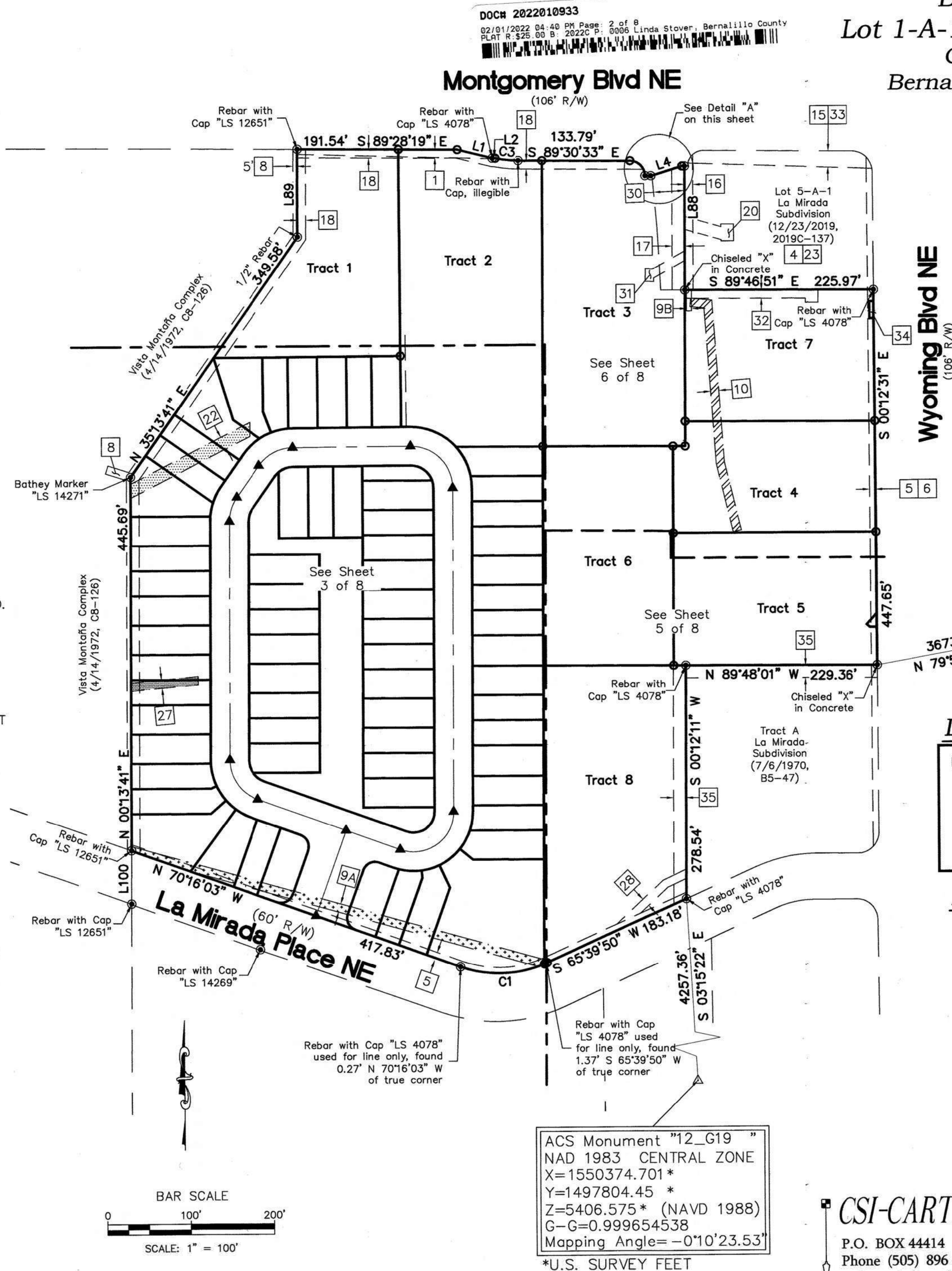
2022C-6

Easement Notes

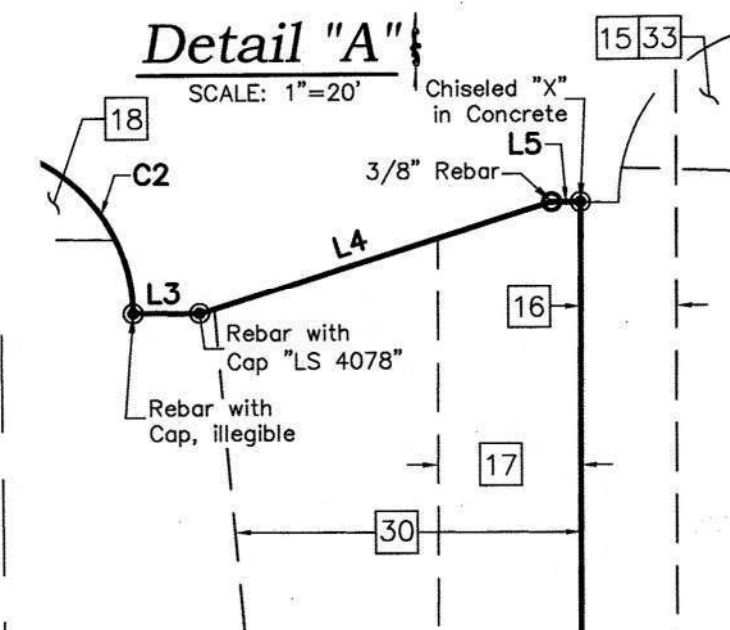
- [1] EXISTING PNM TRANSMISSION LINE EASEMENT (4/24/1973, BK. MISC. 309, FOL. 334, DOC. NO. 47734)
- [4] CENTERLINE OF 32.5 FOOT OPENING AT THE PROPERTY LINE BEING A PRIVATE RECIPROCAL DRIVEWAY OPENING EASEMENT BENEFITING LOT 1-A-1 AND 5-A-1 FOR ACCESS TO AND FROM LOT 1-A-1 AND LOT 5-A-1 INTO THE DRIVE AISLES FOR USE WITHIN LOT 1-A-1 AND 5-A-1 AS SUCH DRIVE AISLES ARE ESTABLISHED AND/OR RELOCATED FROM TIME TO TIME BY THE RESPECTIVE OWNERS OF LOT 1-A-1 AND LOT 5-A-1. EACH OWNER IS TO BE RESPONSIBLE TO MAINTAIN THAT PORTION OF THE RECIPROCAL DRIVEWAY OPENING AND THE DRIVE AISLES THAT ARE SITUATE UPON THAT OWNER'S LOT (12/23/2019, 2019C-137)
- [5] EXISTING 7' UTILITY EASEMENT (3/19/1974, C9-165), AMENDED BY PLAT (3/20/1981, C18-32) ACROSS THE EASTERLY 7' OF LOT 1-A-1
- [6] EXISTING 7' EASEMENT FOR POWER TRANSMISSION LINES 53' ABOVE GROUND LEVEL (9/24/1968, BK. 116, PG. 158, DOC. NO. 8889) ACROSS THE EASTERLY 7' OF LOT 1-A-1 AND 5-A-1
- [8] EXISTING UTILITY EASEMENT (4/14/1972, C8-126) LOCATED ON VISTA MONTANA COMPLEX
- [9A] EXISTING 10' PNM EASEMENT (6/21/1977, BK. MISC. 542, PG. 844, DOC. NO. 77-36542) VACATED WITH THIS PLAT, SHOWN HEREON AS [9A]
- [9B] EXISTING 6' ANCHOR EASEMENT (6/21/1977, BK. MISC. 542, PG. 844, DOC. NO. 77-36542)
- [10] EXISTING 10' UNDERGROUND PNM & MST&T EASEMENT (10/28/1986, BK. MISC. 412A, PG. 15, DOC. NO. 86105149) VACATED BY WITH THIS PLAT, SHOWN HEREON AS [10]
- [15] EXISTING PNM EASEMENT (4/24/1973, BK. MISC. 309, PG. 333, DOC. NO. 47733) LOCATED ON LOT 5-A-1
- [16] EXISTING 10' PNM EASEMENT (6/21/1977, BK. MISC. 542, PG. 845, DOC. 7736543) LOCATED ON LOT 5-A-1
- [17] EXISTING 15' GAS EASEMENT (12/23/2019, 2019C-137)
- [18] EXISTING 10' PUE (12/23/2019, 2019C-137) LOCATED ON LOT 1-A-1
- [20] EXISTING PNM & US WEST EASEMENT (1/22/1996, BK. 96-2, PG. 6187-6188, DOC. NO. 96007364)
- [22] 15' PNM & CENTURYLINK EASEMENT (12/23/2019, 2019C-137) VACATED WITH THIS PLAT, SHOWN HEREON AS [22]
- [23] EXISTING PRIVATE CROSS LOT ACCESS EASEMENT BENEFITING LOTS 5-A-1 AND 1-A-1 OVER THE DRIVE AISLES WITHIN LOTS 5-A-1 AND 1-A-1 AS MAY BE STRIPED AND MODIFIED OVER TIME AND MAINTAINED BY THE RESPECTIVE UNDERLYING OWNERS OF LOT 5-A-1 AND LOT 1-A-1, EXCLUDING BUILDING ENVELOPES FOR BOTH FUTURE AND EXISTING BUILDINGS (12/23/2019, 2019C-137) VACATED WITH THIS PLAT
- [24] EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT, BENEFITING LOT 5-A-1, OVER LOT 1-A-1 EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, TO BE MAINTAINED BY THE UNDERLYING OWNER OF LOT 1-A-1 (12/23/2019, 2019C-137) VACATED WITH THE FILING OF THIS PLAT
- [27] EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137) VACATED WITH THIS PLAT SHOWN HEREON AS [27]
- [28] EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137)
- [29] EXISTING PRIVATE CROSS LOT PARKING EASEMENTS WITHIN THE PARKING AREAS AS REGULATED, STRIPED AND MODIFIED OVER TIME BY THE OWNER OF LOT 1-A-1, WITHIN LOT 1-A-1, BENEFITING LOT 5-A-1 AND LOT 1-A-1, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, TO BE MAINTAINED BY THE UNDERLYING OWNER OF SAID LOT 1-A-1 (12/23/2019, 2019C-137) VACATED WITH THE FILING OF THIS PLAT
- [30] EXISTING PRIVATE DRIVEWAY EASEMENT BENEFITING LOTS 5-A-1 AND 1-A-1 TO BE MAINTAINED BY THE OWNER OF LOT 1-A-1 FOR ACCESS TO AND FROM MONTGOMERY BOULEVARD FOR LOTS 5-A-1 AND 1-A-1 AND FOR ACCESS BETWEEN LOTS 5-A-1 AND 1-A-1 (12/23/2019, 2019C-137) VACATED WITH THIS PLAT
- [31] EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137) VACATED WITH THIS PLAT
- [32] EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137)
- [33] EXISTING CENTURYLINK EASEMENT (12/23/2019, 2019C-137)
- [35] EXISTING PRIVATE EASEMENT AGREEMENT BETWEEN THE BANK OF AMERICA AND THE OWNER OF THE SUBJECT PROPERTY FOR RETAINING WALL MAINTENANCE (12/23/2019, DOC. 2019109248)

* EASEMENT LABELS [2] [3] [7] [11] [12] [13] [14] [19] [21] [25] & [26] NOT USED

Existing & Vacated Easements Only Shown on this sheet



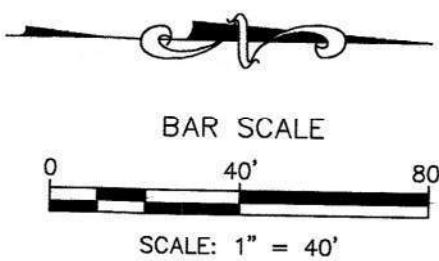
Plat for
Wymont Subdivision
Being Comprised of
Lot 1-A-1, La Mirada Subdivision
City of Albuquerque
Bernalillo County, New Mexico
December 2021



CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
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Sheet 2 of 8
210263

202266



DOCH 2022010933
 02/01/2022 04:40 PM Page: 3 of 8
 PLAT R \$25.00 B: 2022C P: 0006 Linda Stover, Bernalillo County

**Plat for
 Wymont Subdivision
 Being Comprised of
 Lot 1-A-1, La Mirada Subdivision
 City of Albuquerque
 Bernalillo County, New Mexico
 December 2021**

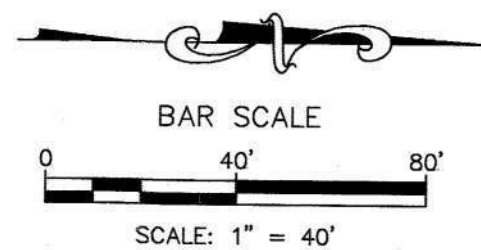


Matchline
 See Sheet 6
 of 8

Matchline
 See Sheet 5
 of 8

Matchline
 See Sheet 6
 of 8

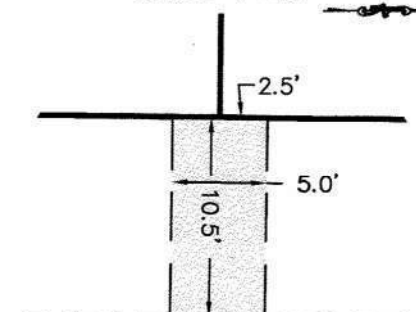
CSI-CARTESIAN SURVEYS INC.
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DOCH 2022010933
 02/01/2022 04:40 PM Page: 4 of 8
 PLAT R 525.00 B: 2022C P: 0006 Linda Stover, Bernalillo County

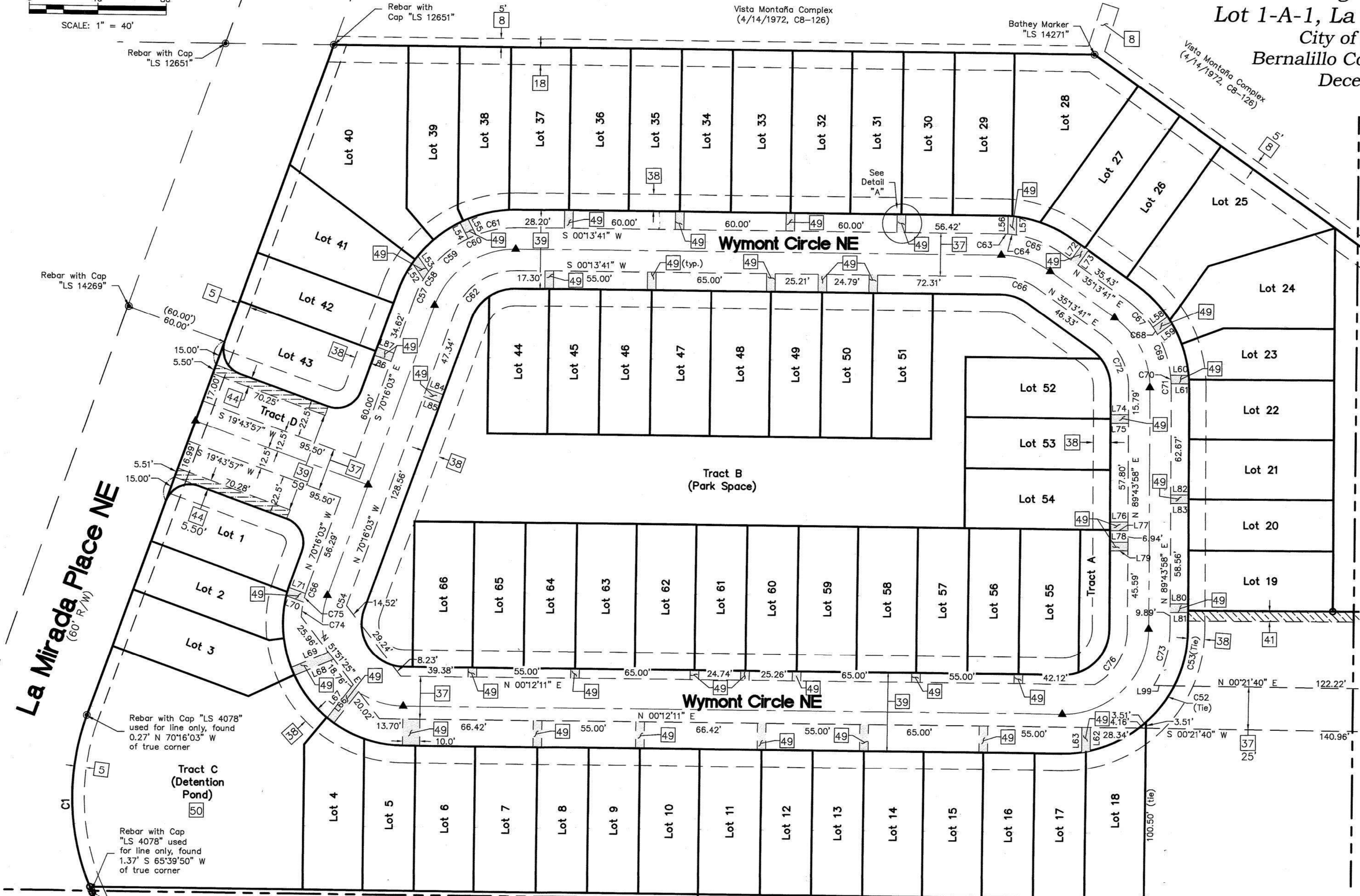
**Plat for
 Wymont Subdivision
 Being Comprised of
 Lot 1-A-1, La Mirada Subdivision
 City of Albuquerque
 Bernalillo County, New Mexico
 December 2021**

Detail "A"
 SCALE: 1"=10'



Matchline
 See Sheet 6
 of 8

La Mirada Place NE
 (60' R/W)



Matchline
 See Sheet 5
 of 8

Matchline
 See Sheet 6
 of 8

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2022-6

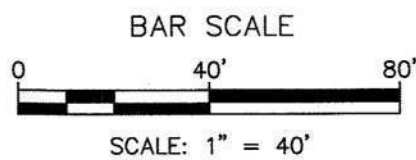
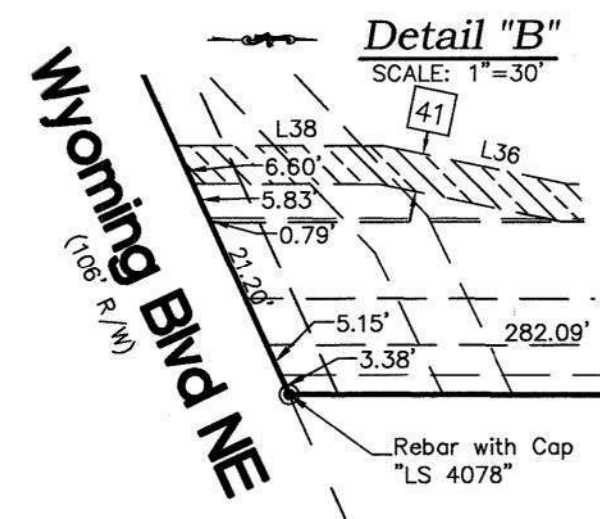
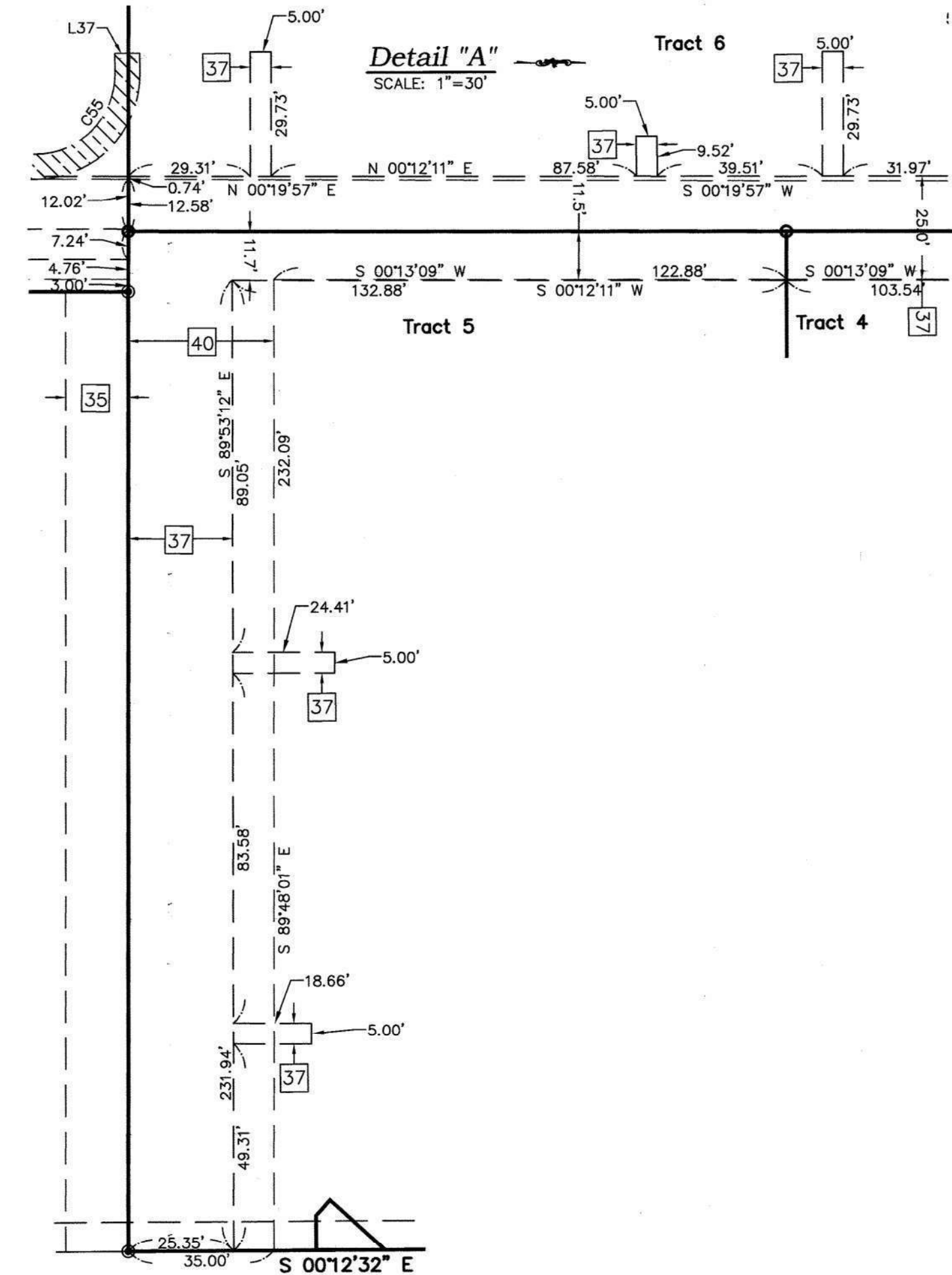
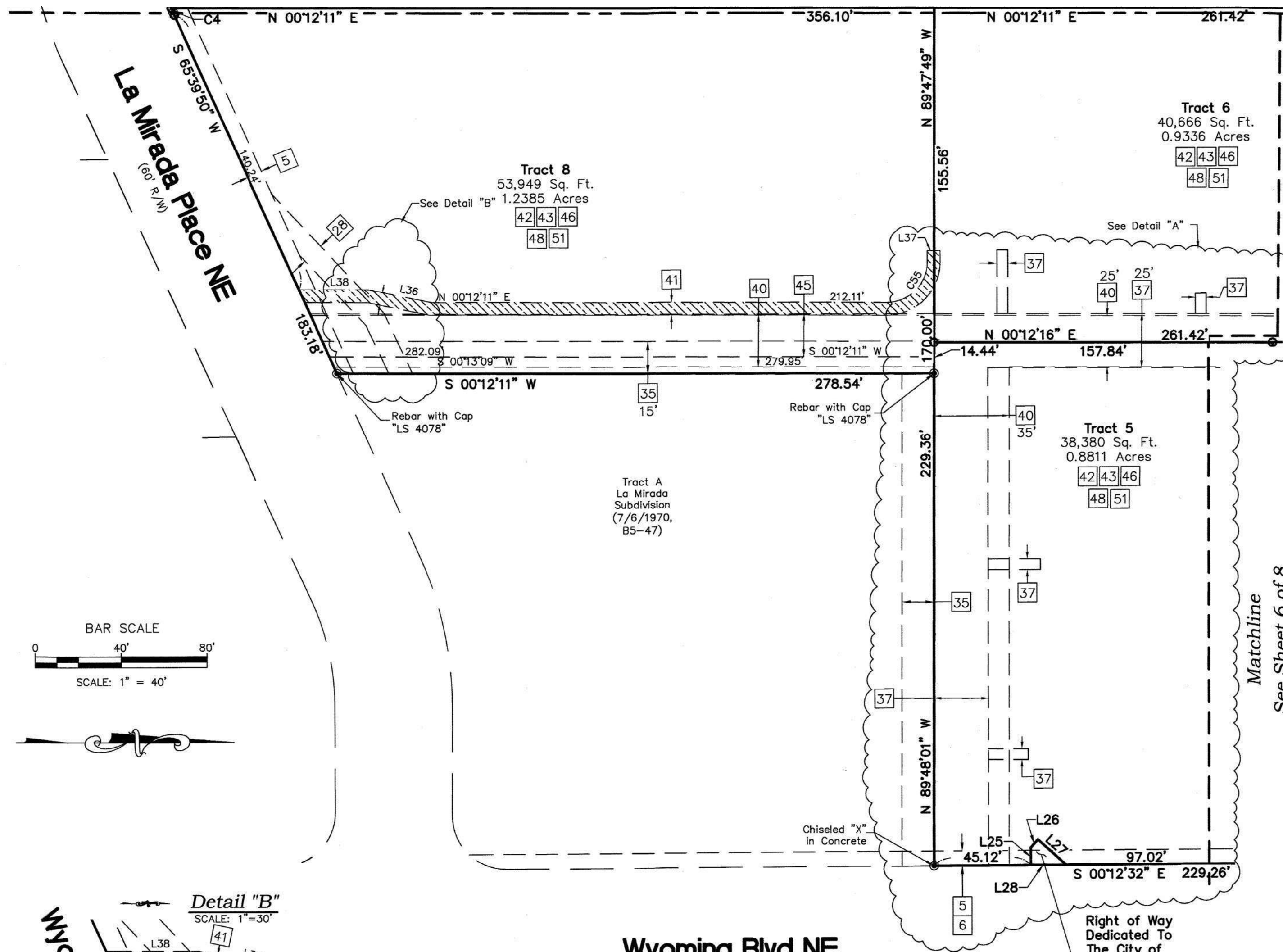
Matchline
See Sheet 4 of 8

Plat for
Wymont Subdivision
Being Comprised of
Lot 1-A-1, La Mirada Subdivision
City of Albuquerque
Bernalillo County, New Mexico
December 2021

Matchline
See Sheet 6 of 8

DOCH 2022010933

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PLAT R: \$25.00 B: 2022C P: 0006 Linda Stover, Bernalillo County



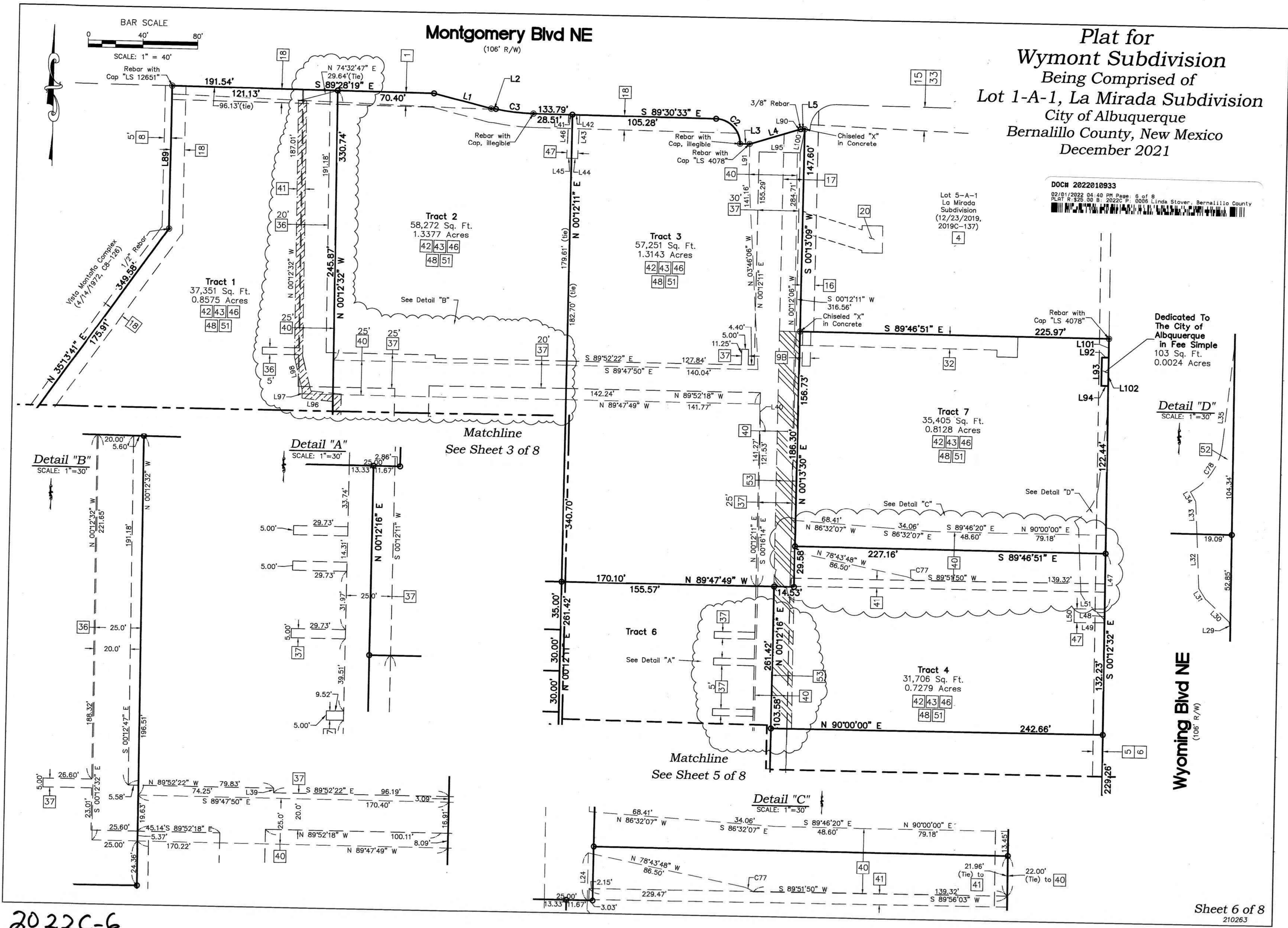
Wyoming Blvd NE
(106' R/W)

Right of Way
Dedicated To
The City of
Albuquerque
in Fee Simple
114 Sq. Ft.
0.0026 Acres

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210263

20 2266



Easement Notes

- [1] EXISTING PNM TRANSMISSION LINE EASEMENT (4/24/1973, BK. MISC. 309, FOL. 334, DOC. NO. 47734)
- [4] CENTERLINE OF 32.5 FOOT OPENING AT THE PROPERTY LINE BEING A PRIVATE RECIPROCAL DRIVEWAY OPENING EASEMENT BENEFITING LOT 1-A-1 AND 5-A-1 FOR ACCESS TO AND FROM LOT 1-A-1 AND LOT 5-A-1 INTO THE DRIVE AISLES FOR USE WITHIN LOT 1-A-1 AND 5-A-1 AS SUCH DRIVE AISLES ARE ESTABLISHED AND/OR RELOCATED FROM TIME TO TIME BY THE RESPECTIVE OWNERS OF LOT 1-A-1 AND LOT 5-A-1. EACH OWNER IS TO BE RESPONSIBLE TO MAINTAIN THAT PORTION OF THE RECIPROCAL DRIVEWAY OPENING AND THE DRIVE AISLES THAT ARE SITUATE UPON THAT OWNER'S LOT (12/23/2019, 2019C-137)*
- [5] EXISTING 7' UTILITY EASEMENT (3/19/1974, C9-165), AMENDED BY PLAT, (3/20/1981, C18-32) ACROSS THE EASTERLY 7' OF LOT 1-A-1.
- [6] EXISTING 7' EASEMENT FOR POWER TRANSMISSION LINES 53' ABOVE GROUND LEVEL, (9/24/1968, BK. 116. PG. 158, DOC. NO. 8889) ACROSS THE EASTERLY 7' OF LOT 1-A-1 AND 5-A-1.
- [8] EXISTING UTILITY EASEMENT (4/14/1972, C8-126) LOCATED ON VISTA MONTANA COMPLEX
- [9A] EXISTING 10' PNM EASEMENT (6/21/1977, BK. MISC. 542, PG. 844, DOC. NO. 77-36542) VACATED WITH THIS PLAT, SHOWN HEREON AS []
- [9B] EXISTING 6' ANCHOR EASEMENT (6/21/1977, BK. MISC. 542, PG. 844, DOC. NO. 77-36542) REMAINING PORTION OF EASEMENT, SEE SHEET 2 (9A AND 9B)
- [10] EXISTING 10' UNDERGROUND PNM & MST&T EASEMENT (10/28/1986, BK. MISC. 412A, PG. 15, DOC. NO. 86105149) VACATED BY WITH THIS PLAT, SHOWN HEREON AS []
- [15] EXISTING PNM EASEMENT (4/24/1973, BK. MISC. 309, PG. 333, DOC. NO. 47733) LOCATED ON LOT 5-A-1.
- [16] EXISTING 10' PNM EASEMENT (6/21/1977, BK. MISC. 542, PG. 845, DOC. 7736543) LOCATED ON LOT 5-A-1.
- [17] EXISTING 15' GAS EASEMENT (12/23/2019, 2019C-137)
- [18] EXISTING 10' PUE (12/23/2019, 2019C-137)
- [20] EXISTING PNM & US WEST EASEMENT (1/22/1996, BK. 96-2, PG. 6187-6188, DOC. NO. 96007364)
- [22] 15' PNM & CENTURYLINK EASEMENT (12/23/2019, 2019C-137) VACATED WITH THIS PLAT, SHOWN HEREON AS []
- [28] EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137)
- [29] EXISTING PRIVATE CROSS LOT PARKING EASEMENTS WITHIN THE PARKING AREAS AS REGULATED, STRIPED AND MODIFIED OVER TIME BY THE OWNER OF LOT 1-A-1, WITHIN LOT 1-A-1, BENEFITING LOT 5-A-1 AND LOT 1-A-1, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, TO BE MAINTAINED BY THE UNDERLYING OWNER OF SAID LOT 1-A-1 (12/23/2019, 2019C-137) VACATED WITH THE FILING OF THIS PLAT
- [30] EXISTING PRIVATE DRIVEWAY EASEMENT BENEFITING LOTS 5-A-1 AND 1-A-1 TO BE MAINTAINED BY THE OWNER OF LOT 1-A-1 FOR ACCESS TO AND FROM MONTGOMERY BOULEVARD FOR LOTS 5-A-1 AND 1-A-1 AND FOR ACCESS BETWEEN LOTS 5-A-1 AND 1-A-1 (12/23/2019, 2019C-137) VACATED WITH THIS PLAT
- [31] EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137) VACATED WITH THIS PLAT
- [32] EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137) LOCATED ON TRACT 7.
- [33] EXISTING CENTURYLINK EASEMENT (12/23/2019, 2019C-137)
- [34] EXISTING PUBLIC SIDEWALK AND BUS STOP SHELTER EASEMENT (12/23/2019, 2019C-137)
- [35] EXISTING PRIVATE EASEMENT AGREEMENT BETWEEN THE BANK OF AMERICA AND THE OWNER OF THE SUBJECT PROPERTY FOR RETAINING WALL MAINTENANCE (12/23/2019, DOC. 2019109248)
- [36] PUBLIC WATER EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL ON SHEET 6 OF 8.
- [37] PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL ON SHEET 4, 5 & 6 OF 8.
- [38] 10' PUE GRANTED BY THE FILING OF THIS PLAT

Easement Notes, continued

- [39] 46' PRIVATE VEHICLE AND PEDESTRIAN ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT BENEFITING LOTS 1-66 AND TRACTS A-D. OWNED AND MAINTAINED BY THE HOA.
- [40] PRIVATE ROADWAY EASEMENT BENEFITING TRACTS 1-8, WYMONT SUBDIVISION AND LOT 5-A-1, LA MIRADA SUBDIVISION GRANTED WITH THE FILING OF THIS PLAT. TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-8. SEE DETAIL ON SHEET 5 & 6 OF 8.
- [41] 6' PUBLIC SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SHOWN HEREON AS []. SEE DETAIL ON SHEET 6 OF 8.
- [42] PRIVATE CROSS LOT PARKING EASEMENTS WITHIN THE PARKING AREAS AS REGULATED, STRIPED AND MODIFIED OVER TIME BY THE OWNER OF TRACTS 1-8, WYMONT SUBDIVISION, WITHIN TRACTS 1-8, WYMONT SUBDIVISION, BENEFITING LOT 5-A-1, LA MIRADA SUBDIVISION, AND TRACTS 1-8, WYMONT SUBDIVISION, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, TO BE MAINTAINED BY THE UNDERLYING OWNERS OF SAID TRACTS 1-8, WYMONT SUBDIVISION, GRANTED WITH THE THIS PLAT.
- [43] PRIVATE CROSS LOT DRAINAGE EASEMENT OVER TRACTS 1-8, WYMONT SUBDIVISION BENEFITING LOT 5-A-1, LA MIRADA, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS GRANTED WITH THIS PLAT. TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-8, WYMONT SUBDIVISION.
- [44] 5.5' PUBLIC SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SHOWN HEREON AS []
- [45] 20' PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT. SEE DETAIL ON SHEET 6 OF 8.
- [46] EASEMENTS AS SPECIFIED IN THAT CERTAIN DECLARATION OF EASEMENTS OF COVENANTS AND RESTRICTIONS FOR THE WYMONT (RECORDED 02/01/2022, AS DOCUMENT NO. 2022-010934) BENEFITING TRACTS 1-8, AND TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-8. BLANKET IN NATURE.
- [47] PRIVATE SIGN EASEMENT PURSUANT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE WYMONT (RECORDED 02/01/2022, AS DOCUMENT NO. 2022-010934) FOR THE BENEFIT OF TRACTS 1-8, TO BE MAINTAINED AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS.
- [48] PRIVATE DRAINAGE EASEMENT FOR SURFACE STORM WATERS FOR THE BENEFIT OF TRACTS 1-8 (RECORDED 02/01/2022, AS DOCUMENT NO. 2022-010935), TO BE MAINTAINED BY THE WYMONT PLACE HOME OWNERS ASSOCIATION. BLANKET IN NATURE.
- [49] PUBLIC WATER EASEMENT FOR FIRE HYDRANTS AND WATER METERS GRANTED WITH THE FILING OF THIS PLAT. SHOWN HEREON AS []. SEE SHEET 4 OF 8 FOR FURTHER DETAILS.
- [50] PRIVATE DETENTION POND BEING ALL OF TRACT C, BENEFITING WYMONT SUBDIVISION. ALL STORM SEWER STRUCTURES AND PIPES CONNECTING TO LA MIRADA STORM SEWER AND POND SHALL BE MAINTAINED BY THE HOA GRANTED WITH THE FILING OF THIS PLAT.
- [51] PRIVATE CROSS LOT ACCESS EASEMENT BENEFITING LOTS 5-A-1, LA MIRADA SUBDIVISION AND TRACTS 1-8, WYMONT SUBDIVISION, OVER THE DRIVE AISLES WITHIN LOTS 5-A-1 AND TRACTS 1-8 AS MAY BE STRIPED AND MODIFIED OVER TIME AND MAINTAINED BY THE RESPECTIVE UNDERLYING OWNERS OF LOT 5-A-1 AND TRACTS 1-8, EXCLUDING BUILDING ENVELOPES FOR BOTH FUTURE AND EXISTING BUILDINGS GRANTED WITH THE FILING OF THIS PLAT.
- [52] PUBLIC ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- [53] 15' GAS LINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT SHOWN HEREON AS []
- EASEMENT LABELS [2][3][7][11][12][13][14][19][22][25][26][27][29][30]&[31] NOT USED
- *LOT 1-A-1 NOW REPLACED BY TRACTS 1-8 AS SHOWN ON THIS PLAT

Plat for
Wymont Subdivision
Being Comprised of
Lot 1-A-1, La Mirada Subdivision
City of Albuquerque
Bernalillo County, New Mexico
December 2021

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 1	0.0758	3,304
Lot 2	0.0607	2,646
Lot 3	0.0786	3,423
Lot 4	0.0752	3,275
Lot 5	0.0592	2,578
Lot 6	0.0683	2,975
Lot 7	0.0711	3,095
Lot 8	0.0585	2,550
Lot 9	0.0585	2,550
Lot 10	0.0683	2,975
Lot 11	0.0711	3,095
Lot 12	0.0585	2,550
Lot 13	0.0585	2,550
Lot 14	0.0683	2,975
Lot 15	0.0683	2,975
Lot 16	0.0585	2,550
Lot 17	0.0587	2,556
Lot 18	0.0749	3,262
Lot 19	0.0683	2,976
Lot 20	0.0585	2,548
Lot 21	0.0683	2,973
Lot 22	0.0683	2,975
Lot 23	0.0578	2,519
Lot 24	0.0945	4,117
Lot 25	0.1107	4,820
Lot 26	0.0654	2,850
Lot 27	0.0660	2,873
Lot 28	0.1060	4,619
Lot 29	0.0763	3,326
Lot 30	0.0654	2,850
Lot 31	0.0654	2,850
Lot 32	0.0763	3,325
Lot 33	0.0763	3,325
Lot 34	0.0654	2,850
Lot 35	0.0654	2,850
Lot 36	0.0763	3,325

Parcel Table		
Parcel Name	Area (Acres)	Area (Sq. Ft.)
Lot 37	0.0763	3,325
Lot 38	0.0673	2,931
Lot 39	0.0733	3,191
Lot 40	0.1364	5,940
Lot 41	0.0825	3,595
Lot 42	0.0585	2,550
Lot 43	0.0758	3,303
Lot 44	0.0678	2,952
Lot 45	0.0585	2,550
Lot 46	0.0585	2,550
Lot 47	0.0683	2,975
Lot 48	0.0683	2,975
Lot 49	0.0585	2,550
Lot 50	0.0585	2,550
Lot 51	0.0683	2,975
Lot 52	0.0676	2,943
Lot 53	0.0585	2,550
Lot 54	0.0683	2,976
Lot 55	0.0682	2,970
Lot 56	0.0585	2,550
Lot 57	0.0585	2,550
Lot 58	0.0683	2,975
Lot 59	0.0683	2,975
Lot 60	0.0585	2,550
Lot 61	0.0585	2,550
Lot 62	0.0683	2,975
Lot 63	0.0683	2,975
Lot 64	0.0585	2,550
Lot 65	0.0585	2,550
Lot 66	0.0683	2,975
Tract A	0.0312	1,357
Tract B (Park Space)	0.5481	23,874
Tract C (Detention Pond)	0.3791	16,515
Tract D	1.5660	68,214

DOC# 2022010933
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PLAT R \$25.00 B 2022010933 P 0006 Linda Stover, Bernalillo County

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wplotnerjr@gmail.com
Sheet 7 of 8
210263

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	106.14'	138.00'	44°04'07"	103.54'	S 87°41'53" W
C2	28.05'	18.00'	89°17'07"	25.30'	S 44°52'00" E
C3	27.73'	157.00'	10°07'06"	27.69'	S 84°04'11" E
C4	3.67'	138.00'	1°31'31"	3.67'	N 66°25'35" E
C5	102.47'	138.00'	42°32'36"	100.13'	N 88°27'39" E
C6	61.29'	73.00'	48°06'17"	59.51'	N 66°09'23" W
C7	39.68'	73.00'	31°08'28"	39.19'	N 26°32'01" W
C8	14.23'	73.00'	11°09'58"	14.20'	N 05°22'48" W
C9	115.19'	73.00'	90°24'42"	103.61'	N 45°00'10" W
C10	78.90'	50.00'	90°24'42"	70.96'	N 45°00'10" W
C11	42.61'	27.00'	90°24'42"	38.32'	N 45°00'10" W
C12	9.27'	27.00'	19°40'17"	9.22'	N 09°37'57" W
C13	33.34'	27.00'	70°44'26"	31.26'	N 54°50'19" W
C14	23.03'	71.00'	18°34'59"	22.93'	N 09°29'40" E
C15	25.38'	71.00'	20°28'52"	25.24'	N 29°01'36" E
C16	31.45'	71.00'	25°22'49"	31.19'	N 51°57'26" E
C17	22.38'	71.00'	18°03'46"	22.29'	N 73°40'43" E
C18	27.27'	71.00'	22°00'13"	27.10'	S 86°17'18" E
C19	6.22'	71.00'	5°01'08"	6.22'	S 72°46'37" E
C20	135.73'	71.00'	109°31'46"	115.98'	N 54°58'04" E
C21	91.76'	48.00'	109°31'46"	78.41'	N 54°58'04" E
C22	47.79'	25.00'	109°31'46"	40.84'	N 54°58'04" E
C23	23.56'	15.00'	90°00'00"	21.21'	S 64°43'57" W
C24	23.56'	15.00'	90°00'00"	21.21'	S 25°16'03" E
C25	23.56'	15.00'	90°00'00"	21.21'	N 64°43'57" E
C26	23.56'	15.00'	90°00'00"	21.21'	N 25°16'03" W
C27	21.43'	73.00'	16°48'58"	21.35'	S 61°51'34" E
C28	15.68'	73.00'	12°18'14"	15.65'	S 47°17'58" E
C29	20.65'	73.00'	16°12'24"	20.58'	S 33°02'40" E
C30	27.76'	73.00'	21°47'23"	27.60'	S 14°02'46" E
C31	4.31'	73.00'	3°22'46"	4.30'	S 01°27'42" E
C32	89.82'	73.00'	70°29'44"	84.26'	S 35°01'11" E
C33	61.52'	50.00'	70°29'44"	57.71'	S 35°01'11" E
C34	17.07'	27.00'	36°13'57"	16.79'	S 52°09'05" E
C35	16.15'	27.00'	34°15'47"	15.91'	S 16°54'13" E
C36	33.22'	27.00'	70°29'44"	31.16'	S 35°01'11" E
C37	6.09'	73.00'	4°46'52"	6.09'	S 02°37'07" W
C38	16.59'	73.00'	13°01'05"	16.55'	S 11°31'05" W
C39	21.92'	73.00'	17°12'03"	21.83'	S 26°37'39" W
C40	30.54'	50.00'	35°00'00"	30.07'	S 17°43'41" W
C41	16.49'	27.00'	35°00'00"	16.24'	S 17°43'41" W
C42	44.59'	73.00'	35°00'00"	43.90'	S 17°43'41" W
C43	27.75'	73.00'	21°46'43"	27.58'	S 46°07'03" W
C44	15.58'	73.00'	12°13'38"	15.55'	S 63°07'13" W
C45	21.34'	73.00'	16°44'55"	21.26'	S 77°36'30" W
C46	4.83'	73.00'	3°47'25"	4.83'	S 87°52'40" W
C47	47.62'	50.00'	54°33'48"	45.84'	S 62°30'35" W
C48	7.67'	27.00'	16°16'04"	7.64'	S 43°21'43" W
C49	18.05'	27.00'	38°17'43"	17.71'	S 70°38'37" W
C50	69.50'	73.00'	54°32'41"	66.90'	S 62°30'02" W
C51	25.71'	27.00'	54°33'48"	24.75'	S 62°30'35" W
C52	27.03'	73.00'	21°13'02"	26.88'	N 52°42'46" W
C53	34.26'	73.00'	26°53'15"	33.94'	N 76°45'54" W
C54	1.68'	35.50'	2°42'34"	1.68'	S 71°37'20" E
C55	29.93'	19.00'	90°15'34"	26.93'	N 44°55'36" W
C56	3.47'	60.50'	3°17'22"	3.47'	S 71°54'44" E
C57	12.08'	62.50'	11°04'34"	12.06'	S 64°43'46" E
C58	5.38'	62.50'	4°56'03"	5.38'	S 56°43'28" E
C59	30.46'	62.50'	27°55'35"	30.16'	S 40°17'39" E
C60	5.01'	62.50'	4°35'43"	5.01'	S 24°02'00" E

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C61	23.96'	62.50'	21°57'50"	23.81'	S 10°45'14" E
C62	46.14'	37.50'	70°29'44"	43.28'	S 35°01'11" E
C63	3.58'	62.50'	3°16'56"	3.58'	S 01°52'09" W
C64	5.03'	62.50'	4°36'44"	5.03'	S 05°48'59" W
C65	29.57'	62.50'	27°06'20"	29.29'	S 21°40'31" W
C66	22.91'	37.50'	35°00'00"	22.55'	S 17°43'41" W
C67	21.92'	62.50'	20°05'53"	21.81'	S 45°16'37" W
C68	5.01'	62.50'	4°35'47"	5.01'	S 57°37'27" W
C69	25.23'	62.50'	23°07'33"	25.06'	S 71°29'07" W
C70	5.02'	62.50'	4°35'56"	5.02'	S 85°20'52" W
C71	2.34'	62.50'	2°08'39"	2.34'	S 88°43'09" W
C72	35.71'	37.50'	54°33'48"	34.38'	S 62°30'35" W
C73	34.64'	62.50'	31°45'23"	34.20'	N 74°19'50" W
C74	8.74'	60.50'	8°16'38"	8.73'	S 82°27'20" E
C75	5.03'	60.50'	4°45'35"	5.02'	S 75°56'13" E
C76	39.59'	37.50'	60°29'07"	37.77'	N 59°57'58" W
C77	6.77'	15.00'	25°50'59"	6.71'	N 65°48'19" W
C78	32.31'	34.00'	54°27'18"	31.11'	N 33°08'02" E

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.
- 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.
- Qwest Corporation 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.
- 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 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 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.

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Line Table		
Line #	Direction	Length (ft)
L1	S 76°03'13" E	43.17'
L2	S 85°43'01" E	3.42'
L3	S 89°19'08" E	6.99'
L4	N 72°42'55" E	38.82'
L5	S 89°41'44" E	3.01'
L6	S 89°43'59" W	10.91'
L7	N 89°47'49" W	104.01'
L10	N 00°12'11" E	7.37'
L11	N 00°12'11" E	5.16'
L12	S 50°43'59" E	20.44'
L13	S 25°21'10" E	29.56'
L14	S 07°17'24" E	8.70'
L15	S 70°16'03" E	50.00'
L16	S 70°16'03" E	50.00'
L17	S 70°16'03" E	7.12'
L18	S 48°51'09" W	24.28'
L19	S 65°03'32" W	7.66'
L20	S 35°13'41" W	8.41'
L21	S 35°13'41" W	7.92'
L22	S 54°46'19" E	38.92'
L23	S 20°45'57" E	26.24'
L24	N 00°13'09" E	26.02'
L25	N 89°47'28" E	8.30'
L26	S 47°40'48" E	5.07'
L27	S 42°19'12" W	17.80'
L28	N 00°12'32" W	16.54'
L29	S 07°33'38" E	5.17'
L30	S 46°57'46" E	17.94'
L31	S 32°50'05" E	7.13'
L32	S 03°07'50" E	29.61'
L33	S 03°07'50" E	17.96'
L34	S 30°12'25" E	6.00'
L35	S 05°54'23" W	55.39'
L36	S 11°44'19" W	29.91'
L37	S 00°03'23" E	3.22'
L38	N 00°12'11" E	32.68'
L39	N 00°07'38" E	2.50'
L40	N 03°46'06" W	11.49'
L41	S 89°30'33" E	2.65'
L42	S 89°30'33" E	5.35'

Plat for Wymont Subdivision Being Comprised of Lot 1-A-1, La Mirada Subdivision City of Albuquerque Bernalillo County, New Mexico December 2021

Line Table		
Line #	Direction	Length (ft)
L43	S 01°42'31" W	32.00'
L44	N 88°17'29" W	4.51'
L45	N 88°17'29" W	3.49'
L46	N 01°42'31" E	31.83'
L47	S 00°12'32" E	40.50'
L48	S 00°12'32" E	10.00'
L49	S 89°34'35" W	22.22'
L50	N 00°25'25" W	10.00'
L51	N 89°34'35" E	22.26'
L52	N 54°57'20" E	11.35'
L53	S 54°57'20" W	11.02'
L54	N 62°07'53" E	10.50'
L55	S 62°07'53" W	10.55'
L56	S 89°46'19" E	10.51'
L57	N 89°46'19" W	10.59'
L58	N 36°16'13" W	10.52'
L59	S 36°16'13" E	10.57'
L60	N 00°16'02" W	10.57'
L61	S 00°16'02" E	10.51'
L62	S 89°47'49" E	13.58'
L63	N 89°47'49" W	14.57'
L64	S 61°50'07" E	20.41'
L65	N 61°50'07" W	22.61'
L66	S 52°21'51" E	23.36'
L67	N 52°21'51" W	24.69'
L68	S 23°04'25" E	24.88'
L69	N 23°04'25" W	23.57'
L70	S 19°43'57" W	10.59'
L71	N 19°43'57" E	10.51'
L72	S 54°32'38" E	10.49'
L73	N 54°32'38" W	10.51'
L74	N 00°16'02" W	10.50'
L75	S 00°16'02" E	10.50'
L76	N 00°16'02" W	10.50'
L77	S 00°16'02" E	10.50'
L78	N 00°16'02" W	10.50'
L79	S 00°16'02" E	10.50'
L80	N 00°16'02" W	10.50'
L81	S 00°16'02" E	10.50'
L82	N 00°16'02" W	10.50'

Line Table		
Line #	Direction	Length (ft)
L83	S 00°16'02" E	10.50'
L84	N 19°43'57" E	10.50'
L85	S 19°43'57" W	10.50'
L86	S 19°43'57" W	10.50'
L87	N 19°43'57" E	10.50'
L88	S 00°13'09" W	147.60'
L89	S 00°15'28" W	104.11'
L90	S 72°42'55" W	2.23'
L91	N 00°00'00" W	23.42'
L92	N 89°47'28" E	5.00'
L93	S 00°12'32" E	20.61'
L94	N 89°47'28" E	5.00'
L95	N 89°47'49" W	30.00'
L96	N 84°56'23" W	22.66'
L97	N 00°12'32" W	5.95'
L98	N 14°26'44" W	24.51'
L99	N 00°21'40" E	11.97'
L100	N 09°56'15" E	17.60'
L101	N 00°12'32" W	13.68'
L102	N 00°12'32" W	20.61'

*L8 AND L9 INTENTIONALLY OMITTED

CSI-CARTESIAN SURVEYS INC.

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