

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

July 13, 2023

Stephen Teeters
Formative Architecture
209 Gold Ave. SW
Albuquerque, NM 87102

**Re: Recovery Support Center
521 Cardenas Dr. SE
Traffic Circulation Layout
Engineer's Stamp 3-13-2023 (L18D086)**

Dear Mr. Teeters,

The TCL submittal received 6/12/2023 is approved for Building Permit by Transportation. A copy of the stamped and signed plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

PO Box 1293

Albuquerque

When the site construction is completed and an inspection for Certificate of Occupancy (C.O.) is requested, use the original City stamped approved TCL for certification. Redline any minor changes and adjustments that were made in the field. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification, the TCL, and a completed Drainage and Transportation Information Sheet to front counter personnel for log in and evaluation by Transportation.

NM 87103

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3690.

www.cabq.gov

Sincerely,

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

C: CO Clerk, File



City of Albuquerque

Planning Department

Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 11/2018)

Project Title: RECOVERY SUPPORT CENTER **Building Permit #:** _____ **Hydrology File #:** _____

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

Legal Description: _____

City Address: 521 CARDENAS DR SE ALBUQUERQUE, NM 87108

Applicant: FORMATIVE ARCHITECTURE **Contact:** STEPHEN TEETERS

Address: 209 GOLD AVE SW ALBUQUERQUE, NM 87102

Phone#: 505.510.4600 **Fax#:** _____ **E-mail:** stephent@formativearchitecture.com

Owner: BERNALILLO COUNTY **Contact:** SHIREE MCKENZIE

Address: 415 SILVER AVE SW ALBUQUERQUE, NM 87102

Phone#: 505.377.0880 **Fax#:** _____ **E-mail:** smckenzie@bernco.gov

TYPE OF SUBMITTAL: ☒ PLAT (1 # 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: 6/9/2023 **By:** STEPHEN TEETERS

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

06/09/2023

BERNALILLO COUNTY RECOVERY SUPPORT CENTER
Traffic Circulation Layout (TCL) Letter of Response - 2



See responses below in *Italics*

1. Please provide copy of Exhibit B
 - a. *Per phone conversation on 6/8/2023, see attached property surveys showing both the project lot and adjacent property that are part of the shared easement and parking agreement.*
2. Per the DPM, on street parking spaces minimum length is 20 ft and minimum stall width is 7 ft.
 - a. *See updated TCL drawing with street parking spaces dimensioned. All meet minimum requirements.*
3. The north side site access must be updated to the current ADA standard. And please relocate the "DO NOT ENTER" sign. A Do Not Enter sign indicates that the drivers are often going to encounter opposing traffic. It should be shown to the driver when entering from the exit.
 - a. *"Do Not Enter" sign has been relocated, see updated TCL drawing.*
 - b. *Per phone conversation on 6/8/2023, there is no need to upgrade north site access. Drivepad referenced is located on neighbor's property and not part of the project scope.*
4. Please reference COA std dwg 2425B for the proposed site ingress drivepad.
 - a. *See General Note #2. New drivepad to meet requirements of 'Drivepad with sidewalk at back of curb'.*
5. Provide a copy of Fire Marshall Approval
 - a. *See attached, signed MOU between the City and County*
6. Unused curb cuts must be replaced with sidewalk and curb & gutter. A build note must be provided referring to the appropriate City Standard drawing.
 - a. *See General Note #1*

END



REVISIONS

1	05/12/2023	TCL Corrections
4	06/08/2023	TCL Corrections

NOTES

DRAWN BY FA
REVIEWED BY FA
DATE 03.13.2023
PROJECT NO #22-0016

NORTH + SCALE

DRAWING NAME

TRAFFIC CIRCULATION
LAYOUT

TCL

DATA

- A. LEGAL DESCRIPTION: SEE CURRENT REPLAT
B. TYPE OF DEVELOPMENT: RECOVERY SUPPORT / COMMUNITY CENTER
C. SIZE OF DEVELOPMENT: .3094 ACRES

GENERAL NOTES

- NEATLY SAWCUT, REMOVE, AND DISPOSE OF EXISTING DRIVEPADS AND REPLACE WITH CURB AND GUTTER PER COA STD DWG 2415A AND SIDEWALK PER COA STD. DWG 2430.
- CONSTRUCT NEW DRIVEPAD PER COA STD DWG. 2425A AND 2425B (DRIVEPAD WITH SIDEWALK AT BACK OF CURB). DETECTABLE WARNING SIGNS TO MEET DRAWING 2446.
- ALL BROKEN OR CRACKED SIDEWALK MUST BE REPLACED WITH SIDEWALK AND CURB AND GUTTER.

PARKING CALCULATIONS

PER BERNALILLO COUNTY CODE, SECTION 21 - OFF-STREET PARKING
COMMUNITY CENTER, LIBRARY, MUSEUM OR ART GALLERY: TEN PARKING SPACES, PLUS ONE ADDITIONAL SPACE FOR EACH 300 SQUARE FEET OF FLOOR AREA IN EXCESS OF 2,000 SQUARE FEET.

- 10 + (3,000 / 300 = 10) = 20 SPACES REQUIRED
6 PROVIDED ON RSC SITE
16 PROVIDED ON ADJACENT EPC SITE

ADA SPACES

- 1 - 25 TOTAL PARKING SPACES 1 REQUIRED / 1 TO BE VAN ACCESSIBLE
1 SPACE REQUIRED 2 PROVIDED / 1 VAN ACCESSIBLE

BICYCLE PARKING

- ONE SPACE PER 20 OFF-STREET PARKING SPACES
6 / 20 = .3 = 1 SPACE REQUIRED 4 PROVIDED

MOTORCYCLE PARKING

- ONE SPACE PER 20 OFF-STREET PARKING SPACES
6 / 20 = .3 = 1 SPACE REQUIRED 1 PROVIDED

*ADJACENT (EPC) SITE PARKING

COMMUNITY RESIDENTIAL FACILITY : 1 SPACE / 4 PERSONS DESIGN CAPACITY (MAX OCC PER CODE
RESIDENTIAL OCC. - 200 GROSS OCC LOAD = 63 OCC. /
63 / 4 = 16 SPACES REQUIRED 16 PROVIDED

- TOTAL REQUIRED FOR BOTH SITES 36 SPACES
30% REDUCTION - WITHIN 1,320 FT OF
TRANSIT STOP (ZUNI @ SAN PEDRO - .97)
26 SPACES REQUIRED

PER 5-5(C)(6)(D) ANY ON- STREET PARKING SPACE ABUTTING THE SUBJECT PROPERTY MAY BE COUNTED AS 1 REQUIRED OFF-STREET PARKING SPACE IF THE STREET DOES NOT HAVE RESIDENTIAL PARKING PERMIT RESTRICTIONS.

22 ON-SITE SPACES (BOTH SITES) + 5 ON-STREET SPACES = 27 SPACES PROVIDED

EXECUTIVE SUMMARY

GENERAL PROJECT LOCATION: IN ALBUQUERQUE'S INTERNATIONAL DISTRICT, THE PROJECT'S ADDRESS IS 521 CARDENAS DR SE. THE LOT IS LOCATED NEAR THE SOUTH / WEST CORNER OF ZUNI AND CARDENAS.

DEVELOPMENT CONCEPT FOR THE SITE: THE DESIGN AND CONSTRUCTION OF A ROUGHLY 5,000 SQ FT RECOVERY SUPPORT CENTER TO SUPPORT THE WORK OF THE COUNTY OF BERNALILLO AND THE ENDORPHIN POWER COMPANY. THE PROGRAM INCLUDES MEETING, ADMINISTRATIVE AND STORAGE SPACE AS WELL AS A SMALL RESIDENTIAL STYLE KITCHEN.

TRAFFIC CIRCULATION CONCEPT: DURING BUSINESS HOURS THE SITE WILL BE OPEN TO THE PUBLIC AND RESIDENTS OF THE ENDORPHIN POWER COMPANY. AFTER HOURS CARD ACCESS WILL BE REQUIRED AT THE VEHICULAR AND PEDESTRIAN ACCESS GATES. A SMALL PARKING LOT IS SERVED BY A ONE-WAY DRIVE AND PROVIDED FOR VISITORS BUT THE MAJORITY OF EMPLOYEES AND RESIDENTS WILL UTILIZE PARKING OFF-SITE AND ON THE ADJACENT ENDORPHIN POWER COMPANY CAMPUS.

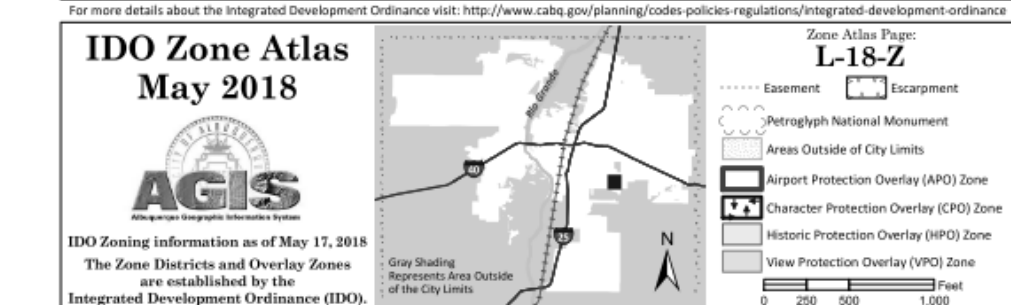
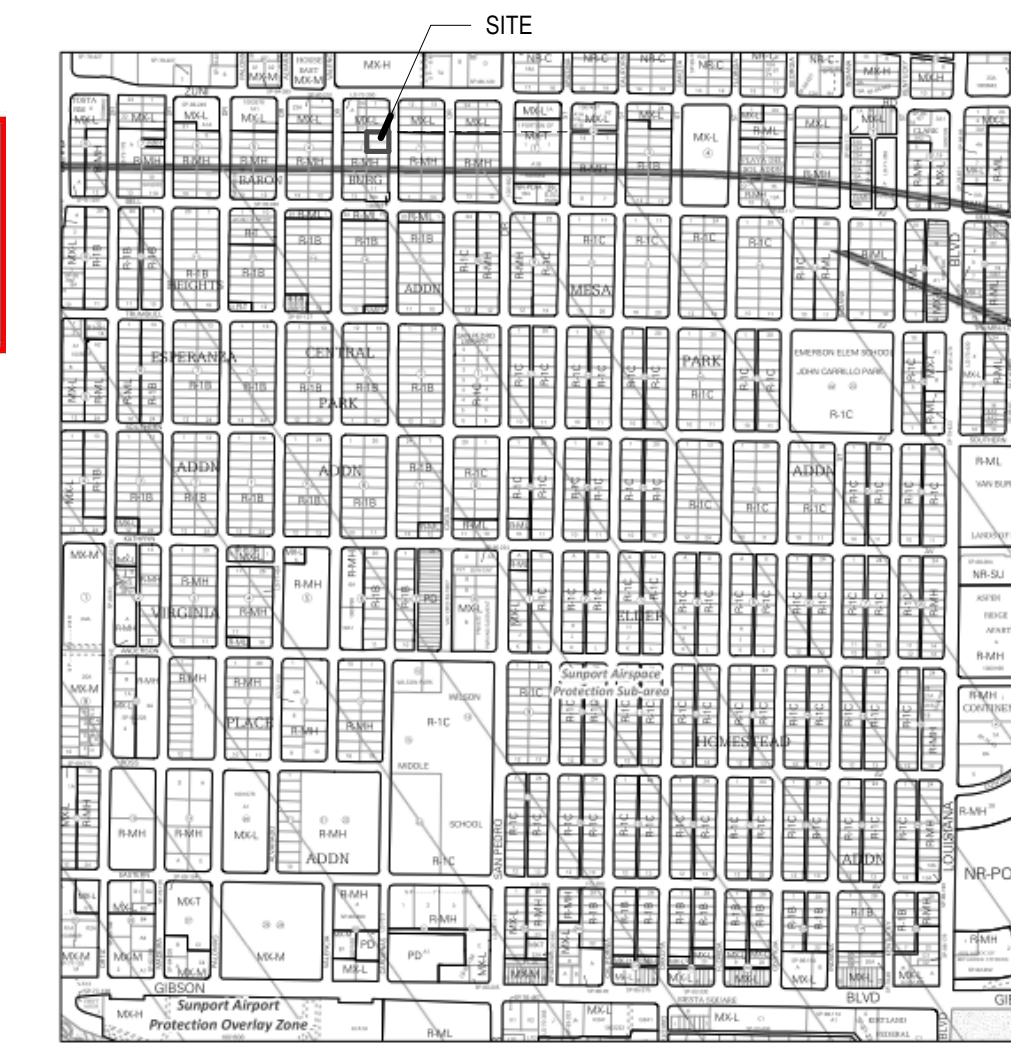
IMPACT ON ADJACENT SITES: THERE IS NO ANTICIPATED IMPACT TO THE ADJACENT SITES.

APPLICABLE TIS OR APPROVED PLANS: N/A

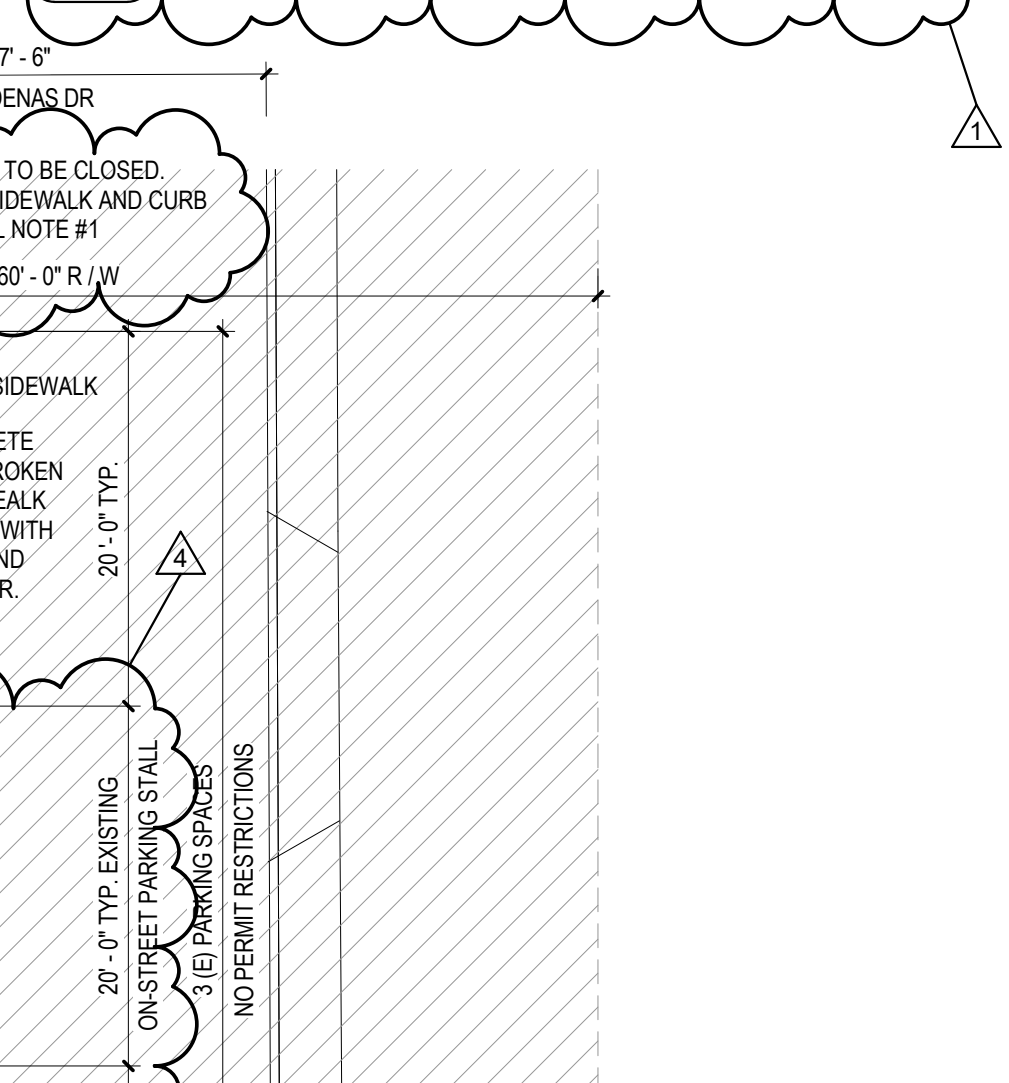
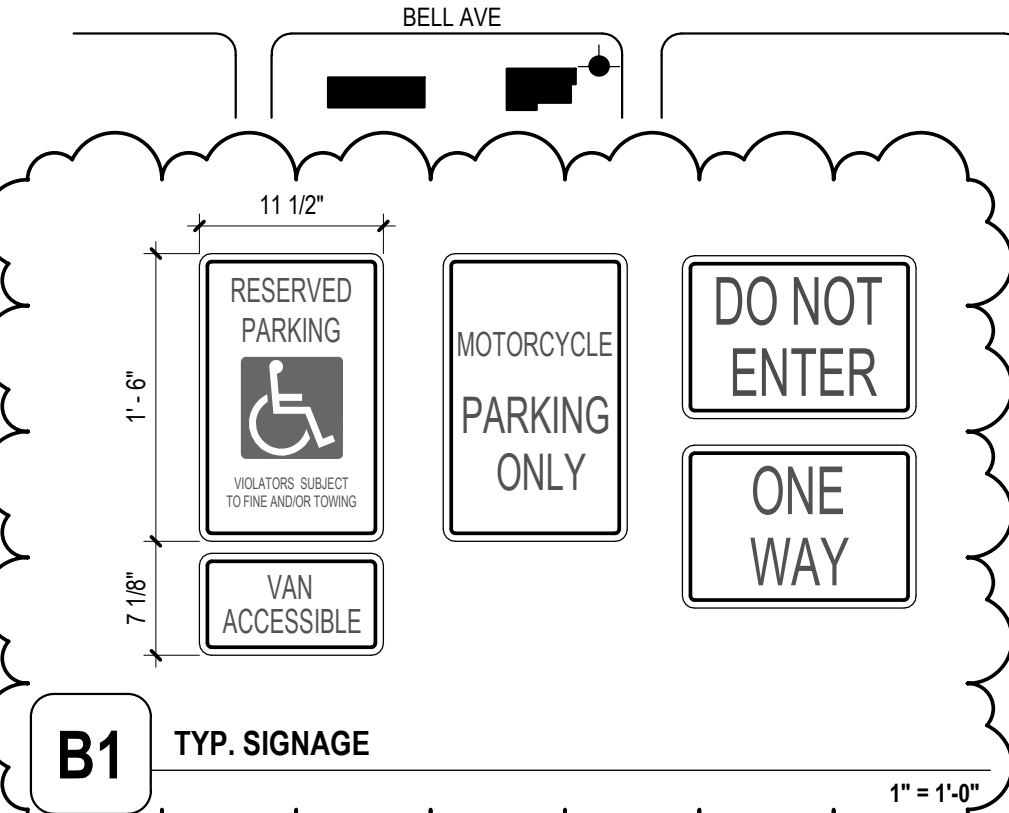
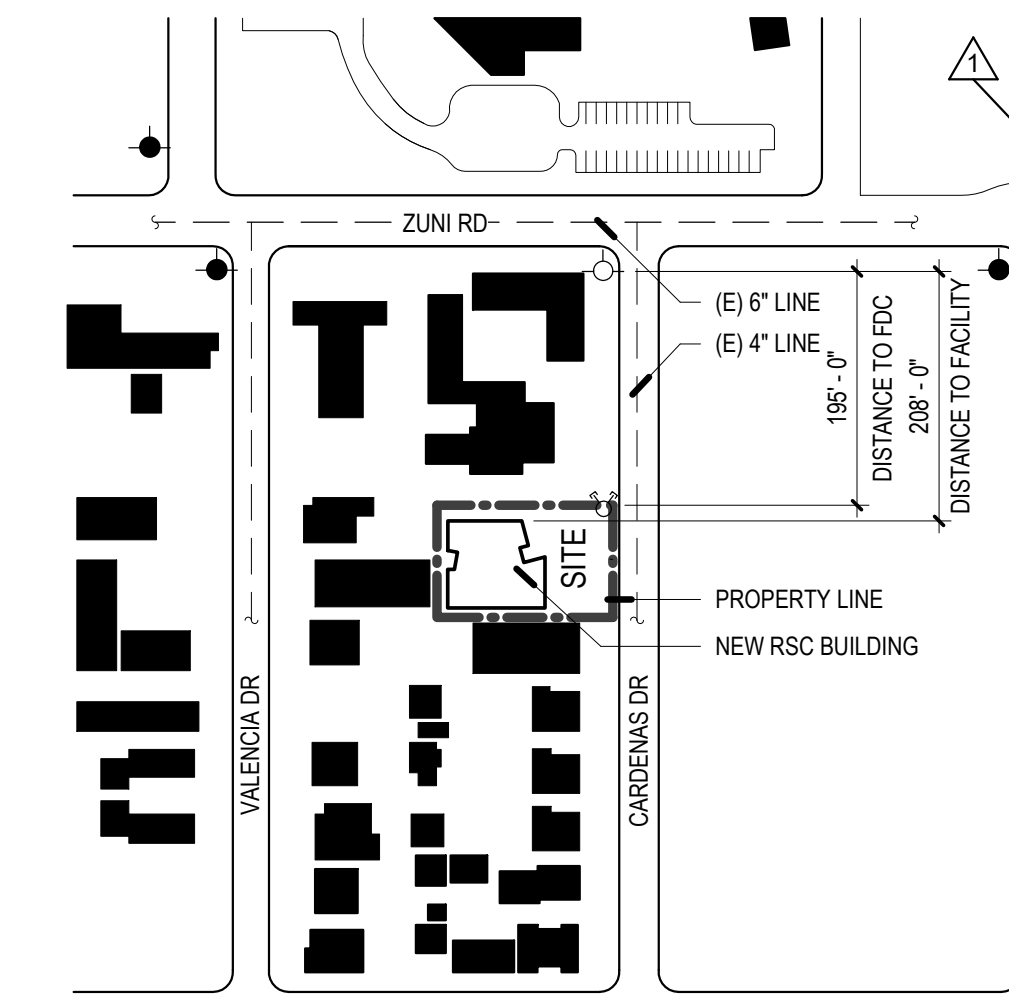
VARIANCES REQUIRED: N/A

LEGEND

---	PROPERTY LINE		NEW FIRE HYDRANT
	GRAVEL PAVING		EXISTING FIRE HYDRANT
	LANDSCAPING		ASPHALT PAVING
	CONCRETE		RIGHT-OF-WAY



FIRE HYDRANT PLAN



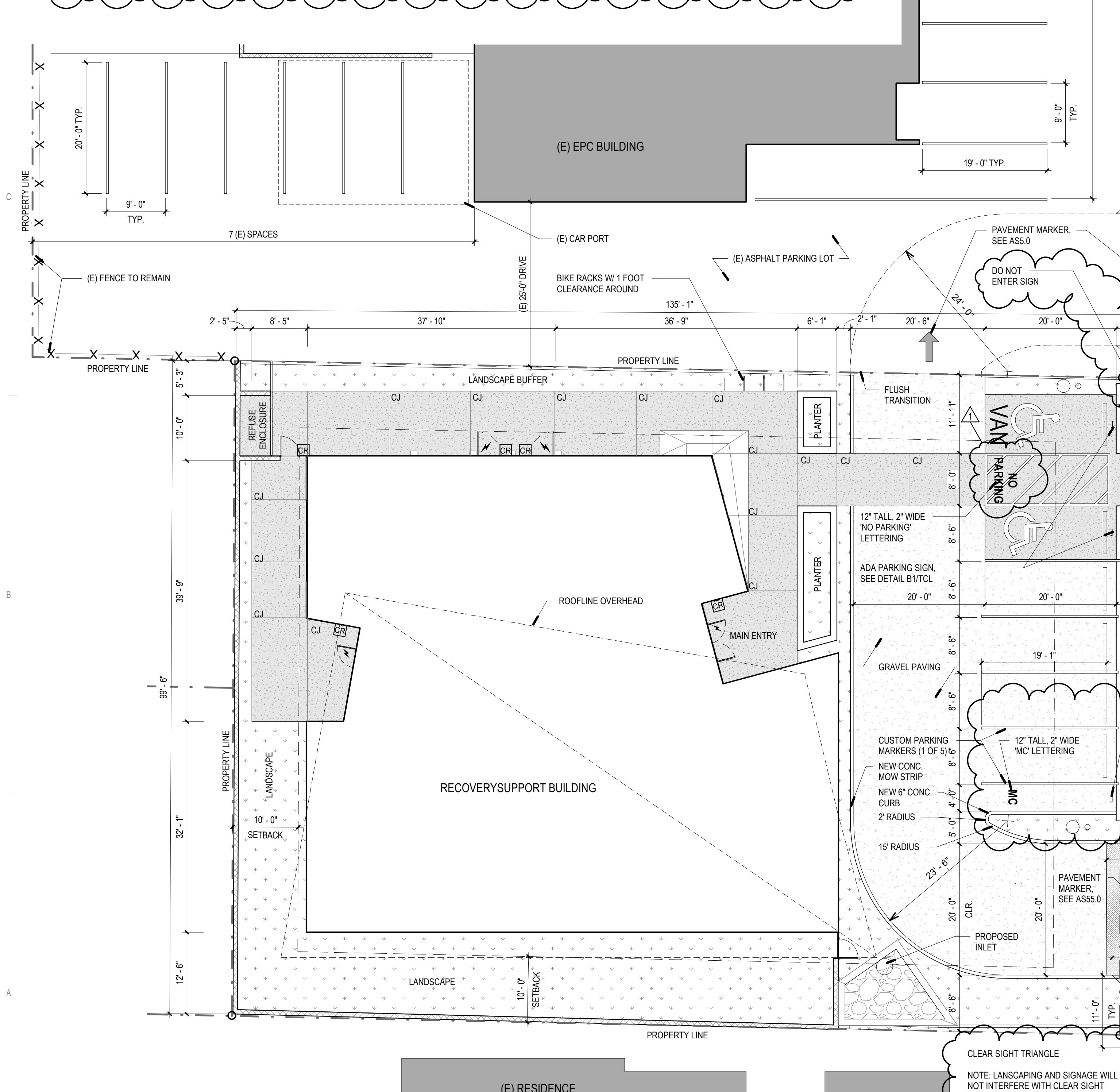
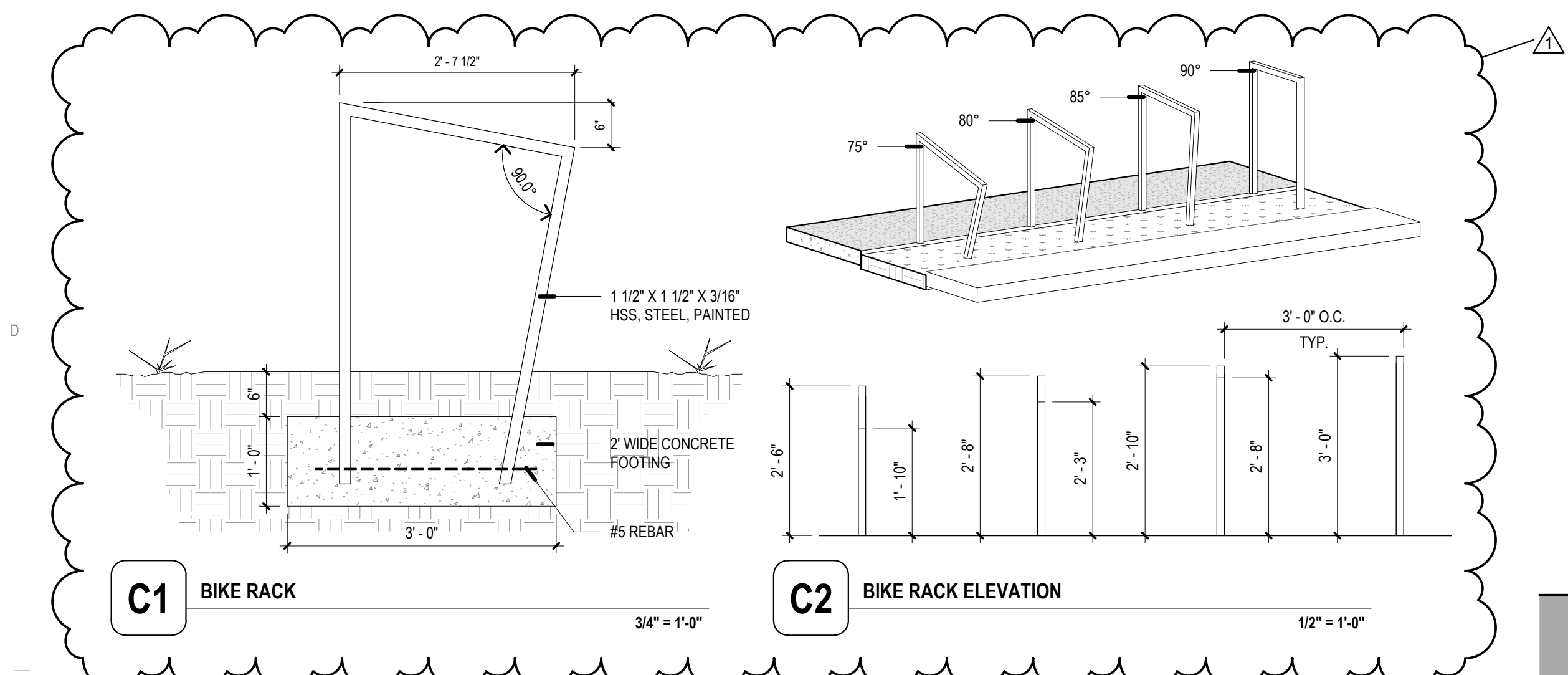
A1 TRAFFIC CIRCULATION LAYOUT

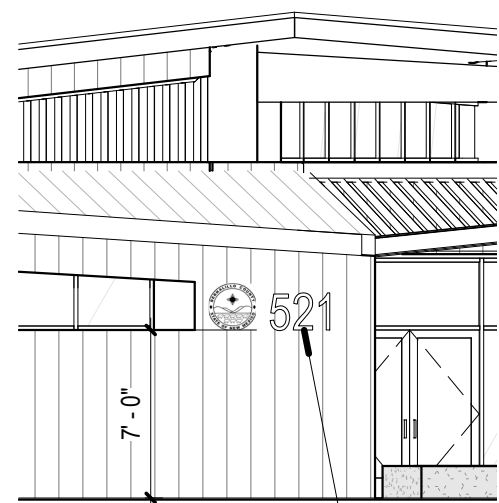
3/32" = 1'-0"

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

NEW CURB CUT AND RAMPS W/ TRUNCATED DOME WARNING SURFACE. SEE GENERAL NOTE #2

A1

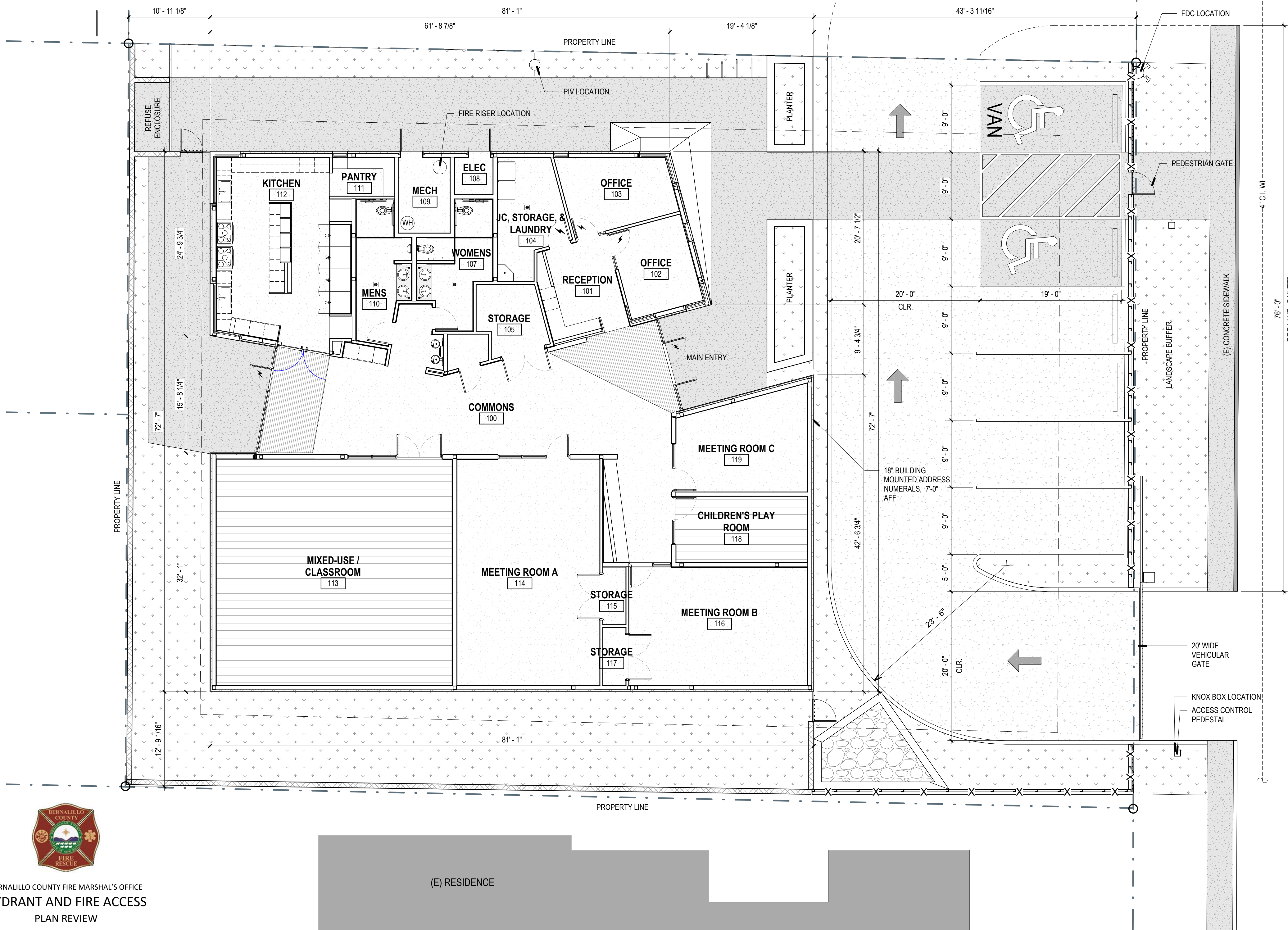




18" BUILDING MOUNTED ADDRESS NUMERALS, 7'-0" AFF

D1 BUILDING ELEVATION - PREMISE ID

1/8" = 1'-0"



BERNALILLO COUNTY FIRE MARSHAL'S OFFICE
HYDRANT AND FIRE ACCESS
PLAN REVIEW

SqFt 5170 CONSTRUCTION TYPE IIB
GPM 1000 Sprinklered Yes
of Hydrants for flow 1
of Hydrants for Space 1

APPROVED / DISAPPROVED

Derek Spurlock 0173 12/9/2022

REVIEWER/MAN #/DATE

A4 FIRE 1 - SITE PLAN

1/8" = 1'-0"

FIRE 1 - PLAN CHECKLIST

1. FIRE 1 PLAN SHEET PROVIDED, FIRE 2 PLAN SHEET PROVIDED
2. FIRE 1 PLAN DESIGNATION
3. EXISTING FIRE HYDRANTS SHOWN ON PLAN
4. SUPPLY LINE LOCATION AND DIMENSIONS
5. PUBLIC WATER MAIN LOCATION
6. PARKING
7. FIRE APPARATUS ACCESS AND SECURITY GATES
8. SPRINKLER SYSTEM: SPRINKLED
9. FDC LOCATION: NOTED ON FIRE 1 PLAN
10. PIV LOCATION: NOTED ON FIRE 1 PLAN
11. PREMISE ID: NOTED ON FIRE 1 PLAN, SEE ELEVATIONS FOR EXACT LOCATION
12. MULTIPLE BUILDING ADDRESS: N/A
13. KNOX BOX LOCATION

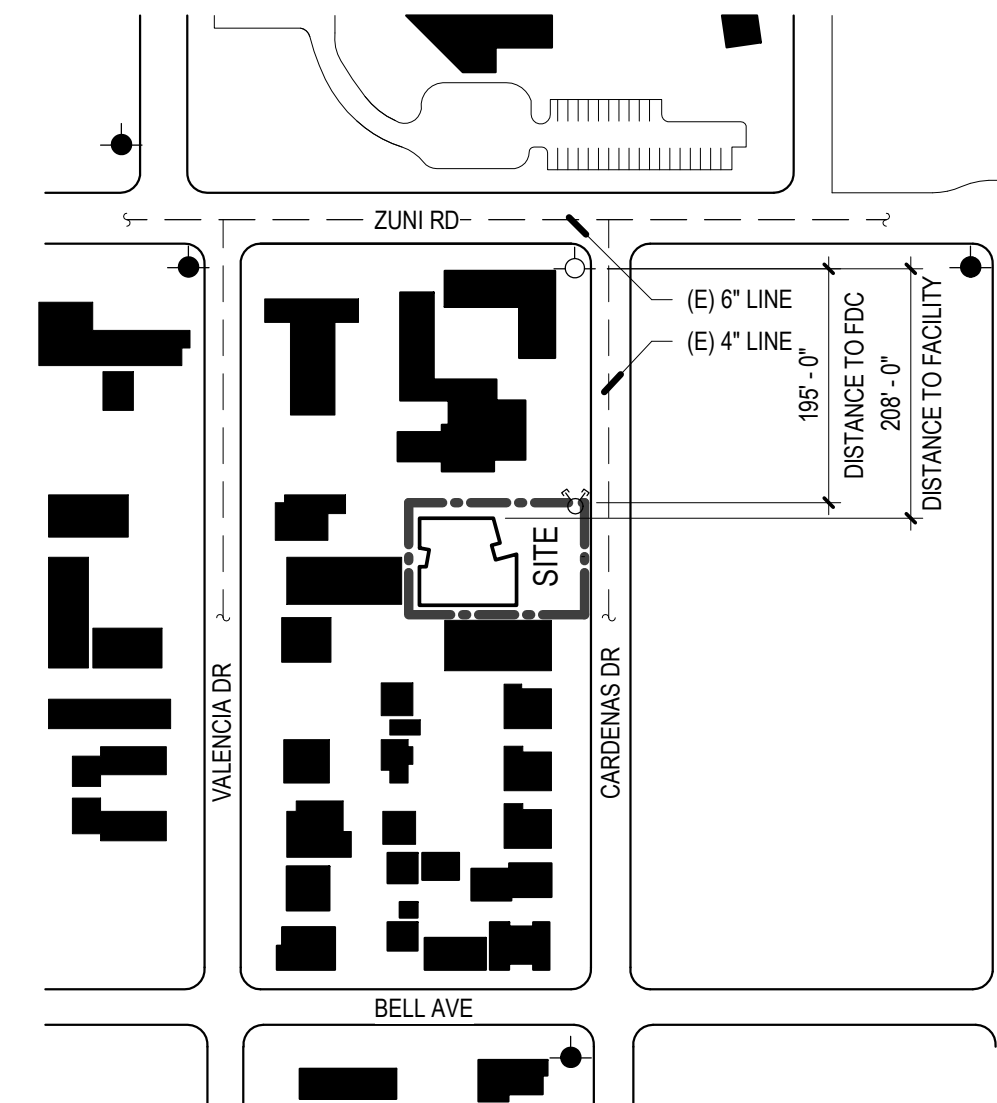
CODE SUMMARY

- A. USE AND OCCUPANCY CLASSIFICATION:** (SECTION 303.4)
- OCCUPANCY GROUP: A-3 (ASSEMBLY)
- B. GENERAL BUILDING HEIGHTS AND AREAS:** (CHAPTER 5)
- ALLOWABLE HEIGHT, GROUP A, TYPE IIB.S (TABLE 504.3): 75'-0"
ACTUAL MAXIMUM HEIGHT: 20'-0"
 - ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE, GROUP A-3, TYPE IIB.S (TABLE 504.4): 3 STORIES
 - ALLOWABLE AREA FACTOR, GROUP A-3, TYPE IIB.S (TABLE 506.2): 38,000 SF
BUILDING AREA: 5,170 SF
 - SECTION 508.3 NONSEPARATED OCCUPANCIES
 - SECTION 508.3.3 NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES
- C. TYPE OF CONSTRUCTION** (CHAPTER 6)
- CONSTRUCTION CLASSIFICATION (SECTION 602.2): TYPE IIB
 - FIRE RESISTANCE RATING FOR BUILDING ELEMENTS (TABLE 601)
 - PRIMARY STRUCTURAL FRAME: 0HRS
 - BEARING AND NONBEARING INTERIOR WALLS: 0HRS
 - FLOOR AND ROOF CONSTRUCTION: 0HRS
 - FIRE-RESISTANCE RATING OF EXT. WALLS BASED ON FIRE SEPARATION DISTANCE (TABLE 602)
 - SEPARATION DISTANCE >10' = 0HRS
- D. AUTOMATIC SPRINKLER SYSTEM** (CHAPTER 9)
- PROVIDED (NOTE: PROVIDED PER OWNER'S PREFERENCE, NOT REQUIRED BY 903.2.1.3)
- E. MEANS OF EGRESS** (CHAPTER 10)
- TABLE 1004.1.2 OCCUPANT COUNT
 - ACCESSORY: 1,112 GSF / 300 = 4 OCC.
 - ASSEMBLY: 2,270 NET / 15 = 152 OCC.
 - BUSINESS: 395 GSF / 100 = 4 OCC.
 - CLASSROOM: 972 NET / 20 = 49 OCC.
 - KITCHEN: 470 GSF / 200 = 3 OCC.
 - 212 OCC. TOTAL
 - TABLE 1006.2.1 MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE, 75 FEET
 - SPACES WITH >49 OCCUPANTS = 2 EXITS
 - TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE = 250 FEET

DESIGN CRITERIA

TYPE OF BUILDING CONSTRUCTION	TYPE IIB
TOTAL BUILDING SQUARE FOOTAGE	5,170 GSF
OCCUPANCY	ASSEMBLY A
OCCUPANT LOAD	212
ALLOWABLE AREA	TYPE IIB = 38,000 SF
EXITING REQUIREMENTS	SEE CODE ANALYSIS
PLUMBING FIXTURE REQUIREMENTS	SEE CODE ANALYSIS
FIRE SPRINKLERS	S, PROVIDED PER OWNER'S REQUEST, NOT REQUIRED BY 903.2.1.3
HEIGHT AND NUMBER OF STORIES	20'-0" HT, 1 STORY
LAND USE ZONE	DO - RM-H HIGH DENSITY
LOCATION OF PROPERTY	SEE MAP
SEISMIC LOCATION	CATEGORY D

FIRE HYDRANT PLAN



LEGEND

- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- POST INDICATOR VALVE (PIV)
- FIRE DEPARTMENT CONNECTION (FDC)

11.30.2022

REVISIONS

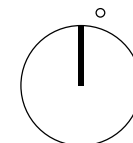


NOT FOR
CONSTRUCTION

NOTES

DRAWN BY CHRISTINE WILLIAMS
REVIEWED BY OWEN KRAMME
DATE 11.30.2022
PROJECT NO #22-0016

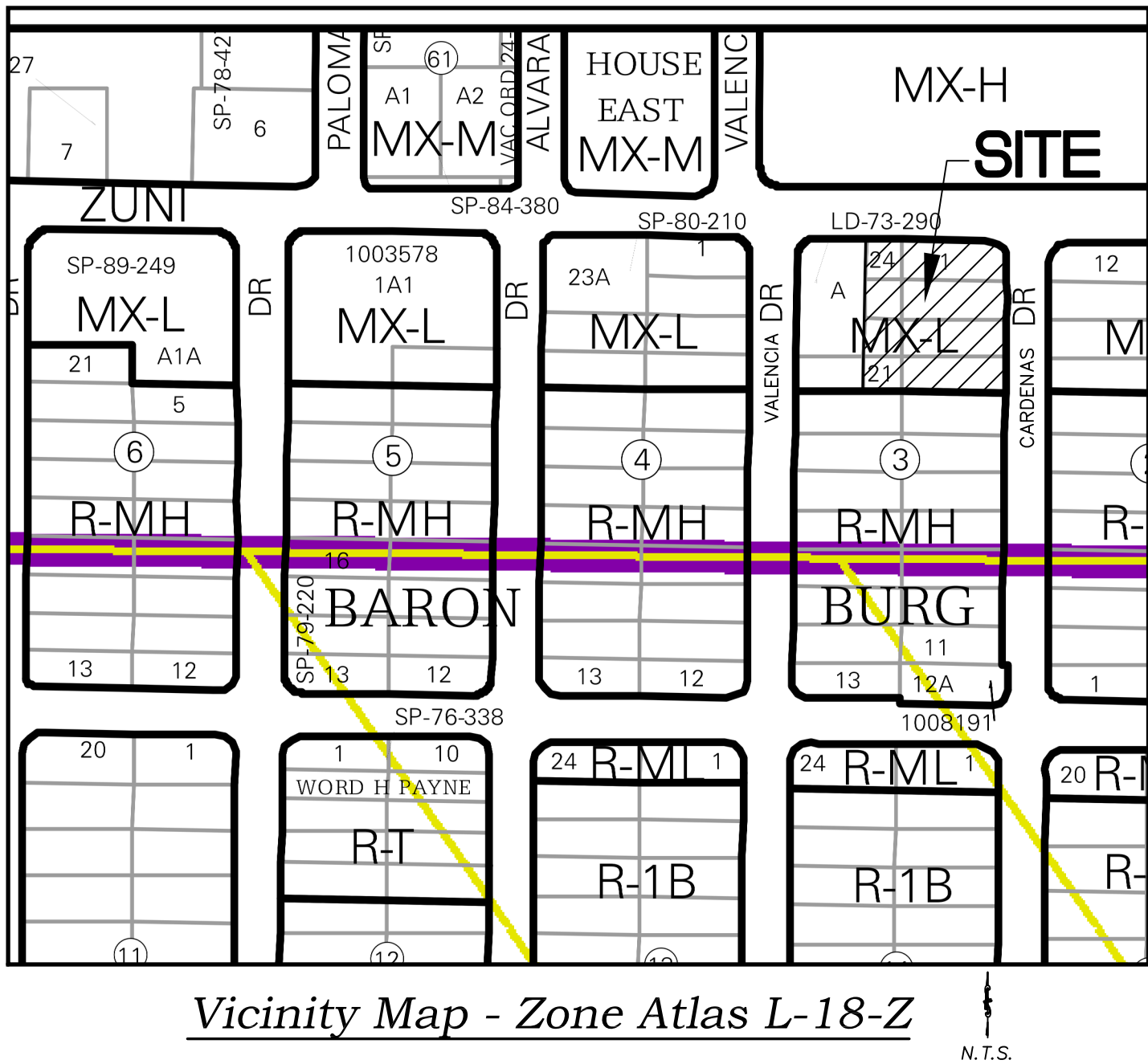
NORTH + SCALE



DRAWING NAME

SITE PLAN

FIRE 1



Exceptions 9-15

- 9 RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 77, PAGE 72, RECORDS OF BERNALILLO COUNTY.
AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE
- 10 RESTRICTIVE COVENANTS RECORDED IN BOOK 118, PAGE 325 AND IN BOOK 158, PAGE 168, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOTE: THIS EXCEPTION OMITS ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS PROVIDED IN 42 U.S.C. SEC. 3604, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT (A) IS NOT VIOLATION OF STATE OF STATE OR FEDERAL LAW, (B) IS EXEMPT UNDER 42 U.S.C. SEC 3607, OR (C) RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE
AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE
- 11 EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY DOCUMENT RECORDED SEPTEMBER 29, 1953, IN BOOK VOL. D-256, PAGE 326, AS DOCUMENT NO. 1824, REAL PROPERTY RECORDS OF BERNALILLO COUNTY, NEW MEXICO
AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS 1
- 12 EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY DOCUMENT RECORDED SEPTEMBER 24, 1968, IN BOOK VOL. MISC 116, PAGE 157, AS DOCUMENT NO. 8888, REAL PROPERTY RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS 2
- 13 AGREEMENT ESTABLISHING PARTY WALL, RECORDED NOVEMBER 1, 1990 IN BOOK BCR 90-17, PAGE 8745, AS DOCUMENT NO. 908447, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
NOT PLOTTABLE NO WALL CURRENTLY ALONG THE WEST BOUNDARY.
- 14 LEGAL AGREEMENT RECORDED JANUARY 23, 1991 IN BOOK BCR 91-2, PAGE 86, AS DOCUMENT NO. 915163, RECORDS OF BERNALILLO COUNTY, NEW MEXICO
NOT SURVEY RELATED
- 15 RIGHTS OF THE TENANTS OR OCCUPANTS UNDER UNRECORDED RENTAL OR LEASE AGREEMENTS.
NOT SURVEY RELATED

Flood Notes

BASED UPON SCALING, PORTIONS THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED AUGUST 16, 2012, MAP NO. 35001C0354H.

Indexing Information

Section 25, Township 10 North, Range 3 East, N.M.P.M.
Subdivision: Baron Burg Heights
Owner: Endorphin Power Company
UPC #: 101805618551823011

Measured Legal Description

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), PORTIONS OF LOTS NUMBERED TWENTY-ONE (21), TWENTY TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24) OF SHIRLEY'S SUBDIVISION OF BLOCK NUMBERED THREE (3) OF BARON BURG HEIGHTS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 1929, IN PLAT BOOK B, FOLIO 44.

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT ALSO BEING THE SOUTHEAST CORNER OF LOT 4, MARKED BY A PK NAIL WITH WASHER "LS 14271", WHENCE A TIE TO ACS MONUMENT G-2 BEARS S 32°12'26" E, A DISTANCE OF 6013.47 FEET;

THENCE, FROM SAID BEGINNING AND LEAVING SAID RIGHT-OF-WAY N 89°12'06" W, A DISTANCE OF 182.80 FEET TO THE SOUTHWEST CORNER MARKED BY A 3/4" PIPE;

THENCE, N 00°13'48" E, A DISTANCE OF 199.96 FEET TO NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A CHISELED "X", POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF ZUNI AVENUE S.E.;

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY S 89°07'43" E, A DISTANCE OF 182.64 FEET TO NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A CHISELED "X", POINT BEING ON THE SOUTHWEST SIDE OF THE INTERSECTION OF ZUNI AVENUE S.E., AND CARDENAS DRIVE S.E.;

THENCE, COINCIDING WITH SAID CARDENAS DRIVE S.E., RIGHT-OF-WAY S 00°10'52" W, A DISTANCE OF 199.73 FEET TO THE POINT OF BEGINNING CONTAINING 0.8382 ACRES (36,513 SQ. FT.) MORE OR LESS.

Record Legal Description

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), AND THE EASTERLY 47.6 FEET OF LOTS NUMBERED TWENTY-ONE (21), TWENTY TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24) OF SHIRLEY'S SUBDIVISION OF BLOCK NUMBERED THREE (3) OF BARON BURG HEIGHTS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 1929, IN PLAT BOOK B, FOLIO 44.

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1907743 AND AN EFFECTIVE DATE OF OCTOBER 28, 2019.
2. PLAT OF RECORD BARON BURG HEIGHTS ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 1929, IN PLAT BOOK B, FOLIO 44.
3. DEED FOR SUBJECT PROPERTY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 2009, AS DOCUMENT NO. 2009044756.

Boundary Survey
and
ALTA/NSPS Land Title Survey
for
Lots 1, 2, 3, 4 and Portions of
Lots 21, 22, 23 and 24 of
Shirley's Subdivision, Block 3,
Baron Burg Heights Addition
City of Albuquerque
Bernalillo County, New Mexico
November 2019

Notes

1. FIELD SURVEY PERFORMED IN NOVEMBER 2019.
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).

Surveyor's Certificate

To: Endorphin Power Company, a New Mexico non-profit corporation, Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4 and 7(a) of Table A thereof. The Field Work was completed on November 15 2019.

Will Plotner Jr. 11/15/19
N.M.R.P.S. No. 14271 Date

Revisions: 11/15/2019 - Original

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, 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; 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 not 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.

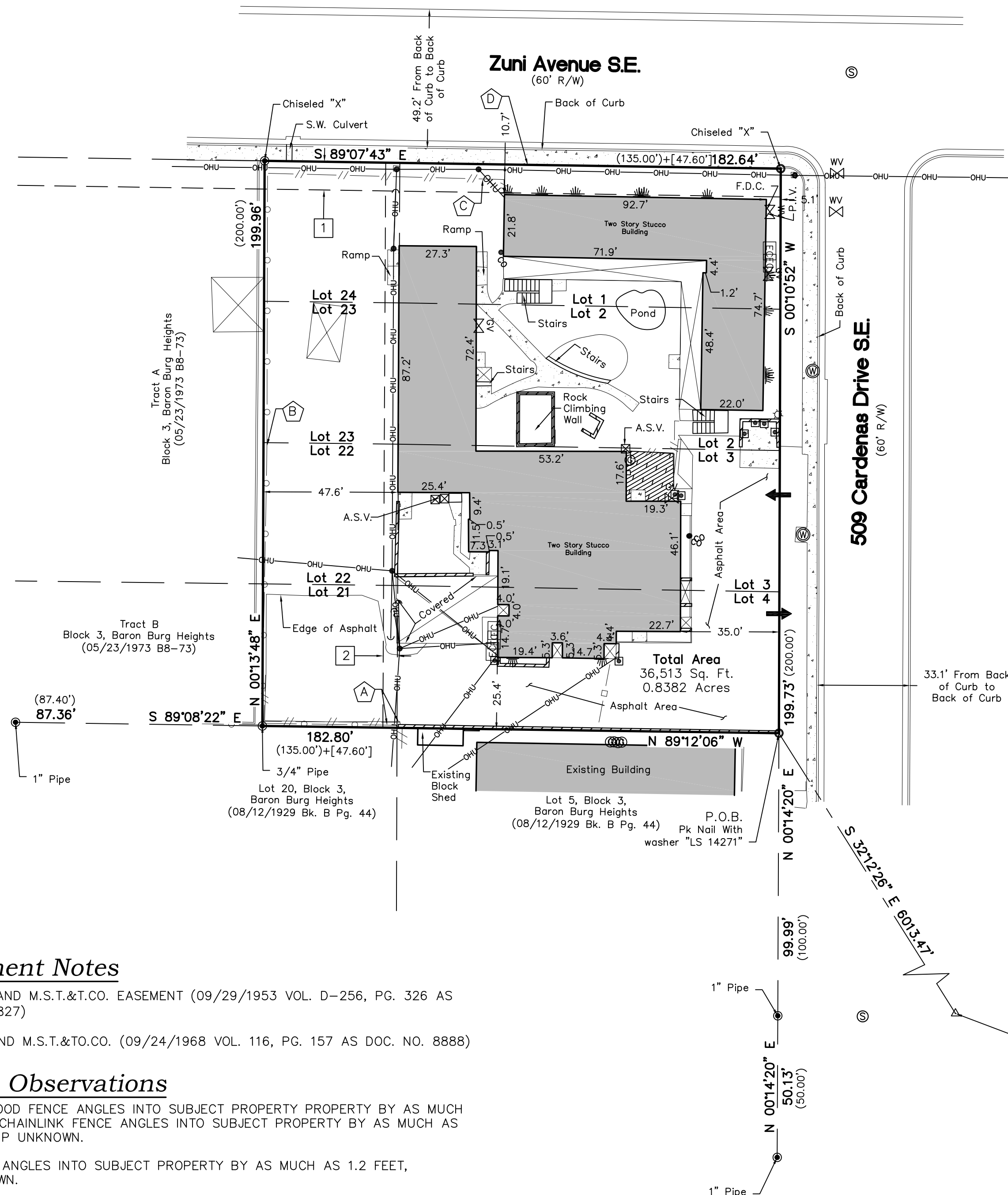
Will Plotner Jr. 11/15/19
N.M.R.P.S. No. 14271 Date

CSI-CARTESIAN SURVEYS INC.

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



**Boundary Survey
and
ALTA/NSPS Land Title Survey
for
Lots 1, 2, 3, 4 and Portions of
Lots 21, 22, 23 and 24 of
Shirley's Subdivision, Block 3,
Baron Burg Heights Addition
City of Albuquerque
Bernalillo County, New Mexico
November 2019**



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/1929 B-44)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (05/23/1973 B8-73)
●	FOUND MONUMENT AS INDICATED
○	SET MONUMENT AS INDICATED
⊠	COVERED AREA
▤	CONCRETE
▨	WOOD DECK
▩	BLOCK WALL
—//—	WOOD FENCE
—○—	CHAINLINK FENCE
□	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⤴	ANCHOR
☆	LIGHT POLE
⊙	ELECTRIC METER
⊞	ELECTRIC CABINET
⊕	GAS METER
⊗	GAS VALVE (NO METER)
⊖	WATER METER
⌒	ROOF DRAIN
⊙	SANITARY SEWER MANHOLE
•	SAS CLEANOUT
⊞	IRRIGATION BOX
FDC	FIRE DEPARTMENT CONNECTION
PIV	POST INDICATOR VALVE
ASV	ANTI-SIPHON VALVE
↕	CURB CUT/INDICATION OF ACCESS TO ROADWAY

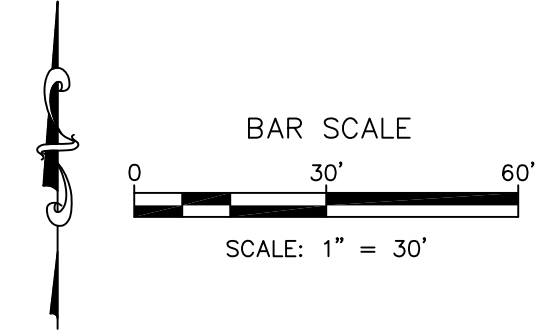
Easement Notes

- (11) 1 10' P.N.M. AND M.S.T.&T.CO. EASEMENT (09/29/1953 VOL. D-256, PG. 326 AS DOC. NO. 1827)
- (12) 2 5' P.N.M. AND M.S.T.&T.CO. (09/24/1968 VOL. 116, PG. 157 AS DOC. NO. 8888)

Surveyor's Observations

- (A) DOUBLE FENCES WOOD FENCE ANGLES INTO SUBJECT PROPERTY PROPERTY BY AS MUCH AS 1.9 FEET, AND CHAINLINK FENCE ANGLES INTO SUBJECT PROPERTY BY AS MUCH AS 0.8 FEET OWNERSHIP UNKNOWN.
- (B) CHAINLINK FENCE ANGLES INTO SUBJECT PROPERTY BY AS MUCH AS 1.2 FEET, OWNERSHIP UNKNOWN.
- (C) WOOD FENCE ANGLES INTO SUBJECT PROPERTY BY AS MUCH AS 5.3 FEET.
- (D) SIDEWALK IS INTO SUBJECT PROPERTY BY AS MUCH AS 0.12 FEET.

ACS Monument "G-2"
NAD 1983 CENTRAL ZONE
X=1544945.855*
Y=1476630.47 *
Z=5337.43 *(NAVD 1988)
G-G=0.999659019
Mapping Angle=-0°10'59.70"
* U.S. SURVEY FEET



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

