

NORTH HIGHWAY NO 14

## 20 + VACANT LAND ACRES IN 2 Adjoining PARCELS

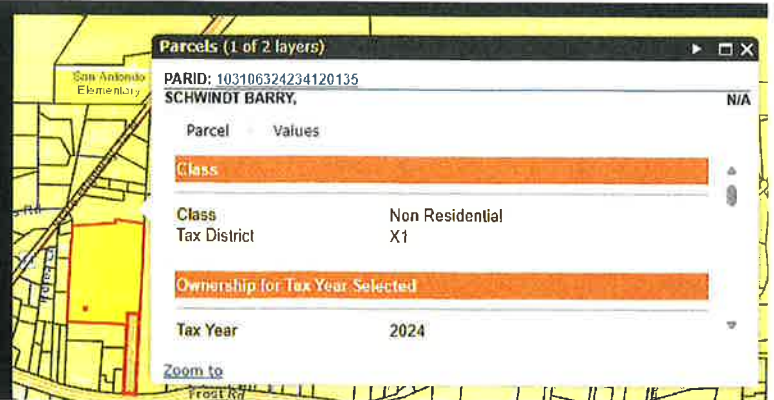
Frost Road and North Highway 14

Can be serviced  
by Entranosa  
Water Company

COUNT FIRE STATION

FROST RD

- Zoned M-1 but can easily be changed to almost any use you need!
- Has Direct Access Off of Frost Road
- Is Adjacent to Bernalillo County Fire Station
- Lots of Mature pinion and Pine Trees
- IDEAL for Mobile Home or Mfg Home Park or RV Parki
- Listed at \$700,000.00 with MOTIVATED SELLER!



COLDWELL BANKER  
LEGACY

(505) 228-3338

**ED Wray**

Broker/ REALTOR®

**(505) 228-3338**

edwrayrealestate@gmail.com

# BOUNDARY SURVEY PLAT

TRACT H, LANDS OF LEON H. HARMS &  
 POR. OF S.H.C. 3003, S.H.C. 5048 & LOT 24  
 SECTION 19, T. 11 N., R. 6 E., N.M.P.M.  
 BERNALILLO COUNTY, NEW MEXICO  
 FEBURARY 2003

## LEGAL DESCRIPTION- TRACT H

A tract of land, said tract of land being a portion of Small Holding Claim No. 5025, Tract 1, Section 19, Township 11 North, Range 6 East, N.M.P.M., Bernalillo County, New Mexico. Said tract of land being shown and designated as Tract H on an Assessment Map showing Lands of LEON H. HARMS filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 22, 1906. More particularly described by metes and bounds as follows:  
 BEGINNING at the Southeast corner of said Small Holding Claim No. 5025, Tract 1 and the Southeast corner of said Tract H; THENCE, S. 71°22'26" W., a distance of 152.03 feet to a point on the Easterly right-of-way line of State Road No. 14; THENCE, N. 39°30'06" E., along said easterly right-of-way line, a distance of 174.73 feet; THENCE, S. 22°25'46" E., a distance of 94.64 feet to the point of beginning. Containing 0.1658 acre, more or less.

## LEGAL DESCRIPTION- PARCEL 1

A tract of land situated in Section 19, Township 11 North, Range 6 East, N.M.P.M., Bernalillo County, New Mexico, comprising a portion of S.H.C. No. 5048, Tr. 1, S.H.C. No. 3003 and Lot No. 24 and being more particularly described by metes and bounds as follows:  
 BEGINNING at the Southwest corner of the tract, whence the Southwest corner (No. 4) of said S.H.C. No. 5025, Tr. 1, bears S02°29'40" W., 323.44 feet distant; Thence N 02°25'02" E., 910.19 feet along the west boundary of S.H.C. 5048, Tr. 1 to the northwest corner of the tract; Thence N 02°22'47" E., 121.05 feet to a corner on the north boundary line of the tract; Thence N 88°42'48" E., 295.51 feet to a corner on the north boundary line of the tract; Thence N02°20'34" E., 33.23 feet to a corner of the north boundary line of the tract; Thence S84°37'44" E., 322.65 feet to the Northeast corner of the tract; Thence S02°38'56" W., 156.00 feet to the Southeast corner of the tract; Thence N88°38'55" W., 156.00 feet to a corner on the south boundary line of the tract; Thence S01°53'19" W., 116.38 feet to a corner on the south boundary line of the tract; Thence S80°52'26" W., 628.46 feet to the point of beginning. Containing 17.5890 acres, more or less.

## LEGAL DESCRIPTION- PARCEL 2

A tract of land situated in Section 19, Township 11 North, Range 6 East, N.M.P.M., Bernalillo County, New Mexico, comprising a portion of Small Holding Claim No. 3003, and being more particularly described by metes and bounds as follows:  
 BEGINNING at the Northwest corner of the tract, a point on the west S.H.C. No. 3003, whence the southeast corner (No. 3) of S.H.C. 5048, Tr. 1 (a USBLM Brass Cap) bears S15°49'29" W., 485.07 feet distant; Thence S88°38'55" E., 156.00 feet to the Northeast corner of the tract; Thence S02°21'42" W., 953.28 feet to the Southeast corner of the tract, a point on the northerly R.O.W. line of New Mexico Highway 44 (Frost Road); Thence thence along the northerly R.O.W. line of New Mexico Highway 44 (Frost Road), along a curve to the right having a radius of 1835.00 feet, a Delta angle of 4°37'03", an arc length of 147.88 feet, and a chord bearing N89°59'17" W., 147.84 feet to the southwest corner of the tract; Thence N01°45'12" E., 508.85 feet to a point on the west line of the tract; Thence N02°01'47" E., 331.40 feet to a point on the west line of the tract; Thence N01°53'19" E., 116.38 feet to the northwest corner and point of beginning. Containing 3.3428, more or less.

## NOTES

1. Basis of bearings for the Boundary Survey Plat of a Portion of S.H.C. 5048, Tract 1, filed December 12, 2000 in Book 20005, Page 162.
2. Bearings and distances in ( ) parentheses per Warranty Deed dated Sept. 10, 1992, Bk. 92-21, Pg. 3939-3940.
3. Proportions are further identified by the following UPC No.'s:  
 Tract H = 1-031-063-200-395-20156  
 Parcel 2 = 1-031-063-294-273-10101  
 Parcel 1 = 1-031-063-242-341-20135
4. Property is zoned M-1
5. Documents used:  
 a. said Boundary Survey Plat of a Portion of S.H.C. 5048, Tr. 1 filed December 12, 2000 in Book 20005, Page 162.  
 b. said Plat showing Small Holding Claims in Sections 19, 20, 29 & 30, T. 11 N., R. 6 E., dated August 30, 1919.  
 c. Warranty Deed filed Sept. 10, 1992, Bk. 92-21, Pg. 3939-3940.

| CURVE | RADIUS   | CHORD   | CHORD BEARING | CHORD LENGTH |
|-------|----------|---------|---------------|--------------|
| 1     | 1835.00' | 147.88' | N89°59'17" W. | 147.84'      |
| 2     | 1835.00' | 147.88' | N89°59'17" W. | 147.84'      |

## SURVEYOR'S CERTIFICATE

I, GARY E. GRITSKO, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION. THAT I AM RESPONSIBLE FOR THIS SURVEY. THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT. THIS IS A SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

*Gary E. Gritsko*  
 GARY E. GRITSKO, 00000

Feb 28 2003

DATE

SOUTHWEST SURVEYING CO., INC.

333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87102

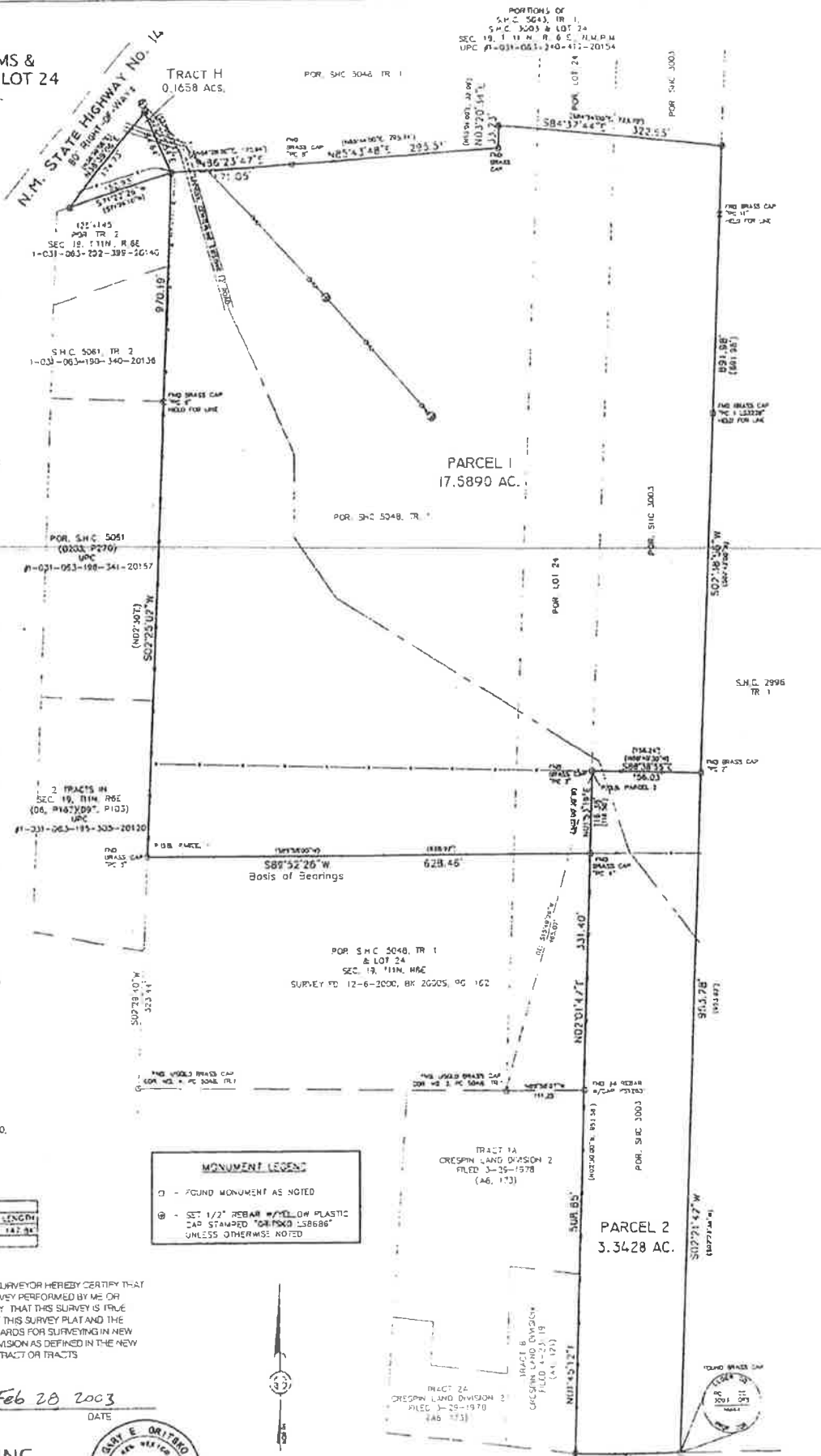
PHONE: (505) 998-0303  
 FAX: (505) 998-0306



PROJECT NO. 03020005  
 DRAWN BY: GJ/PCB  
 DATE: APR. 23, 2002  
 CHECKED BY: GJ/PCB



FROST ROAD  
 150' RIGHT-OF-WAY





Ed Wray <edwrayrealestate@gmail.com>

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**FW: Frost Rd properties Estimate**

2 messages

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**JoAnn Roybal** <jroybal@entranosawater.com>  
Reply-To: jroybal@entranosawater.com  
To: edwrayrealestate@gmail.com

Thu, Sep 16, 2021 at 10:35 AM

Here you go Mr. Wray.....

Thank you,

**JoAnn Roybal**

**Membership Specialist**

[jroybal@entranosawater.com](mailto:jroybal@entranosawater.com)

**505-281-8700**

**1330 State Highway 333**

**Tijeras, NM 87059**

[www.entranosawater.com](http://www.entranosawater.com)



**From:** JoAnn Roybal <jroybal@entranosawater.com>  
**Sent:** Friday, July 02, 2021 1:00 PM  
**To:** 'edwrayrealestate@gmail.com' <edwrayrealestate@gmail.com>  
**Subject:** Frost Rd properties Estimate

Good afternoon,

I just received the estimate you requested for the above property. The following are the estimated charges to connect to the Entranosa System:

POR SCH 3003 N OF FROST RD SEC 19, T11N, R6E – THIS IS THE LONG 3 ACRE PROPERTY WHICH CAN BE SERVICED OFF OF FROST RD

Meter Fee:

¾" Meter = \$1,575.00 + tax

1" Meter = \$2,125.00 + tax (this size is recommended if the yard line from the meter to the home will exceed 300')

Membership Fee:

\$6,500.00 no tax (this fee can be financed through Entranosa with \$1,000.00 down and the balance to be paid over 60 months at 8% interest)

TR 1, HC NO 5048, TR IN SHC NO 3003 & TR 24 SECTION 19, T11N, R6E – THIS IS THE LARGE SQUARE 17.88 ACRE PROPERTY – WE CANNOT SERVICE THIS PROPERTY

TR H, SEC 19, T11N, R6E – THIS IS THE SMALL TRIANGLE PROPERTY FACING NORTH 14 – WE CANNOT SERVICE THIS PROPERTY

**\*\*PLEASE NOTE - Monthly Meter Base Fees (Administrative Fees) start when the meter installation is complete.**

This Estimate is valid for 30 days from the date you receive it so please let me know if you have any questions.

Thank you and have a good day.

Thank you,

**JoAnn Roybal**

**Membership Specialist**

**[jroybal@entranosawater.com](mailto:jroybal@entranosawater.com)**

**505-281-8700**

**1330 State Highway 333**

**Tijeras, NM 87059**

**[www.entranosawater.com](http://www.entranosawater.com)**

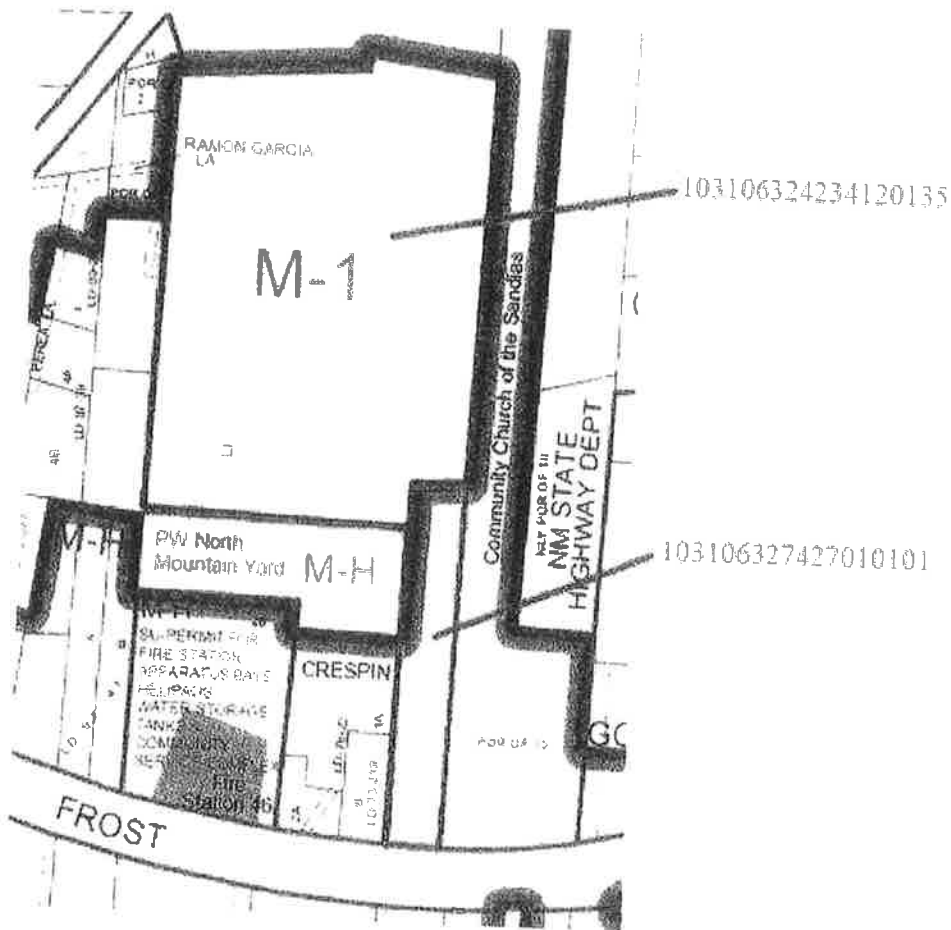
be addressed.

If you have any questions, let me know.

Thank you,

Dave Lorenzo

(505) 301-6917





Ed Wray <edwrayrealestate@gmail.com>

## Proposed Private Access and Utility Easement off Frost Rd (Zone Atlas Page D-31

1 message

David Lorenzo <daloreenzo@bernco.gov>

Fri, May 14, 2021 at 4:46 PM

To: Ed Wray <edwrayrealestate@gmail.com>

Cc: Kevin Grovet <kgrovet@bernco.gov>, "Diego A. Gomez" <dagomez@bernco.gov>

Ed,

Triangle Partnership wants to grant an access and utility easement from Parcel 2, UPC number, 103106327427010101, to Parcel 1, UPC number, 103106324234120135 to access Frost Road.

The required easement width is 50 feet in width. The required road improvements would be:

- The road width is 24 feet with bar ditches on both sides of the road or wider depending on the type of development and the amount of traffic that will be generated.
- 12 inches of subgrade prep, compacted to 95%
- 6 inches of base course, compacted to 95%
- at the intersection of the private road and Frost Rd, an asphalt apron with 25 foot radius will need to be constructed.
- A culvert pipe may be needed to allow storm water run-off to drain in the bar ditch, if a bar ditch exists.
- If the owners wish to pave the private road 3 inches of asphalt would be required on top of the base course and compacted to 95%
- The private access and utility easement would also have to be named.

My supervisor's comments are attached below:

Several important aspects of this request need to be addressed. The first is that Parcel 1 is zoned M-1, which allows for some fairly intense uses, thus any granted access has to be mindful of potential large volumes of traffic. The access should attempt to use existing access points to Frost Road and a new access will need O&M's approval as well as some form of intersection evaluation. This would be considered a road and would need to be named.

FOR ACCESS COMING OFF NORTH 14 – through the triangle shaped parcel owned by Triangle Partnership. Using the Boundary Survey which shows the triangle shaped parcel's SE corner and Parcel 1's NW corner as touching each other. The following would be needed:

- Obtain an access easement from NMDOT to access North 14.
- Obtain an access and utility easement from the property to the north of Parcel 1.
- The same road improvements, shown above, would be required.
- The road would also need to be named.

Prior to BCPWD granting the access easement, we would like to schedule a meeting with you and the owners to find out what they are proposing for this site. Based on the development, there may be additional requirement that would need to