



Supplemental Form (SF)

SUBDIVISION

Major subdivision action _____
 Minor subdivision action _____
 Vacation
 Variance (Non-Zoning) _____

SITE DEVELOPMENT PLAN

for Subdivision _____
 for Building Permit _____
 Administrative Amendment (AA) _____
 Administrative Approval (DRT, URT, etc.) _____
 Master Development Plan _____
 Cert. of Appropriateness (LUCC) _____

STORM DRAINAGE (Form D)

Storm Drainage Cost Allocation Plan _____

ZONING & PLANNING

Annexation _____
 Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans) _____
 Adoption of Rank 2 or 3 Plan or similar _____
 Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations _____
 Street Name Change (Local & Collector) _____

APPEAL / PROTEST of...

Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other _____

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE: _____ ZIP: _____ E-MAIL: _____
 APPLICANT: Mountain West Lodging PHONE: 505-250-4675
 ADDRESS: 5400 San Antonio Dr NE FAX: 505-830-4439
 CITY: Albuquerque STATE: NM ZIP: 87109 E-MAIL: truemind16@gmail.com
 Proprietary interest in site: Owner List all owners: Mountain West Lodging

DESCRIPTION OF REQUEST: Vacation and establishment of public drainage easement on private prop
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes No

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No: Tract A-3-A Block: _____ Unt: _____
 Subdiv/Addr/TBKA: J Group Addition
 Existing Zoning: SU-1 For C-1 Hotel Proposed zoning: SU-1 For C-1 Hotel MRGCD Map No: _____
 Zone Atlas (pages): E-18 UPC Code: 101 806 222 448 20135

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj. App. DRB, AX, Z, V, S, etc.):
Proj # 1000216 Appl. # 16 EPC-40054

CASE INFORMATION:

Within city limits? Yes No Within 1000FT of a landfill? Yes
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 1.97
 LOCATION OF PROPERTY BY STREETS. On or Near: San Antonio
 Between: E-25 and San Pedro NE
 Check if project was previously reviewed by: Sketch Plat Panel or Pre-application Review Team (PRT) Review Date: _____

SIGNATURE: _____ DATE: Aug 7, 2017
 (Print Name): Vinodh Perumal Applicant: Agent:

FOR OFFICIAL USE ONLY

- INTERNAL ROUTING
- All checklists are complete
- All fees have been collected
- All case #s are assigned
- AGIS copy has been sent
- Case history #s are listed
- Site is within 1000ft of a landfill
- F.H.D.P. density bonus
- F.H.D.P. fee rebate

Application case numbers

1 DRB 70215

Action
VPE
ADV
CMF

SF

Fees

\$ 45.00
 \$ 25.00
 \$ 20.00
 \$ _____
 \$ _____
 Total
 \$ 140.00

Hearing date

8-8-17
 Staff signature & Date

Project # 1000216

Revised: 11/2014

September 13, 2017
~~August 16, 2017~~

FORM V: SUBDIVISION VARIANCES & VACATIONS

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE)
 - Application for Minor Plat on FORM S-3, including those submittal requirements. 24 copies
 - Letter briefly describing and explaining the request, compliance with the Development Process Manual, and all improvements to be waived
 - Notice on the proposed Plat that there are conditions to subsequent subdivision (refer to DPM)
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.
- VACATION OF PUBLIC EASEMENT (DRB27)**
- VACATION OF PUBLIC RIGHT-OF-WAY (DRB28)**
 - The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) 24 copies. (Not required for City owned public right-of-way)
 - Drawing showing the easement or right-of-way to be vacated etc. (not to exceed 8.5" by 11") 24 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining and justifying the request
 - Office of Community & Neighborhood Coordination inquiry response, notifying letter certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year it will expire
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.
- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application

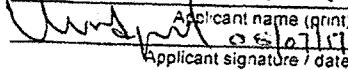
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.
- SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM STANDARDS (DRB25)**
 - Scale drawing showing the location of the proposed variance or waiver (not to exceed 8.5" by 14") 24 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining and justifying the variance
 - Office of Community & Neighborhood Coordination inquiry response notifying letter certified mail receipts
 - Sign Posting Agreement
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.
- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing explaining and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.
- VACATION OF PRIVATE EASEMENT (DRB26)**
- VACATION OF RECORDED PLAT (DRB29)**
 - The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") 6 copies
 - Scale drawing showing the easement to be vacated (8.5" by 11") 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter/documents briefly describing explaining and justifying the vacation 6 copies
 - Letter of authorization from the grantors and the beneficiaries (private easement only)
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year it will expire.
DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions

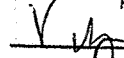
Vinodh Perumal
 Applicant name (print)

 Applicant signature / date



Form revised 4/07

- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
 DRB: 70215


 8-8-17
 Planner signature / date
 Project # 1000216

August 7, 2017

Jack Cloud
Chairman
Development Review Board
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

RE: ERTA to Accompany Vacation of Public Easement Tract A3A J Group Development

Dear Mr. Cloud,

Attached is a re-application for a partial vacation of an existing Public Drainage easement on private property and the dedication of additional easement area to facilitate the relocation/re-routing of a public storm drain line.

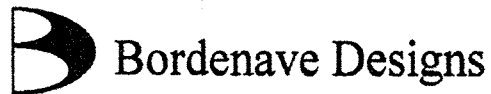
This application was previously approved on June 16, 2016 16DRB-7-162. The applicante failed to record a new plat within the year allotted to do so.

This case was heard under EPC Project #1000216 and Application#16EPC-40054. During the EPC process the easement vacation and re-alignment was presented on the drawings and approved after the public hearing.

Request that DRB handle this re-submission as a minor action.

Thank you for your consideration in this matter.

Mountain West Lodging LLC



Aug 2, 2017

Jack Cloud
Chairman
Development Review Board
City Of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

**RE: VACATION OF PUBLIC DRAINAGE EASEMENT
TRACT A3A J GROUP DEVELOPMENT**

Dear Mr. Cloud:

Bordenave Designs requests DRB approval to vacate a portion of an existing storm drain easement. The proposed vacation will allow for the addition to the existing hotel. To accomplish the vacation the underlying storm drain will be rerouted around the proposed building, discharging to the existing outfall. Should this vacation be granted, the relocation will be performed under a City Public Work Order and a replat will be completed within one year. A paper easement for the proposed line will be prepared and filed with the County Clerk prior to approval for construction.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,


Jean J. (Jake) Bordenave, PE & PS

cc:

Fred Aiken
P.O. Box 90181
Alb, NM 87199

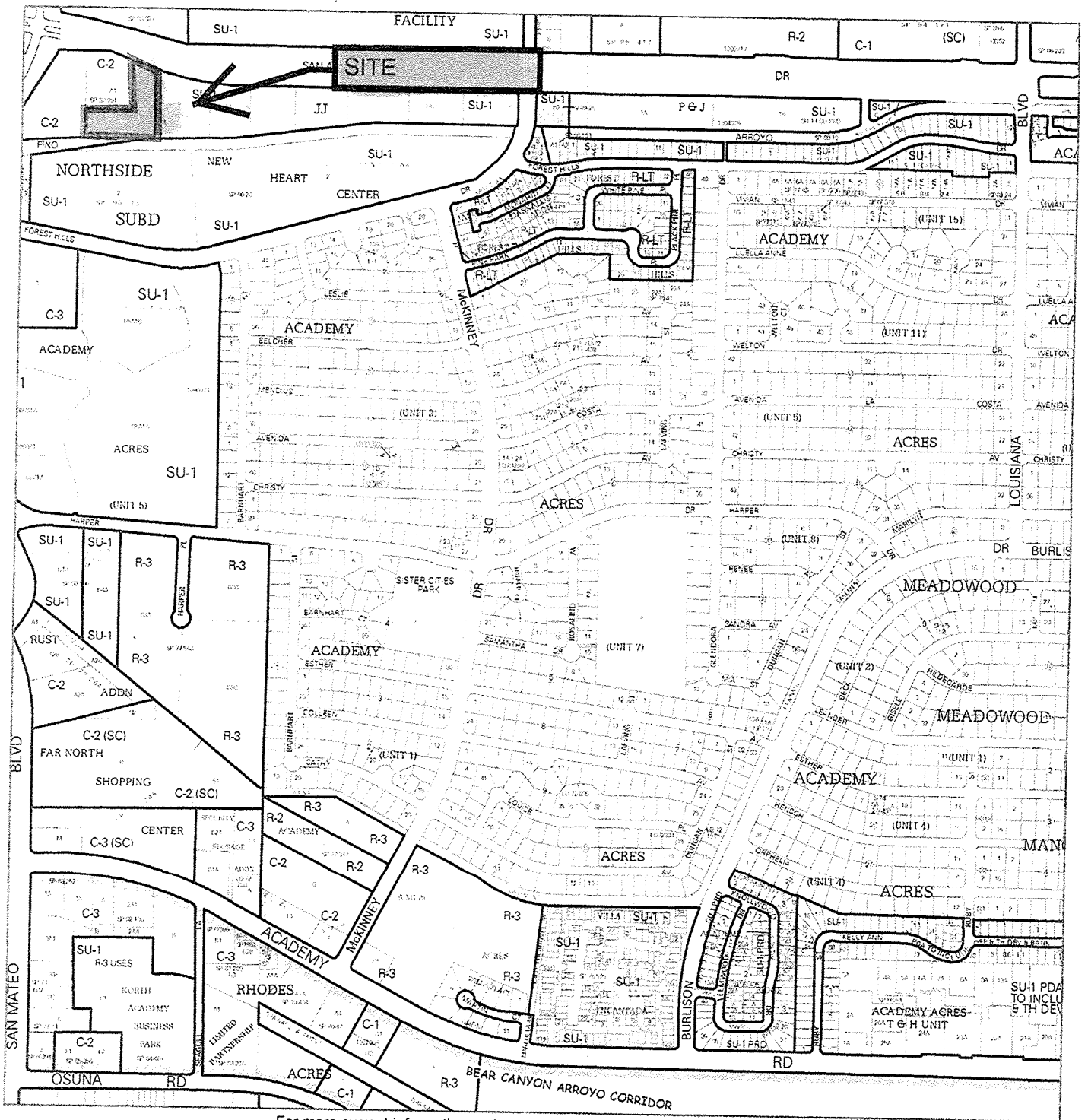
Irene Minke
PO Box 90181
Alb, NM 87199

Robert G. Stetson
7112-154 Pan American Frwy. NE
Alb, NM 87109

Clayton Wallers
7112-201 Pan American Frwy. NE
Alb, NM 87109

Enclosures

P.O. Box 91194
Albuquerque, NM 87199-1194
Phone (505)823-1344 Fax (505)821-9105 Cell 480-6812
Email jakebordenave@mindspring.com



For more current information and more details visit: <http://www.cabq.gov/gis>

AGIS
Albuquerque Geographic Information System

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-18-Z

Selected Symbols

SECTOR PLANS	Escarpment
Design Overlay Zones	2 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon.	

0 750 1500 Feet

Map amended through: 2/4/2010



DEVELOPER INQUIRY SHEET

To obtain NA/HOA Contact Information for Application Submittal to the Planning Department.

The Office of Neighborhood Coordination (ONC) located in Room 440 (4th floor) of the Plaza Del Sol Building, 600 Second Street NW is where you obtain neighborhood and homeowner association information for your planning submittal.

You can submit your *Developer Inquiry Sheet* in the following ways: 1) In person at the address listed above; 2) Fax it to (505) 924-3913; or 3) E-mail it with the zone map to BOTH: Stephani Winklepleck at swinklepleck@cabq.gov and Dalaina Carmona at dcarmona@cabq.gov.

ONC will need the following information BEFORE any neighborhood or homeowner association information is released you. If you have questions, please feel free to contact our office at (505) 924-3914.

Zone map and this Developer Inquiry Sheet MUST be provided with request

Please mark zone map to indicate where the property is located

Developer Inquiry is for the following (mark the one that applies):

- Cell Tower Submittal: Free-Standing Tower -OR- Concealed Tower
- EPC Submittal DRB Submittal LUCC Submittal Liquor Submittal
- AA Submittal City Project Submittal ZHE Submittal (need address/zone map # only)

Contact Name: Timothy Ott

Company Name: Mountain West Lodging

Address/Zip: 5400 San Antonio NE

Phone: 505-250-4675 Fax: 505-830-9439 E-mail: tremind11c@gmail.com

Legal Description Information

Describe the legal description of the subject site for this project below:
(i.e., Lot A, Block A, of the XYZ Subdivision)

TRACT A-3-A J-GROUP ADDITION

Located On SAN ANTONIO
street name (ex. - 123 Main St. NW) or other identifying landmark

Between INTERSTATE 25 and
street name or other identifying landmark

SAN PEDRO
street name or other identifying landmark

The site is located on the following zone atlas page (E18).



Abigail Armendariz <truemindllc@gmail.com>

Neighborhood Association Contact List - Vacation of Public Drainage Easement

2 messages

Quevedo, Vicente M. <vquevedo@cabq.gov>
To: "truemindllc@gmail.com" <truemindllc@gmail.com>

Wed, Aug 2, 2017 at 12:37 PM

Tim,

Good afternoon. See affected Neighborhood Association Contacts as requested. Thank you.

ACADEMY ACRES NORTH N.A. (AAN) "R"
District: 4

Council

*Fred Aiken e-mail: faaiken@aol.com
District: 4

County

P.O. Box 90181/87199 280-7638 (h)
Beat: 432/NE

Police

Irene Minke
Map #: D-E-17-19, F-18

Zone

6504 Dungan Ave. NE/87109 828-9810 (h)

Website: www.aanna.org

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison, Office of Neighborhood Coordination

City of Albuquerque – City Council

(505) 768-3332

cabq.gov/neighborhoods

Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

Quevedo, Vicente M. <vquevedo@cabq.gov>
To: "truemindllc@gmail.com" <truemindllc@gmail.com>

Wed, Aug 2, 2017 at 12:40 PM

Tim,

In reviewing the record from last year, it appears that (while not required) that the Albuquerque Meadows Residents Association was also contacted. Im including the current contacts for that association as well below. Thank you.

ALBUQUERQUE MEADOWS RESIDENT'S ASSN. (AMR) "R"
District: 4

Council

*Clayton Wallers e-mail: meadowspresident@yahoo.com
District: 4

County

7112-201 Pan American Frwy. NE/87109 602-882-0999 (c)
433/NE

Police Beat:

Robert Stetson e-mail: stetson414@gmail.com
D-17-18, E-18

Zone Map #:

7112-154 Pan American Frwy. NE/87109 440-7701 (c)

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison, Office of Neighborhood Coordination

City of Albuquerque – City Council

(505) 768-3332

cabq.gov/neighborhoods

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distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: Quevedo, Vicente M.

Sent: Wednesday, August 02, 2017 12:38 PM

To: 'truemindllc@gmail.com' <truemindllc@gmail.com>

Subject: Neighborhood Association Contact List - Vacation of Public Drainage Easement

[Quoted text hidden]

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Robert G. Stetson
 7112-154 Pan American
 Frwy. NE
 Albuquerque, NM 87109



9590 9402 2688 6351 7010 34

2. Art

7015 1520 0000 6042 8599

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature] Agent
 Addressee

B. Received by (Printed Name)

RG. Stetson

C. Date of Delivery

8-4-17

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Clayton Walkers
 7112-154 Pan American Frwy. NE
 Albuquerque, NM 87109



9590 9402 2688 6351 7010 27

2

7015 1520 0000 6042 6687

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Handwritten Signature] Agent
 Addressee

B. Received by (Printed Name)

Clayton Walkers

C. Date of Delivery

8-4-17

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

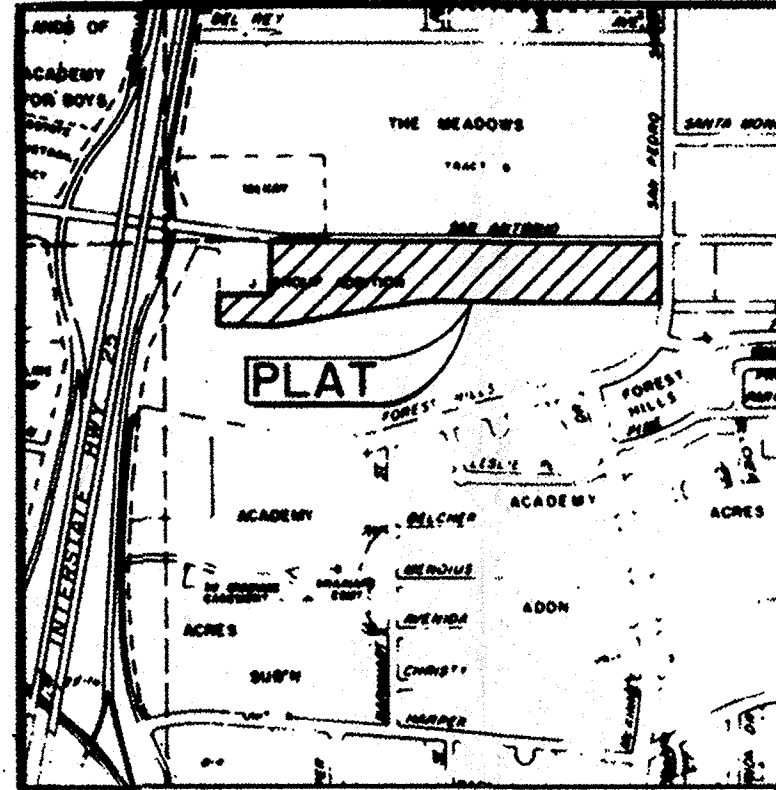
3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

C39-160



LOCATION MAP
 ZONE ATLAS MAP No. E-18
 SCALE: 1" = 1000'

- NOTES:
- BEARINGS SHOWN HEREON ARE NEW MEXICO STATE PLANE GRID BEARINGS AND DISTANCES ARE GROUND DISTANCE.
 - BEARINGS AND DISTANCES IN PARENTHESIS ARE AS SHOWN ON PREVIOUSLY RECORDED PLATS.
 - ALL BOUNDARY CORNERS FOUND DURING THIS SURVEY ARE AS INDICATED HEREON. NO OTHER CORNERS WERE SET FOR THIS PLAT.
 - THE PURPOSE OF THIS PLAT IS TO GRANT EASEMENT FOR PUBLIC DRAINAGE AND TO INDICATE EXISTING VACATED EASEMENTS WITHIN TRACT A-2.
 - THE FOLLOWING EASEMENT WAS GRANTED BY THE REPLAT OF TRACT A, J GROUP ADDITION, FILED 11/25/87: "A PRIVATE, NON-EXCLUSIVE INGRESS EGRESS EASEMENT ACROSS TRACT A-2 TO TRACT A-1 FROM A POINT ON THE NORTH PROPERTY LINE OF TRACT A-2, 200 FEET EAST OF THE NORTHEAST CORNER OF TRACT A-1, WITHIN THE PUBLIC SERVICE COMPANY EASEMENT."
 - A TEMPORARY ACCESS EASEMENT CONTIGUOUS TO THE PROPERTY FOR MAINTENANCE OF THE PINO ARROYO AS GRANTED BY THE REPLAT OF TRACT A FILED 11/25/87 TO BE VACATED BY THIS PLAT AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE UPON COMPLETION OF THE CONCRETE LINING OF THE PINO ARROYO.

DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND SITUATE WITHIN PROJECTED SECTION 25, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., IN THE ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT "A-2", J GROUP ADDITION, AS SHOWN ON THE REPLAT OF TRACT A, J GROUP ADDITION FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON NOVEMBER 25, 1987 IN PLAT BOOK C35, PAGE 48 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING THE SOUTHWEST CORNER OF SAID TRACT A-2, FROM WHENCE THE NMSHC BRASS CAP MONUMENT "STA. 1-25-14" BEARS N 02°23'11" W, 1,743.80 FEET DISTANCE; THENCE, FROM SAID POINT OF BEGINNING, N 00°26'00" E, 149.61 FEET ALONG THE WEST LINE OF SAID TRACT "A-2" TO A POINT COMMON TO THE SOUTHWEST CORNER OF TRACT A-1, J GROUP ADDITION; THENCE, S 89°29'36" E, 250.00 FEET ALONG THE SOUTH LINE OF SAID TRACT A-1 TO A POINT COMMON TO THE SOUTHWEST CORNER OF SAID TRACT A-1; THENCE, N 00°26'00" E, 311.60 FEET ALONG THE EAST LINE OF SAID TRACT A-1 TO A POINT COMMON TO THE NORTHEAST CORNER OF TRACT A-1 AND THE NORTH LINE OF SAID TRACT A-2; THENCE, S 89°37'00" E, 2,045.63 FEET ALONG THE NORTH LINE OF SAID TRACT A-2 AND THE NORTH LINE OF SAID SECTION 25 TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY, 39.27 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY; THENCE, S 00°23'00" W, 324.35 FEET ALONG THE EAST LINE OF SAID TRACT A-2 BEING COMMON TO THE WEST LINE OF SAN PEDRO DRIVE NE TO THE SOUTHWEST CORNER OF SAID TRACT A-2; THENCE, N 89°36'31" W, 1,284.54 FEET ALONG THE SOUTH LINE OF SAID TRACT A-2 TO A POINT; THENCE, S 81°19'54" W, 713.36 FEET ALONG THE SAID SOUTH LINE OF TRACT A-2 TO A POINT; THENCE, N 89°29'36" W, 332.00 FEET CONTINUING ALONG THE SAID SOUTH LINE OF TRACT A-2 TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, CONTAINING 18.5762 ACRES, MORE OR LESS.

FREE CONSENT & DEDICATION STATEMENT

THE PLAT AS SHOWN HEREON IS WITH THE FREE CONSENT OF, AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF, AND SAID OWNERS AND/OR PROPRIETORS DO HEREBY GRANT ALL UTILITY EASEMENTS SHOWN HEREON BY DASHED LINES, INCLUDING THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO TRIM INTERFERING TREES, AND DO GRANT TO THE CITY OF ALBUQUERQUE ALL SANITARY SEWER, WATERLINE, AND DRAINAGE EASEMENTS AS SHOWN HEREON. THE UNDERSIGNED OWNERS AND/OR PROPRIETORS DO HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT WE ARE AUTHORIZED TO SO ACT.

OWNER:

R. Joy Cotruzzola
 R. JOY COTRUZZOLA

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF March, 1989 BY R. JOY COTRUZZOLA.

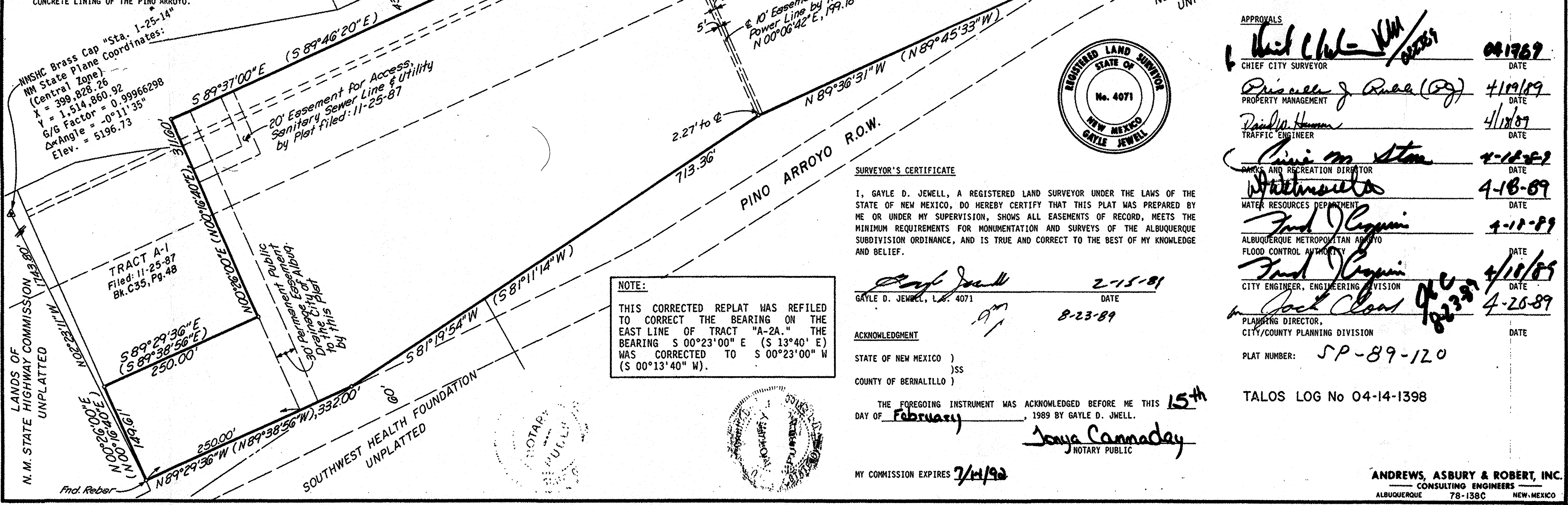
Sherry J. Wood
 SHERRY J. WOOD
 NOTARY PUBLIC

MY COMMISSION EXPIRES May 2, 1990

STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 This instrument was filed for record of
 AUG 25 1989
 County Clerk & Recorder
 Deputy Clerk

"CORRECTED"
REPLAT OF
TRACT 'A-2'
J GROUP ADDITION
 ALBUQUERQUE, NEW MEXICO
 FEBRUARY, 1989
 NOW TRACT 'A-2A'

SCALE: 1" = 100'
 100' 50' 0' 100'



NOTE:
 THIS CORRECTED REPLAT WAS REFILED TO CORRECT THE BEARING ON THE EAST LINE OF TRACT "A-2A." THE BEARING S 00°23'00" E (S 13°40' E) WAS CORRECTED TO S 00°23'00" W (S 00°13'40" W).

SURVEYOR'S CERTIFICATE
 I, GAYLE D. JEWELL, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Gayle D. Jewell
 GAYLE D. JEWELL, L.S. 4071
 DATE: 2-15-89

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF February, 1989 BY

Sonya Cannaday
 SONYA CANNADAY
 NOTARY PUBLIC

MY COMMISSION EXPIRES 7/1/92



APPROVALS

<i>W. L. ...</i>	04-17-89
CHIEF CITY SURVEYOR	DATE
<i>P. ...</i>	4-19-89
PROPERTY MANAGEMENT	DATE
<i>D. ...</i>	4-18-89
TRAFFIC ENGINEER	DATE
<i>C. ...</i>	4-18-89
PARKS AND RECREATION DIRECTOR	DATE
<i>W. ...</i>	4-18-89
WATER RESOURCES DEPARTMENT	DATE
<i>F. ...</i>	4-18-89
ALBUQUERQUE METROPOLITAN AREA FLOOD CONTROL AUTHORITY	DATE
<i>F. ...</i>	4-18-89
CITY ENGINEER, ENGINEERING DIVISION	DATE
<i>P. ...</i>	4-20-89
PLANNING DIRECTOR, CITY/COUNTY PLANNING DIVISION	DATE

PLAT NUMBER: SP-89-120
 TALOS LOG No 04-14-1398

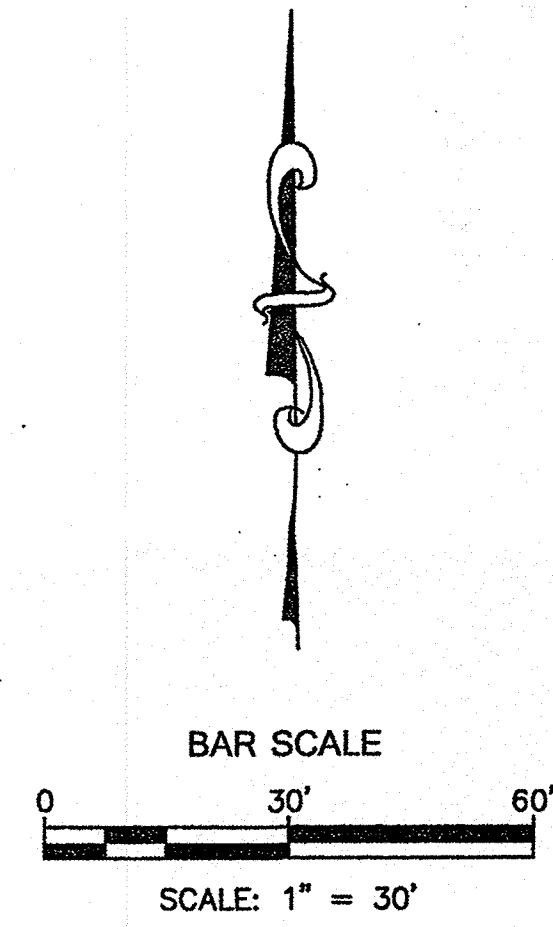
ANDREWS, ASBURY & ROBERT, INC.
 CONSULTING ENGINEERS
 ALBUQUERQUE 78-1380 NEW MEXICO

C39-160

C39-160

Easement Notes

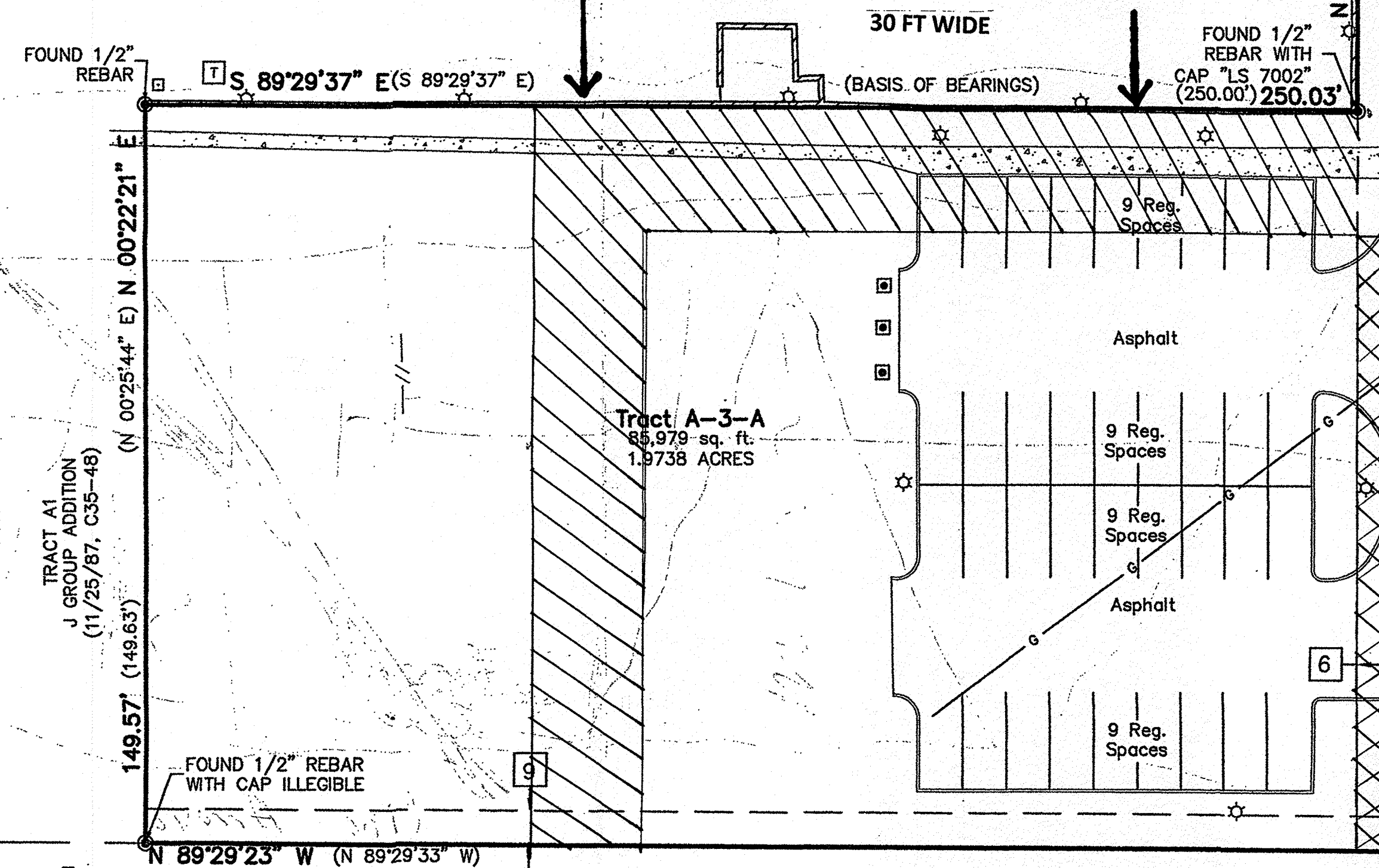
- 12 1 EXISTING 20' SAS EASEMENT (4/24/86, C3-78)
- 12 2 EXISTING 150' PNM EASEMENT (8/10/56, D359-275)
- 13 3 EXISTING 20' SAS EASEMENT (1/16/85, MISC. 192A-400)
- 14 4 EXISTING 20' SAS EASEMENT (11/25/87, C35-48)
- 14 5 EXISTING 20' ACCESS, UTILITY, AND SAS EASEMENT (11/25/87, C35-48)
- 15 6 EXISTING 30' PUBLIC DRAINAGE EASEMENT (8/25/89, C39-160)
- 16 7 EXISTING RECIPROCAL COMMON ACCESS EASEMENT (2/27/96, 96C-91)
SHOWN AS: [Pattern]
- 18 8 EXISTING WATERLINE EASEMENT (10/21/02, BK.A43, PAGE 5708)
SHOWN AS: [Pattern]
- 19 9 EXISTING 7' QWEST EASEMENT (06/27/03, BK. A59, PG.1015)
- 20 10 EXISTING ROADWAY AND SIDEWALK EASEMENT (02/12/04, BK. A72, PG. 8889)
- 21 11 EXISTING INGRESS AND EGRESS EASEMENT (09/27/04, BK. A84, PG. 5004)
SHOWN AS: [Pattern]
- 16 12 EXISTING 25' WATER AND SAS EASEMENT (2/27/96, 96C-91)



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	1462.00' (1462.00')	20.21' (20.21')	-0°47'31"	S 70°11'01" E	20.21'

LINE TABLE		
LINE	LENGTH	BEARING
L1	111.62 (111.62)	S 69°47'15" E (S 69°47'15" E)
L2	42.62 (42.62)	S 81°18'43" W (S 81°18'43" W)

PROPOSED NEW AREA OF EASEMENT TO BE DEDICATED



PROPOSED PORTION OF EASEMENT TO BE VACATED

**Boundary Survey
and
ALTA/NSPS Land Title Survey
for
Tract A-3-A
J Group Addition
City of Albuquerque
Bernalillo County, New Mexico
March 2016**

Apparent Encroachments

- A WATERLINE AND SANITARY SEWER LINE ANGLES INTO 150' PNM EASEMENT, SEE DOCUMENT FILED 12/16/98, BK. 9820, PG.153.
- B SIGN INTO 150' PNM EASEMENT, BY AS MUCH AS 77.5 FEET, SEE DOCUMENT NO. 2003169011, 09/16/03.
- C METAL FENCE IS INTO LOT 1, JJ SUBDIVISION BY ±1.5', SEE ENCROACHMENT AGREEMENT 09/27/04, BK.A84, PG. 5004.
- D SIDEWALK ENCROACHES INTO LOT 1, JJ SUBDIVISION, SEE ENCROACHMENT AGREEMENT 09/27/04, BK.A84, PG. 5004.

Legend

N 90°00'00" E (N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES RECORD BEARINGS AND DISTANCES (2/26/1996, BK. 98-C, PG. 91)	A/C	A/C UNIT
○	FOUND MONUMENT AS INDICATED	WV	WATER VALVE
○	SET BATHY MARKER "LS 14271" UNLESS OTHERWISE NOTED	WM	WATER METER
⊗	COVERED AREA	FD	FIRE HYDRANT
⊗	CONCRETE	FP	FLAGPOLE
▨	BLOCK WALL	SM	SANITARY SEWER MANHOLE
▨	METAL FENCE	SDI	STORM DRAIN INLET
▨	WOOD FENCE	S	SIGN
▨	UTILITY PEDESTAL	CC	CURB CUT/INDICATION OF ACCESS TO ROADWAY
▨	BOLLARD	UGG	UNDERGROUND GAS LINE
—OHU—	OVERHEAD UTILITY LINE	UGS	UNDERGROUND SEWER LINE
•	UTILITY POLE	SMH	STORM DRAIN MANHOLE
☆	LIGHT POLE	OR HC	HANDICAP SPACES
T	TRANSFORMER	E	UNDERGROUND ELECTRIC LINE
		SD	UNDERGROUND STORM DRAIN LINE

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