DRB CASE ACTION LOG
(Preliminary/Final)

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

DRB Application No.: 11DRB-70004 Project # 1003102
Project Name: LANDS OF FERRARI-KSCUIBLL-AUMER
Agent: BOHANNAN HUSTON Phone No.:

Your request was approved on 4-27-11 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- ☐ **TRANSPORTATION**:
- ☐ **ABCWUA**:
- ☐ **CITY ENGINEER / AMAFCA**:
- ☐ **PARKS / CIP**:
- ☑ **PLANNING (Last to sign)**: - 15 day appeal period; after, then record

☑ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE**: _____
-Tax printout from the County Assessor.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☑ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 27, 2011

Project# 1003102
11DRB-70079 VACATION OF PUBLIC UTILITY EASEMENT
11DRB-70080 VACATION OF PRIVATE ACCESS EASEMENT
11DRB-70094 MINOR - PRELIMINARY/ FINAL PLAT APPROVAL

BOHANNON HUSTON INC agent(s) for LA VIDA LLENA request(s) the referenced/ above action(s) for all or a portion of Lot(s) 12-A, **LANDS OF FERRARI-ESQUIBEL-PALMER** zoned SU-1/ RETIREMENT CTR, located on the southwest corner of the intersection of LAGRIMA DE ORO NE and JUAN TABO BLVD NE, north of MONTGOMERY BLVD NE containing approximately 1.9089 acre(s). (F-21) approximately 0.2 acre. (C-20)

At the April 27, 2011 Development Review Board meeting, the preliminary/final plat was approved with final sign off delegated to The Planning department for AGIS.DXF, expiration of the 15 day appeal period and to record. The vacations were approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B) (1)(3) of the Subdivision Ordinance.

Findings

The public welfare is in no way served by retaining the way or easement;
The City of Albuquerque does not anticipate any need to utilize the existing easement for roadway purposes.

There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right. Property owners of record abutting the proposed vacation were notified by first class mail at least six days prior to the Development Review Board hearing approving the vacation and no objection regarding access or the abridgement of a substantial property right was raised.

CONDITIONS:

1. The vacated property shall be shown on a replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by May 12, 2011 in the manner described below.

Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

The date the determination in question is issued is not included in the 15-day period for filing an appeal.

If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the final appeal date referenced above if all conditions are not met (The effective date of Development Review Board approval is the hearing date plus the 15-day appeal period.) (REF: Chapter 14 Article 14 Part 7-2 (E)(3)(6) Revised Ordinance.)

Jack Cloud, DRB Chair

Cc: Bohannan Huston Inc. – 7500 Jefferson St. NE – Albuquerque, NM 87109
Cc: Deann Eaton/ La Vida Llena – 10701 Montgomery Blvd. NE – Albuquerque, NM 87111
Scott Howell
file

DRB CASE ACTION LOG
(Preliminary/Final)

This sheet *must* accompany your plat or site plan to obtain delegated signatures. Return sheet with site plan/plat once comments have been addressed.

DRB Application No.: 11DRB-70094 Project # 1003102

Project Name: LANDS OF FERRARI ESQUIBEL - ALMER

Agent: BOHANNAN HUSTON Phone No.:

Your request was approved on 4-27-11 by the **DRB with delegation of signature(s) to the following departments.**

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

- ☐ **TRANSPORTATION**:
- ☐ **ABCWUA**:
- ☐ **CITY ENGINEER / AMAFCA**:
- ☐ **PARKS / CIP**:
- ☑ **PLANNING (Last to sign)**: - 15 day appeal period; after recorded, dxf,
- ☑ **Planning must record this plat. Please submit the following items:**

-The original plat and a mylar copy for the County Clerk.
-Tax certificate from the County Treasurer.
-Recording fee (checks payable to the County Clerk). **RECORDED DATE**: _____
-Tax printout from the County Assessor.

- ☐ **3 copies of the approved site plan. Include all pages.**
- ☐ **County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- ☐ **Property Management's signature must be obtained prior to Planning Department's signature.**
- ☑ **AGIS DXF File approval required.**
- ☐ **Copy of recorded plat for Planning.**

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: April 27, 2011 Project# 1003102

Zone Atlas Page: F-21 App# 11DRB 70079
70080

Notification Radius: 193'

Cross Reference and Location: Lagrima de Oro Rd Between

Juan Tabo Blvd and Montgomery Blvd NE

Applicant: Deann Eaton La Vida Llena
10701 Montgomery Blvd NE
Alb NM 87111

Agent: Bohannan Huston, Inc
7500 Jefferson St NE
Alb NM 87109

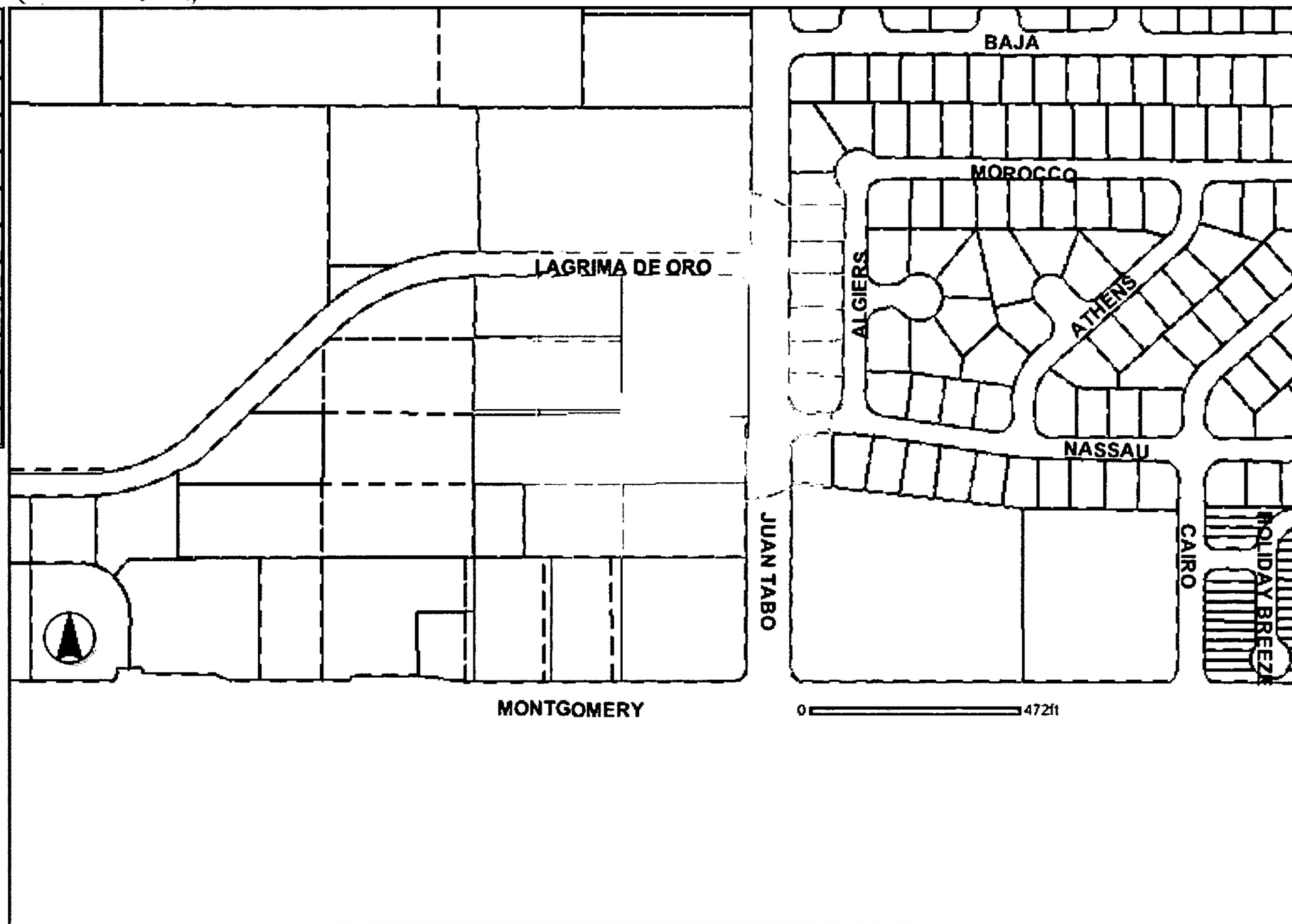
Special Instructions:

Notice must be mailed from the
City's 15 day's prior to the meeting.

Date Mailed: 4-8-11
Signature:

CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE



LAYERS

- STREETS
- BASEMAP
  - PARCELS
  - LOT NUMBERS
  - METRO ADDRESS
  - ZONING
  - OWNERSHIP
  - 2FT CONTOUR
  - ADDRESS POINTS
  - LANDUSE
  - EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
  - 2010 AIR PHOTO

Refresh Map

Auto Refresh

Help:

- Closed group, click to open.
- Open group, click to close.
- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.
- Inactive layer, click for active.
- The active layer.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OV
1	102106151408240112	LA VIDA LLENA	10501 LAGRIMA DE ORO NE	ALB
2	102106148404040137	DAK PROPERTIES LLC	10899 MONTGOMERY BLVD NE SUITE B	ALB

Buffer SEARCH REFRESH HELP MAIN PAGE CONTACT GIS TEAM

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCO	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	102106151408240000	LA VIDA LLENA	10501 LAGRIMA DE ORO NE	ALBUQUERQUE	NM	87111	V	A1A	LT 12-A PLAT OF LOT 12-A LANDS OF FERRARI-ESQUIBEL-PALMERCONT 1.9089 AC	
2	102106148404040000	DAK PROPERTIES LLC	10839 MONTGOMERY BLVD NE SUITE B	ALBUQUERQUE	NM	87111	C	A1A	LOT 22D PLAT OF LOT 22D LANDS OF FERRARI-ESQUIBEL-PALMERCONT 0.8313 AC	
3	102206101007230000	KADAS KIRK S	4601 ALGIERS DR NE	ALBUQUERQUE	NM	87111	R	A1A	* 001 B OF THE NEW HOLIDAY PARK SUBD	
4	102106148911640000	ST STEPHENS UNITED METHODIST CHURCH INC	4601 JUAN TABO BLVD NE	ALBUQUERQUE	NM	87111	C	A1A	TR SS-1 REPL OF TR SS ST STEPHENS UNITED METHODIST CHURCH CONT 4.5124 AC M/L	
5	102206101005630000	LUNA JOSE R JR ETUX	11200 NASSAU DR NE	ALBUQUERQUE	NM	87111	R	A1A	* 011 A OF THE NEW HOLIDAY PARK SUBD	
6	102206101010330000	D'ORLANDO PATRICK A & CECILIA B	4623 ALGIERS NE	ALBUQUERQUE	NM	87111	R	A1A	* 005 B OF THE NEW HOLIDAY PARK SUBD	
7	102206101009530000	HERRERA ROBERT J & PATRICIA L	4613 ALGIERS NE	ALBUQUERQUE	NM	87111	R	A1A	* 004 B OF THE NEW HOLIDAY PARK SUBD	
8	102106147608940000	CITY OF ALBUQUERQUE	PO BOX 1293	ALBUQUERQUE	NM	87103	C	A1A	*19 REPL OF LANDS OF FERRARI-ESQUIBEL-PALMER CONT 1.024 AC	
9	102206103102830000	HEIGHTS VILLAGE LLC % GOODMAN REALTY GROUP	100 SUN AVE NE SUITE 100	ALBUQUERQUE	NM	87109	C	A1A	TRACT B OF THE NEW HOLIDAY PARK SUBD	
10	102106147707440000	CITY OF ALBUQUERQUE REAL ESTATE OFFICE	PO BOX 1293	ALBUQUERQUE	NM	87103	C	A1A	S1/2 SW NE SE SE SEC 33 T11N R4E	
11	102106149405740000	SPIRIT MASTER FUNDING LLC	2701 BROADWAY BLVD NE SUITE A	ALBUQUERQUE	NM	87107	C	A1A	TRACT A PLAT OF TRACT A, LANDS OF DOUBLE RAINBOW CONT 2.2971AC	
12	102106150904040000	4425 JUAN TABO LLC & OTTO H BURGMAIER C/O PADGETT BUSINESS SERVICES	4425 JUAN TABO NE SUITE 210	ALBUQUERQUE	NM	87110	C	A1A	TR C NORTHWEST CORNER OF MONTGOMERY & JUAN TABO BL NE	
13	102206101008130000	RUTHERFORD DONALD L & JUNE A	2729 TENNESSEE ST NE	ALBUQUERQUE	NM	87110	R	A1A	* 002 B OF THE NEW HOLIDAY PARK SUBD	
14	102206101008830000	REID PAULA J	4609 ALGIERS DR NE	ALBUQUERQUE	NM	87111	R	A1A	* 003 B OF THE NEW HOLIDAY PARK SUBD	
15	102206101011830000	GONZALES CHRISTOPHER & MARIA T	4631 ALGIERS DR NE	ALBUQUERQUE	NM	87111	R	A1A	* 007 B OF THE NEW HOLIDAY PARK SUBD	
16	102206101011030000	MCFARLAND PAMELA	4627 ALGIERS DR NE	ALBUQUERQUE	NM	87111	R	A1A	* 006 B OF THE NEW HOLIDAY PARK SUBD 1 & 2	

OR CURRENT OWNER
GONZALES CHRISTOPHER & MARIA T
4631 ALGIERS DR NE
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
LA VIDA LLENA
10501 LAGRIMA DE ORO NE
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
DAK PROPERTIES LLC
10899 MONTGOMERY BLVD NE SUITE B
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
LUNA JOSE R JR ETUX
11200 NASSAU DR NE
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
SPIRIT MASTER FUNDING LLC
2701 BROADWAY BLVD NE SUITE A
ALBUQUERQUE, NM 87107

OR CURRENT OWNER
RUTHERFORD DONALD L & JUNE A
2729 TENNESSEE ST NE
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
4425 JUAN TABO LLC & OTTO H BURGMAIER
C/O PADGETT BUSINESS SERVICES
4425 JUAN TABO NE SUITE 210
ALBUQUERQUE, NM 87110

OR CURRENT OWNER
KADAS KIRK S
4601 ALGIERS DR NE
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
ST STEPHENS UNITED METHODIST CHURCH
INC
4601 JUAN TABO BLVD NE
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
REID PAULA J
4609 ALGIERS DR NE
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
HERRERA ROBERT J & PATRICIA L
4613 ALGIERS NE
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
D'ORLANDO PATRICK A & CECILIA B
4623 ALGIERS NE
ALBUQUERQUE, NM 87111

OR CURRENT OWNER
MCFARLAND PAMELA
4627 ALGIERS DR NE
ALBUQUERQUE, NM 87111

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

April 27, 2011

Project# 1003102
11DRB-70079 VACATION OF PUBLIC UTILITY EASEMENT
11DRB-70080 VACATION OF PRIVATE ACCESS EASEMENT

BOHANNON HUSTON INC agent(s) for LA VIDA LLENA request(s) the referenced/ above action(s) for all or a portion of Lot(s) 12-A, **LANDS OF FERRARI-ESQUIBEL-PALMER** zoned SU-1/ RETIREMENT CTR, located on the southwest corner of the intersection of LAGRIMA DE ORO NE and JUAN TABO BLVD NE, north of MONTGOMERY BLVD NE containing approximately 1.9089 acre(s). (F-21)

AMAFCA
No comments

COG
MRMPO has no adverse comments.

TRANSIT
No comments

ZONING ENFORCEMENT

NEIGHBORHOOD COORDINATION
No Neighborhood and/or Homeowner Association(s)

APS
Ferrarii-Esquibel-Palmer, Lot 12-A, is located on Juan Tabo Blvd NE between Montgomery Blvd NE and Lagrima De Oro Rd NE. The owner of the above property requests a Vacation of Public Utility Easement and a Vacation of Private Access Easement for a development that will consist of a 58 unit retirement community. Although this development will not contain students, a Facility Fee will be assessed to these units, due to the residential quality of the development. The Facility Fees collected from this development will benefit Mitchell Elementary School, Eisenhower Middle School, and Eldorado High School. Currently, Mitchell Elementary is nearing capacity; both Eisenhower Middle School and Eldorado High School have excess capacity.

Loc No	School	2010-11 40th Day	2010-11 Capacity	Space Available
310	MITCHELL ES	445	449	4
480	EISENHOWER MS	915	998	83
515	ELDORADO HS	1932	2000	68

To address overcrowding at schools, APS will explore various alternatives. A combination or all of the following options may be utilized to relieve overcrowded schools.

- Provide new capacity (long term solution)
  - Construct new schools or additions
  - Add portables
  - Use of non-classroom spaces for temporary classrooms
  - Lease facilities
  - Use other public facilities
- Improve facility efficiency (short term solution)
  - Schedule Changes
    - Double sessions
    - Multi-track year-round
  - Other
    - Float teachers (flex schedule)
- Shift students to Schools with Capacity (short term solution)
  - Boundary Adjustments / Busing
  - Grade reconfiguration
- Combination of above strategies

All planned additions to existing educational facilities are contingent upon taxpayer approval.

POLICE DEPARTMENT

No comments

FIRE DEPARTMENT

No comments

PNM ELECTRIC

No Adverse comments

Daniel Aragon
Right of Way Agent Sr.
PNM, Land Services
505-241-4437
Daniel.aragon@pnm.com

NM Gas Co.

No comments

COMCAST

No comments

QWEST

Concerning the subject case number(s), Qwest has no objection to the vacation of the public utility easement and private access easement as submitted. Prior to any final plat approval, we will need a copy for review.

ENVIRONMENTAL HEALTH

No comments

M.R.G.C.D

No comments

OPEN SPACE DIVISION

No comments

CITY ENGINEER /HYDROLOGY
TRANSPORTATION DEVELOPMENT Provide additional information regarding the private access easement. Who are the beneficiaries? Is any part of the access easement being utilized?
PARKS AND RECREATION No objection.
ABCWUA ABCWUA has no objection to the easement vacation if the public utility easement is separate from the public
PLANNING DEPARTMENT Refer to comments from affected agencies/ utilities plus any public hearing comments regarding proposed vacation.

IT IS REQUIRED THAT THE APPLICANT AND/OR AGENT BE PRESENT AT THE HEARING

HEARING DATE: 4-27-11 (P&F, VPRE, VPE)

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ___ Major Subdivision action
- X Minor Subdivision action
- ___ Vacation — V
- ___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P
- ___ for Subdivision
- ___ for Building Permit
- ___ Administrative Amendment (AA)
- ___ IP Master Development Plan — D
- ___ Cert. of Appropriateness (LUCC) — L

STORM DRAINAGE (Form D)
- ___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ___ Annexation
  - ___ County Submittal
  - ___ EPC Submittal — A
- ___ Zone Map Amendment (Establish or Change Zoning)
- ___ Sector Plan **(Phase I, II, III)**
- ___ Amendment to Sector, Area, Facility or Comprehensive Plan
- ___ Text Amendment (Zoning Code/Sub Regs)
- ___ Street Name Change (Local & Collector)

APPEAL / PROTEST of...
- ___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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): Bohannon Huston Inc PHONE: 823.1000
ADDRESS: 7500 Jefferson St. NE FAX: 798.7988
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: gbrought@bhinc.com

APPLICANT: Deann Eaton La Vida Llena PHONE: 923.4832
ADDRESS: 10701 Montgomery Blvd NE FAX: 292.8843
CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: deaton@lavidallena.com
Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: ~~Pre~~ Minor-Plat Submittal

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

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

Lot or Tract No. Lot 12-A, Lands of Ferrari-Esquibel-Palmer Block: _____ Unit: _____
Subdiv/Addn/TBKA: _____
Existing Zoning: SU-1 Proposed zoning: SU-1 MRGCD Map No _____
Zone Atlas page(s): F-21 UPC Code: 102106151408240112

CASE HISTORY:
List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 06EPC-00146, 06EPC-00147, 06DRB-00935,06DRB-00936,07DRB-00620, 1003102, 09EPC-40027 & 09EPC-40029

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 1 Total area of site (acres): 1.9089
LOCATION OF PROPERTY BY STREETS: On or Near: Lagrima de Oro Rd
Between: Juan Tabo Blvd NE and Montgomery Blvd NE

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: _____

SIGNATURE [signature] DATE April 19, 2011
(Print) ~~Glenn Broughton~~ ROBERT GROMATZKY Applicant: ☐ Agent: ☑

FOR OFFICIAL USE ONLY Form revised 4/07

- ☐ 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	Action	S.F.	Fees
11DRB - ___ - 70094	P&F	___	$ 215.00
___ - ___ - ___	CMF	___	$ 20.00
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
___ - ___ - ___	___	___	$ ___
			Total $ 235.00

Hearing date April 27, 2011

[signature] 4-19-11
Planner signature / date

Project # 1003102

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A **Bulk Land Variance** requires application on FORM-V in addition to application for subdivision on FORM-S.

☐ **SKETCH PLAT REVIEW AND COMMENT (DRB22)** **Your attendance is required.**

__ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) 6 **copies**
__ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ List any original and/or related file numbers on the cover application

☐ **EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)** **Your attendance is required.**

__ Preliminary Plat reduced to 8.5" x 11"
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Copy of DRB approved infrastructure list
__ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
__ List any original and/or related file numbers on the cover application

Extension of preliminary plat approval expires after one year.

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)** **Your attendance is required.**

__ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
__ Design elevations & cross sections of perimeter walls **3 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ Copy of recorded SIA
__ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
__ List any original and/or related file numbers on the cover application
__ DXF file and hard copy of final plat data for AGIS is required.

☒ **MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)** **Your attendance is required.**

N/A 5 Acres or more: Certificate of No Effect or Approval
✓ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
N/A Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
N/A Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
N/A Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
✓ Zone Atlas map with the entire property(ies) clearly outlined
✓ Letter briefly describing, explaining, and justifying the request
✓ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
N/A Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
✓ Fee (see schedule)
✓ List any original and/or related file numbers on the cover application
N/A Infrastructure list if required **(verify with DRB Engineer)**
__ DXF file and hard copy of final plat data for AGIS is required.

☐ **AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)** **Your attendance is required.**

PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.

__ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
__ Zone Atlas map with the entire property(ies) clearly outlined
__ Letter briefly describing, explaining, and justifying the request
__ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
__ List any original and/or related file numbers on the cover application

Amended preliminary plat approval expires after one year

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

ROBERT GROMATZKY
Applicant name (print)

4-19-11
Applicant signature / date

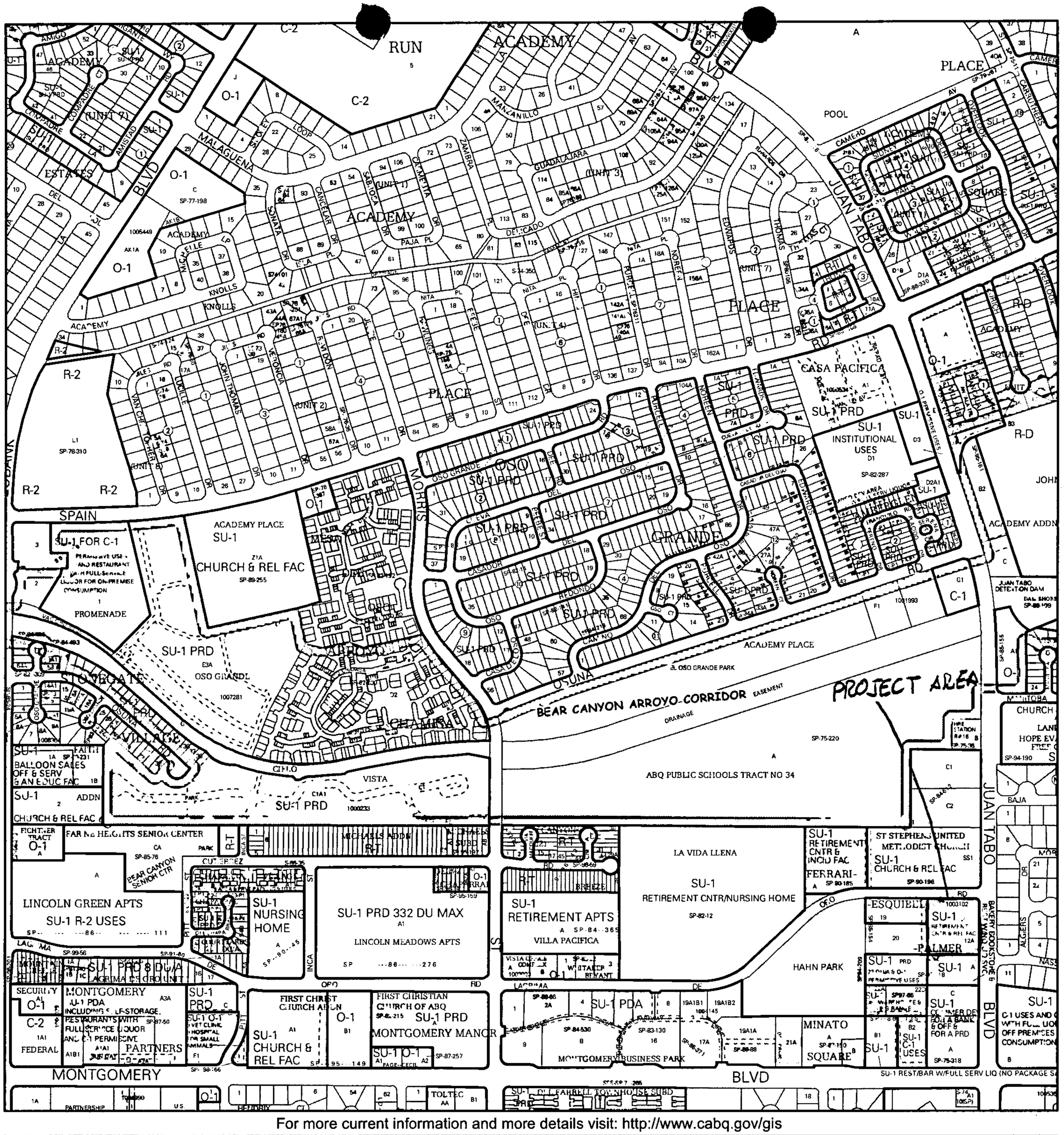
Form revised **October 2007**

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

Application case numbers
11DRB - - 70014
- -
- -

4-19-11
Planner signature / date

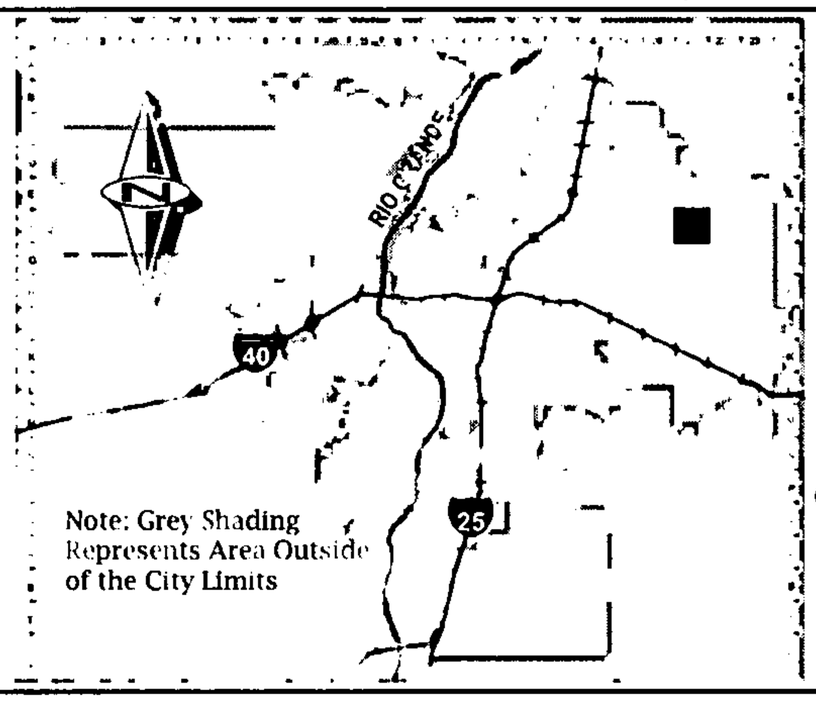
Project # 1003102



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

Albuquerque Geographic Information System

Map amended through: 1/24/2011



Zone Atlas Page:

F-21-Z

Selected Symbols

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

0 750 1,500 Feet

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

All persons making application to the City under the requirements and procedures established by the City Zoning Code or Subdivision Ordinance are responsible for the posting and maintaining of one or more signs on the property which the application describes. Vacations of public rights-of-way (if the way has been in use) also require signs. Waterproof signs are provided at the time of application. If the application is mailed, you must still stop at the Development Services Front Counter to pick up the sign.

The applicant is responsible for ensuring that the signs remain posted throughout the 15-day period prior to public hearing. Failure to maintain the signs during this entire period may be cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Development Services Front Counter at a charge of $3.75 each.

1. LOCATION

   A. The sign shall be conspicuously located. It shall be located within twenty feet of the public sidewalk (or edge of public street). Staff may indicate a specific location.
   B. The face of the sign shall be parallel to the street, and the bottom of the sign shall be at least two feet from the ground.
   C. No barrier shall prevent a person from coming within five feet of the sign to read it.

2. NUMBER

   A. One sign shall be posted on each paved street frontage. Signs may be required on unpaved street frontages.
   B. If the land does not abut a public street, then, in addition to a sign placed on the property, a sign shall be placed on and at the edge of the public right-of-way of the nearest paved City street. Such a sign must direct readers toward the subject property by an arrow and an indication of distance.

3. PHYSICAL POSTING

   A. A heavy stake with two crossbars or a full plywood backing works best to keep the sign in place, especially during high winds.
   B. Large headed nails or staples are best for attaching signs to a post or backing; the sign tears out less easily.

4. TIME

Signs must be posted from April 12, 2011 To April 27, 2011

5. REMOVAL

   A. The sign is not to be removed before the initial hearing on the request.
   B. The sign should be removed within five (5) days after the initial hearing.

I have read this sheet and discussed it with the Development Services Front Counter Staff. I understand (A) my obligation to keep the sign(s) posted for (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

Bohannan Huston Bulay Jaun 4/1/11
(Applicant or Agent) (Date)

I issued 2 signs for this application, 4-1-11 [signature]
(Date) (Staff Member)

DRB PROJECT NUMBER: 1003102

Rev. 1/11/05

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

April 19, 2011

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Re: Minor Subdivision Request: Lot 12-A-1 Lands of Ferrari-Esquibel-Palmer

Dear Jack:

Enclosed are the following items associated with the subject request:

1. Development /Plan Application
2. Form S(3): Subdivision – DRB Meeting (unadvertised)
3. 6 copies of the proposed Minor Subdivision
4. Zone Atlas Page F-21-Z
5. Fee
6. Copy of documents that created the existing easements on the property
7. Exhibit depicting the existing sidewalk location relative to the property line and curb (for Kristal Metro).

Please review this material and schedule this request to be heard before the April 27, 2011 Development Review Board Hearing. Do not hesitate to call Glenn Broughton or myself with comments or questions.

Sincerely,

Robert Gromatzky, PS
Project Manager
Survey Technologies

RAG/lhl
Enclosures

cc: Glenn Broughton

\\a-abq-fs1\abq-projects\20100053\survey\Survey PM\20100053 Jack Cloud Letter.docx

4-1233
(Sept. 1954)

New Mexico 0141

The United States of America,

To all whom these presents shall come, Greeting:

WHEREAS, a Certificate of the Land Office at Santa Fe, New Mexico, is now deposited in the Bureau of Land Management, whereby it appears that full payment has been made by the claimant N. Vern Sawyer,

pursuant to the provisions of the Act of Congress approved June 1, 1938 (52 Stat. 609), entitled "An Act to provide for the purchase of public lands for home and other sites," and the acts supplemental thereto, for the following-described land:

New Mexico Principal Meridian, New Mexico.

T. 11 N., R. 4 E.,

Sec. 33, [redacted].

The area described contains 1.25 acres, according to the Official Plat of the Survey of the said Land, on file in the Bureau of Land Management:

NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the premises, and in conformity with the several Acts of Congress in such case made and provided, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT unto the said claimant and to the heirs of the said claimant the Tract above described; TO HAVE AND TO HOLD the same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature, thereunto belonging, unto the said claimant and to the heirs and assigns of the said claimant forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted, a right-of-way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States, all coal, oil, gas, and other mineral deposits, in the land so patented, together with the right to prospect for, mine, and remove the same according to the provisions of said Act of June 1, 1938. This patent is subject to a right-of-way not exceeding 33 feet in width, for roadway and public utilities purposes, to be located along the boundaries of said land.

[SEAL]

IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat., 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed.

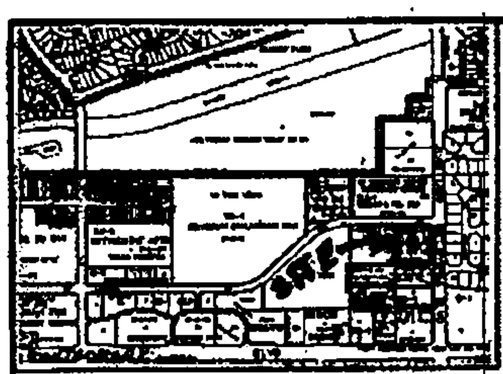
GIVEN under my hand, in the District of Columbia, the THIRD day of OCTOBER in the year of our Lord one thousand nine hundred and FIFTY-FIVE and of the Independence of the United States the one hundred and EIGHTIETH.

For the Director, Bureau of Land Management.

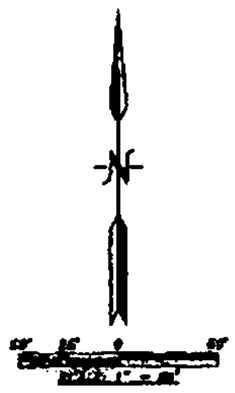
By Rice M. Beall
Acting Chief, Patents Section

Patent number: 1154695

filed for record November 25, 1955,
recorded in Book D 334, Page 170, Inst. No. 78699,
records of Bernalillo County, New Mexico.



VICINITY MAP No. E-21



STATEMENT OF DEDICATION:
THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 12 AND 14 INTO ONE LOT AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

1. UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
2. THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3. TOTAL AREA OF PROPERTY: 1.8088 ACRES.
4. TALOS LOG NO. 5004127353
5. BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
6. DISTANCES ARE GROUND, BEARINGS ARE GRID.
7. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
8. DATE OF FIELD WORK: Dec. 2004
9. CURRENT ZONING: SU-1

Bernalillo County Treasurer
One Civic Plaza, NW 02
Albuquerque, New Mexico 87102

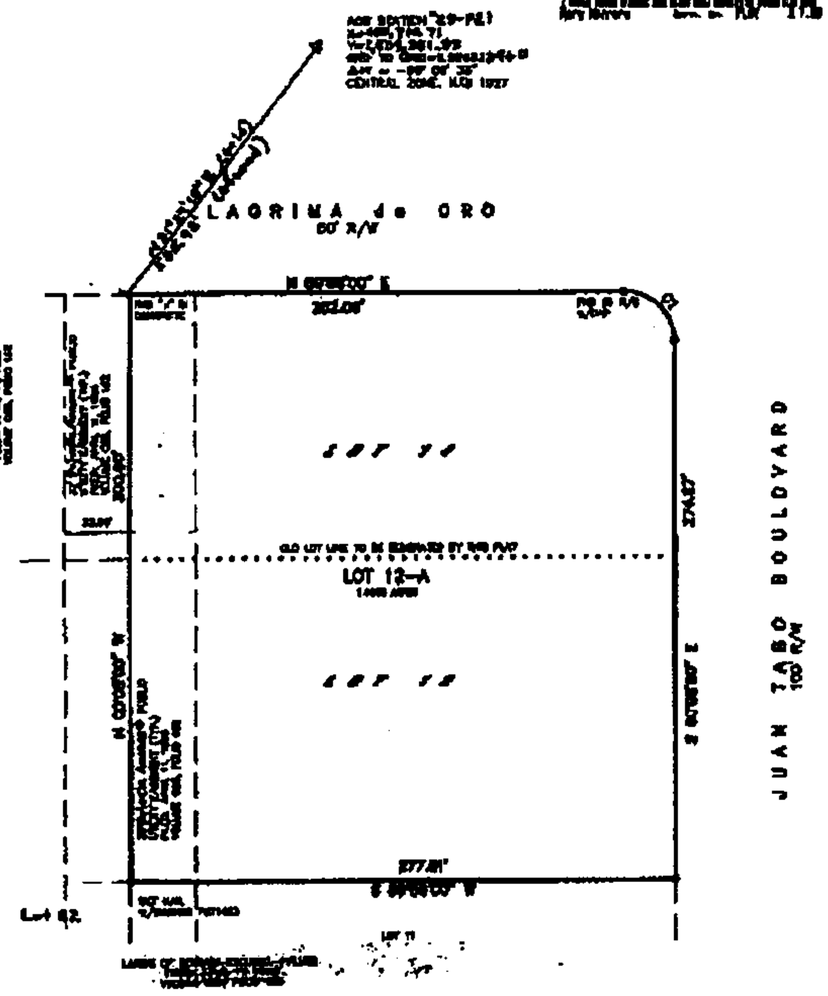
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
PROPERTY OWNER OF RECORD: [illegible]
BERNALILLO CO. TREASURER'S OFFICE: [illegible] 1/24/05

FORM—2377 (DEC—04)

LEGAL DESCRIPTION

LOTS NUMBERED TWELVE (12) AND FOURTEEN (14) OF THE REPLAT OF LANDS OF FERRARI–ESQUIBEL–PALMER, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 11, 1986 IN VOLUME C25, FOLIO 192.

N.T.S.



FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

IN FEE SIMPLE: 01/06/05
Claude Enterprises Inc. Managing Partner — DATE

ACKNOWLEDGMENT
STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 9 DAY OF January 2005
BY: Hace A. Bashful
OWNER'S NAME

MY COMMISSION EXPIRES: 9-24-05 BY: NOTARY PUBLIC

OFFICIAL SEAL
DANIEL PINEL
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 9-24-05

PLAT OF
LOT 12–A
LANDS OF FERRARI–ESQUIBEL–PALMER
WITHIN
SECTION 33, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2004

PROJECT NUMBER: 1003108
APPLICATION NUMBER: 04DRB-00039

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	1-10-05 DATE
PNM GAS SERVICES	1-10-05 DATE
QWEST TELECOMMUNICATIONS	1-21-05 DATE
COMCAST	1-12-05 DATE
NEW MEXICO UTILITIES	N/A 1/13/05 DATE
CITY APPROVALS:	
CITY SURVEYOR	1-7-05 DATE
REAL PROPERTY DIVISION (CONDITIONAL)	N/A 1/13/05 DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	N/A 1/13/05 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	1-19-05 DATE
UTILITIES DEVELOPMENT	1/19/2005 DATE
PARKS AND RECREATION DEPARTMENT	1/19/05 DATE
AMAFCA	1/19/05 DATE
CITY ENGINEER	1/19/05 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	1-31-05 DATE

SURVEYOR'S CERTIFICATE:

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } S.S.

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION. THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 31st DAY OF December 2004.

ANTHONY L. HARRIS, N.M. # 11283

11283

PERMANENT EASEMENT

Grant of Permanent Easement, by La Vida Llena ("Grantor"), whose address is 10701 Montgomery, NE, Suite F Albuquerque, NM 87111, to the **Albuquerque Bernalillo County Water Utility Authority**, a New Mexico political subdivision ("Water Authority"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Grantor grants to the Water Authority an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary sewer lines and facilities (collectively "Public Water and Sewer Lines"), together with the right to remove trees, shrubs, undergrowth and any other obstacles upon the Property if the Water Authority determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs or places any improvements or encroachments (collectively "Improvements") within or upon the Property, the Water Authority has the right to enter upon the Property at any time to inspect, install, maintain, repair, modify, replace or remove (collectively "Work") the Public Water and Sewer Lines as the Water Authority deems necessary or appropriate. If the Work affects any Improvements, the Water Authority shall not be financially liable or otherwise responsible for replacing, rebuilding or repairing the Improvements. If, in the opinion of the Water Authority, the Work could endanger the structural integrity or otherwise damage the Improvements, the Grantor shall, at his own expense, take whatever protective measures the Grantor deems necessary or appropriate to safeguard the Improvements.

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

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

GRANTOR

By: _____
La Vida Llena a New Mexico not for Profit Corporation

Date: 3/22/10

Acknowledged:

Albuquerque Bernalillo County Water Utility Authority

By: _____
Engineer

Doc# 2010025698
03/29/2010 09:39 AM Page: 1 of 4
EASE R:$15.00 M. Toulouse Oliver, Bernalillo County

[corporate acknowledgment]

STATE OF NEW MEXICO)
) ss
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 22nd day of March 2010, by Garry Fingar, Chief Executive Officer of La Vida Llena, a New Mexico not for profit corporation, on behalf of said company.

Christina S. Akes
Notary Public

My Commission Expires:

OFFICIAL SEAL
CHRISTINA S. AKES
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 2-25-2014

EXHIBIT "A"

DESCRIPTION

A certain tract of land located within Section 33, Township 11 North, Range 4 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico, being and comprising a westerly portion of Lot 12-A, Lands Of Ferrari-Esquibel-Palmer, as the same is shown and designated on the plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 24, 2005 in Book 2005C, page 27 and being more particularly described as follows:

BEGINNING at the northwest corner of the tract herein described, also being a point on the northerly boundary of said Lot 12-A and the southerly right-of-way of Lagrima de Oro, WHENCE a found Chiseled mark in the sidewalk at the northwest corner of said Lot 12-A bears S89°56'00"W a distance of 17.63 feet;

THENCE along the northerly boundary of the tract herein described, coincident with said northerly boundary of Lot 12-A and said southerly right-of-way, N89°56'00"E a distance of 31.00 feet to the northeast corner of the tract herein described;

THENCE leaving said northerly boundary of Lot 12-A and said southerly right-of-way of Lagrima de Oro, along the easterly boundary of the tract herein described, the following nine (9) courses;

S00°12'47"E a distance of 4.17 feet;
N89°47'13"E a distance of 13.00 feet;
S00°12'47"E a distance of 10.00 feet;
S89°47'13"W a distance of 13.00 feet;
S00°12'47"E a distance of 250.83 feet;
N89°56'00"E a distance of 46.00 feet;
S00°12'47"E a distance of 11.00 feet;
N89°57'01"E a distance of 32.68 feet;
S00°12'47"E a distance of 23.99 feet to the southeast corner of the tract herein described, also being a point on the southerly boundary of said Lot 12-A;

THENCE along the southerly boundary of the tract herein described, coincident with said southerly boundary of Lot 12-A, S89°56'00"W a distance of 108.68 feet to the southwest corner of the tract herein described;

THENCE leaving said southerly boundary of Lot 12-A, along the westerly boundary of the tract herein described, the following nine (9) courses;

N00°12'47"W a distance of 20.00 feet;
N89°47'13"E a distance of 10.00 feet;
N00°12'47"W a distance of 73.25 feet;
S89°47'13"W a distance of 10.26 feet;
N00°12'47"W a distance of 20.00 feet;
N89°47'13"E a distance of 10.26 feet;
N00°12'47"W a distance of 176.75 feet;
S89°47'13"W a distance of 11.00 feet;
N00°12'47"W a distance of 10.00 feet to the POINT OF BEGINNING.

This tract contains 9,039 square feet or 0.2075 acre, more or less.

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, New Mexico Professional Surveyor No. 16469, do hereby certify that this Legal Description 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.

Robert Gromatzky
New Mexico Professional Surveyor No. 16469

Date: March 17, 2010

ROBERT GROMATZKY
NEW MEXICO
16469
LICENSED PROFESSIONAL SURVEYOR

Bohannan ▲ Huston

Courtyard 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

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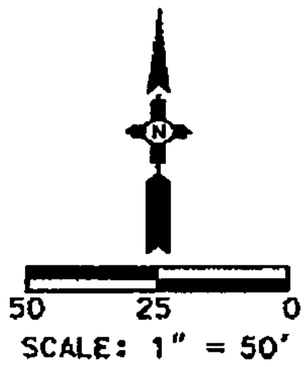
17-MAR-2010 -

080344 004

EXHIBIT "A"

Tangent Data		
ID	BEARING	DISTANCE
T1	N89°56'00"E	17.63'
T2	N89°56'00"E	31.00'
T3	S00°12'47"E	4.17'
T4	N89°47'13"E	13.00'
T5	S00°12'47"E	10.00'
T6	N89°56'00"E	46.00'
T7	S00°12'47"E	11.00'
T8	N89°57'01"E	32.68'
T9	S00°12'47"E	23.99'
T10	N00°12'47"W	20.00'
T11	N89°47'13"E	10.00'
T12	S89°47'13"W	10.26'
T13	S89°47'13"W	11.00'



NOTE: BASIS OF BEARINGS IS NORTH BOUNDARY OF LOT 12-A
LANDS OF FERRARI-ESQUIBEL-PALMER
FILED: JANUARY 24, 2005 (2005C-27)
BEARING = N89°56'00"E

FOUND CHISELED MARK IN SIDEWALK AT NW CORNER LOT 12-A

POINT OF BEGINNING

LAGRIMA de ORO NE (60' RW)

FOUND #5 REBAR/ ILLEGIBLE RED CAP IN SIDEWALK

FOUND REBAR/ BLUE CAP STAMPED "PLS 10042"

(TIE) T1 T2 T3 T4 T5 T13 T12 T10 T11 T6 T7 T8 T9

LOT 19
LANDS OF FERRARI-ESQUIBEL-PALMER
FILED: APRIL 11, 1985 (C26-192)

N00°12'47"W 176.75'

S00°12'47"E 250.83'

LOT 12-A
LANDS OF FERRARI-ESQUIBEL-PALMER
FILED: JANUARY 24, 2005 (2005C-27)

CITY OF ALBUQUERQUE HAHN PARK

N00°12'47"W 73.25'

9039 Sq. Ft.
0.2075 Acres

JUAN TABO BOULEVARD NE (100' RW)

S89°56'00"W 108.68'

(TIE) N89°56'00"E 149.88'

FOUND REBAR/ BLUE CAP STAMPED "PLS 10042"

TRACT A
LANDS DOUBLE RAINBOW
FILED: SEPTEMBER 16, 1997
(97C-179)

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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17-MAR-2010

080344 004

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GRANTOR

By: _____
La Vida Llena a New Mexico not for Profit Corporation

Date: 3/22/10

Acknowledged:

Albuquerque Bernalillo County Water Utility Authority

By: _____
Engineer

Doc# 2010033515
04/20/2010 02:22 PM Page: 1 of 4
EASE R:$15.00 M. Toulouse Oliver, Bernalillo County

2010-0144

[corporate acknowledgment]

STATE OF NEW MEXICO)
) ss
COUNTY OF Bernalillo)

This instrument was acknowledged before me on this 22nd day of March 2010, by Garry Fingar, Chief Executive Officer of La Vida Llena, a New Mexico not for profit corporation, on behalf of said company.

Christina S. Akes
Notary Public

My Commission Expires:

OFFICIAL SEAL
CHRISTINA S. AKES
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 2-25-2014

EXHIBIT "A"

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N89°47'13"E a distance of 10.26 feet;
N00°12'47"W a distance of 176.75 feet;
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I, Robert Gromatzky, New Mexico Professional Surveyor No. 16469, do hereby certify that this Legal Description 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.

Robert Gromatzky
New Mexico Professional Surveyor No. 16469

Date: March 17, 2010

ROBERT GROMATZKY
NEW MEXICO
16469
LICENSED PROFESSIONAL SURVEYOR

Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

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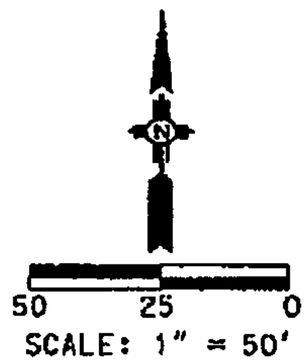
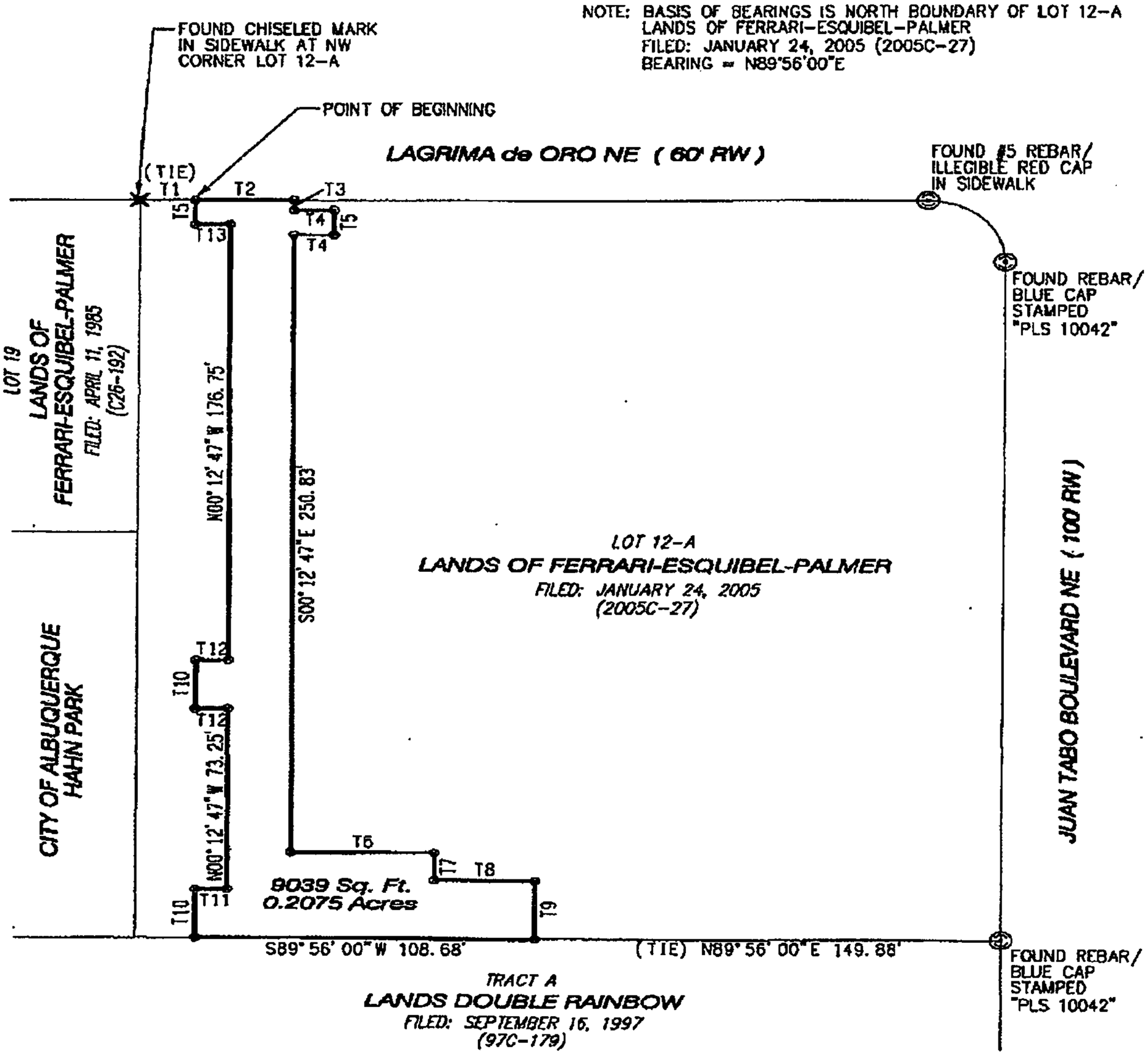
080344 004

EXHIBIT "A"



Tangent Data		
ID	BEARING	DISTANCE
T1	N89°56'00"E	17.63'
T2	N89°56'00"E	31.00'
T3	S00°12'47"E	4.17'
T4	N89°47'13"E	13.00'
T5	S00°12'47"E	10.00'
T6	N89°56'00"E	46.00'
T7	S00°12'47"E	11.00'
T8	N89°57'01"E	32.68'
T9	S00°12'47"E	23.99'
T10	N00°12'47"W	20.00'
T11	N89°47'13"E	10.00'
T12	S89°47'13"W	10.26'
T13	S89°47'13"W	11.00'

NOTE: BASIS OF BEARINGS IS NORTH BOUNDARY OF LOT 12-A
LANDS OF FERRARI-ESQUIBEL-PALMER
FILED: JANUARY 24, 2005 (2005C-27)
BEARING = N89°56'00"E



Bohannan ▲ Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

P:\20100053\survey\graphics\20100053exhibit.dgn
17-MAR-2010

080344 004

85 31642

V-84-77

123

DEVELOPMENT REVIEW BOARD RESOLUTION

VACATION of the 33 foot east-west and north-south easement located in the SE/4 of Section 33, T11N, R3E, generally located north of Montgomery Boulevard, N.E., and west of Juan Tabo Boulevard, N.E. on either side of Lagrima De Oro, N.E. (F-21)

WHEREAS, there has heretofore been dedicated and conveyed to the City of Albuquerque, New Mexico, a certain easement for street purposes, more particularly described below; and

WHEREAS, a portion of said public right-of-way is not needed for public use except for easements reserved in Section 2 hereof;

NOW, THEREFORE, BE IT ENACTED BY THE DEVELOPMENT REVIEW BOARD OF THE CITY OF ALBUQUERQUE UNDER ARTICLE 7-11, R.O. 1974, BEING ORDINANCE NO. 56-1983, AS AMENDED.

SECTION 1. The vacation of the 33 foot east-west and north-south easement located in the SE/4 of Section 33, T11N, R3E, generally located north of Montgomery Boulevard, N.E., and west of Juan Tabo Boulevard, N.E. on either side of Lagrima De Oro, N.E., as filed in the Office of the County Clerk on April 11, 1985, is hereby closed and vacated subject to easements reserved in Section 2 hereof.

SECTION 2. The City hereby reserves easements as shown on subdivision plat (SP-85-154).

SECTION 3. Immediately upon the filing of this resolution in the Office of the County Clerk of Bernalillo County, New Mexico, the land above-described shall be effectively vacated.

ADOPTED AT A PUBLIC HEARING BY THE DEVELOPMENT REVIEW BOARD ON OCTOBER 30, 1984.

APPROVED:

Authorized Representative of the City Planner, City of Albuquerque, New Mexico

Subscribed and sworn to before me this 17th day of April, 1985, by Randy Traynor, authorized representative of the City Planner, City of Albuquerque, New Mexico.

Barbara Jean Rodarte
Notary Public

OFFICIAL SEAL
BARBARA JEAN RODARTE
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 7-9-88

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

1985 APR 25 AM 10:31

DOLORES C. WALLER
CO. CLERK & RECORDER

DEPUTY

261-920

C26-191

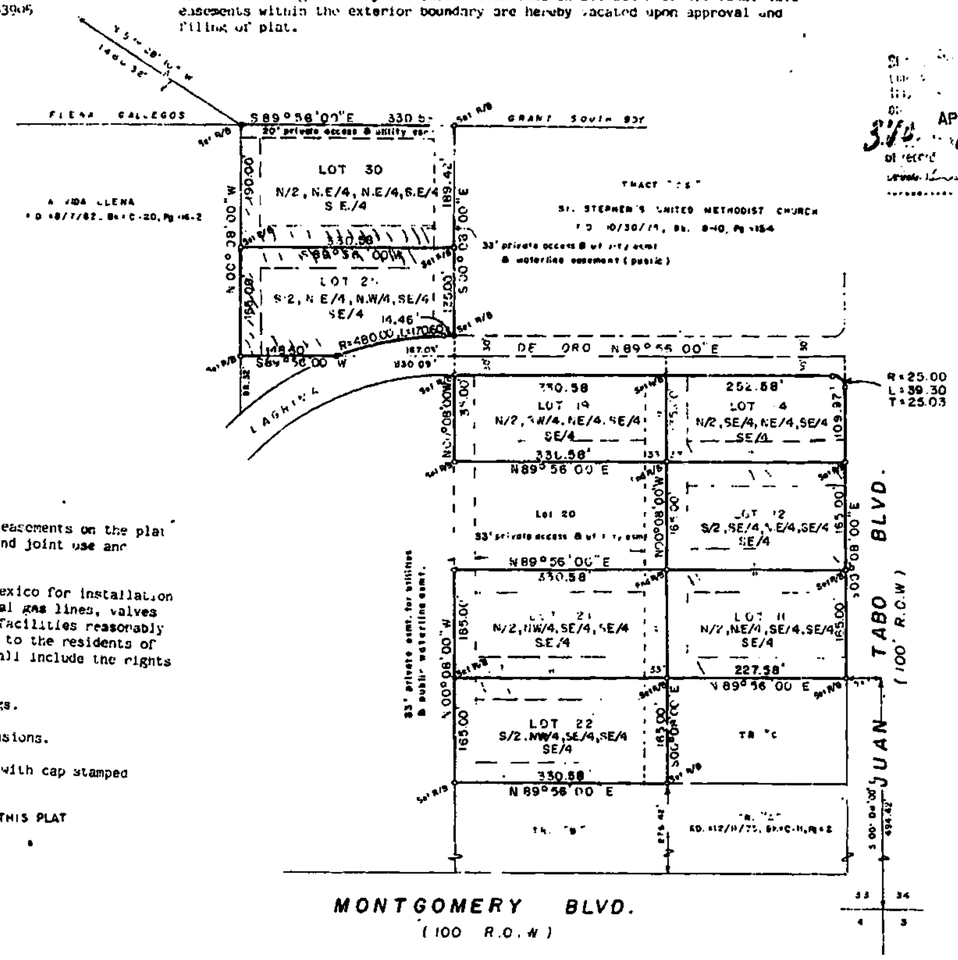
Found existing ACS Brass Cap Station "BC-1" New Mexico State Plane
Coordinate System (Central Zone)

X = 417,020.47

Y = 1,505,654.02

Delta Alpha "0° 09' 35"
Ground to grid factor 0.99963906

Lots 11, 1., 14, 19, 21, 2., 26, and 30 as shown hereon each have a 15 foot easement for right-of-way and public utilities on all sides of all lots; said easements within the exterior boundary are hereby vacated upon approval and filing of plat.



Utility Easements: Utility easements on the plat are granted for the common and joint use and benefit of:

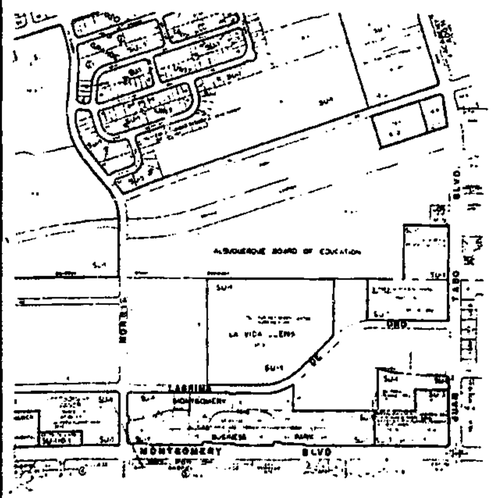
A) The Gas Company of New Mexico for installation and maintenance of natural gas lines, valves and other equipment and facilities reasonably necessary to provide gas to the residents of the subdivision which shall include the rights of ingress and egress.

B) Bearings are True Bearings.

C) Distances are field dimensions.

D) Corners set are ½" rebar with cap stamped L.S. 6446.

▨ — TO BE VACATED AS PER THIS PLAT



F-21-Z

ENTERED
MAY 01 1985
ROW-RMS

35 27831

APRIL 11 1985

Deputy Clerk

Replat of
LANDS of FERRARI-ESQUIBEL-PALMER
for
VACATION ORDINANCE NO. V-84-77
Within
SEC. 33 of the S.E/4, T.11N., R.4E., N.M.P.M.
Albuquerque, New Mexico
August, 1984

[illegible]

North half (N/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4)
South half (S/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4)
North half (N/2) of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4)
South half (S/2) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4)
North half (N/2) of the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4)
South half (S/2) of the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4)
North half (N/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4)
South half (S/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4)
All within Section 33, Township 11 North, Range 4 East, N.M.P.M., Bernalillo County, New Mexico.

PUBLIC SERVICE COMPANY
MAP # 92H

FREE CONSENT

The above plat is with the free consent of the undersigned owner(s). The undersigned have represented themselves to have title and acknowledge that this plat is within the covenants and restrictions on this property.

FLORA FERRARI RAY G. ESQUIBEL ROSE MARIE PALMER

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 12th day of September, 1984. BY: FLORA FERRARI-AMADOR, RAY G. ESQUIBEL and ROSE MARIE PALMER, FERRARI-ESQUIBEL-PALMER GROUP

My Commission Expires:

Notary Public

OFFICIAL SEAL
DANIEL M. GRANEY
NOTARY PUBLIC STATE OF NEW MEXICO
Secretary of State

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of _____, 1984.

BY: _____

My Commission Expires:

Notary Public

OFFICIAL SEAL
DANIEL M. GRANEY
NOTARY PUBLIC STATE OF NEW MEXICO
Secretary of State

CITY/COUNTY APPROVALS:

Property Management	1-3-85 Date
City Surveyor	1/3/85 Date
City Water Resources	3-22-85 Date
City Engineer N/A	Date
A.M.A.F.C.A. N/A	Date
Traffic Engineer	3-27-85 Date
Parks and Recreation N/A	Date
City Planning Director	SP-85-154 S.P. No. 4/5/85 Date

SURVEYOR'S CERTIFICATE

I, Jerry Nickels, licensed under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my direction from notes of an actual field survey, shows all easements of record and meets the requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

Jerry Nickels, N.M.L.S. No. 6446 Date

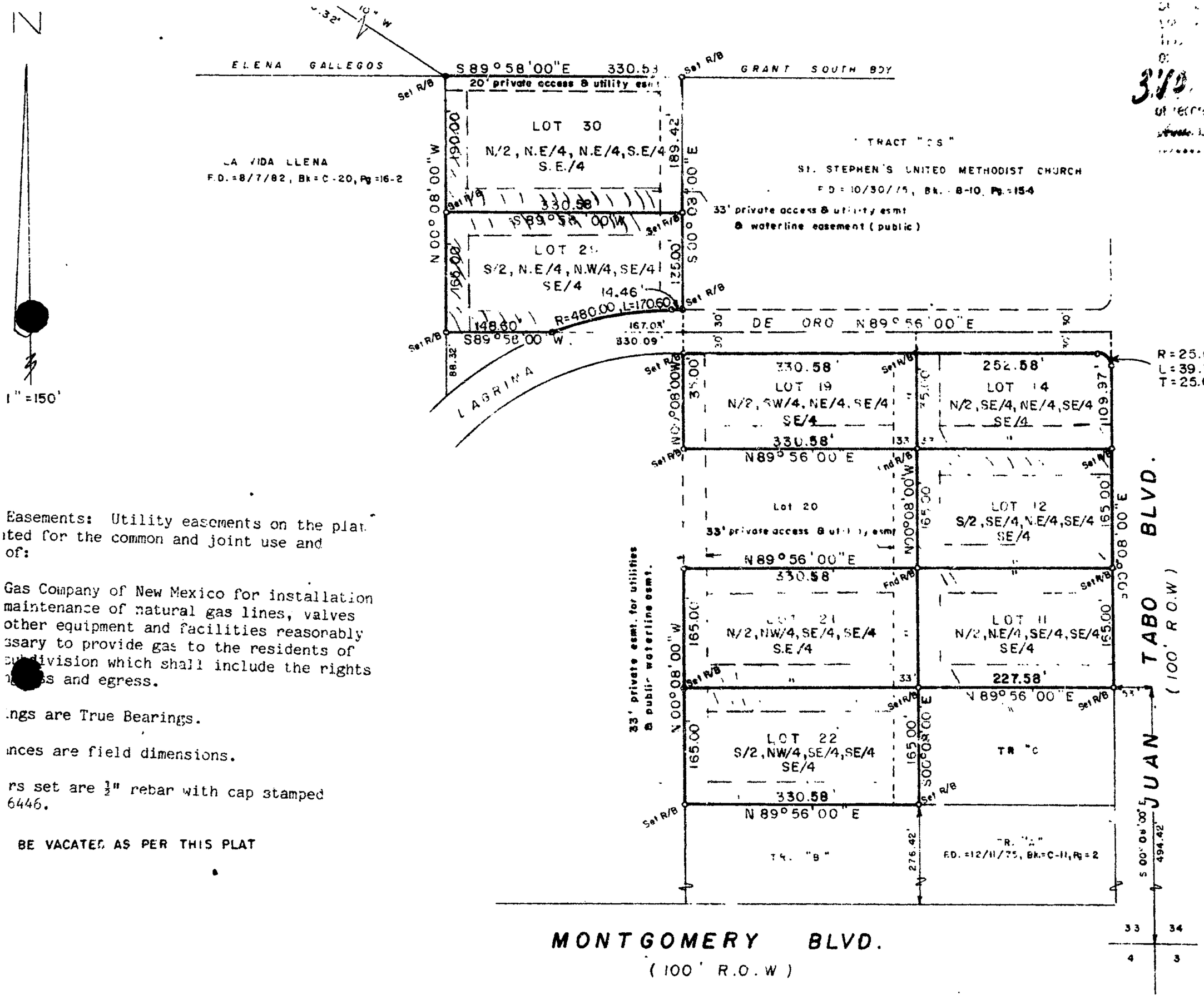
SOUTHWEST SURVEYING CO., INC. 1413 LOMAS N.E., ALBUQUERQUE, NEW MEXICO 87102
(505)-247-4444 W.O. N° = 328

C26-192

DRB 84-C26-192

APR 1 1 1985

Deputy Cle



Easements: Utility easements on the plat
ited for the common and joint use and
of:

Gas Company of New Mexico for installation
maintenance of natural gas lines, valves
other equipment and facilities reasonably
ssary to provide gas to the residents of
ubdivision which shall include the rights
ss and egress.

ngs are True Bearings.

nces are field dimensions.

rs set are ½" rebar with cap stamped
6446.

BE VACATED AS PER THIS PLAT

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S Z

___ Major Subdivision action
___ Minor Subdivision action
X Vacation — V
___ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN — P

___ for Subdivision
___ for Building Permit
___ Administrative Amendment (AA)
___ IP Master Development Plan
___ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

___ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — D

___ Annexation
___ County Submittal
___ EPC Submittal
___ Zone Map Amendment (Establish or Change Zoning)
___ Sector Plan **(Phase I, II, III)**
___ Amendment to Sector, Area, Facility or Comprehensive Plan
___ Text Amendment (Zoning Code/Sub Regs)
___ Street Name Change (Local & Collector)

APPEAL / PROTEST of... — L A

___ Decision by: DRB, EPC, LUCC, Planning Director or Staff, ZHE, Zoning Board of Appeals

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): Bohannon Huston Inc PHONE: 823.1000
ADDRESS: 7500 Jefferson St. NE FAX: 798.7988
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: gbrought@bhinc.com

APPLICANT: Deann Eaton La Vida Llena PHONE: 923.4832
ADDRESS: 10701 Montgomery Blvd NE FAX: 292.8843
CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: deaton@lavidallena.com
Proprietary interest in site: _____ List **all** owners: _____

DESCRIPTION OF REQUEST: Vacation of Private and Public Easement

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ___ Yes. X No.

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

Lot or Tract No. Lot 12-A, Lands of Ferrari-Esquibel-Palmer Block: _____ Unit: _____
Subdiv/Addn/TBKA: _____
Existing Zoning: SU-1 Proposed zoning: SU-1 MRGCD Map No _____
Zone Atlas page(s): F-21 UPC Code: 102106151408240112

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): 06EPC-00146, 06EPC-00147, 06DRB-00935, 06DRB-00936, 07DRB-00620, 1003102, 09EPC-40027 & 09EPC-40029

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 1 No. of **proposed** lots: 1 Total area of site (acres): 1.9089
LOCATION OF PROPERTY BY STREETS: On or Near: Lagrima de Oro Rd
Between: Juan Tabo Blvd NE and Montgomery Blvd NE

Check-off if project was previously reviewed by Sketch Plat/Plan ☐, or Pre-application Review Team ☐. Date of review: _____

SIGNATURE [signature] DATE April 1, 2011
(Print) Glenn Broughton Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☒ 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	Action	S.F.	Fees
11DRB - ___ - 70079	VPE	___	$ 45.00
11DRB - ___ - 70080	VPRE	___	$ 45.00
___ - ___ - ___	ADV	___	$ 75.00
___ - ___ - ___	CMF	___	$ 20.00
___ - ___ - ___		___	$ ___
			Total $ 185.00

Hearing date April 27, 2011

[signature] 4-1-11
Planner signature / date

Project # 1003102

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)**

X The complete document which created the public easement (folded to fit into an 8.5" by 14" pocket) **24 copies.**
X (Not required for City owned public right-of-way.)
X Drawing showing the easement or right-of-way to be vacated, etc. (not to exceed 8.5" by 11") **24 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter briefly describing, explaining, and justifying the request
X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
X Sign Posting Agreement
X Fee (see schedule)
X 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)**

X The complete document which created the private easement/recorded plat (not to exceed 8.5" by 14") **6 copies**
X Scale drawing showing the easement to be vacated (8.5" by 11") **6 copies**
X Zone Atlas map with the entire property(ies) clearly outlined
X Letter/documents briefly describing, explaining, and justifying the vacation **6 copies**
X Letter of authorization from the grantors and the beneficiaries (private easement only)
X Fee (see schedule)
X 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.

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

Glenn Broughton
Applicant name (print)

Applicant signature / date

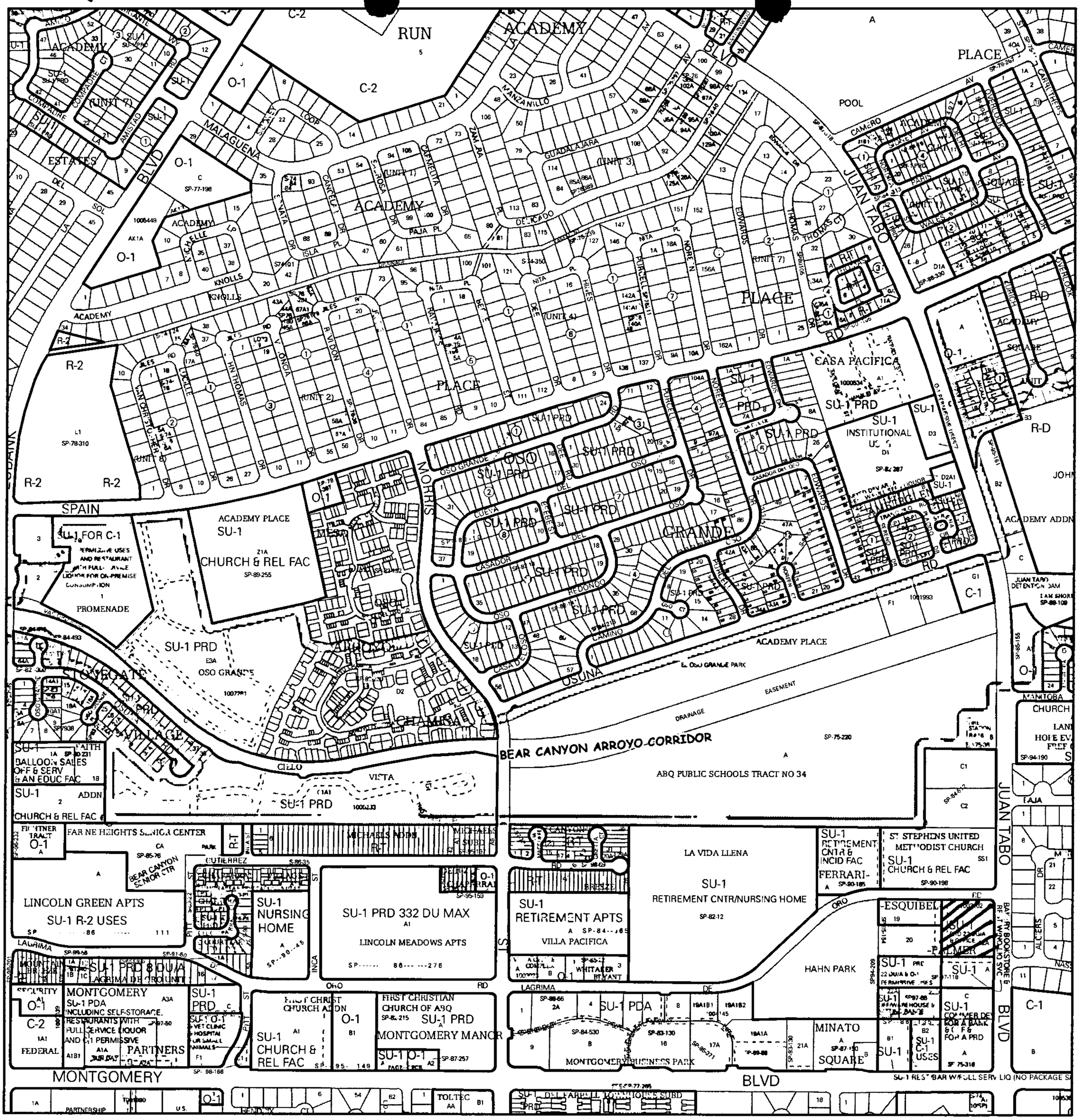
Form revised 4/07

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

Application case numbers
11DRB-_____-70079
11DRB-_____-70080
_____-_____-_____

4-1-11
Planner signature / date

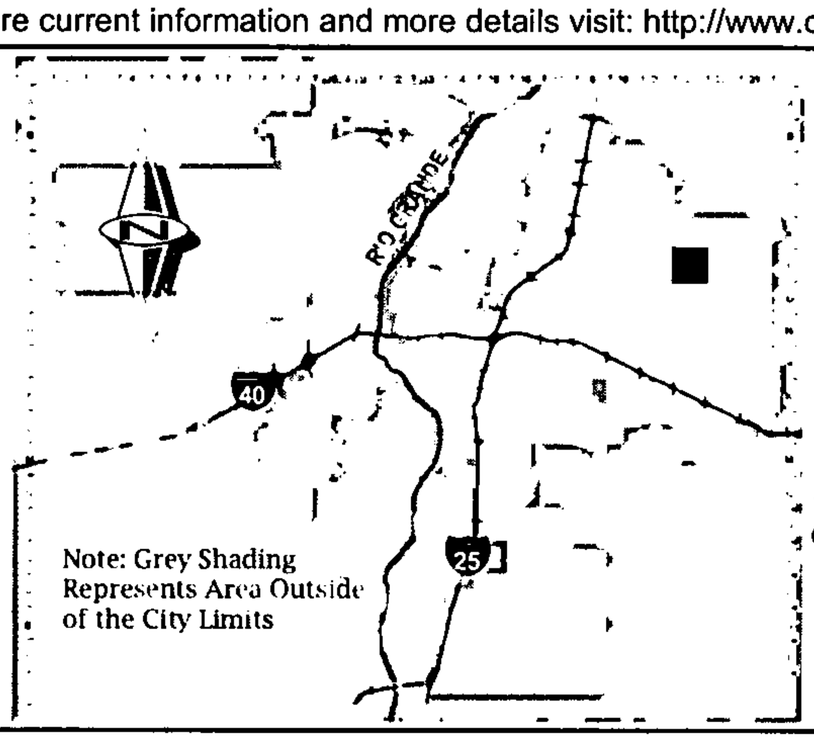
Project # 1003102



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

Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

F-21-Z

Selected Symbols

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

0 750 1,500 Feet

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

March 31, 2011

Mr. Jack Cloud, Chair
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: La Vida Llena Phase V Vacation of Private and Public Easement, DRB# 1003102

Dear Jack:

Enclosed for Development Review Board (DRB) review and comment are copies of the following documents:

- Completed Application to the Development Review Board
- Completed Checklist
- Submittal Fee in the amount of $140.00
- Twenty Four (24) copies of the document that created the easement
- Twenty Four (24) copies of the Vacation Action Exhibit
- Zone Atlas showing location of subject property
- Letter of authorization from property owner
- Letter from the Office of Neighborhood Coordination

La Vida Llena would like to construct a new covered parking canopy along the west side of the site. This parking canopy will be within an existing 33' private access and public utility easement. The plat granting this easement was filed April 11, 1985 (Volume C26, Folio 192). This easement has never been used and is no longer required. This vacation of private and public easement is being presented to the Development Review Board for the purpose of obtaining City review and approval.

We request that this item be scheduled for the next appropriate DRB hearing. Please feel free to contact me at 823-1000 with questions or comments.

Sincerely,

Glenn S. Broughton, P.E.
Senior Project Manager
Community Development & Planning

GSB/tms
Enclosures

cc DeAnn Eaton, La Vida Llena

City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

PLEASE NOTE: The Neighborhood and/or Homeowner Association information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office. It is your responsibility to provide current information – outdated information may result in a deferral of your case.

March 29, 2011

Planning Department
Plaza Del Sol Building
600 Second St. NW
Second Floor (924-3860)

This letter will serve to notify you that on **March 29, 2011:**

CONTACT NAME: BECKY GAUNA

COMPANY OR AGENCY: BOHANNAN HUSTON, INC.
7500 JEFFERSON ST. NE, COURTYARD I/87109-4335
PHONE: 505-823-1000/FAX: 505-798-7988

contacted the Office of Neighborhood Coordination requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITTAL) – PLAT OF LOT 12-A, LANDS OF FERRAI-ESQUIBEL-PALMER, LOCATED ON LAGIMA DE ORO ROAD NE BETWEEN MONTGOMERY BOULEVARD NE AND JUAN TABO BOULEVARD NE** zone map **F-21.**

Our records indicate that as of March 29, 2011, there were no Neighborhood and/or Homeowner Associations in this area.

If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
PLANNING DEPARTMENT

planningnrnaform(11/10/10)

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected recognized neighborhood associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT.** Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
   a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
   b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describe the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.").
   c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
   d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in <u>each</u> application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

[ ] ONC's "Official" Letter to the applicant *(if there are associations)*. A copy must be submitted with application packet -OR-

[X] The ONC "Official" Letter *(if there are no associations)*. A copy must be submitted with application packet.

[ ] Copies of Letters to Neighborhood and/or Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.

[ ] Copies of the certified receipts to Neighborhood and/or Homeowners Associations *(if there are associations)*. A copy must be submitted with application packet.

Just a reminder **- Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.**

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

* * * \

10501 Lagrima de Oro NE, Albuquerque, NM 87111 (505) 296-6700 (800) 922-1344 Fax (505) 292-8843 E-mail: marketing@lavidallena.com www.lavidallena.com

La Vida Llena

Albuquerque's Only LifeCare
Retirement Community

Discover a Life in Full

Mr. Jack Cloud, DRB Chair
Development Review Board
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

Re: La Vida Llena Easement Vacation

Dear Mr. Cloud

The purpose of this letter is to authorize Bohannan Huston, Inc to act as agent for La Vida Llena for the purpose of processing an easement vacation and final plat.

If you have any questions or concerns regarding this matter please do not hesitate to contact me. Thank you for your consideration.

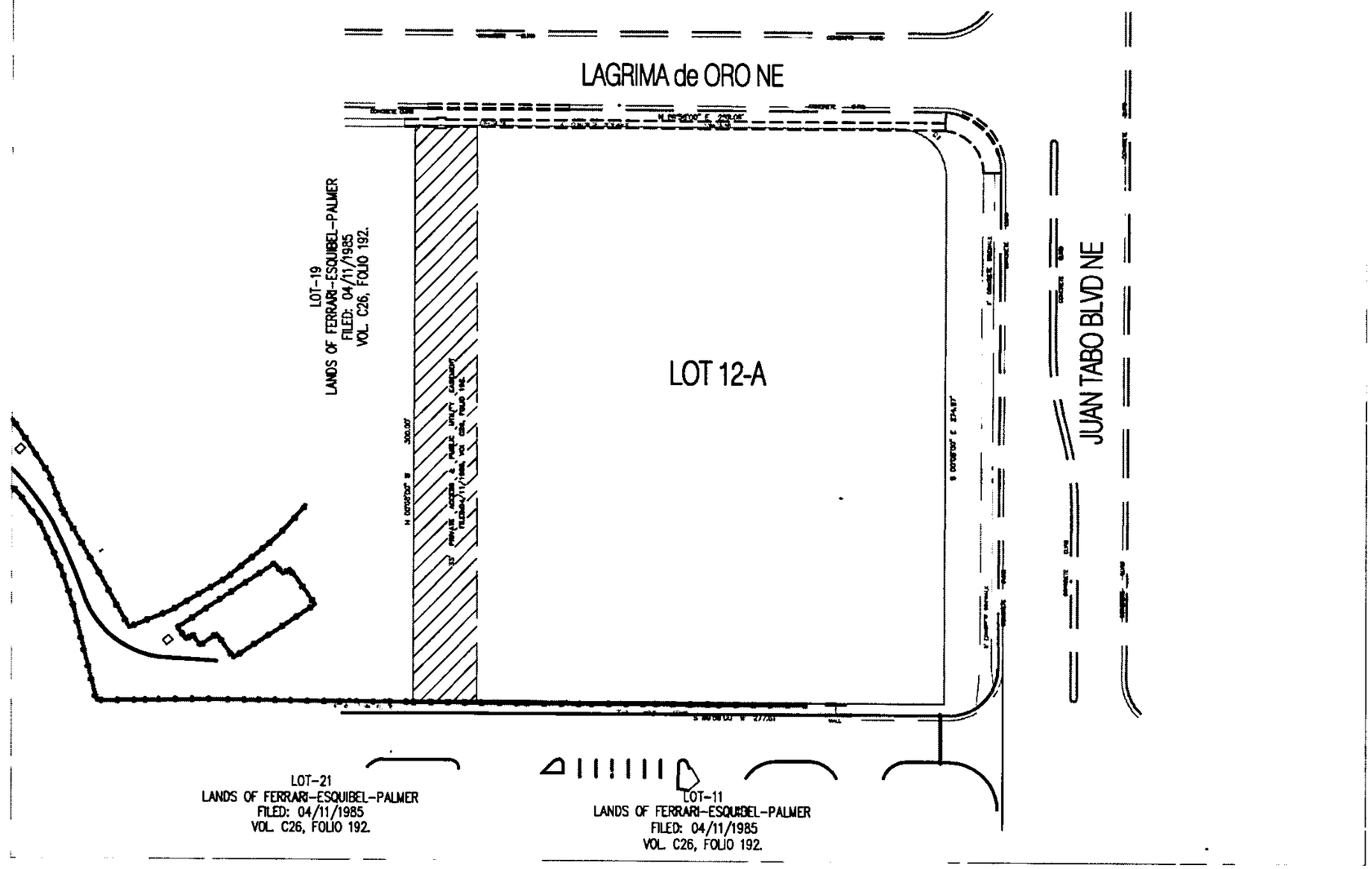
Sincerely,

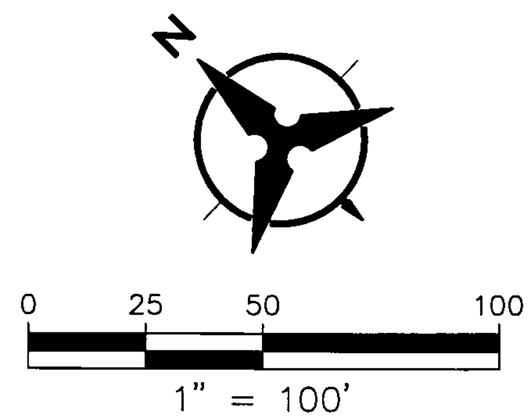
E. DeAnn Eaton, CFO
La Vida Llena

C:\Documents And Settings\Deaton.LVL\Local Settings\Temporary Internet Files\Content.Outlook\LN51YYCK\Authorization Letter.Docx

Lot 12-A
Lands of
FERRARI-ESQUIBEL-PALMER
VACATION OF PUBLIC EASEMENT
EXHIBIT

VACATION OF 33' PUBLIC UTILITY EASEMENT





Bohannan ▲ Huston

ENGINEERING ▲ SPATIAL DATA ▲ ADVANCED TECHNOLOGIES

C26-192

C26-192

Found existing ACS Brass Cap Station "BC-1" New Mexico State Plane Coordinate System (Central Zone)

X = 417,029.47

Y = 1,505,658.02

Delta Alpha -0° 09' 35"

Ground to grid factor 0.99963905

Lots 11, 12, 14, 19, 21, 22, 29, and 30 as shown hereon each have a 33 foot easement for right-of-way and public utilities on all sides of all lots; said easements within the exterior boundary are hereby vacated upon approval and filing of plat.

85 27831

Replat of

LANDS of FERRARI-ESQUIBEL-PALMER

for

VACATION ORDINANCE NO. V-84-77

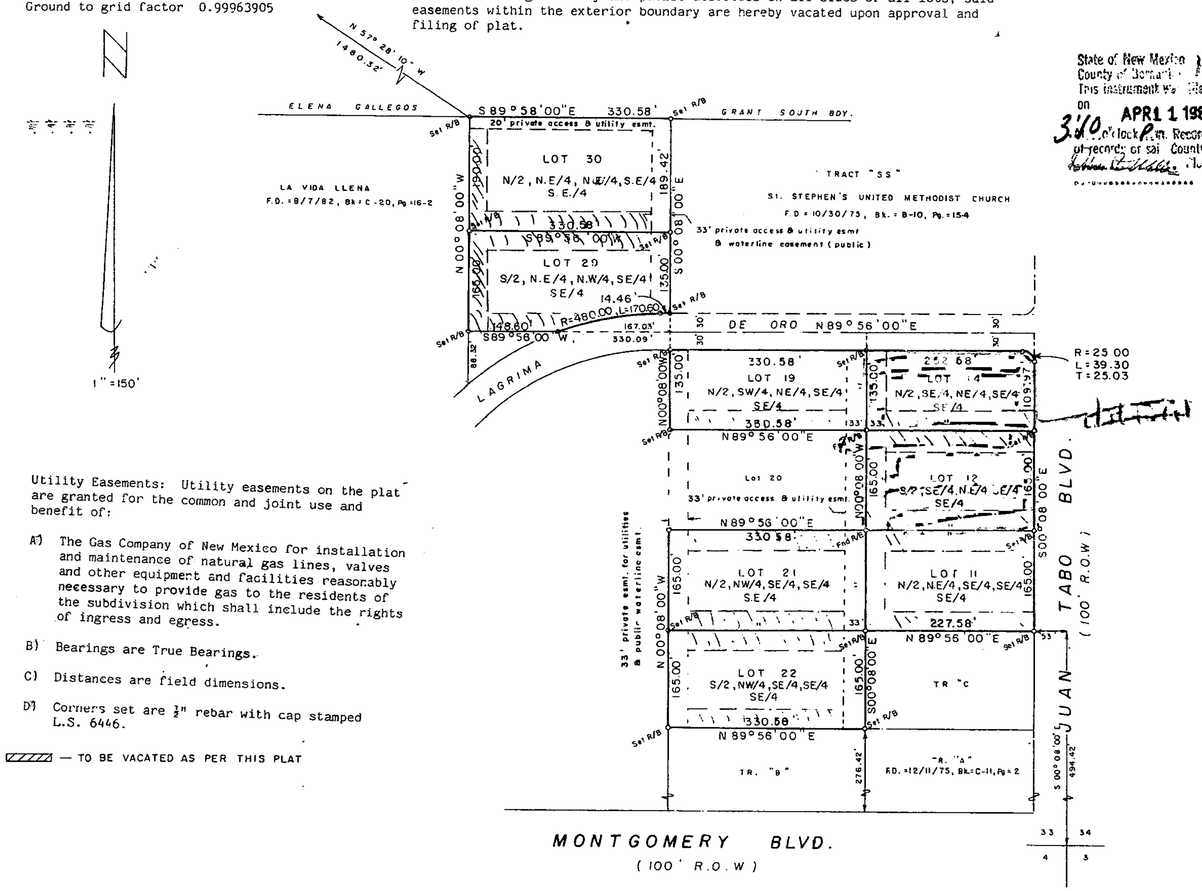
Within

SEC. 33 of the S.E/4, T.11N., R.4E., N.M.P.M.

Albuquerque, New Mexico

August, 1984

State of New Mexico) ss
County of Bernalillo)
This instrument was filed for record on APRIL 1 1985 at 3:10 o'clock P.M. Recorded in Vol. C26 of records of said County Fol. 192
Clerk & Recorder
Deputy Clerk



Utility Easements: Utility easements on the plat are granted for the common and joint use and benefit of:

A) The Gas Company of New Mexico for installation and maintenance of natural gas lines, valves and other equipment and facilities reasonably necessary to provide gas to the residents of the subdivision which shall include the rights of ingress and egress.

B) Bearings are True Bearings.

C) Distances are field dimensions.

D) Corners set are ½" rebar with cap stamped L.S. 6446.

▨ — TO BE VACATED AS PER THIS PLAT

LEGAL DESCRIPTION

North half (N/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4)
South half (S/2) of the Northeast Quarter (NE/4) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4)
North half (N/2) of the Southwest Quarter (SW/4) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4)
North half (N/2) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4)
South half (S/2) of the Southeast Quarter (SE/4) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4)
North half (N/2) of the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4)
North half (N/2) of the Northeast Quarter (NE/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4)
south half (S/2) of the Northwest Quarter (NW/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4) of the Southeast Quarter (SE/4)
all within Section 33, Township 11 North, Range 4 East, N.M.P.M., Bernalillo County, New Mexico.

FREE CONSENT

The above plat is with the free consent of the undersigned owner(s). The undersigned have represented themselves to have title and acknowledge that this plat is within the covenants and restrictions on this property.

Lot #22 Lot #29 Lot #30

Flora Ferrari — FLORA FERRARI; Ray O. Esquibel — RAY O. ESQUIBEL; Roseanne Palmer — ROSEANNE PALMER

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO

OFFICIAL SEAL
DANIEL M. GRANEY
NOTARY PUBLIC STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 8-8-87

The foregoing instrument was acknowledged before me this 12th day of September, 1984. BY: FLORA FERRARI-AMADOR, RAY ESQUIBEL and Roseanne Palmer FINANCIAL GROUP

My Commission Expires: 8-8-87

Daniel M. Graney
Notary Public

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

OFFICIAL SEAL
DANIEL M. GRANEY
NOTARY PUBLIC STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 8-8-87

The foregoing instrument was acknowledged before me this 12th day of September, 1984.

BY: Terry Nickels

My Commission Expires: 8-8-87

Daniel M. Graney
Notary Public

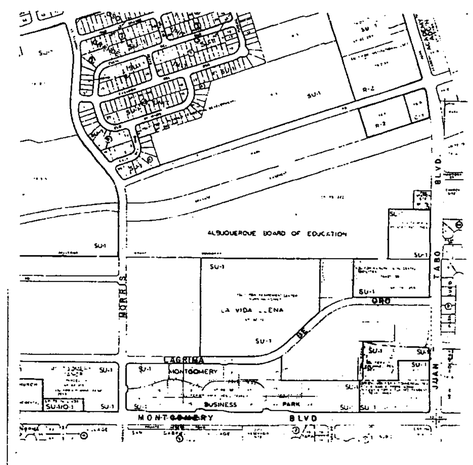
SURVEYOR'S CERTIFICATE

I, Jerry Nickels, licensed under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my direction from notes of an actual field survey, shows all permanent of record and meets the requirements for monumentation and survey of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

9-13-84

Jerry Nickels, N.M.L.S. No. 6446 — Date

SOUTHWEST SURVEYING CO., INC. 1715 LOMAS N.E., ALBUQUERQUE, NEW MEXICO 87102
(505) 247-4444 W.O. N° = 329



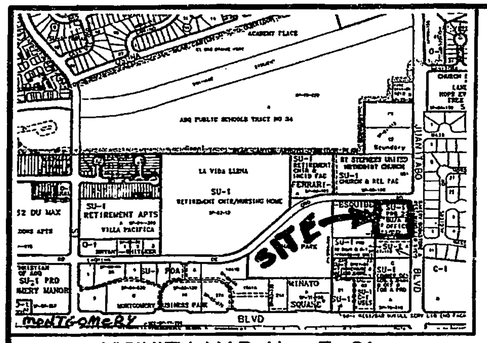
F-21-Z

CITY/COUNTY APPROVALS:

Property Management	1-3-85 Date
City Surveyor	1/3/85 Date
City Water Resources	3-22-85 Date
City Engineer N/A	Date
A.M.A.F.C.A. N/A	Date
Traffic Engineer	3-29-85 Date
Parks and Recreation N/A	Date
City Planning Director	SP-85-154 S.P. No. 4/5/85 Date

C26-192

DRB 84-C26-192



VICINITY MAP No. F-21

N.T.S.

LEGAL DESCRIPTION

LOTS NUMBERED TWELVE (12) AND FOURTEEN (14) OF THE REPLAT OF LANDS OF FERRARI-ESQUIBEL-PALMER, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 11, 1985 IN VOLUME C26, FOLIO 192.

2005011699
5257641
Page: 1 of 1
01/24/2005 02:26P
Bk-255SC Pg-27
Mary Herrera Bern. Co. PLAT R 7.00

PLAT OF
LOT 12-A
LANDS OF FERRARI-ESQUIBEL-PALMER
WITHIN
SECTION 33, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2004

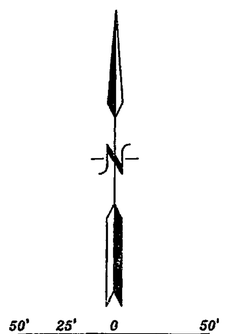
PROJECT NUMBER: 1003102
APPLICATION NUMBER: 05DRB-00039

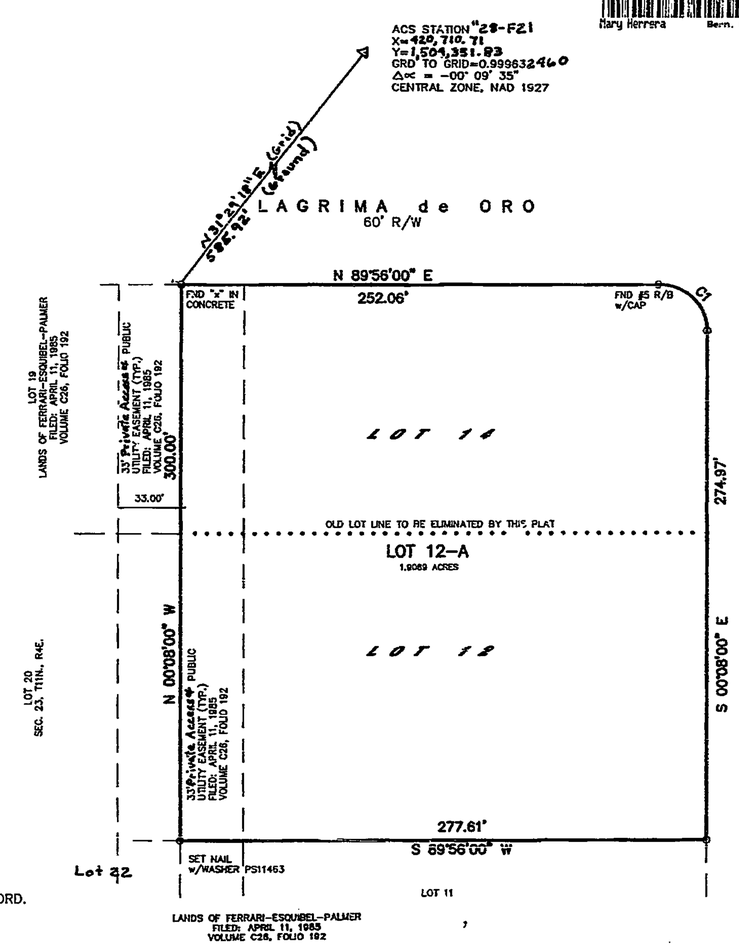
UTILITY APPROVALS:

PNM ELECTRIC SERVICES	1-10-05 DATE
PNM GAS SERVICES	1-10-05 DATE
QWEST TELECOMMUNICATIONS	1-21-05 DATE
COMCAST	1-12-05 DATE
NEW MEXICO UTILITIES	N/A 1-19-05 DATE

CITY APPROVALS:

CITY SURVEYOR	1-7-05 DATE
*REAL PROPERTY DIVISION (CONDITIONAL)	N/A 1-19-05 DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	N/A 1-19-05 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	1-19-05 DATE
UTILITIES DEVELOPMENT	1/19/2005 DATE
PARKS AND RECREATION DEPARTMENT	1/19/05 DATE
AMAFCA	1/19/05 DATE
CITY ENGINEER	1/19/05 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	1-21-05 DATE





STATEMENT OF DECLARATION:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 12 AND 14 INTO ONE LOT AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3: TOTAL AREA OF PROPERTY: 1.9089 ACRES.
4: TALOS LOG NO. 2004127363
5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
8: DATE OF FIELD WORK: Dec., 2004.
9: CURRENT ZONING: SU-1.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

IN FEE SIMPLE

01/04/05
DATE
Classic Exposition I LLC Managing Partner

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 4 DAY OF January, 2005.

BY: Marie A. Buckner
OWNERS NAME

MY COMMISSION EXPIRES: 9-24-05 BY: NOTARY PUBLIC

OFFICIAL SEAL
DANIEL RAEL
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 9-24-05

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION. THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 21st DAY OF December, 2004.

ANTHONY L. HARRIS, N.S. # 11463

HARRIS SURVEYING, INC.
6412-D ROMAN STREET N.E.
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-8056
FAX: (505) 889-8645

County Treasurer
NW C2
Mexico 87102

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 101021061510089 40414
PROPERTY OWNER OF RECORD: Esquivel Ray O. & Donna Rae Lopez Alfred L. & Jo Chup Etal
BERNALILLO CO. TREASURER'S OFFICE: Conchita Lucero 1/24/05

RE03-2377.dwg(DEC-04)

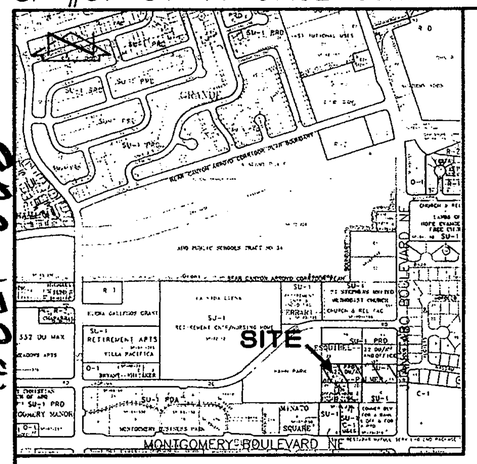
SP #97-04-11-07:52-0020

97C-179 (1)

97C-179 (1)

97C-179 (1)

97C-179 (1)



VICINITY MAP **F-21**
SCALE: 1" = 750'

PLAT OF

TRACT A, LANDS OF DOUBLE RAINBOW

ALBUQUERQUE, NEW MEXICO
APRIL, 1997

97057992

State of New Mexico
County of Bernalillo
This instrument was

2003 JUN - 1 970
179

COUNTY CLERK FILING DATA

SP 97.118

Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

1. The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The P.N.M. Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. U.S. West for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
4. Jones Intercable for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Lots 11 and 21, Lands of Ferrari-Esquibel-Palmer as the same are shown and designated on the Plat of Lands of Ferrari-Esquibel-Palmer filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 11, 1985, Book C26, Page 192.

APPROVALS: DRB CASE NO. 96-330; V-96-71

PLANNING DIRECTOR, CITY OF ALBUQUERQUE, NEW MEXICO	6-9-97 DATE
UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO	4-29-97 DATE
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO	4-29-97 DATE
A.M.A.F.C.A.	4-29-97 DATE
TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO	4-29-97 DATE
PARKS DESIGN & DEVELOPMENT, CIP, CITY OF ALBUQUERQUE, NEW MEXICO	041797 DATE
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO	5-30-97 DATE
REAL PROPERTY, CITY OF ALBUQUERQUE, NEW MEXICO	5-22-97 DATE
P.N.M. ELECTRIC SERVICES	5-6-97 DATE
U.S. WEST COMMUNICATIONS	5-22-97 DATE
P.N.M. GAS SERVICES	5-28-97 DATE
JONES INTERCABLE	DATE

DEDICATION AND FREE CONSENT

The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

Mark Bernstein — Date 4/16/97

Jean Bernstein — Date 4/16/97

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

OFFICIAL SEAL
CHARLES G. CALA, JR
NOTARY PUBLIC, STATE OF NEW MEXICO
My Commission Expires 5-6-97

This instrument was acknowledged before me on this 16th day of April, 1997, by Mark Bernstein and Jean Bernstein.

Notary Public

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

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., a registered Professional 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 made known to me by this owner, utility companies, or other parties expressing an interest; meets the minimum requirement for Monumentation and surveys of the Albuquerque Subdivision Ordinance; complies with the minimum standards for surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr., NMPS 11184 — April 16, 1997 Date

CHARLES G. CALA, JR. NEW MEXICO 11184 REGISTERED PROFESSIONAL SURVEYOR

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #950515

97C-179 (1) SHEET 1 OF 3

SP #97-04-11-07:52-0020

97C-179(2)

97C-179(2)

97C-179(2)

97C-179(2)

97057992

State of New Mexico
County of Bernalillo
This instrument was

COUNTY CLERK FILING DATA

PLAT OF

TRACT A, LANDS OF DOUBLE RAINBOW

ALBUQUERQUE, NEW MEXICO
APRIL, 1997

NOTES:

1. A boundary survey was performed in March, 1997. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within Section 33, Township 11 North, Range 4 East, N.M.P.M.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone.
5. No Street mileage was created by this plat.
6. The purpose of this plat is to:
   a. Create Tract A from existing Lots 11 and 21.
   b. Incorporate the vacated easements as shown.
   c. Grant the necessary easements as shown.
7. Record bearings and distances are shown in parenthesis.

PNM ELECTRIC & GAS SERVICES EASEMENT RELEASE APPROVAL

PNM Electric Services and/or PNM Gas Services, hereby release, waive, quitclaim and discharge its right, title, and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat. (SEE NOTE 4 SHEET 3).

PNM ELECTRIC SERVICES
By: _____

PNM GAS SERVICES
By: _____

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _____ day of _____, 1997, by ROB ROBERTS of the PNM Electric Services and/or PNM Gas Services, both being New Mexico corporations, on behalf of said Corporations.

_____
Notary Public

My Commission Expires: 8-9-97

OFFICIAL SEAL
RUBIN PHILLIPS
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 8-9-97

JONES INTERCABLE EASEMENT RELEASE APPROVAL

Jones Intercable does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

JONES INTERCABLE
By KAREN SHORE

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 28th day of May, 1997, by KAREN SHORE as Supv. - P&D of Jones Intercable, a BCD-12 Venture corporation.

Violet M. Watson
Notary Public

My commission expires July 14, 1997

OFFICIAL SEAL
VIOLET M. WATSON
NOTARY PUBLIC
STATE OF NEW MEXICO
7-14-97

U.S. WEST COMMUNICATIONS QUITCLAIM

KNOW ALL MEN BY THESE PRESENTS: That U.S. WEST COMMUNICATIONS, INC., a Colorado Corporation, hereinafter called "Company" for and in consideration of One Dollar ($1.00) and other good and valuable considerations in hand paid, the receipt whereof is hereby confessed and acknowledged, does hereby release, remise and quitclaim all the right, title and interest in the easements shown to be vacated on this plat and hereby expressly excepting and reserving to the Company, any and all interest otherwise acquired in said property, except as shown to be vacated.

IN WITNESS WHEREOF, the Company has caused these presents to be executed by its duly authorized officer this 21st day of MAY, 1997.

U.S. WEST COMMUNICATIONS, INC.

By _____
Manager - Network and Technology Services

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 21st day of MAY, 1997, by DEBORAH A. BONNEY as Manager/Network and Technology Services of U.S. West Communications, Inc., a Colorado Corporation.

Norma G Carrillo
Notary Public

My commission expires 2-6-99

2-6-99

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #950515

97C-179 (2) SHEET 2 OF 3

SP #97-04-11-07:52-0020

97C-179 (3)

97C-179 (3)

97C-179 (3)

97C-179 (3)

97057992

COUNTY CLERK FILING DATA

PLAT OF

TRACT A, LANDS OF DOUBLE RAINBOW

ALBUQUERQUE, NEW MEXICO

APRIL, 1997

SCALE: 1" = 40'

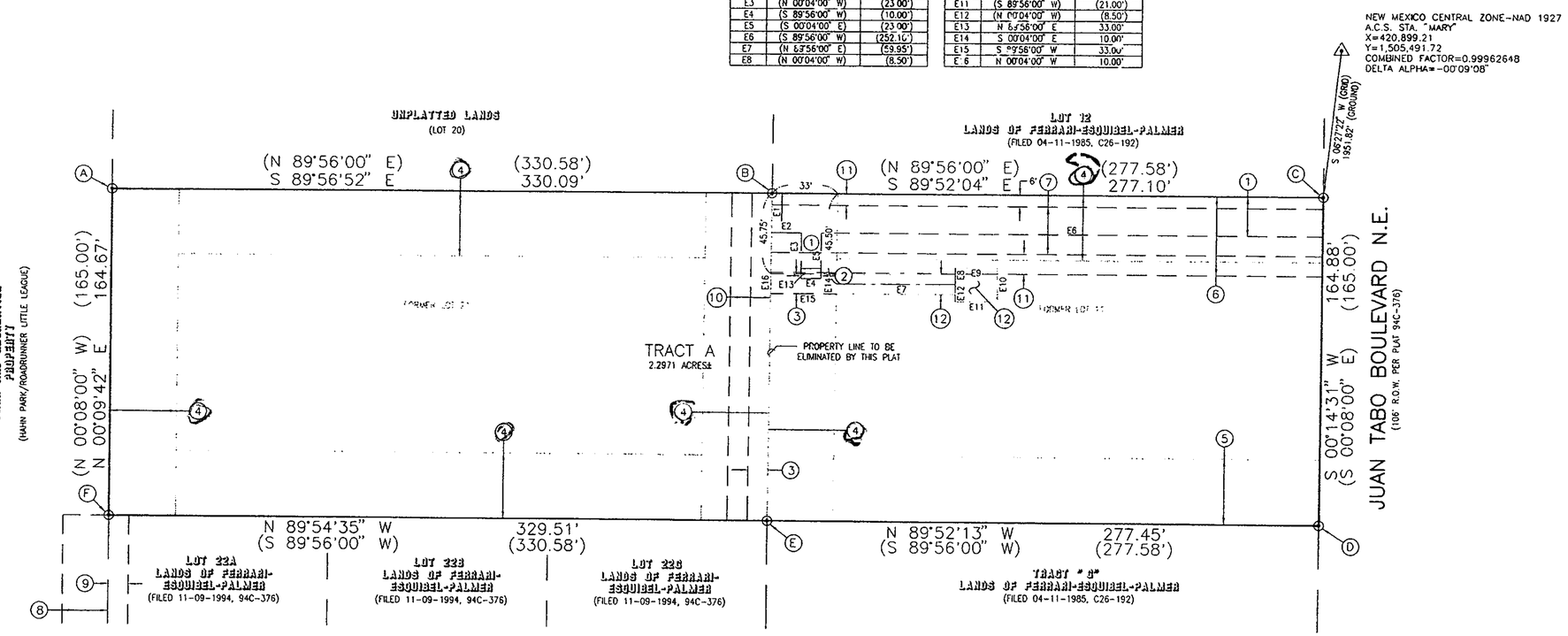
40 0 80

20 40

EASEMENT TABLE

LINE	DIRECTION	DISTANCE
E1	(N 00°03'02" E)	(20.00')
E2	(S 89°56'00" W)	(15.00')
E3	(N 00°04'00" W)	(23.00')
E4	(S 89°56'00" W)	(10.00')
E5	(S 00°04'00" E)	(23.00')
E6	(S 89°56'00" W)	(252.10')
E7	(N 89°56'00" E)	(59.95')
E8	(N 00°04'00" W)	(8.50')

LINE	DIRECTION	DISTANCE
E9	(N 89°56'00" E)	(21.00')
E10	(S 00°04'00" E)	(17.00')
E11	(S 89°56'00" W)	(21.00')
E12	(N 00°04'00" W)	(8.50')
E13	N 89°56'00" E	33.00'
E14	S 00°04'00" E	10.00'
E15	S 89°56'00" W	33.00'
E16	N 00°04'00" W	10.00'



KEYED NOTES

(A) FOUND REBAR W/CAP STAMPED "PS 10042", TAGGED WITH WASHER STAMPED "NMPS 11184"

(B) FOUND REBAR W/CAP STAMPED "LS 7002", TAGGED WITH WASHER STAMPED "NMPS 11184"

(C) FOUND #4 REBAR (NO I.D.), TAGGED WITH WASHER STAMPED "NMPS 11184"

(D) FOUND REBAR W/CAP STAMPED "WEAVER 6544", TAGGED W/WASHER STAMPED "NMPS 11184"

(E) FOUND NAIL W/WASHER STAMPED "PS 5978"

(F) FOUND REBAR W/CAP STAMPED "LS 5978", TAGGED WITH WASHER STAMPED "NMPS 11184"

(1) EXISTING 20' PUBLIC WATERLINE EASEMENT GRANTED BY EASEMENT DOCUMENT FILED 05-25-1994, BOOK 94-16, PAGES 6255-6257, DOC. #94068895

(2) EXISTING 10' PUBLIC WATERLINE EASEMENT GRANTED BY EASEMENT DOCUMENT FILED 12-29-1994, BOOK 94-34, PAGES 9767-9769, DOC. #94150121

(3) 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

(4) ~~EXISTING 33' PRIVATE ACCESS AND UTILITY EASEMENT PER PLAT C26-192, VACATED BY V-84-77 AND V-96-71~~

(5) EXISTING 33' PRIVATE ACCESS AND UTILITY EASEMENT PER PLAT C26-192, VACATED BY V-84-77 AND RELEASE OF EASEMENT FILED 03-07-1994, BOOK 94-7, PAGES 9575-9576, DOC. #94030468

(6) EXISTING 40' VISIBILITY EASEMENT GRANTED BY EASEMENT DOCUMENT FILED 05-25-1993, BOOK BCR 93-13, PAGES 3817-3824, DOC. #93053842

(7) EXISTING 24' ACCESS AND WATERLINE EASEMENT GRANTED BY EASEMENT DOCUMENT FILED 05-25-1993, BOOK BCR 93-13, PAGES 3817-3824, DOC. #93053842

(8) EXISTING 22.75' WATER AND SEWER EASEMENT GRANTED BY EASEMENT DOCUMENT FILED 01-04-1994, BOOK 94-1, PAGES 1501-1503

(9) EXISTING 10' PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT GRANTED BY PLAT 94C-376

(10) 20' PUBLIC WATERLINE EASEMENT GRANTED BY THIS PLAT

(11) EXISTING SIGN EASEMENT GRANTED BY EASEMENT DOCUMENT FILED 05-25-1993, BOOK BCR 93-13, PAGES 3817-3824, DOC. #93053842

(12) EXISTING 10' P.N.M. AND U.S. WEST COMMUNICATIONS EASEMENT GRANTED BY DOCUMENT FILED 11-17-1994, BOOK 94-31, PAGES 8577-8578, DOC. #94136616

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97C-179 (3) SHEET 3 OF 3

Lagrima De Oro Rd
Lot 12-A-1
Juan Tabo Blvd
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100 50 0 100
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