

August 26, 2014

Jack Cloud, Chair
Development Review Board
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: Valle Prado Unit 1 – Vacation of Private Easement (DRB 1004404)

Dear Mr. Cloud:

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

- Application for Development Review
- Six (6) copies of Vacation Action Exhibit (Exhibit C)
- Six (6) copies of the Bulk Plat of the Trails
- Letter of authorization from Woodmont Paseo, LLC (grantor and beneficiary of easement)
- Concurrence email from ABCWUA
- Zone Atlas Map
- Submittal Fee

This submittal is requesting the vacation of an existing 50' Private Access Easement across Tracts OS-3 and 9, The Trails Unit 3A. The subject easement was granted to provide access to Tract H, which was created by the Bulk Plat of the Trails and was intended for the use and benefit of the planned well site, at which time the final location was not yet determined, but was to be somewhere within Tract H. Tract H was subsequently subdivided into Tracts H-1 and H-2. Tract H-1 was deeded to NMUI for the well site, now owned by the ABCWUA, and Longford Homes retained Tract H-2. Tract H-2 was incorporated into Tract 9 by the Trails Unit 3A bulk plat. The Valle Prado Unit 1 plat will provide access to the well site from South Sky Street via a private access easement across proposed Tract C, Valle Prado Unit 1. Also, the Valle Prado Unit 1 provides access to all proposed lots and tracts via public rights-of-way such that the 50' private access easement is no longer required for access.

Please place these items on the DRB Agenda to be heard on September 3, 2014. Don't hesitate to contact me at 823-1000 with questions or comments.

Sincerely,



Scott J. Steffen, P.E.
Vice President
Community Development & Planning

Enclosures

cc: Rick Beltramo, Wexford Construction



Supplemental form

SUBDIVISION

- Major Subdivision action
- Minor Subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- 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

S Z ZONING & PLANNING

- 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...**
- 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 (Scott Steffen) PHONE: (505) 823-1000
 ADDRESS: Courtyard I, 7500 Jefferson St NE FAX: (505) 798-7988
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: ssteffen@bhinc.com

APPLICANT: Woodmont Paseo, LLC (Rick Beltramo) PHONE: (505) 761-9911
 ADDRESS: 6330 Riverside Plaza Lane #160 FAX: (505) 761-9922
 CITY: Albuquerque STATE NM ZIP 87120 E-MAIL: rbeltramo@gcinm.com
 Proprietary interest in site: Owner List all owners: _____

DESCRIPTION OF REQUEST: Vacation of Private Easement for Valle Prado Unit 1

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

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

Lot or Tract No. Tracts 9 and OS-3 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Trails Unit 3A
 Existing Zoning: SU-2 Volcano Trails Small Lot (VTSL) Proposed zoning: SU-2 VTSL MRGCD Map No _____
 Zone Atlas page(s): C9 UPC Code: 100906413032322306

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): 1004404-07DRB-70298, 104404-14DRB-70130, 104404-14DRB-70125

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 32 Total area of site (acres): 27.25
 LOCATION OF PROPERTY BY STREETS: On or Near: Woodmont Avenue
 Between: West of Rainbow Boulevard and _____
 Check-off if project was previously reviewed by Sketch Plat/Plan , or Pre-application Review Team . Date of review: _____

SIGNATURE Scott J Steffen DATE 8/26/14
 (Print) SCOTT J STEFFEN Applicant: Agent:
 Form revised 4/07

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	_____	_____	_____	\$ _____
<input type="checkbox"/> All fees have been collected	_____	_____	_____	\$ _____
<input type="checkbox"/> All case #s are assigned	_____	_____	_____	\$ _____
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus				Total
<input type="checkbox"/> F.H.D.P. fee rebate	Hearing date _____			\$ _____

Project # _____

Planner signature / date _____

FORM V: SUBDIVISION VARIANCES & VACATIONS

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

DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

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

Unless the vacation is shown on a DRB approved plat recorded by the County Clerk within one year, it will expire.
DRB Public hearings are approximately 30 DAYS after the filing deadline. Your attendance is required.

- SIDEWALK VARIANCE (DRB20)**
- SIDEWALK WAIVER (DRB21)**
 - Scale drawing showing the proposed variance or waiver (not to exceed 8.5" by 14") 6 copies
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the variance or waiver
 - List any original and/or related file numbers on the cover application

DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

DRB meetings are approximately 30 DAYS after the filing deadline. Your attendance is required.

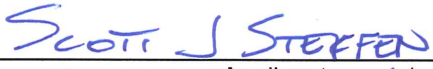
- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB19)**
- EXTENSION OF THE SIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION (DRB07)**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (not to exceed 8.5" by 14") **6 copies**
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the deferral or extension
 - List any original and/or related file numbers on the cover application


DRB meetings are approximately 8 DAYS after the Tuesday noon filing deadline. Your attendance is required.

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

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

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



 Applicant name (print)


 Applicant signature / date



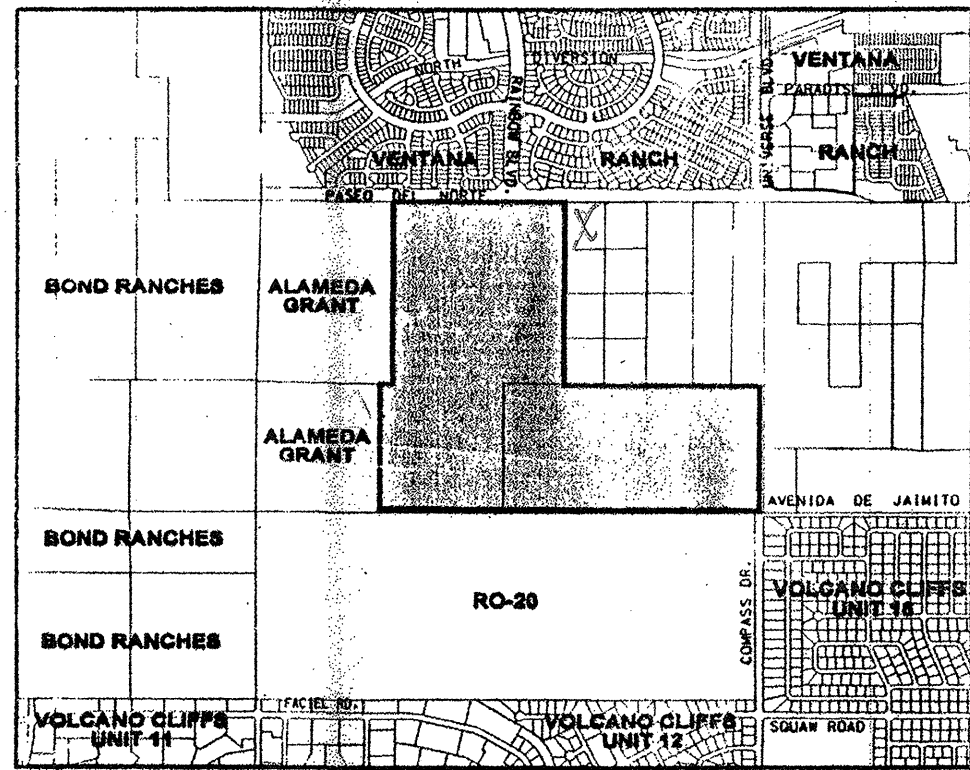
Form revised 4/07

- | | |
|--|--------------------------|
| <input type="checkbox"/> Checklists complete | Application case numbers |
| <input type="checkbox"/> Fees collected | _____ - _____ - _____ |
| <input type="checkbox"/> Case #s assigned | _____ - _____ - _____ |
| <input type="checkbox"/> Related #s listed | _____ - _____ - _____ |

Planner signature / date

Project # _____

SP-2003352308



LOCATION MAP

ZONE ATLAS INDEX MAP No. C-9-Z NOT TO SCALE

SUBDIVISION DATA

- 1. DRB No. 1002962.
2. Zone Atlas Index No. C-9.
3. Gross Subdivision Acreage: 200.9486 Acres.
4. Total Number of Tracts created: Eleven (11) Tracts.
5. Total Mileage of full width Streets created: 0.062 mile
6. Date of Survey: August, 2003.
7. Plat is located within the Town of Alameda Grant, within projected Section 16, T11N, R2E, N43W.
8. Tract OS-1 and Tract OS-2 are Private Open Space areas that will be owned and maintained by the Trails HOA. There shall be no direct vehicular access from adjacent tracts, parcels, or lots.

DISCLOSURE STATEMENT

The purpose of this Plat is to subdivide 3 tracts into Eleven (11) Tracts, to dedicate additional public street right-of-way to the City of Albuquerque, to grant easements, and to vacate a RW easement.

PUBLIC UTILITY EASEMENTS

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

- A. PNM Electric Services for the installation, maintenance and service of underground/overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
C. QWEST for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.
E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement.

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, (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed shall extend ten feet (10') in front of transformers/switchgear door and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, in projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being a portion of Tract 4, Black Ranch, comprising a tract of land described in the Special Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 13, 2003 in Book A55, Page 9572, together with tract of land described in the Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 25, 1997 in Book 97-3, Page 2887, together with Parcel A as the same is described in the Real Estate Contract recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 4, 2000 in Book A8, Page 6196, and now being more particularly described by New Mexico State Plane Grid Bearings (Central Zone) and ground distances as follows:

BEGINNING at the northeast corner of the tract herein described, whence the City of Albuquerque survey monument "2-810", having New Mexico State Plane Grid Coordinates for the Central Zone: X=357,543.73; Y=1,527,976.48, bears N30°11'05"E a distance of 4254.21 feet; thence along the easterly boundary line of the tract herein described, S00°05'59"W a distance of 1955.79 feet; thence, S89°38'20"E a distance of 2052.71 feet; thence, S00°16'09"W a distance of 1315.57 feet to the southeast corner of the tract herein described, said point being a point on the south boundary of the Town Of Alameda Grant, thence along said Grant boundary, N89°40'58"W a distance of 1064.88 feet to a BLM survey monument marking the 6-1/2 mile corner on said Grant; thence, N89°44'34"W a distance of 2642.13 feet to a BLM survey monument marking the 7 mile corner on said Grant; thence, N89°40'32"W a distance of 266.59 feet to the southwest corner of said Parcel A; thence along the westerly boundary line of the tract herein described, N00°15'19"E a distance of 1320.61 feet to a 1/2" rebar with a 1" survey cap marked "Gritco 8686" at the northwest corner of said Parcel A; thence, S89°38'17"E a distance of 121.33 feet; thence, N00°05'59"E a distance of 1951.06 feet to the northwest corner of the tract herein described; thence along the northerly boundary line of the tract herein described, S89°48'48"E a distance of 1799.86 to the point and place of beginning.

This tract contains 200.9486 acres, more or less.

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927.
2. Distances are ground distances.
3. All easements of record are shown.
4. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer Systems capability are based on NMU, Inc. Facilities, not the City of Albuquerque.
5. Tracts A through J and OS-1 and OS-2 are subject to blanket easements, see sheets 2 and 3.
6. No direct access to Paseo Del Norte allowed.

DOCUMENT NOTE

Additional documents used in the preparation of this plat:

- 1. Warranty Deed from Horizon-Albuquerque Propertied Corp. to Morris J. Winokur recorded May 19, 1960 in Volume D 543, folio 143.
2. Warranty Deed from Horizon-Albuquerque Propertied Corp. to Joan K. Buck recorded May 9, 1960 in Volume D541, folio 281.
3. Warranty Deed from Horizon-Albuquerque Propertied Corp. to Arnold Kesten and Benjamin Cohen recorded August 29, 1960.

NOTICE OF SUBDIVISION PLAT CONDITIONS

PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE, NEW MEXICO SUBDIVISION ORDINANCE, A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS:

- 1. WATER AND SANITARY SEWER AVAILABILITY.
2. FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS.
3. PARK AND OPEN SPACE REQUIREMENTS.
4. DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS.
5. EXCAVATION, FILLING OR GRADING REQUIREMENTS.

ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN SUBJECT SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within the Town of Alameda Grant, in projected Section 16, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being a portion of Tract 4, Black Ranch, comprising a tract of land described in the Special Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 13, 2003 in Book A55, Page 9572, together with tract of land described in the Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 25, 1997 in Book 97-3, Page 2887, together with Parcel A as the same is described in the Real Estate Contract recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 4, 2000 in Book A8, Page 6196 is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants and do hereby grant all Access, Utility, and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities hereon and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground/or overhead Utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantees Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("work") it deems appropriate without liability to the City. If work affects any improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or 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 or Encroachments, the Grantee shall, at its own expense take whatever protective measures are required to safeguard the improvements or Encroachments. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with its free act and deed.

Owner of the land described in the Special Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 13, 2003 in Book A55, Page 9572, and the land described in the Warranty Deed, recorded in the office of the County Clerk of Bernalillo County, New Mexico on January 25, 1997 in Book 97-3, Page 2887,

Acknowledged:

THE TRAILS LLC Longford Group Inc., its Manager

By: John K. Murtagh, President

STATE OF NEVADA) SS COUNTY OF CLARK)

This instrument was acknowledged before me on November 7, 2003 by John K. Murtagh, President of The Trails LLC.

My Commission Expires: 5/5/07

Owner of Parcel A

By: Tafazzul Hussain, General Secretary, Indus Development

STATE OF NEW MEXICO) COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on November 5, 2003 by Tafazzul Hussain, General Secretary, Indus Development, Ltd. Co.

My Commission Expires: May 10, 2004

THE TRAILS COMMUNITY ASSOCIATION, INC.

By: Frank Beck, President

STATE OF NEW MEXICO) COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on November 7, 2003 by Frank Beck, President of The Trails Community Association, Inc.

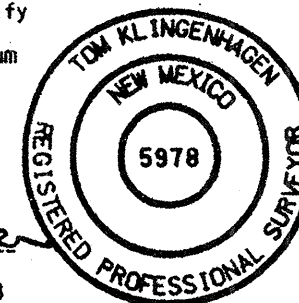
My Commission Expires: 5/5/07

SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenhagen, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Bohannon-Huston, Inc. Courtyard I 7500 Jefferson Street, N.E. Albuquerque, New Mexico 87109 (505)823-1000

Tom Klingenhagen Thomas G. Klingenhagen New Mexico Professional Surveyor 5978 Date: 9-8-03



Barcode and document identification information including 'Dennis', '2003222308', 'Page: 1 of 3', '12/15/2003 02:21P', 'Bk-2883C Pg-375', 'Mary Herrera', 'Bern. Co. PLRT', 'R 17.00'.

BULK PLAT OF THE TRAILS (A REPLAT OF A PORTION OF TRACT 4 BLACK RANCH) ALBUQUERQUE, NEW MEXICO SEPTEMBER, 2003

PROJECT NUMBER 1002962 APPLICATION NUMBER 03 DRB-01528 PLAT APPROVAL

Table of utility approvals with columns for utility name, date, and signature. Includes QWEST, COMCAST CABLE, PNM ELECTRIC SERVICES, PNM GAS SERVICES, NEW MEX UTILITIES, INC., CITY APPROVAL, CITY SURVEYOR, ENGINEERING, PARKS & RECREATION DEPARTMENT, CITY ENGINEER, DRB CHAIRPERSON, PLANNING DEPARTMENT, REAL PROPERTY DIVISION.

TAX CERTIFICATION

PROPERTY OWNER OF RECORD SEE ATTACHED BERNALILLO COUNTY TREASURER'S OFFICE DATE 12/15/03

PNM STAMP

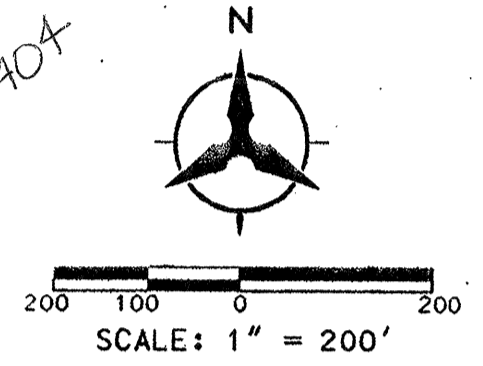
In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Bohannon & Huston logo and address: Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87100-4335 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

A, B, F

#116 C-9
 2003222200
 695533
 Page: 2 of 3
 12/15/2003 02:21P
 Bk-2083C Pg-375
 Mary Herrera Bern. Co. PLRT R 17.00

BULK PLAT OF THE TRAILS
 (A REPLAT OF A PORTION OF TRACT 4 BLACK RANCH)
 ALBUQUERQUE, NEW MEXICO
 SEPTEMBER, 2003



BLANKET EASEMENT NOTES

- Tracts OS-1 and OS-2 are subject to a blanket easement for public access, public open space and public storm drain easements to be granted to the City of Albuquerque with the filing of this plat. Tracts OS-1 and OS-2 are also subject to a blanket easement for public water and public sanitary sewer to be granted to the City of Albuquerque and New Mexico Utilities with the filing of this plat.
- Tracts A, B, C, D, E, & F are subject to a blanket easement for public cross-lot storm drain, public water, and public sanitary sewer easements to be granted to the City of Albuquerque with the filing of this plat.
- Tracts G, H, and J are subject to a blanket easement for public access, public storm drain, public water and public sanitary sewer easements to be granted to the City of Albuquerque with the filing of this plat.
- Tracts G, H, and J are subject to a public water easement for a future well site to be granted to the New Mexico Utilities, Inc. with the filing of this plat.

TOM KLINGENHAGEN
 NEW MEXICO
 5978
 REGISTERED PROFESSIONAL SURVEYOR
 11-13-03

SHEET 2
 SHEET 3

copy RTR
 03016 P17
 09/14/03

Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

LEGEND

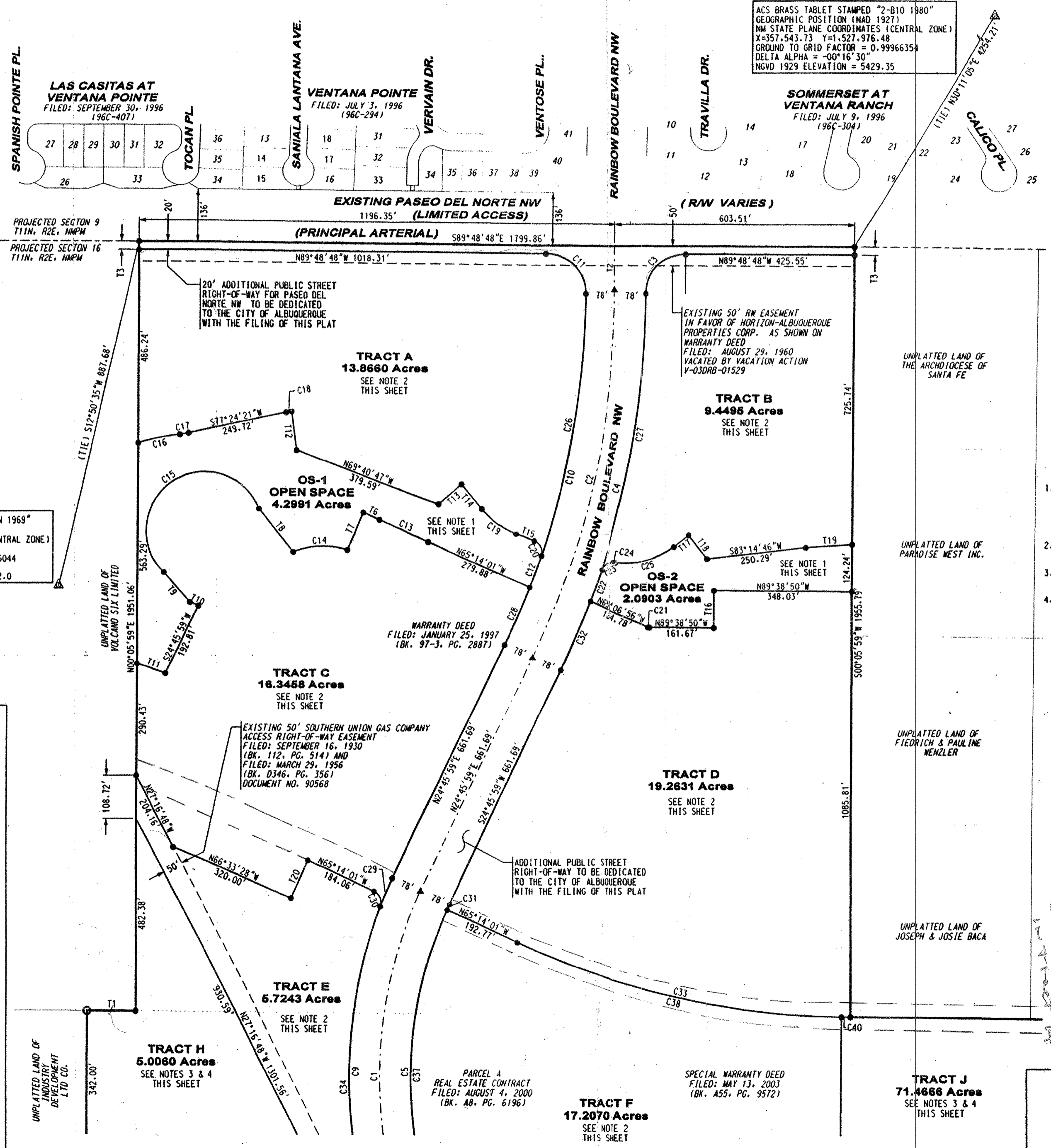
- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING (ORIGINAL) TRACT LINE
- SECTION LINE
- RIGHT OF WAY
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- CENTERLINE MONUMENT TO BE INSTALLED
- 5/8" REBAR WITH 1/4" RED PLASTIC SURVEY CAP STAMPED "LS 5978"
- FOUND 1/2" REBAR W/YELLOW CAP STAMPED "G GRITSKO 8686" IN ROCK MOUND
- FOUND USGLD BRASS CAP STAMPED "TA. CC. 516, 515, 1911"
- 10' PUE 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT

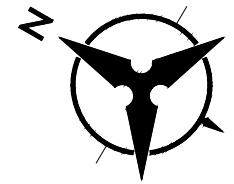
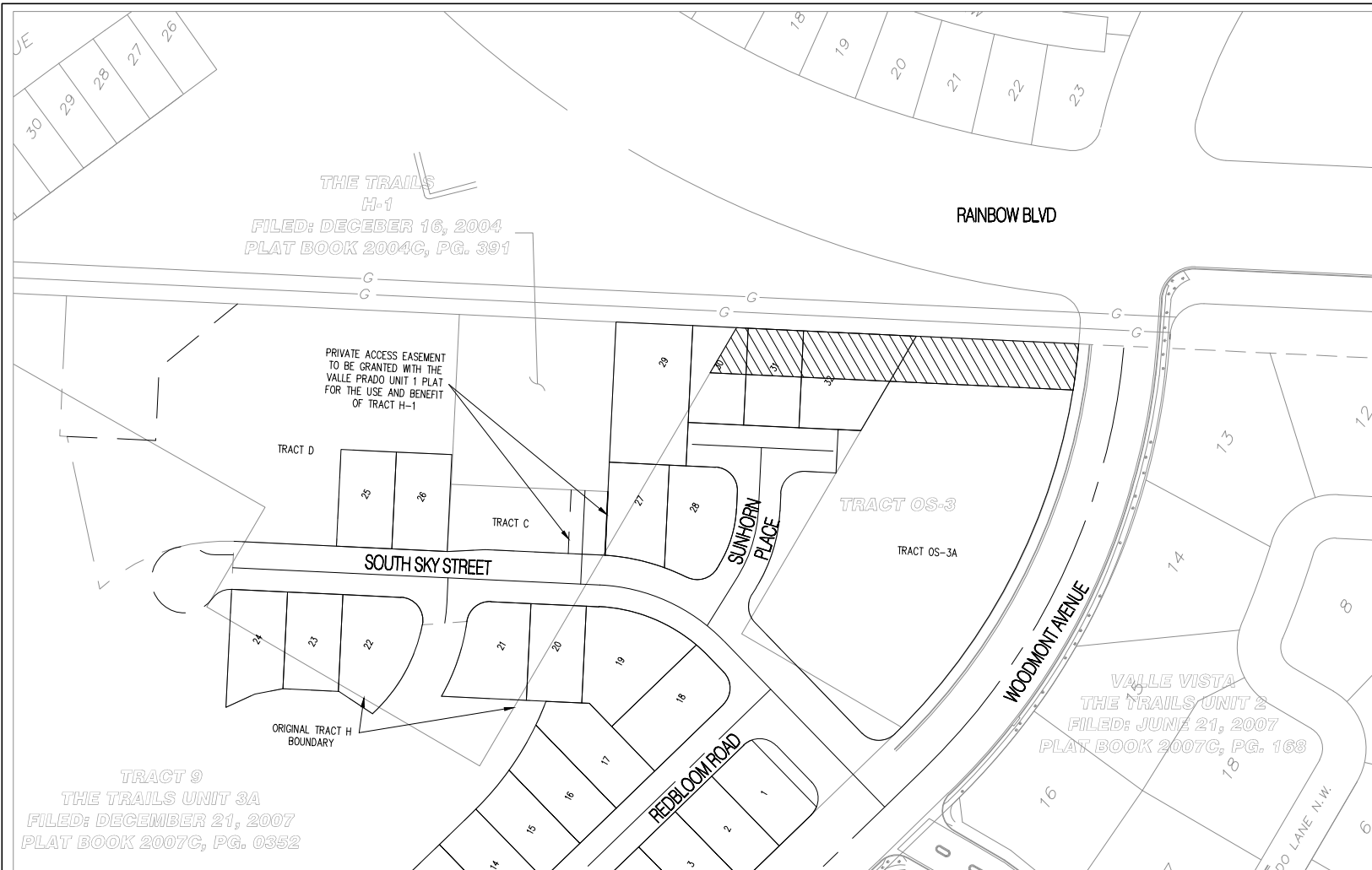
TANGENT DATA

ID	BEARING	DISTANCE
T1	S89°38'17"E	121.33'
T2	N00°10'51"E	110.61'
T3	S00°05'59"W	20.00'
T4	S63°55'34"W	8.64'
T5	S63°55'34"W	106.94'
T6	N66°32'14"W	45.00'
T7	S23°27'56"W	101.23'
T8	N38°49'52"W	136.90'
T9	N38°49'52"W	102.95'
T10	N65°14'01"W	22.79'
T11	N70°30'08"W	75.91'
T12	N07°32'45"W	98.18'
T13	S49°04'00"W	76.99'
T14	N39°31'52"W	79.73'
T15	N69°40'47"W	49.86'
T16	S00°21'10"W	100.00'
T17	S52°22'50"W	48.21'
T18	N57°31'10"W	76.44'
T19	S86°05'49"W	118.01'
T20	S24°45'59"W	104.47'
T21	S63°55'34"W	10.97'
T22	S63°55'34"W	126.54'

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	49°19'15"	505.02'	946.89'	1100.00'	917.93'	N00°06'22"E
C2	24°35'08"	490.28'	965.47'	2250.00'	958.08'	N12°28'25"E
C3	89°47'02"	99.62'	156.70'	100.00'	141.15'	S45°17'41"W
C4	24°21'49"	502.56'	989.92'	2328.00'	982.48'	S12°35'05"W
C5	47°51'57"	453.59'	853.79'	1022.00'	829.18'	S00°50'01"W
C6	84°12'22"	27.11'	44.09'	30.00'	40.23'	S65°12'08"E
C7	08°46'07"	48.15'	96.11'	628.00'	96.02'	S68°18'37"E
C8	81°11'33"	28.56'	45.65'	30.00'	41.37'	N20°19'47"E
C9	48°01'58"	524.88'	987.55'	1178.00'	958.89'	N00°45'00"E
C10	24°19'35"	468.14'	922.18'	2172.00'	915.27'	N12°36'11"E
C11	90°15'12"	100.44'	157.52'	100.00'	141.73'	N44°41'12"W
C12	02°21'30"	44.71'	89.40'	2172.00'	89.40'	S19°14'35"W
C13	01°18'04"	66.32'	132.63'	5841.00'	132.62'	N65°53'03"W
C14	39°28'24"	72.83'	139.86'	203.00'	137.11'	S87°33'04"W
C15	203°35'05"	520.55'	146.50'	286.82'	555°36'23"W	
C16	09°49'03"	53.42'	106.58'	622.00'	106.45'	N78°37'58"E
C17	06°08'08"	10.86'	21.74'	203.00'	21.73'	N80°28'25"E
C18	05°02'54"	6.92'	13.83'	157.00'	13.83'	N79°55'48"E
C19	30°08'55"	54.68'	106.82'	203.00'	105.59'	S54°36'18"E
C20	87°44'37"	28.84'	45.94'	30.00'	41.58'	S25°48'28"E
C21	02°51'03"	2.44'	4.88'	98.00'	4.88'	S88°55'38"E
C22	02°12'24"	44.84'	89.66'	2328.00'	89.66'	N18°53'34"E
C23	80°21'37"	25.33'	42.08'	30.00'	38.71'	N57°58'08"E
C24	00°30'10"	2.77'	5.55'	632.00'	5.55'	S81°35'59"E
C25	43°59'04"	81.99'	155.84'	203.00'	152.04'	N74°22'22"E
C26	17°33'27"	336.71'	668.10'	2172.00'	665.47'	S09°15'07"W
C27	17°23'09"	355.94'	706.41'	2328.00'	703.70'	N09°05'45"E
C28	04°20'39"	82.38'	164.68'	2172.00'	164.64'	S22°35'40"W
C29	03°44'23"	38.46'	76.89'	1178.00'	76.88'	S22°53'47"W
C30	86°15'37"	28.10'	45.17'	30.00'	41.02'	N22°06'13"W
C31	00°49'45"	7.40'	14.79'	1022.00'	14.79'	N24°21'06"E
C32	04°46'16"	96.98'	193.85'	2328.00'	193.79'	N22°22'50"E
C33	24°57'59"	442.78'	871.49'	2000.00'	864.62'	N77°43'01"W
C34	44°17'35"	479.45'	910.66'	1178.00'	888.16'	S01°07'12"E
C35	00°58'11"	5.69'	11.37'	672.00'	11.37'	S64°23'31"W
C36	34°29'59"	195.00'	378.14'	628.00'	372.45'	S89°56'40"W
C37	47°02'11"	444.76'	839.00'	1022.00'	815.64'	N00°25'08"E
C38	24°18'44"	430.81'	848.66'	2000.00'	842.31'	S77°23'23"E
C39	43°16'06"	249.08'	474.25'	628.00'	463.06'	N85°33'37"E
C40	00°39'15"	11.44'	22.83'	2000.00'	22.83'	S89°52'23"E
C41	02°43'32"	26.17'	52.33'	1100.00'	52.32'	S25°05'02"E





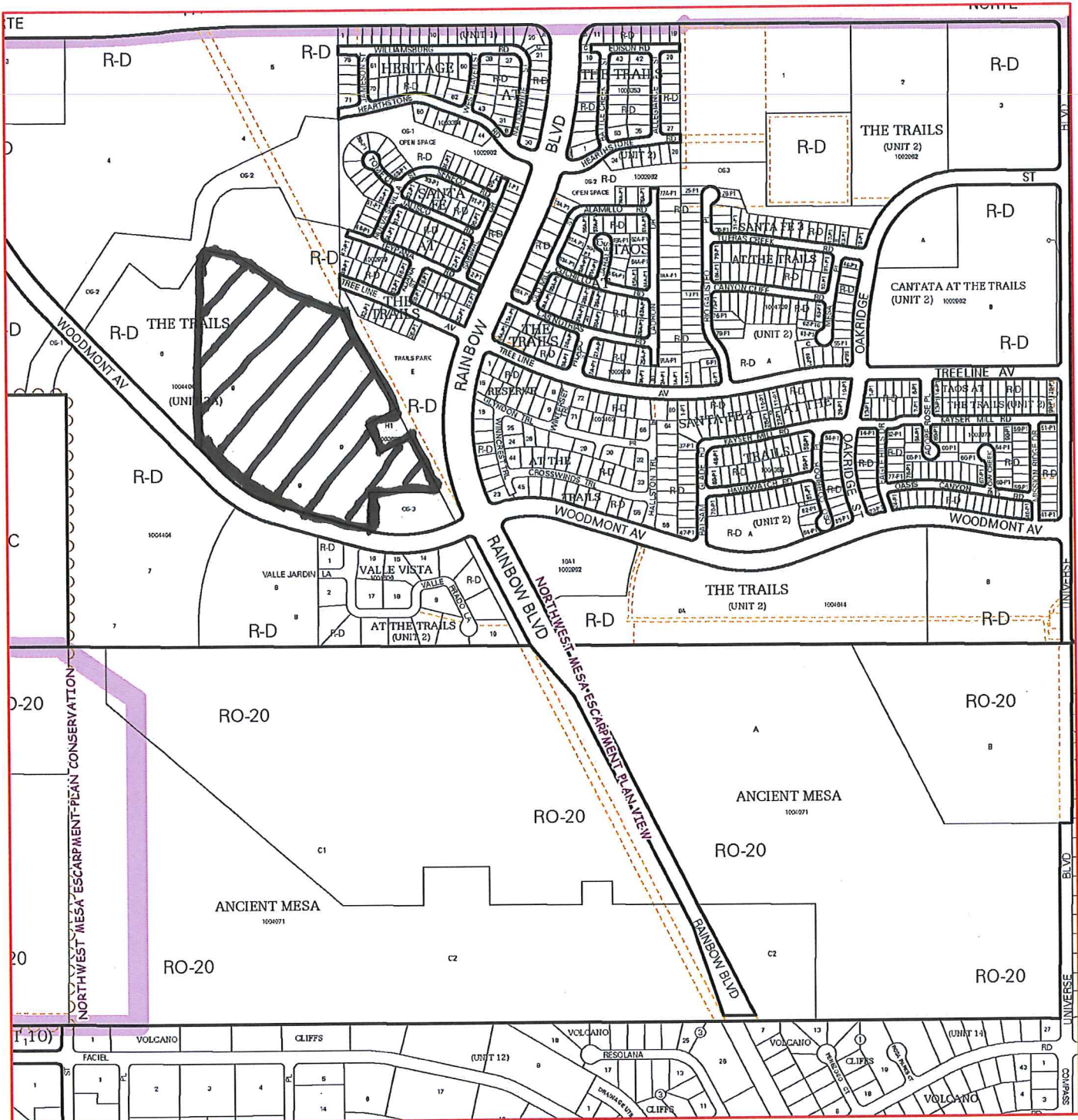
NOT TO SCALE



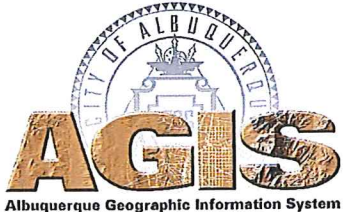
EXISTING 50' PRIVATE ACCESS EASEMENT TO BE VACATED WITH THE VALLE PRADO UNIT 1 PLAT. (BULK PLAT OF THE TRAILS) A NEW ACCESS EASEMENT IS BEING GRANTED ACROSS VALLE PRADO UNIT 1 TRACT C, FROM TRACT H-1 TO SOUTH SKY STREET. ALL OTHER LOTS AND TRACT OS-3A HAVE ACCESS FROM EXISTING AND/OR PROPOSED PUBLIC RIGHTS-OF-WAY.

EXHIBIT "C"
VALLE PRADO UNIT 1
VACATION EXHIBIT
08/26/2014

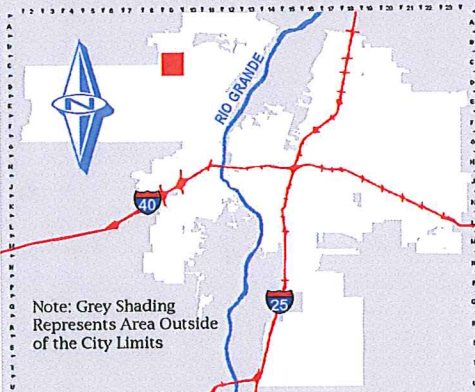
Bohannon  Huston



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



Map amended through: 1/24/2011

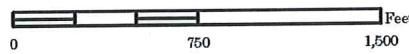


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
C-09-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



WOODMONT PASEO LLC

August 26, 2014

Mr. Jack Cloud
Chair – Development Review Board
Planning Department
City Of Albuquerque
600 2nd Street, SW
Albuquerque, New Mexico, 87102

Re: Valle Prado Unit 1 - Private Easement Vacation

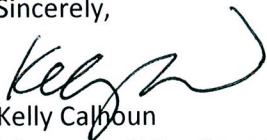
Dear Mr. Cloud,

Woodmont Paseo, LLC, the owner of Tract 9, and Tract OS-3, Unit 3a, The Trails, has contracted with Bohannon Huston, Inc. (BHI) to submit and process the vacation action of an existing 50' wide private access easement (subject easement) located on Tract 9 and Tract OS-3 (see exhibit attached).

The subject easement was intended for the use and benefit of the planned well site, at which time the final location was not yet determined, but was to be somewhere within Tract H. Since that time Tract H-1 was created and conveyed to NMUI specifically for the well site. The well site is improved and operational and has access from other easements such that the subject easement is no longer required or of benefit to ABCWUA or others.

Therefore, Woodmont Paseo, LLC authorizes BHI to act as our agent to obtain approval of the vacation action. Woodmont Paseo, LLC concurs that this is a private easement and should be vacated as such.

Sincerely,



Kelly Calhoun
Manager of Woodmont Paseo, LLC.

Cc: Rick Beltramo, Galway Construction Inc.
Scott Steffen, Bohannon Huston, Inc.
Allan Porter, ABCWUA

From: [Porter, Allan K.](#)
To: [Rick Beltramo](#); [Scott Steffen](#)
Subject: RE: Valle Prado Unit 1 easement vacation
Date: Thursday, August 21, 2014 9:52:11 AM

In that case....I concur.

Allan Porter, P.E.
Principal Engineer
Utility Development Section
Albuquerque Bernalillo County Water Utility Authority
Ph: 505.924.3989
Fax: 505.924.3864

From: Rick Beltramo [mailto:rbeltramo@gcinm.com]
Sent: Thursday, August 21, 2014 9:29 AM
To: Scott Steffen; Porter, Allan K.
Subject: RE: Valle Prado Unit 1 easement vacation

Allan,

You could also just reply to Scott's e-mail, simply saying that you "concur".

RLB.

From: Scott Steffen [mailto:ssteffen@bhinc.com]
Sent: Thursday, August 21, 2014 8:37 AM
To: Porter, Allan K.
Cc: Rick Beltramo
Subject: FW: Valle Prado Unit 1 easement vacation

Allan,

We are getting ready to submit the Valle Prado Unit 1 final plat and it was discovered that there is an existing easement that we did not include in our original vacation request with the preliminary plat. The easement that needs to be vacated is the 50' private access easement highlighted in yellow on the attached exhibit (old tract 12 50' esmt). This easement was for the benefit of the original Trails Unit 3 Tract H, owned by Longford Homes. Tract H was subsequently subdivided into Tracts H-1 and H-2. Tract H-1 was deeded to NMUI for the well site, now owned by the ABCWUA and Longford retained Tract H-2. Tracts H-2 and 12 were incorporated into Tract 9 by the Trails Unit 3A bulk plat. The easement in question crossed Tract 12 and ended at Tract H-2, never touching/providing access to Tract H-1. The plat that created Tracts H-1 and H-2 granted an access easement for Tract H-1, which was subsequently vacated by the Unit 3A bulk plat. I have included the Unit 3A bulk plat for reference.

Jack considers the easement was a private easement and subject to the DRB private access

easement vacation process (1 week turnaround). Jack wants a written concurrence from the ABCWUA (see his email response below).

Is this a letter that you can sign? Shall we draft the letter and submit to you for review?

Thanks,

Scott J. Steffen
Vice President
Community Development and Planning

Bohannon Huston

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

From: Cloud, Jack W. [<mailto:jcloud@cabq.gov>]
Sent: Wednesday, August 20, 2014 11:10 AM
To: Scott Steffen
Cc: Rick Beltramo
Subject: RE: Valle Prado Unit 1 easement vacation

Yes, that would be considered a private easement, 1 week turnaround – even though the easement did not extend to Tract H-1, you should get a separate, written concurrence from ABCWUA.

From: Scott Steffen [<mailto:ssteffen@bhinc.com>]
Sent: Wednesday, August 20, 2014 8:36 AM
To: Cloud, Jack W.
Cc: Rick Beltramo
Subject: Valle Prado Unit 1 easement vacation

Jack,

We are getting ready to submit the Valle Prado Unit 1 final plat and it was discovered that there is an existing easement that we did not include in our original vacation request with the preliminary plat. The easement that needs to be vacated is the 50' private access easement highlighted in yellow on the attached exhibit (old tract 12 50' esmt). This easement was for the benefit of the original Trails Unit 3 Tract H, owned by Longford Homes. Tract H was subsequently subdivided into Tracts H-1 and H-2. Tract H-1 was deeded to NMUI for the well site, now owned by the ABCWUA and Longford retained Tract H-2. Tracts H-2 and 12 were incorporated into Tract 9 by the Trails Unit 3A bulk plat. The easement in question crossed Tract 12 and ended at Tract H-2, never touching/providing access to Tract H-1. The plat that created Tracts H-1 and H-2 granted an access easement for Tract H-1, which was subsequently vacated by the Unit 3A bulk plat. I have included the Unit 3A bulk plat for reference. The easement in question does not show up on the bulk plat, but there is no record of it being vacated.

Can you confirm that the easement that needs to be vacated would be considered a private

easement by DRB and therefore would follow the private easement vacation procedure (1 week turnaround)?

Let me know if you have questions.

Thanks,

Scott J. Steffen
Vice President
Community Development and Planning

Bohannon Huston

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

From: [Cloud, Jack W.](#)
To: [Scott Steffen](#)
Cc: [Rick Beltramo](#)
Subject: RE: Valle Prado Unit 1 easement vacation
Date: Friday, August 22, 2014 9:11:20 AM

Yes – please include a copy of that email with the application for vacation.

From: Scott Steffen [mailto:ssteffen@bhinc.com]
Sent: Thursday, August 21, 2014 10:40 AM
To: Cloud, Jack W.
Cc: Rick Beltramo
Subject: RE: Valle Prado Unit 1 easement vacation

Jack,

Thanks for the response. Does Allan's concurrence in the attached email suffice?

Thanks,

Scott J. Steffen
Vice President
Community Development and Planning

Bohannon Huston

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7500 Jefferson St. NE
Albuquerque, NM 87109-4335

www.bhinc.com

voice: 505.823.1000 **facsimile:** 505.798.7988 **toll free:** 800.877.5332

From: Cloud, Jack W. [mailto:jcloud@cabq.gov]
Sent: Wednesday, August 20, 2014 11:10 AM
To: Scott Steffen
Cc: Rick Beltramo
Subject: RE: Valle Prado Unit 1 easement vacation

Yes, that would be considered a private easement, 1 week turnaround – even though the easement did not extend to Tract H-1, you should get a separate, written concurrence from ABCWUA.

From: Scott Steffen [mailto:ssteffen@bhinc.com]
Sent: Wednesday, August 20, 2014 8:36 AM
To: Cloud, Jack W.
Cc: Rick Beltramo
Subject: Valle Prado Unit 1 easement vacation

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Can you confirm that the easement that needs to be vacated would be considered a private easement by DRB and therefore would follow the private easement vacation procedure (1 week turnaround)?

Let me know if you have questions.

Thanks,

Scott J. Steffen
Vice President
Community Development and Planning

Bohannon Huston

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