



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- Annexation
- V** Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- P** Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- D** Street Name Change (Local & Collector)
- L A** **APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Tierra West, LLC PHONE: 505-858-3100
ADDRESS: 5571 Midway Park Place, NE FAX: 505-858-1118
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: rrb@tierrawestllc.com

APPLICANT: Argus Jefferson Partners, LLC Jeff Jesionowski PHONE: 505-855-7602
ADDRESS: 4700 Montgomery Blvd NE Suite 200 FAX: 505-837-0633
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: jeff@amcdevelopment.net
 Proprietary interest in site: _____ **List all owners:** _____

DESCRIPTION OF REQUEST: Vacation of Public Easement

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. LT 2-A-1 & 2-A-2 of Tract B Plat of Lots 2-A-1 & 2-A-2 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: Envirco Tract
 Existing Zoning: M-1 Proposed zoning: M-1 MRGCD Map No _____
 Zone Atlas page(s): E-17-Z UPC Code: 101706228445410108/101706231145410107

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_Z_, V_, S_, etc.): _____
 1005517

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? N/A
 No. of existing lots: 2 No. of proposed lots: 4 Total site area (acres): 7.1472 acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Jefferson Street
 Between: Osuna Rd and Ellison St

Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE [Signature] DATE 2/11/16
 (Print Name) Ronald R. Bohannon Applicant: Agent:

FOR OFFICIAL USE ONLY

		Revised: 4/2012		
<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			
<input type="checkbox"/>	F.H.D.P. fee rebate			
		Hearing date _____		Total \$ _____

Project # _____

Staff signature & Date _____

Albuquerque Control Survey
 1-25-14
 New Mexico State Plane
 Grid Coordinates
 Central Zone NAD 1927
 X = 399,828.26
 Y = 1,514,860.92
 G/G Factor 0.99966298
 delta alpha = -00°11'35"
 NGVD 1929 Elevation 5196.73

Lot 1-A-1, Tract B
 Enviroco Tract
 filed March 1, 1990
 Book 90C, Page 55

Lots 2-A-1 & 2-A-2
 Being a Replat of
 Lot 2-A

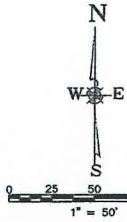
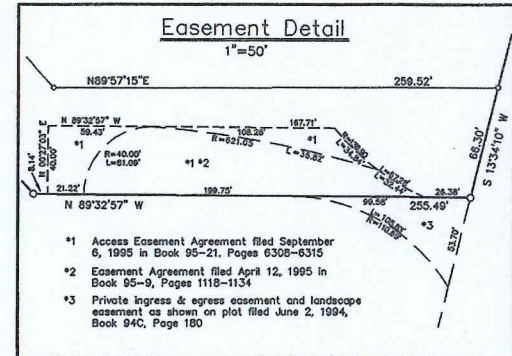
Tract B, Enviroco Tract
 Projected Section 26, T.11N., R.3E., N.M.P.M.
 Elena Gallegos Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 April 2007

2687873888
 Page: 2 of 2
 05/13/2007 08:28P
 Maggie Toulouse Bern. Co. PLAT R 12.09 BK-2897C Pg-127

Lot 2-A-2
 Tract B
 3.8205 acres

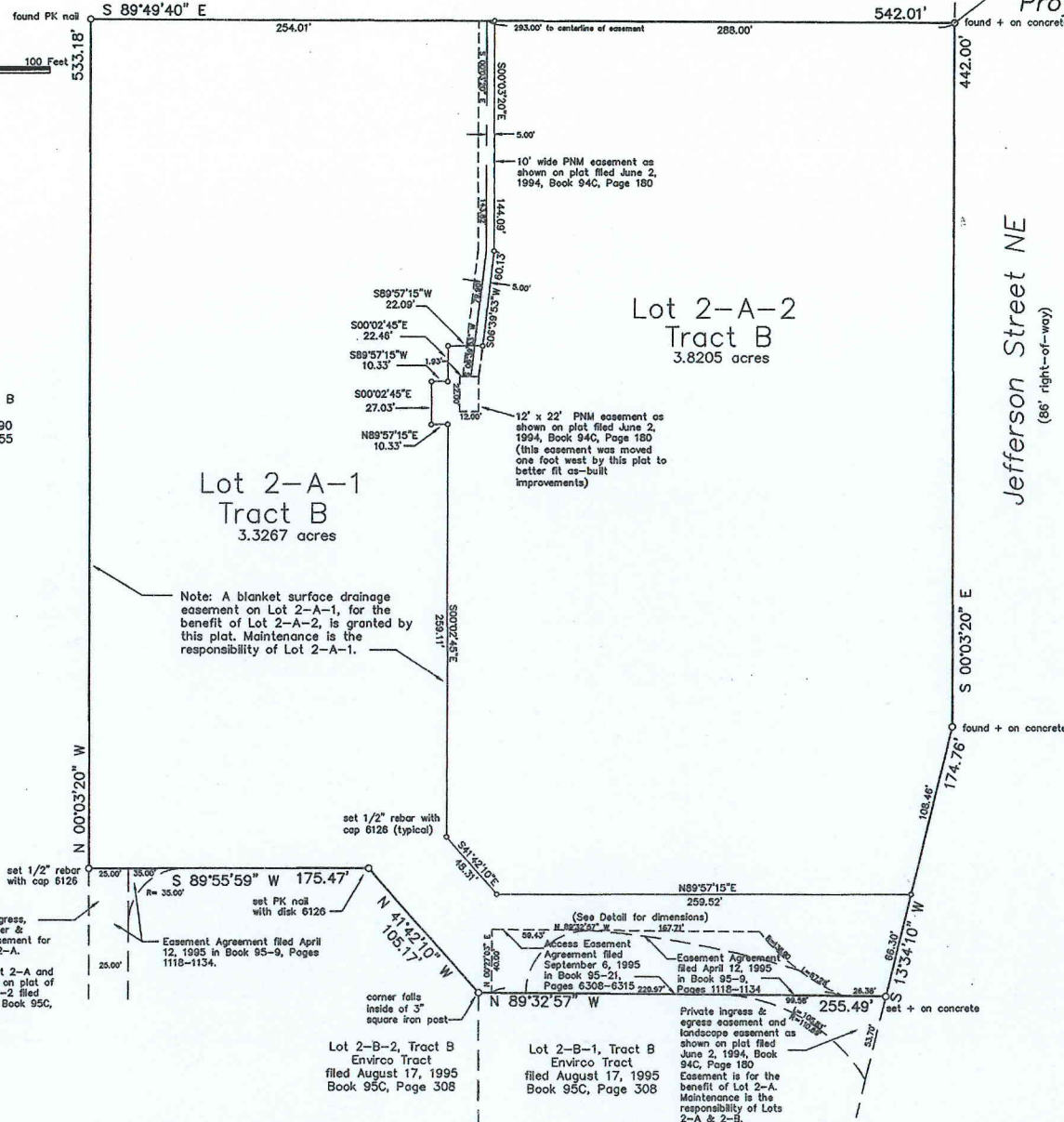
Lot 2-A-1
 Tract B
 3.3267 acres

Note: A blanket surface drainage easement on Lot 2-A-1, for the benefit of Lot 2-A-2, is granted by this plat. Maintenance is the responsibility of Lot 2-A-1.



Lot 1-A-1, Tract B
 Enviroco Tract
 filed March 1, 1990
 Book 90C, Page 55

Private ingress & egress, private sanitary sewer & private drainage easement for the benefit of Lot 2-A. Maintenance is the responsibility of Lot 2-A and Lot 2-B. As shown on plot of Lots 2-B-1 & 2-B-2 filed August 17, 1995 in Book 95C, Page 308.



Lot 2-B-2, Tract B
 Enviroco Tract
 filed August 17, 1995
 Book 95C, Page 308

Lot 2-B-1, Tract B
 Enviroco Tract
 filed August 17, 1995
 Book 95C, Page 308

Private Ingress & egress easement and landscape easement as shown on plot filed June 2, 1994, Book 94C, Page 180. Easement is for the benefit of Lot 2-A. Maintenance is the responsibility of Lots 2-A & 2-B.



Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032
 Sheet 2 of 2

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.

Ronald R. Bohannan

Applicant name (print)
Ronald R. Bohannan
Applicant signature / date
2/11/16



Form revised 4/07

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

Application case numbers

Planner signature / date
Project # _____

SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 Planning Division at a charge of \$3.00 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 two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe 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 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.

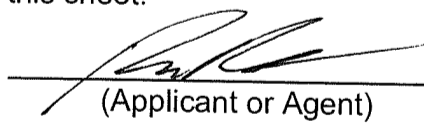
4. TIME

Signs must be posted from _____ To _____.

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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

 _____, 2/14/16 _____
(Applicant or Agent) (Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)

gall

TIERRA WEST, LLC

February 11, 2016

Mr. Jack Cloud, Chair
Development Review Board
P.O. Box 1293
Albuquerque, NM 87102

**RE: VACATION OF PUBLIC EASEMENTS
LT 2-A-1 & TRACT 2-A-2 OF TRACT B PLAT OF
LOTS 2-A-1 & 2-A-2 ENVIRCO TRACT
(BEING A REPLAT OF LOT 2-A TRACT B)
CONTAINING 7.1472 ACRES
ZONE ATLAS PAGE E-17-Z**

Dear Chairman Cloud:

Tierra West LLC, on behalf of Argus Jefferson Partners LLC, requests a vacation of public easements for Lots 2-A-1 & 2-A-2 of Tract B, Envirco Tract, a commercial development property located in the North I-25 corridor.

The preliminary-final plat action is to reconfigure the two Lots 2-A-1 & 2-A-2 into four lots, Lot One through Four. There are three easements that will need to be vacated between the two current lots; a 10' PNM easement, a 12'x12' PNM easement, and a blanket surface drainage easement on Lot 2-A-1 for the benefit of Lot 2-A-2. The two PNM easements were previously created to provide power to the warehouse facilities, which have since been demolished. New PNM easements will be established as the new lots are developed. The drainage easement will no longer be required as ownership and control of the proposed four lots will be under one ownership.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



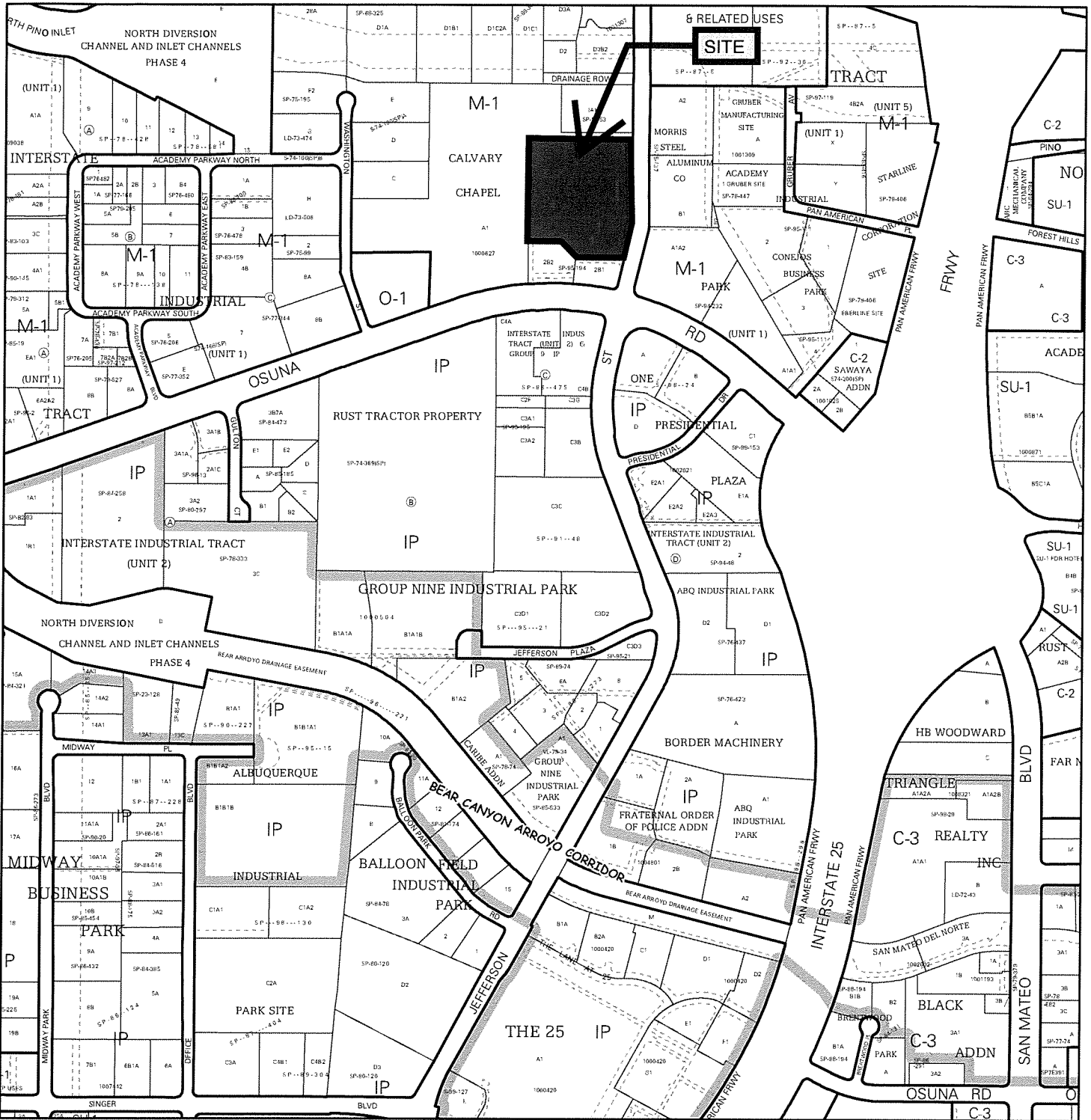
Ronald R. Bohannon, P.E.

Enclosure/s

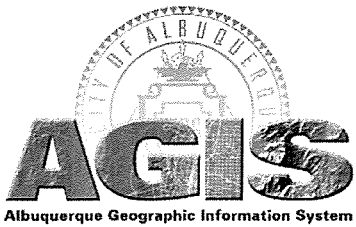
cc: Jeff Jesionowski
Scott Throckmorton

JN: 2015023
RRB/vp/jg

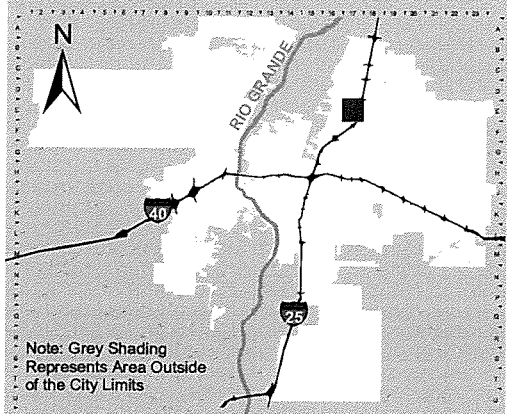
5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



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












Map amended through: 9/2/2014

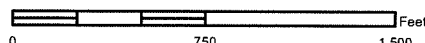


Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-17-Z

Selected Symbols

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



0 750 1,500 Feet



City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

February 10, 2016

Jaimie Garcia
Tierra West, LLC
5571 Midway Park Place NE/87109
Phone: 505-858-3100/Fax: 505-858-1118
E-Mail: jgarcia@tierrawestllc.com

Dear Jaime:

Thank you for your inquiry of **February 10, 2016** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – LOT 2-A-1, TRACT B, PLAT OF LOTS 2-A-1 AND 2-A-2, ENVIRCO TRACT (BEING A REPLAT OF LOT 2-A, TRACT B) LOCATED ON OSUNA ROAD NE AND JEFFERSON STREET NE** zone map **E-17**.

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this submittal and the contact names are as follows:

ALAMEDA NORTH VALLEY ASSN. "R"

Steve Wentworth, 8919 Boe Ln. NE/87113-2328 897-3052 (h)

Mark Rupert, P.O. Box 10454/87184 270-2462 (w)

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing (**PLEASE ATTACH: 1) Copy of this letter; 2) Copy of letters sent to NA/HOA's and 3) Copy of White Receipts showing proof that you sent certified mail w/stamp from USPS showing date.**) If you have any questions about the information provided please contact me at (505) 924-3914 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

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one month. If you haven't filed your application within one month of the date of this letter - you will need to get an updated letter from our office.

**LETTERS MUST BE SENT
TO BOTH CONTACTS OF
EACH NA/HOA FOR THIS
PLANNING SUBMITTAL.**

!!!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 neighborhood and/or homeowner 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 describes 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 each 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-**
- 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.

(below this line for ONC use only)

Date of Inquiry: **02/10/16** Time Entered: **4:15 p.m.** ONC Rep. Initials: **siw**

gaw

TIERRA WEST, LLC

February 11, 2016

Mr. Mark Rupert
Alameda North Valley Association
P.O. Box 10454
Albuquerque, NM 87184

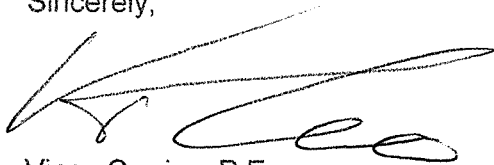
RE: VACATION OF PUBLIC EASEMENT

Dear Mr. Rupert:

Attached for your use/file is our request to the DRB chair dated February 11, 2016. This request is for approval for a Vacation of Public Easements for Lots 2-A-1 & 2-A-2 of Tract B, Envirco Tract, a commercial development property located in the North I-25 Corridor zoned M-1.

Should you have any questions or require additional information, please feel free to contact Vince Carrica, the applicant's project engineer at Tierra West 858-3100, or the City Staff Planner at 924-3860.

Sincerely,



Vince Carrica, P.E.

Enclosure/s

cc: Steve Wentworth, Alameda North Valley Association

JN: 2014065
VC/jg

5571 Midway Park Place NE
(505) 858-3100
Albuquerque, NM 87109
Fax (505) 858-1118
1-800-245-3102
tierrawestllc.com

gan

TIERRA WEST, LLC

February 11, 2016

Mr. Steve Wentworth
Alameda North Valley Association
8919 Boe Ln. NE
Albuquerque, NM 87113

RE: VACATION OF PUBLIC EASEMENTS

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Should you have any questions or require additional information, please feel free to contact Vince Carrica, the applicant's project engineer at Tierra West 858-3100, or the City Staff Planner at 924-3860.

Sincerely,



Vince Carrica, P.E.

Enclosure/s

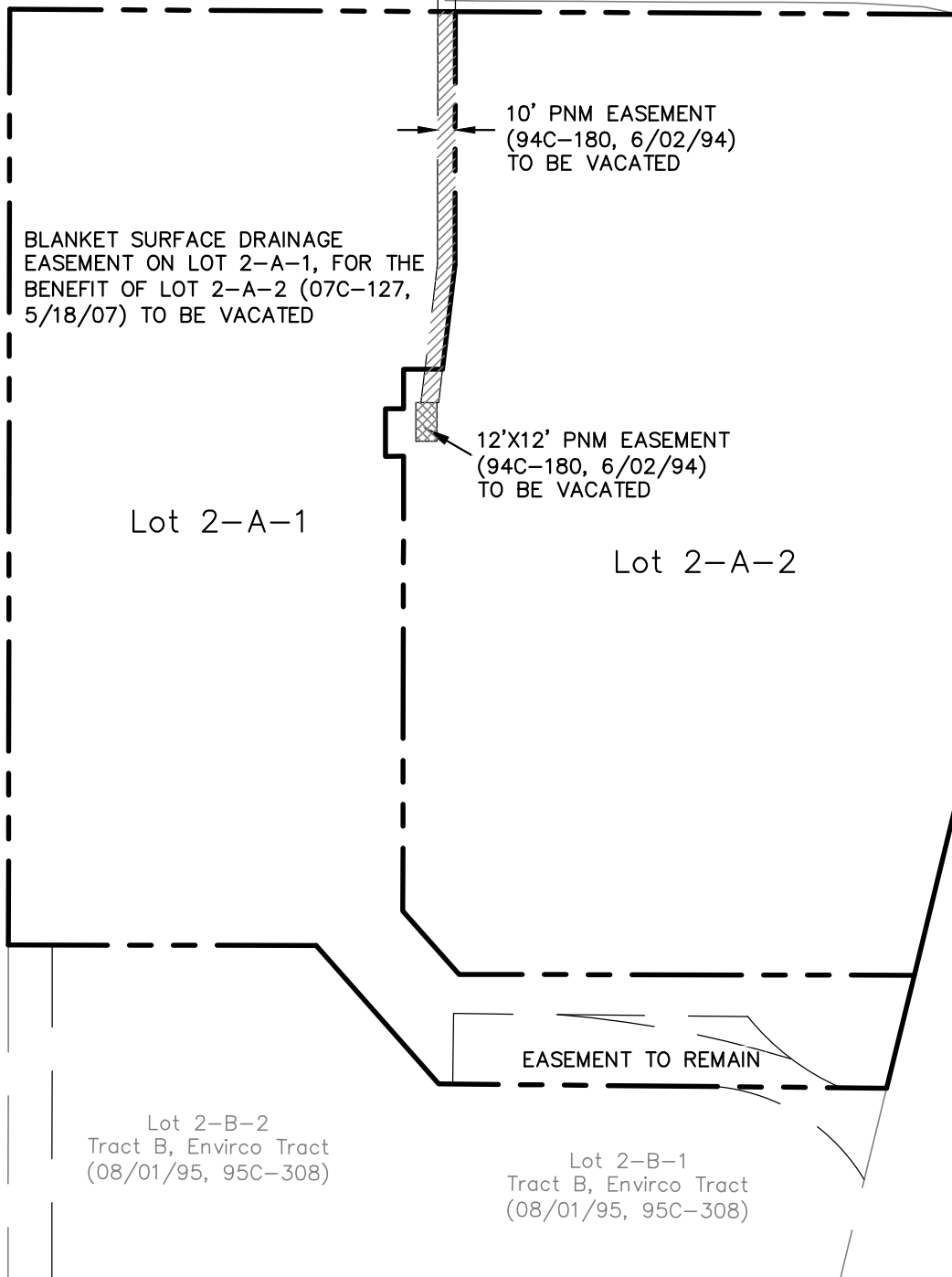
cc: Mark Rupert, Alameda North Valley Association

JN: 2014065

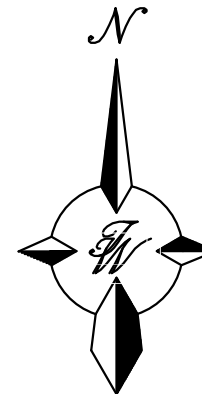
VC/jg

5571 Midway Park Place NE Albuquerque, NM 87109
(505) 858-3100 Fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

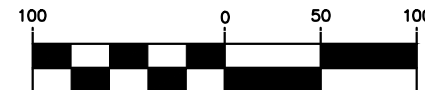
TRACT 1-A-1-2, ENVIRCO TRACT
(03/30/94, 94C-105)



6701 Jefferson Street, N.E.
(86' R/W)



GRAPHIC SCALE

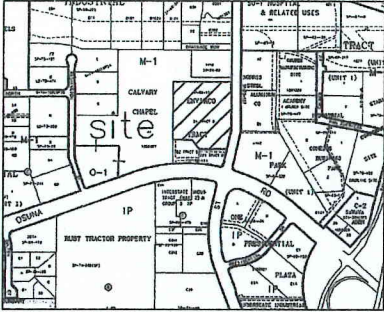


(IN FEET)
1 inch = 100 ft.

**EASEMENT VACATION EXHIBIT
LOTS 2-A-1 AND 2-A-2 TRACT
ENVIRCO TRACT
1-26-16**

12

Lots 2-A-1 & 2-A-2
 Being a Replat of
 Lot 2-A
 Tract B, Envirco Tract
 Projected Section 26, T.11N., R.3E., N.M.P.M.
 Elena Gallegos Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 April 2007



Vicinity Map
no scale

Zone Atlas Page Number E-17
 Talos Log Number 2007151508

- Subdivision Data**
- Total gross acreage: 7.1472 acres
 - Zoning: M-1
 - Total number of lots created by this plat is 2
 - Bearings are based on the Plat of Lots 2-A & 2-B, Tract B, Envirco Tract filed June 2, 1994, Volume 94C, Folio 180. Rotate bearings 00°08'30" clockwise to obtain New Mexico State Plane Grid, Central Zone bearings.
 - Record and measured bearings and distances are identified.
 - Unless otherwise indicated all corners are set 1/2" rebar w/cop LS 6125.
 - Date of field survey: April 2007
 - Documents used:
 Plat of Lots 2-A & 2-B, Tract B, Envirco Tract filed June 2, 1994, Volume 94C, Folio 180.
 Title Commitment No. 6219001792, effective December 15, 2006, issued by Commonwealth Land Title Insurance Company, counterigned by LandAmerica Albuquerque Title.
 Warranty Deed recorded 2/12/2007, Book A132, Page 2851

- PUBLIC UTILITY EASEMENTS**
- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- PNM Electric Services for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
 - PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
 - Qwest Telecommunications 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.
 - Comcast, Inc. for the installation, maintenance and service of such lines, cable and 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 National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

N/A	DATE
PNM ELECTRIC SERVICES	
N/A	DATE
PNM GAS SERVICES	
N/A	DATE
QWEST TELECOMMUNICATIONS	
N/A	DATE
COMCAST, INC.	

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

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.

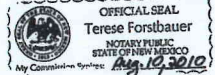
LEGAL DESCRIPTION
 Lot 2-A as the same is shown and designated on the Plat of Lots 2-A & 2-B, Tract B, Envirco Tract, City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 2, 1994 in Plat Book 94C, page 180.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lots 2-A-1 and 2-A-2 as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Centurion Jefferson, LLC, a New Mexico Limited Liability Company

Aaron Hazelrigg
 Aaron Hazelrigg, Member



ACKNOWLEDGMENT

State of New Mexico }
 County of Bernalillo } SS

This instrument was acknowledged before me this 16th day of MAY, 2007 by Aaron Hazelrigg.

Notary Public *Terese Forstbauer* My Commission expires August 10, 2010

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 10170162292461007
 PROPERTY OWNER OF RECORD:
 GANANDA BUEL & MORGAN
 BERNALILLO COUNTY TREASURER'S OFFICE
 CRYSTLE 5/18/07



PROJECT NUMBER 1025517
 Application Number 07 2667 08660

The purpose of this plat is to divide Lot 2-A into two (2) lots and grant a blanket surface drainage easement.

APPROVED AND ACCEPTED BY:

<i>[Signature]</i>	5-16-07
CITY SURVEYOR	DATE
N/A	5/18/07
REAL PROPERTY DIVISION	DATE
N/A	5/18/07
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<i>[Signature]</i>	5-17-07
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
Roger A. Nelson	5-18-07
WATER UTILITY DEPARTMENT	DATE
Christina Sandoval	5/18/07
PARKS & RECREATION DEPARTMENT	DATE
Bradley B. Byrnes	5/12/07
A.M.A.F.C.A.	DATE
Bradley B. Byrnes	5/17/07
CITY ENGINEER	DATE
<i>[Signature]</i>	5/18/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinances and the City Detailed Design Standards for surveying and meets the Standards for Land Surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Title Commitment No. 6219001792, effective December 15, 2006 issued by Commonwealth Land Title Insurance Company, counterigned by LandAmerica Albuquerque Title, and that the information shown hereon is true and correct to the best of my knowledge and belief.

[Signature] 5/16/07
 Ronald A. Forstbauer
 N.M.L.S. No. 6126



Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032

