CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
June 17, 2015
DRB Comments

ITEM # 11

PROJECT # 1007975 APPLICATION # 15-70227

RE: Lots A1 – A15, Block 1, Cypress Addition

Please provide a copy of the referenced Private Alley proposed for vacation (D491-A/ 236 and/ or C/ 30) – it appears the entire alley needs to be vacated, based on existing encroachments.

A site sketch with measurements is needed showing structures (including signs), parking, building setbacks, adjacent right of way and street improvements (sidewalks, curb, gutter, drivepads, etc.).

Jack Cloud, DRB Chairman
924-3880/ jcloud@cabq.gov

NO ACTION IS TAKEN ON THESE CASES:
APPLICANT - AGENT IS REQUIRED TO BE AT THE MEETING

3. Project#1007975
10DRB-70132 SKETCH PLAT REVIEW AND COMMENT

JACKS HIGH COUNTRY INC agent(s) for VICTOR MARTINEZ request(s) the above action(s) for all or a portion of Lot(s) A-1 - A-15, Block(s) 1, **CYPRESS ADDITION,** zoned C-2, located on CENTRAL AVE SW BETWEEN CYPRESS SW AND ARENAL CANAL containing approximately .4939 acre(s). (K-11)**THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE GIVEN.**

4. Approval of the Development Review Board Minutes for 5/5/10 & 5/12/10

Other Matters: None.

ADJOURNED: 9:15

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
May 19, 2010
DRB Comments

ITEM # 3

PROJECT # 1007975 APPLICATION # 10-70132

RE: Lots A1 – A15, Block 1, Cypress Addition

Please provide a copy of the referenced Private Alley proposed for vacation (D491-A/ 236 and/ or C/ 30) – entire alley needs to be vacated, other wise a turnaround or connection to Central Avenue would be needed with the proposed replat.

Jack Cloud AICP, DRB Chairman
924-3880/ jcloud@cabq.gov

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION
- ___ Major subdivision action
- X 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): ARCH + PLAN LAND USE CONSULTANTS PHONE: 980-8365
ADDRESS: P.O. BOX 25911 FAX: ___
CITY: ALBUQUERQUE STATE NM ZIP 87125 E-MAIL: arch.plan@comcast.net

APPLICANT: VICTOR & FRANCISCA MARTINEZ PHONE: ___
ADDRESS: 206 YUCCA DR NW FAX: ___
CITY: ALBUQUERQUE STATE NM ZIP 87105 E-MAIL: ___
Proprietary interest in site: OWNERS List all owners: ___

DESCRIPTION OF REQUEST: LOT CONSOLIDATION OF 15 LOTS INTO 1 LOT
VACATION OF PRIVATE ALLEY

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. LOTS A-1 THRU A-15 Block: ___ Unit: ___
Subdiv/Addn/TBKA: CYPRESS ADDITION
Existing Zoning: C-2 Proposed zoning: N/A MRGCD Map No ___
Zone Atlas page(s): K-11 UPC Code: 1-011-057-482-390-110-02

CASE HISTORY:
List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ___

CASE INFORMATION:
Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots: 15 No. of **proposed** lots: 1 Total site area (acres): .49
LOCATION OF PROPERTY BY STREETS: On or Near: 5000 CENTRAL SW
Between: CYPRESS DR. SW and ARENAL CANAL

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

SIGNATURE Derrick Archuleta DATE 6.9.15
(Print Name) DERRICK ARCHULETA Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY **Revised: 4/2012**

☐ **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
DRB15-70027	SK		$ 0
-			$
-			$
-			$
-			$
			Total $ 0

Hearing date June 17, 2015

6-9-15
Staff signature & Date

Project # 1007975

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.**

___ 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
___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
___ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 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
___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
___ 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
___ 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.

DERRICK ARCHULETA
Applicant name (print)

6.9.15
Applicant signature / date

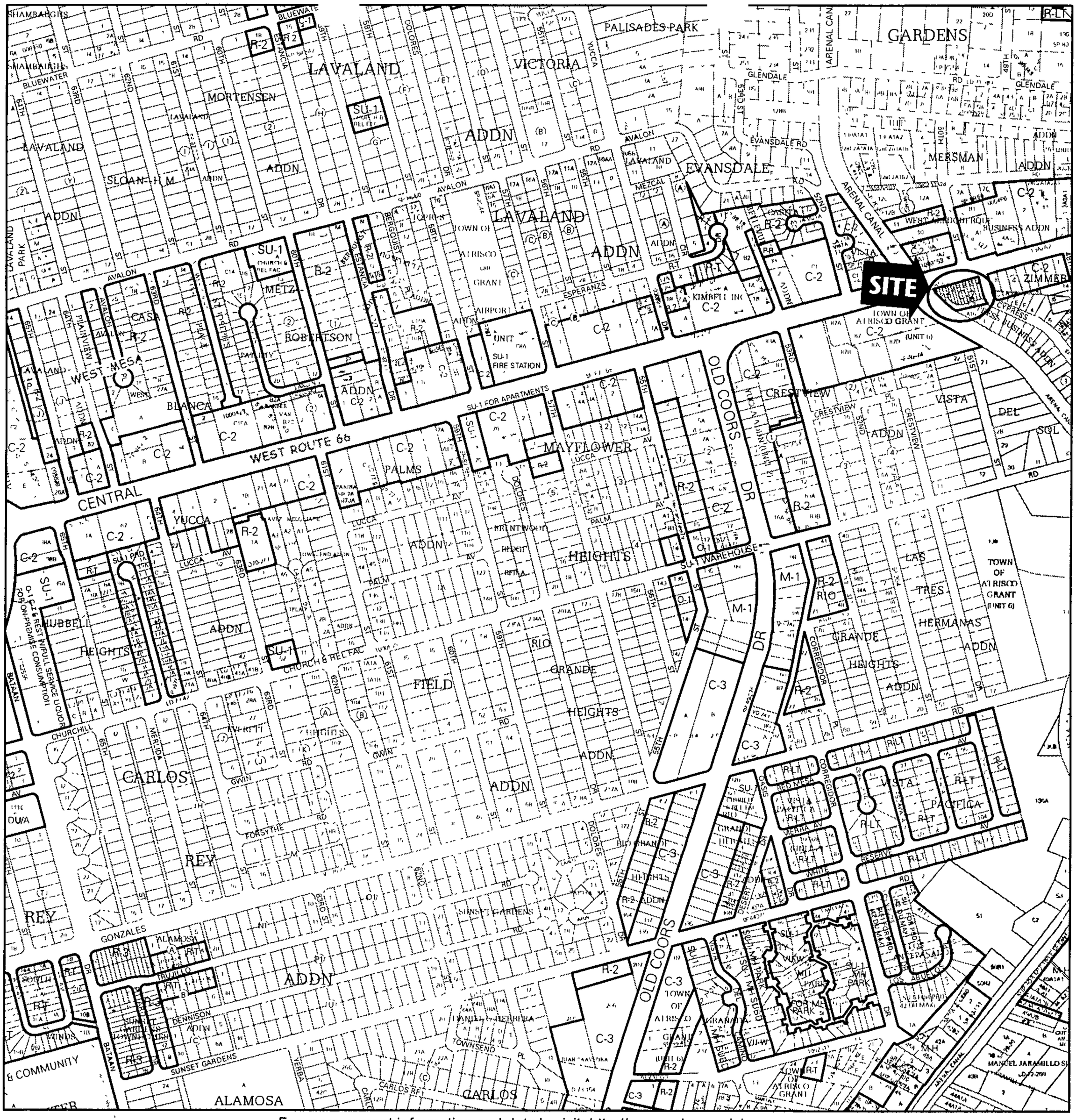
☒ Checklists complete
☒ Fees collected
☒ Case #s assigned
☒ Related #s listed

Application case numbers
DRB15 70227
___ - ___ - ___
___ - ___ - ___

Form revised **October 2007**

6-9-15
Planner signature / date

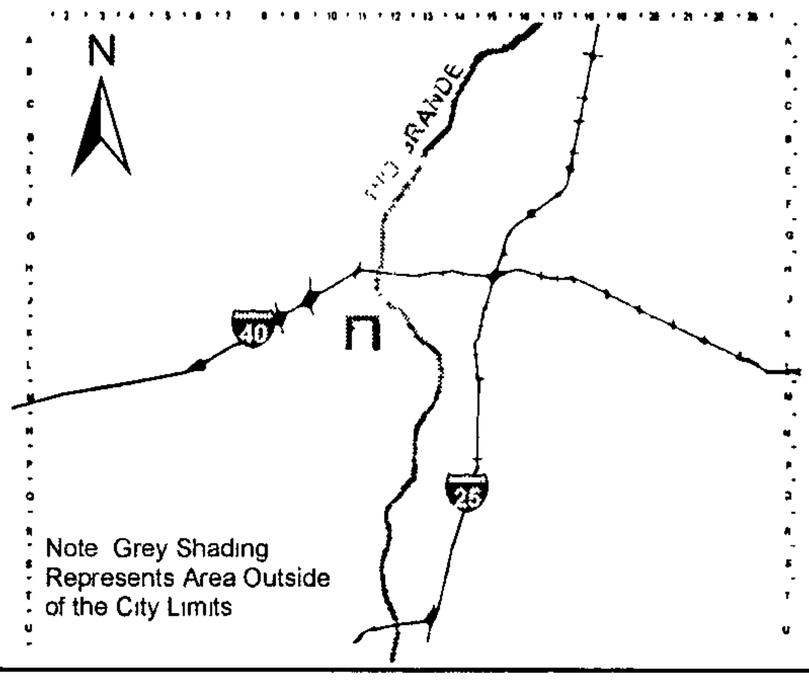
Project # 1007975



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

Albuquerque Geographic Information System

Map amended through: 9/2/2014



Zone Atlas Page

K-11-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

ARCH + PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

June 9, 2015

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

RE: 5000 Central Av SW – Lots A-1 thru A-15, Cypress Addition

Mr. Cloud and members of the Board:

I would like to request Sketch Plat review for a minor subdivision for the above referenced properties.

The property owners would like to consolidate fifteen (15) existing lots in one lot and vacation of a portion of a private alley. The consolidation request will result in a 0.49 acre lot.

The site is developed with a commercial use known as Victor's Tire Shop.

The property is zoned C-2 and is governed by Established Urban policies of the Albuquerque/Bernalillo County Comprehensive Plan, Southwest Area Plan and the West Route 66 Sector Plan which support the request.

Thank you for the consideration of the proposed request.

Sincerely,

Derrick Archuleta

Derrick Archuleta, MCRP

PROJECT #
1007975

June 17. 2015

SK

City of Albuquerque

DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental form

SUBDIVISION — S
- ____ Major Subdivision action
- ____ Minor Subdivision action
- ____ 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 — D
- ____ Storm Drainage Cost Allocation Plan

ZONING & PLANNING — Z
- ____ 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... — 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.

APPLICANT INFORMATION:

Professional/Agent (if any): Jacks High Country Inc (Jack Spilman Pres.) PHONE: 898-3707
ADDRESS: 8953 2nd N.W FAX: ____
CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: ____

APPLICANT: Victor Martinez PHONE: 352-2631
ADDRESS: 5000 Central Ave SW FAX: ____
CITY: Albuquerque STATE NM ZIP 87105 E-MAIL: ____
Proprietary interest in site: Owner List all owners: ____

DESCRIPTION OF REQUEST: We wish to combine 15 lots, and a vacated portion of private alley, into one lot, dedicate addl. row to city of Albuq & grant any easements as shown

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. Lots A-1 Thru A-15 Block: One ~~Unit~~ Sect 23
Subdiv/Addn/TBKA: Cypress addition
Existing Zoning: C-2 Proposed zoning: ____
Zone Atlas page(s): K-11 UPC Code: 101105748239011002 MRGCD Map No ____

CASE HISTORY:

List **any** current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_,Z_, V_, S_, etc.): ____

CASE INFORMATION:

Within city limits? X Yes Within 1000FT of a landfill? NO
No. of **existing** lots. 15 No of **proposed** lots. 1 Total area of site (acres): 0.4939
LOCATION OF PROPERTY BY STREETS: On or Near: Central SW
Between: Cypress and Arenal Canal

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

SIGNATURE Jack A. Spilman DATE May 6 2010
(Print) Jack Spilman Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY Form revised 4/07

☐ **INTERNAL ROUTING**
- ☒ All checklists are complete
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- ☐ F.H.D.P. density bonus
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Application case numbers	Action	S.F.	Fees
DRB - - 70132	SK		$ Ø
			$
			$
			$
			$
		Total	$ Ø

Hearing date May 19, 2010

5-6-10
Planner signature / date

Project # 1007975

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

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Extension of preliminary plat approval expires after one year.

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- ___ DXF file and hard copy of final plat data for AGIS is required.

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

- ___ 5 Acres or more: Certificate of No Effect or Approval
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I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Jack Spilman
Applicant name (print)

Jack A. Spilman May 5 2010
Applicant signature / date

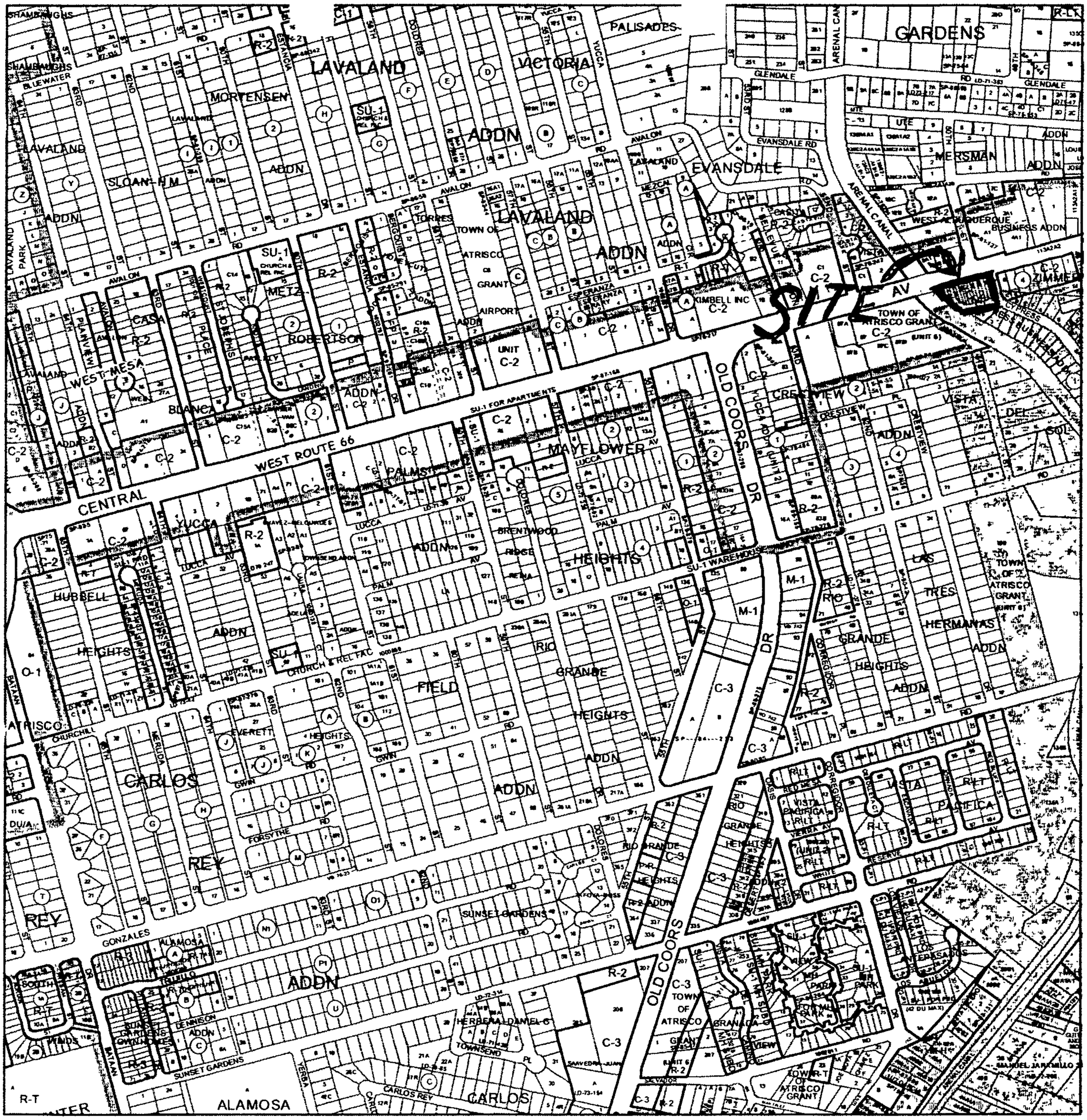
Form revised **October 2007**

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

Application case number(s)
10DRB - ____ - 70132
____ - ____ - ____
____ - ____ - ____

5-6-10
Planner signature / date

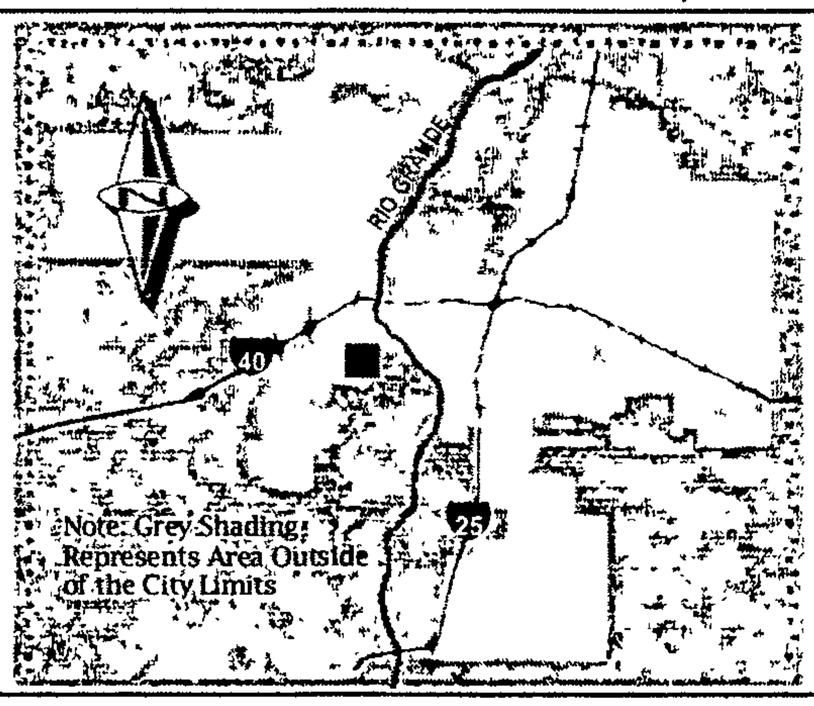
Project # 1007925



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

AGIS
Albuquerque Geographic Information System

Map amended through: 5/1/2006



Zone Atlas Page:

K-11-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

Jack's High Country, Inc.
8953 Second Street, N.W.
Albuquerque, New Mexico 87114

TO; CITY OF ALBUQUERQUE, DEVELOPMENT REVIEW BOARD

RE; LOT NUMBERED A-1 THRU A-15, BLOCK 1, SECTION 23,CYPRESS ADDITION

SUBJECT: THE PURPOSE OF THIS PLAT IS TO CMBINE 15 LOTS AND A VACATED PORTION OF A PRIVATE ALLEY INTO 1 LOT, DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AND GRANT ANY EASEMENTS AS SHOWN.

V. MARTINEZ

MAY 6, 2010

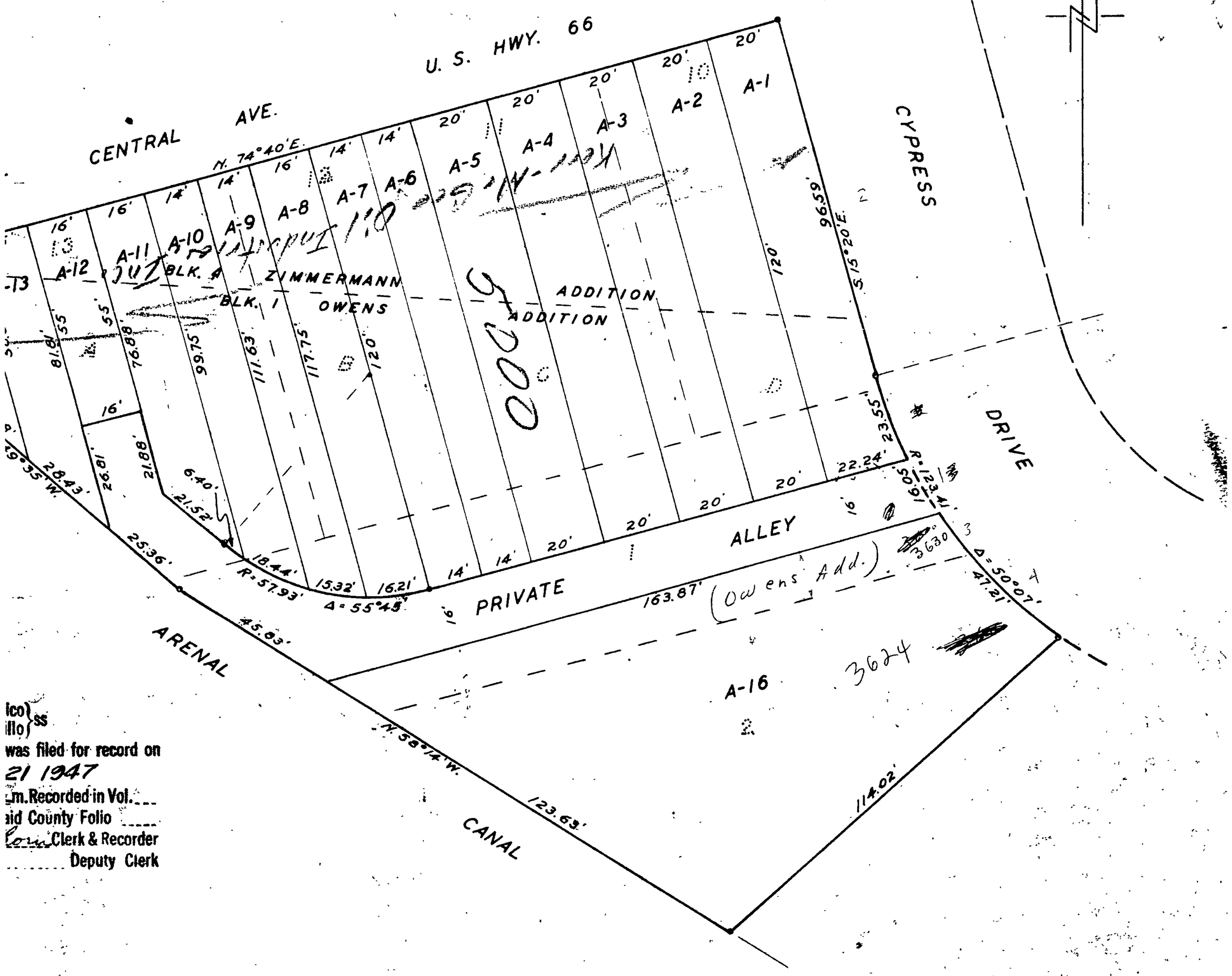
ENGINEERS
DEPT

OWENS ADDITION & LOTS 10-11-12-13, OF BLOCK 4,
ZIMMERMANN ADDITION

ALBUQUERQUE - NEW MEXICO

SCALE: 1 IN. = 30 FT.

ROSS-BEYER ENGINEERING OFFICE RH-CBB APRIL 22 1946



ico}
illo} ss
was filed for record on
21 1947
m. Recorded in Vol. ___
aid County Folio ___
Clerk & Recorder
Deputy Clerk

subdivision of that certain tract of land situate in School District 28, Bernalillo County, New Mexico, being and EPLAT of Lots numbered 1 and 2 and Lots lettered "A", "B", "C" and "D", of Block numbered 1, of OWENS ADDITION to buquerque, New Mexico, and a REPLAT of Lots numbered 10, 11, 12 and 13, of Block numbered 4, of ZIMMERMANN ADDITION f Albuquerque, New Mexico, as said lots are shown and designated on the plats of the two above cited Additions ffice of the County Clerk of Bernalillo County, N. M., on, respectively, May 28, 1940 and January 30, 1937, and wn, RESURVEYED and RESUBDIVIDED, comprising Lots numbered and designated A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, 2, A-13, A-14, A-15 and A-16, together with a private alley, all of CYPRESS BUSINESS ADDITION, ALBUQUERQUE, NEW h the free consent and in accordance with the desires of the undersigned owners and proprietors thereof.

W. C. Zimmermann Ruth C. Zimmermann
Owners and Proprietors

EXICO)
ALILLO) SS

On this day of April, 1946, before me, a Notary Public in and for said County, personally appeared NN and RUTH C. ZIMMERMANN, his wife, to me known to be the persons described in and who executed the foregoing acknowledged that they executed the same as their free act and deed.
S WHEREOF I have hereunto set my hand and seal the day and year first above written.

sion expires Dec 29, 1949

Artha J. Camp
Notary Public

, County Surveyor of Bernalillo County, N. M., do hereby certify that I have examined the foregoing plat and ame this 22nd day of April, 1946.

Edmund Ross
County Surveyor

, County Clerk of Bernalillo County, N. M., do hereby certify that the foregoing plat was approved and accepted the Board of County Commissioners of said County at its meeting of May 20, 1946.

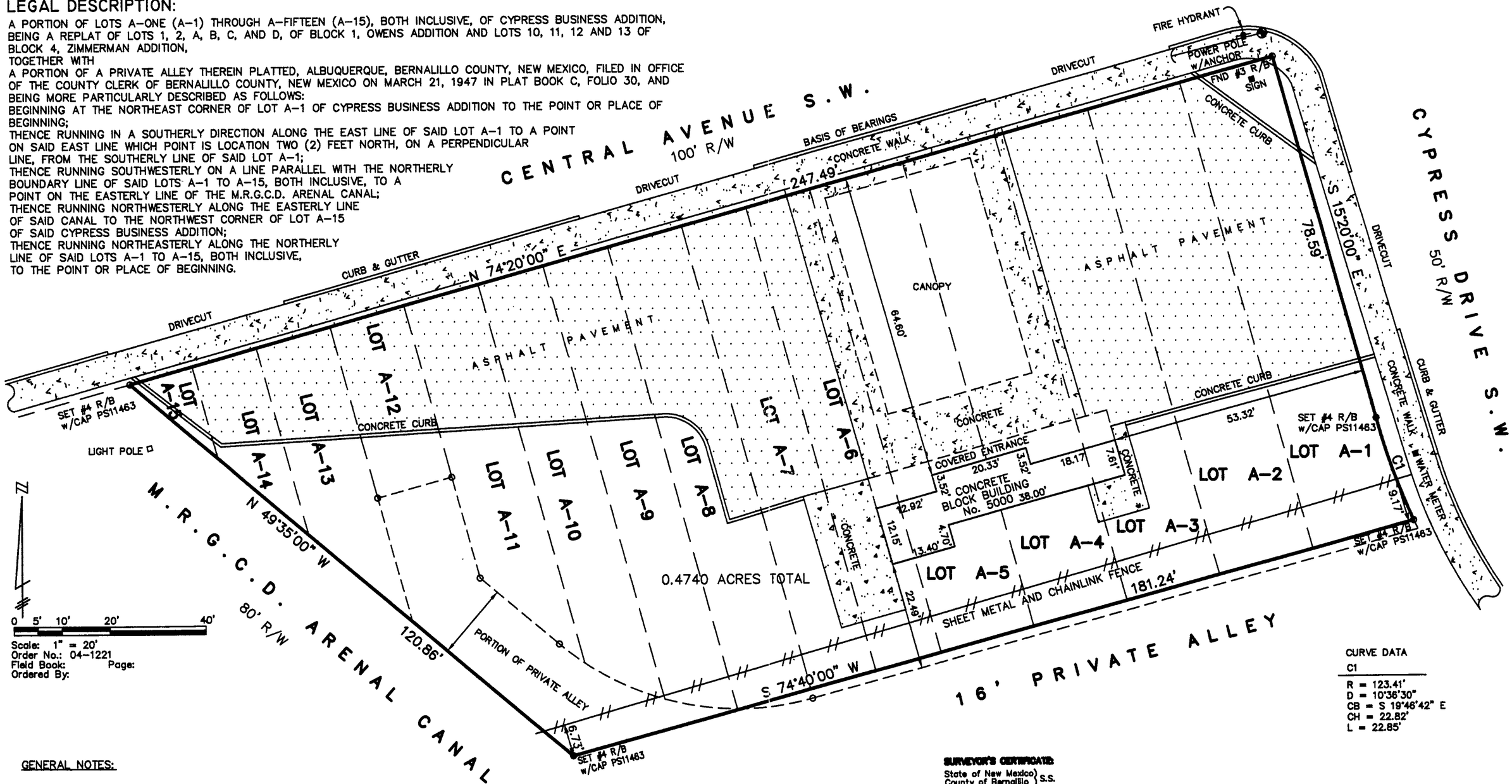
May Cleghorn
County Clerk

ENGINEERING DEPT

PLAT OF SURVEY
OF

LEGAL DESCRIPTION:

A PORTION OF LOTS A-ONE (A-1) THROUGH A-FIFTEEN (A-15), BOTH INCLUSIVE, OF CYPRESS BUSINESS ADDITION, BEING A REPLAT OF LOTS 1, 2, A, B, C, AND D, OF BLOCK 1, OWENS ADDITION AND LOTS 10, 11, 12 AND 13 OF BLOCK 4, ZIMMERMAN ADDITION,
TOGETHER WITH
A PORTION OF A PRIVATE ALLEY THEREIN PLATTED, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED IN OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 21, 1947 IN PLAT BOOK C, FOLIO 30, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF LOT A-1 OF CYPRESS BUSINESS ADDITION TO THE POINT OR PLACE OF BEGINNING;
THENCE RUNNING IN A SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID LOT A-1 TO A POINT ON SAID EAST LINE WHICH POINT IS LOCATION TWO (2) FEET NORTH, ON A PERPENDICULAR LINE, FROM THE SOUTHERLY LINE OF SAID LOT A-1;
THENCE RUNNING SOUTHWESTERLY ON A LINE PARALLEL WITH THE NORTHERLY BOUNDARY LINE OF SAID LOTS A-1 TO A-15, BOTH INCLUSIVE, TO A POINT ON THE EASTERLY LINE OF THE M.R.G.C.D. ARENAL CANAL;
THENCE RUNNING NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID CANAL TO THE NORTHWEST CORNER OF LOT A-15 OF SAID CYPRESS BUSINESS ADDITION;
THENCE RUNNING NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOTS A-1 TO A-15, BOTH INCLUSIVE, TO THE POINT OR PLACE OF BEGINNING.



Scale: 1" = 20'
Order No.: 04-1221
Field Book: Page:
Ordered By:

CURVE DATA

C1
R = 123.41'
D = 10°36'30"
CB = S 19°46'42" E
CH = 22.82'
L = 22.85'

GENERAL NOTES:

1: OWNER OF RECORD PER STEWART TITLE CO. TITLE BINDER DATED: SEPTEMBER 29, 2004 IS ROGER KAY and ERIN S. KAY

2: LEGAL DESCRIPTION AND EASEMENTS SHOWN WAS PROVIDED BY STEWART TITLE CO. COMMITMENT No. 4090585

3: PLATS USED TO ESTABLISH BOUNDARY.
A: PLAT OF CYPRESS BUSINESS ADDITION
FILED: MARCH 21, 1947 IN MAP BOOK C, FOLIO 30

4: FIELD WORK PERFORMED ON JUNE, 2004.

SURVEYOR'S CERTIFICATE:

State of New Mexico)
County of Bernalillo) S.S.

I, Anthony L. Harris, a Professional Surveyor, licensed under the laws of the State of New Mexico, do hereby certify that I have surveyed the above described property and I am responsible for said survey and that the plat hereon drawn is a true and correct representation of said survey, to the best of my knowledge and belief, and meets the minimum standards for land surveys in the State of New Mexico; that the bearings and distances shown hereon are based on the Plat or Deed of Record, unless otherwise indicated herein; that it shows all easements shown on the plat of record; that there are no encroachments from the said property onto adjoining properties onto said property, unless shown hereon and that it shows the location of all permanent improvements pertinent to the said survey.

Given under my hand and seal at Albuquerque, New Mexico, this _____ day of _____ 2009.

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
2412-D Monroe Street, NE • Albuquerque, New Mexico 87110
Telephone (505) 889-8056 • FAX (505) 889-8645

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