



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 1, 2010

Project# 1008492

10DRB-70313 VACATION OF PUBLIC EASEMENT
10DRB-70314 VACATION OF PUBLIC RIGHT-OF-WAY

JOSHUA SKARSGARD agent(s) for NORM ATKINS request(s) the referenced/ above action(s) for all or a portion of Lot(s) 26, **ALVARADO GARDENS Unit(s) 1** and MEADOW ROAD, zoned RA-2, located on the north side of MATTHEW AVE NW between RIO GRANDE BLVD NW and SAN ISIDRO ST NW containing approximately 2.8790 acre(s). (G-13)

At the December 1, 2010 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public right of way and easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) Based on the obsolete platting the public welfare is in no way served by retaining the public right of way of easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office
2. The vacated property shall be shown on a replat approved by the development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Acknowledgement from MRGCD, and Utility Company signature will be required for replat.

If you wish to appeal this decision, you must do so by December 16, 2010 in the manner described below.

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

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

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

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

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



Jack Cloud, AICP, DRB Chair

Cc: Joshua Skarsgard – 8220 San Pedro NE Ste 500 – Albuquerque, NM 87113

Cc: Norm Atkins – 2105 Matthew Ave. NW – Albuquerque, NM 87104

Cc: Doyle Kimbrough – 2327 Campbell Rd NW – Albuquerque, NM 87104

Marilyn Maldonado

Scott Howell

File



DRB CASE ACTION LOG (Preliminary/Final Plat)

DRB Application No.: 10DRB-70352

Project # 1008492

Project Name: *Alvarado Gardens Addn*

Agent: *Joshua J Skarsgard*

Phone No.:

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

Your request was approved on 12-15-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

TRANSPORTATION: *- verify access to public ROW*

ABCWUA:

CITY ENGINEER / AMAFCA:

PARKS / CIP:

PLANNING (Last to sign): *to record*

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

- The original plat and a mylar copy for the County Clerk.
- Tax certificate from the County Treasurer.
- Recording fee (checks payable to the County Clerk). **RECORDED DATE:** _____
- Tax printout from the County Assessor.
- 3 copies of the approved site plan. Include all pages.**
- County Treasurer's signature must be obtained prior to the recording of the plat with the County Clerk.**
- Property Management's signature must be obtained prior to Planning Department's signature.**
- AGIS DXF File approval required.**
- Copy of recorded plat for Planning.**

5. **Project# 1008527**
10DRB-70346 EPC APPROVED SDP
FOR BUILD PERMIT

LENTIY GROUP agent(s) for ALBUQUERQUE CARE GROUP LLC request(s) the above action(s) for all or a portion of Lot(s) 24 AND 24 PARCELS D AND E, Block(s) 21, Tract(s) A, **NORTH ALBUQUERQUE ACRES Unit(s) A**, zoned SU-2 O-1, located on PALOMAS AVE NE BETWEEN BARSTOW NE AND WYOMING NE containing approximately 2.04 acre(s). (D-19)**DEFERRED TO 12/22/10 AT THE AGENT'S REQUEST.**

10DRB-70348 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for LENITY GROUP request(s) the above action(s) for all or a portion of Lot(s) 23 AND 24 & PORTIONS OF 9 & 10, Block(s) 21, Tract(s) A, **NORTH ALBUQUE ACRES Unit(s) A**, zoned SU-2 O-1, located on PASEO DEL NORTE NE BETWEEN WYOMING BLVD NE AND BARSTOW ST NE containing approximately 2.2651 acre(s). (D-19)**PRELIMINARY PLAT WAS APPROVED. FINAL PLAT WAS INDEFINITELY DEFERRED.**

MINOR PLATS, FINAL (MAJOR) PLATS, AMENDED PLATS AND PLANS

6. **Project# 1000947**
10DRB-70347 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

ARCH & PLAN LAND USE CONCL. agent(s) for FRANK S SANCHEZ request(s) the above action(s) for all or a portion of Lot(s) , Block(s) , Tract(s) 217-B, **Unit(s)** , zoned M-2, located on 2ND ST SW BETWEEN WOODWARD SW AND SOUTHERN SW containing approximately 5.193 acre(s). [REF:] (M-14) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO ABCWUA FOR REVIEW OF WATER AND WASTEWATER AVAILABILITY.**

7. **Project# 1008492**
10DRB-70352 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

JOSHUA J SKARSGARD agent(s) for NORM ATKINS request(s) the above action(s) for all or a portion of Lot(s) 26, **ALVARADO GARDENS ADDN**, zoned RA-1, located on MATHEW BETWEEN RIO GRANDE AND SAN ISIDRO containing approximately 2.9 acre(s). **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO TRANSPORTATION TO VERIFY ACCESS TO PUBLIC RIGHT-OF-WAY AND TO PLANNING TO RECORD AND FOR AGIS DXF.**

HEARING DATE 12-15-10 (P.F.)



PROJECT # 1008492

#2

Date: DECEMBER 1st, 2010
DRB PUBLIC HEARING
SIGN IN SHEET

Please provide your name and address for an opportunity to speak and/or receive an official notice of decision

16. Name: Doyle Kimbrough Address: 2327 Campbell Rd N.W. 87104
17. Name: _____ Address: _____
18. Name: _____ Address: _____
19. Name: _____ Address: _____
20. Name: _____ Address: _____
21. Name: _____ Address: _____
22. Name: _____ Address: _____



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 1, 2010

Project# 1008492

10DRB-70313 VACATION OF PUBLIC EASEMENT

10DRB-70314 VACATION OF PUBLIC RIGHT-OF-WAY

JOSHUA SKARSGARD agent(s) for NORM ATKINS request(s) the referenced/ above action(s) for all or a portion of Lot(s) 26, **ALVARADO GARDENS Unit(s) 1** and MEADOW ROAD, zoned RA-2, located on the north side of MATTHEW AVE NW between RIO GRANDE BLVD NW and SAN ISIDRO ST NW containing approximately 2.8790 acre(s). (G-13)

AMAFCA No comments.
COG No comments.
TRANSIT No comments.
ZONING ENFORCEMENT No comments.
NEIGHBORHOOD COORDINATION Letters sent to: Rio Grande Blvd. NA (R)
APS No comments.
POLICE DEPARTMENT No comments.
FIRE DEPARTMENT No comments.
PNM ELECTRIC NO adverse comments, as long as the existing 22' PUE remains in effect.
NEW MEXICO GAS COMPANY For future and current easements required for the use of (NMGCO) gas lines are required. Please have the Future developers call New Mexico Gas Company for New Service Delivery and planned development in and around NMGCO'S distribution gas lines. Mark Bouchard at (505) 697-3144. Distribution
COMCAST No comments.
QWEST Concerning the subject case number(s), Qwest has no objections to the vacation of public easement or public right of way. Prior to any final plat approval, we will need a copy for review.
ENVIRONMENTAL HEALTH No comments.

**M.R.G.C.D**

No comments.

OPEN SPACE DIVISION**CITY ENGINEER**

No objection to the vacation requests.

TRANSPORTATION DEVELOPMENT

Provide an exhibit showing the location of sidewalk and defining the distance from face of curb to the property line. Right of way dedication may be required.

Provide a copy of the existing access easement (filed 09/13/04, bk 2004C, pg 288). Who are the beneficiaries of this easement?

Provide a copy of the existing access easement (filed 08/20/10, document 2010084341). Who are the beneficiaries of this easement?

PARKS AND RECREATION

No comments.

ABCWUA

No comments.

PLANNING DEPARTMENT

Refer to comments from affected agencies/ MRGCD plus any public hearing comments regarding proposed Vacation(s).

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



**PUBLIC HEARING--DEVELOPMENT REVIEW BOARD
CITY OF ALBUQUERQUE**

Notice is hereby given that the Development Review Board, City of Albuquerque, will hold a public hearing in the Plaza del Sol Hearing Room, Basement, Plaza del Sol Building, 600 2nd St NW, on Wednesday, DECEMBER 1, 2010, beginning at 9:00 a.m. for the purpose of considering the following:

Project# 1002202

10DRB-70315 VACATION OF PUBLIC
EASEMENTS

CONSENSUS PLANNING INC agent(s) for WINROCK PARTNERS LLC request(s) the referenced/ above action(s) for all or a portion of Parcel A1A, **WINROCK CENTER ADDITION**, zoned SU-3/ MU-UPT (Mixed Use - Uptown), located between LOUISIANA BLVD NE and PENNSYLVANIA ST NE, BETWEEN I-40 and INDIAN SCHOOL NE containing approximately 50.2296 acre(s). (J-19)

Project# 1008492

10DRB-70313 VACATION OF PUBLIC
EASEMENT
10DRB-70314 VACATION OF PUBLIC
RIGHT-OF-WAY

JOSHUA SKARSGARD agent(s) for NORM ATKINS request(s) the referenced/ above action(s) for all or a portion of Lot(s) 26, **ALVARADO GARDENS Unit(s) 1** and MEADOW ROAD, zoned RA-2, located on the north side of MATTHEW AVE NW between RIO GRANDE BLVD NW and SAN ISIDRO ST NW containing approximately 2.8790 acre(s). (G-13)

Project# 1008575

10DRB-70316 MAJOR – SITE
DEVELOPMENT PLAN FOR BUILDING
PERMIT

DWL ARCHITECTS agent(s) for HB CONSTRUCTION request(s) the referenced/ above action(s) for all or a portion of Lot(s) B-2-C-1A, **WASHINGTON BUSINESS PARK**, zoned SU-2/ M-1, located on WASHINGTON PL NE west of WASHINGTON ST NE between ALAMEDA BLVD NE and PASEO DEL NORTE NE containing approximately .8398 acre. (C-17)

Details of the application(s) may be examined at the Development Services Center of the Planning Department, Second Floor, Plaza Del Sol Building, 600 2nd St NW, between 10:00 a.m. and 12:00 p.m. or 2:00 p.m. and 4:00 p.m. Monday through Friday except holidays INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this hearing should contact Angela Gomez, Planning Department, at 924-3946 (VOICE) or teletypewriter (TTY) 924-3361. TTY users may also access the Voice number via the New Mexico Relay Network by calling toll-free 1-800-659-8331.


Jack Cloud, AICP, DRB Chair
Development Review Board

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL MONDAY, NOVEMBER 22, 2010.

HEARING DATE: 12-1-10 (VFE, VRU)

D

7. **Project# 1003257**
 10DRB-70252 AMENDMENT TO
 PRELIMINARY PLAT
 10DRB-70242 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL
 10DRB-70253 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL
 10DRB-70256 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL

MARK GOODWIN AND ASSOCIATES PA agent(s) for CALABACILLAS PROPERTIES LLC, INC request(s) amended Preliminary Plat approval for **SALTILLO UNIT 2**, zoned R-1, located on MCMAHON BLVD NW AND WEST OF SALTILLO BLVD NW containing approximately 29.0239 acre(s). (A-10) **THE AMENDED PRELIMINARY PLAT, WAS APPROVED.**

MARK GOODWIN AND ASSOCIATES PA agent(s) for CALABACILLAS PROPERTIES LLC INC request(s) Preliminary and Final Plat approval for a portion of **SALTILLO UNIT 2 [TBKA Unit 3]**, located on BLACK ARROYO BLVD NW SOUTHWEST OF SATILLO ST NW containing approximately 11.7008 acre(s). (A-10) **THE PRELIMINARY PLAT WAS APPROVED AND FINAL PLAT WAS DEFERRED TO 9/22/10 AT THE AGENT'S REQUEST.**

MARK GOODWIN AND ASSOCIATES PA agent(s) for HERMOSA CREEK LLC request(s) Preliminary and Final Plat approval for a portion of **SALTILLO UNIT 2 [TBKA Unit 4]**, located on MCMAHON BLVD NW BETWEEN SALTILLO ST NW AND CALANDRIAS ST NW containing approximately 8.8673 acre(s). (A-10) **THE PRELIMINARY PLAT WAS APPROVED AND FINAL PLAT WAS DEFERRED TO 9/22/10 AT THE AGENT'S REQUEST.**

MARK GOODWIN AND ASSOCIATES PA agent(s) for CALABACILLAS PROPERTIES LLC INC request(s) Preliminary and Final Plat approval for a portion of **SALTILLO UNIT 2 [TBKA Unit 5]**, located on BLACK ARROYO BLVD NW BETWEEN CALABACILLAS ARROYO AND DEL CARMAN NW containing approximately 13.2232 acre(s). (A-10) [9/1/10, 9/8/10] **THE PRELIMINARY PLAT WAS APPROVED AND FINAL PLAT WAS DEFERRED TO 9/22/10 AT THE AGENT'S REQUEST.**

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

8. **Project# 1008492**
 10DRB-70257 SKETCH PLAT REVIEW
 AND COMMENT

JOSHUA J SKARSGARD agent(s) for NORM ATKINS request(s) the above action(s) for all or a portion of Lot(s) 26, **ALVARADO GARDENS ADDITION Unit(s) 1**, zoned RA-1, located on MATTHEW NW BETWEEN RIO GRANDE NW AND ISIDRO NW containing approximately 2.9 acre(s). (G-13) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

9. Other Matters:None
 Adjourned:

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
September 15, 2010
DRB Comments**

ITEM # 8

PROJECT # 1008492

APPLICATION # 10-70257

RE: Lot 26, Alvarado Gardens Addition Unit 1 (G-13)

Vacation of 'Ditch Easement' requires a separate application and public hearing by the DRB.

Vacation of Meadow Drive needs to be documented and referenced on the plat.

Access to public right-of-way for proposed Lot 26-B needs to be documented. If this is via the 'Private Access Easement' referenced on the plat, please provide a copy of the recorded easement.

Proposed 'Campbell Community Ditch Easement' is not consistent with the physical location of the existing ditch.

The plat title needs to be corrected, and the adjoining street needs to be corrected (Chadwick Road is on Zone Atlas page E-12 not G-13).



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

HEARINGS DATE 9-15-10 (SK)

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PROPERTY OWNERSHIP LIST

Meeting Date: December 1, 2010

Project# 1008492

Zone Atlas Page: ~~###~~ G-13

App# 10DRB 70313

Notification Radius: 160 ft

Cross Reference and Location: Matthew Between

Rio Grande and San Isidro

Applicant: Norm Atkins

2105 Matthew Ave NW

Alb NM 87104

Agent: Joshua Skarsgard


8220 San Pedro NE Suite 300


Alb NM 87113

Special Instructions:

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

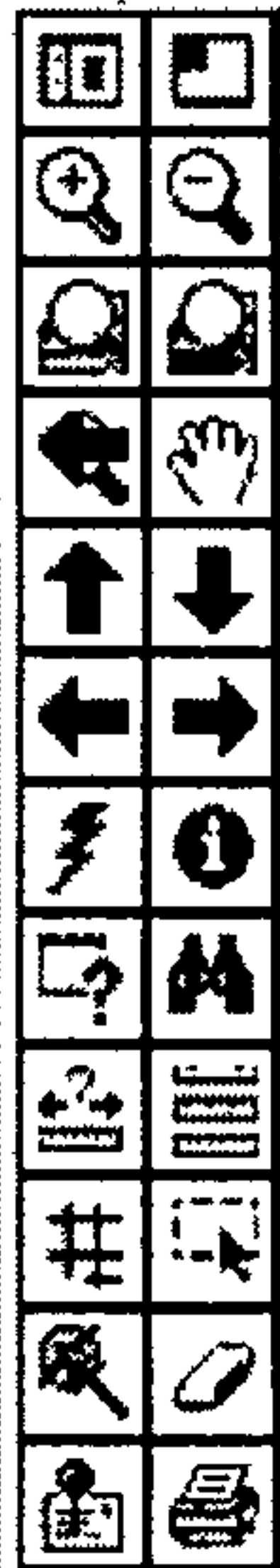
Date Mailed: 11-12-10


Signature: 



CITY OF ALBUQUERQUE
www.cabq.gov

ALBUQUERQUE GIS DATA WEBSITE





LAYERS

- STREETS
- BASEMAP
- PARCELS
- LOT NUMBERS
- METRO ADDRESS
- ZONING
- OWNERSHIP
- 2FT CONTOUR
- ADDRESS POINTS
- LANDUSE
- EASEMENTS
- INFRASTRUCTURE
- TRANSIT/SUNTRAN
- BOUNDARIES
- SITES
- ENVIRONMENT
- APS
- TRAFFIC ENG.
- AIR PHOTO
- 2010 AIR PHOTO
- 2008 AIR PHOTO
- 2006 AIR PHOTO
- 2004 AIR PHOTO
- 2002 AIR PHOTO
- 1999 AIR PHOTO

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- Map layer.
- Hidden group/layer, click for visible.
- Visible group/layer, click to hide.
- Layer not visible at this scale.
- Partially visible group, click for visible.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PF
1	101306015507530803	VALENZUELA ISMAEL & FRANCES	840 EL ALHAMBRA CIR NW	ALBUQUERQUE	NM	87107	V
2	101306011610030623	STEWART JOHN P & MARIE N TRUSTEES STEWART RVT	2612 CORIANDA CT NW	ALBUQUERQUE	NM	87104	R

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Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	PROP CLASS	TAX DISTRICT	LEGAL	ACRES
1	101306015507530000	VALENZUELA ISMAEL & FRANCES	640 EL ALHAMBRA CIR NW	ALBUQUERQUE	NM	87107V		A1AM	LT 27-B-2 PLAT OF LOTS 27-B-1, 27-B-2 & 27-B-3 OF UNIT 1 ALVARADO GARDENS SUBD BEING A REPLAT OF LOT 1-B OF UNIT 1 ALVARADO GARDENS SUBD CONT 0.3093 AC M/L OR 13.473 SQ FT M/L	0.30844112
2	101306011610030000	STEWART JOHN P & MARIE N TRUSTEES STEWART RVT	2612 CORLANDA CT NW	ALBUQUERQUE	NM	87104R		A1AM	LOT 25-B PLAT OF LOTS 25-A AND 25-B BEING A REPLAT OF THE WESTERLY 119 FT OF TR 25 OF ALVARADO GARDENS ADD UNIT 1 CONT 0.7049 AC M/L OR 30.705 SQ FT M/L	0.70071411
3	101306016809230000	ANDREWS WAYNE G & MARY LOUISE	2015 MATTHEW NW	ALBUQUERQUE	NM	87104R		A1AM	* 001 DAVID GALLAGHER SUBDIVISION CONT 0.35 AC	0.34889779
4	101306011004730000	GALLANT DEBRA S	2200 MATTHEW AVE NW	ALBUQUERQUE	NM	87104R		A1AM	26-A PLAT OF LOTS 26-A & 26-B ALVARADO GARDENS ADD'N CONT 0.250 AC	0.29348155
5	101306016406630000	DECKER LEONARD A & ARNOLD W	2125 MATTHEW NW	ALBUQUERQUE	NM	87104R		A1AM	LOT 27-A PLAT OF LOTS 27-A AND 27-B	0.52941235
6	101306012709530000	HAAGMANS MARTIN & FOX LUCY	2119 MATTHEW AVE NW	ALBUQUERQUE	NM	87104V		A1AM	B UNIT 1 ALVARADO GARDENS SUBDIVISION CONT 0.8713 AC M/L OR 29.242 SQ FT M/L	0.45303537
7	101306015708730000	DAVIES RAYMOND J & BEVERLY	2135 MATTHEW AVE NW	ALBUQUERQUE	NM	87104R		A1AM	LOT 27-B-1 PLAT OF LOTS 27-B-1, 27-B-2 & 27-B-3 OF UNIT 1 ALVARADO GARDENS SUBD BEING A REPLAT OF LOT 1-B OF UNIT 1 ALVARADO GARDENS SUBD CONT 0.4865 AC M/L OR 21.192 SQ FT M/L	0.49671559
8	101306015206230000	VALENZUELA ISMAEL & FRANCES	640 EL ALHAMBRA CIR NW	ALBUQUERQUE	NM	87107R		A1AM	LOT 25-A PLAT OF LOTS 25-A AND 25-B BEING A REPLAT OF THE WESTERLY 119 FT OF TR 25 OF ALVARADO GARDENS ADD UNIT 1 CONT 0.7006 AC M/L OR 34.003 SQ FT M/L	0.31786935
9	101306011307530000	GIESEN KLAUS & LYNETTE M	2201 MATTHEW NW	ALBUQUERQUE	NM	87104R		A1AM	LOT 25-D PLAT OF LOTS 25-C & 25-D ALVARADO GARDENS UNIT 1 CONT 4154 AC	0.77565702
10	101306012507030000	FOX LUCY & MARTIN HAAGMANS	2119 MATTHEW AVE NW	ALBUQUERQUE	NM	87104R		A1AM	TR A-1 PLAT OF LOT 8-A-P2 CAMPBELL FARM SUBDIVISION & TRACT A-1 LANDS OF ANDREWS CONT 3168 AC	0.41521256
11	101306015810530000	ANDREWS WAYNE G & MARY LOUISE	2015 MATTHEW NW	ALBUQUERQUE	NM	87104V		A1AM	NLY PORT OF THE ELY 81 FT OF LOT 25 ALVARADO GARDENS UNIT 1 CONT 1160 AC	0.31674226
12	101306012610530000	SKARSGARD JOSHUA & RUTH	3504 CAMPBELL FARM RD	ALBUQUERQUE	NM	87104V		A1AM	MAP 34 TR 116F1 PUMPING STA	0.13080145
13	101306016912031000	CITY OF ALBUQUERQUE REAL ESTATE OFFICE	PO BOX 1293	ALBUQUERQUE	NM	87103V		A1AM	TR 94A1A1A (AKA TR 94A1A1A EXC ELY POR) & TR A EXC ELY POR REDIV OF LT 6 FRANGCELLAT OWNHNSSES CONT 1.7649 AC	0.34798327
14	101306013203630000	FARROW JOHN EDWIN & STEPHANIE A	2400 MEADOW VIEW DR NW	ALBUQUERQUE	NM	87104R		A1AM	* 002 DAVID GALLAGHER SUBDIVISION CONT 0.487 AC	1.83748286
15	101306017407930000	OKEEFE MERLE J	1045 LEONELLO AVE	LOS ALTOS	CA	94024R		A1AM	MAP 34 TRS 94A1A1B, 94A1B2A, 94A1B2B, 94B1, 94A1B2C & ELY POR OF TR A REDIV OF LT 6 FRANGCELLAT	0.50568084
16	101306016003030000	BLAIR ROGER C ETUX	2126 MATTHEW NW	ALBUQUERQUE	NM	87104R		A1AM	RANGELLA TOWNHOUSES CONT 3.1834 AC	3.09898597
17	101306014006430000	ATKINS NORMAN	2105 MATTHEW AVE NW	ALBUQUERQUE	NM	87104R		A1AM	LOT 26 ALVARADO GARDENS ADDN UNIT 1 AND W 1/2 OF MEADOWVIEWDRIVE ADJ TO	2.90611993
18	101306015013431000	SEIFERT STEVEN A & MISHKIN SANDY J	3504 CAMPBELL FARM LN NW	ALBUQUERQUE	NM	87104R		A1AM	LT 7-P2 PLAT FOR CAMPBELL FARM SUBDIVISION CONT 2994 AC	0.29939184
19	101306013213131000	VINCENT ELIZABETH M & NORTHERN TRUST CO-	3509 CAMPBELL FARMS LN NW	ALBUQUERQUE	NM	87104R		A1AM	LT 9-P2 PLAT FOR CAMPBELL FARM SUBDIVISION CONT 4623 AC	0.46181599
20	101306015512531000	SKARSGARD JOSHUA J	3500 CAMPBELL FARM LN NW	ALBUQUERQUE	NM	87104R		A1AM	LT 8-A-P2 PLAT OF LOT 8-A-P2 CAMPBELL FARM SUBDIVISION & TRACT A-1 LANDS OF ANDREWS CONT 5640 AC	0.56492066
21	101306014414031000	KINSELLA PATRICK L & DEBORAH A	3508 CAMPBELL FARM LN NW	ALBUQUERQUE	NM	87104R		A1AM	LT 6-P2 PLAT FOR CAMPBELL FARM SUBDIVISION CONT 2892 AC	0.28922248

OR CURRENT OWNER
ANDREWS WAYNE G & MARY LOUISE
2015 MATTHEW NW
ALBUQUERQUE, NM 87104

OR CURRENT OWNER
ATKINS NORMAN
2105 MATTHEW AVE NW
ALBUQUERQUE, NM 87104

OR CURRENT OWNER
BLAIR ROGER C ETUX
2126 MATTHEW NW
ALBUQUERQUE, NM 87104

OR CURRENT OWNER
DAVIES RAYMOND J & BEVERLY
2135 MATTHEW AVE NW
ALBUQUERQUE, NM 87104

OR CURRENT OWNER
DECKER LEONARD A & ARNOLD W
2125 MATTHEW NW
ALBUQUERQUE, NM 87104

OR CURRENT OWNER
FARROW JOHN EDWIN & STEPHANIE A
2400 MEADOW VIEW DR NW
ALBUQUERQUE, NM 87104

OR CURRENT OWNER
FOX LUCY & MARTIN HAAGMANS
2119 MATTHEW AVE NW
ALBUQUERQUE, NM 87104

OR CURRENT OWNER
GALLANT DEBRA S
2200 MATTHEW AVE NW
ALBUQUERQUE, NM 87104

OR CURRENT OWNER
GIESEN KLAUS & LYNETTE M
2201 MATTHEW NW
ALBUQUERQUE, NM 87104

OR CURRENT OWNER
HAAGMANS MARTIN & FOX LUCY
2119 MATTHEW AVE NW
ALBUQUERQUE, NM 87104

OR CURRENT OWNER
KINSELLA PATRICK L & DEBORAH A
3508 CAMPBELL FARM LN NW
ALBUQUERQUE, NM 87104

OR CURRENT OWNER
O'KEEFFE MERLE J
1045 LEONELLO AVE
LOS ALTOS, CA 94024

OR CURRENT OWNER
SEIFERT STEVEN A & MISHKIN SANDY J
3504 CAMPBELL FARM LN NW
ALBUQUERQUE, NM 87104

OR CURRENT OWNER
SKARSGARD JOSHUA J
3500 CAMPBELL FARM LN NW
ALBUQUERQUE, NM 87104

OR CURRENT OWNER
STEWART JOHN P & MARIE N TRUSTEES
STEWART RVT
2612 CORIANDA CT NW
ALBUQUERQUE, NM 87104

OR CURRENT OWNER
VALENZUELA ISMAEL & FRANCES
840 EL ALHAMBRA CIR NW
ALBUQUERQUE, NM 87107

OR CURRENT OWNER
VINCENT ELIZABETH M & NORTHERN TRUST
CO-TRUSTEES RVL
3509 CAMPBELL FARMS LN NW
ALBUQUERQUE, NM 87104



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

December 1, 2010

Project# 1008492

10DRB-70313 VACATION OF PUBLIC EASEMENT
10DRB-70314 VACATION OF PUBLIC RIGHT-OF-WAY

JOSHUA SKARSGARD agent(s) for NORM ATKINS request(s) the referenced/ above action(s) for all or a portion of Lot(s) 26, **ALVARADO GARDENS Unit(s) 1** and MEADOW ROAD, zoned RA-2, located on the north side of MATTHEW AVE NW between RIO GRANDE BLVD NW and SAN ISIDRO ST NW containing approximately 2.8790 acre(s). (G-13)

At the December 1, 2010 Development Review Board meeting, the vacation was approved as shown on Exhibit B in the Planning file per section 14-14-7-2(A)(1) and (B)(1)(3) of the Subdivision Ordinance.

(A)(1) The public right of way and easement vacation request was filed by the owners of a majority of the footage of land abutting the proposed vacation.

(B)(1) Based on the obsolete platting the public welfare is in no way served by retaining the public right of way of easements.

(B)(3) There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

CONDITIONS:

1. Final disposition shall be through the City Real Estate Office
2. The vacated property shall be shown on a replat approved by the development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.
3. Acknowledgement from MRGCD, and Utility Company signature will be required for replat.

If you wish to appeal this decision, you must do so by December 16, 2010 in the manner described below.

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

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

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

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

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



Jack Cloud, AICP, DRB Chair

Cc: Joshua Skarsgard – 8220 San Pedro NE Ste 500 – Albuquerque, NM 87113

Cc: Norm Atkins – 2105 Matthew Ave. NW – Albuquerque, NM 87104

Cc: Doyle Kimbrough – 2327 Campbell Rd NW – Albuquerque, NM 87104

Marilyn Maldonado

Scott Howell

File

City of Albuquerque Planning Department
One Stop Shop – Development and Building Services

11/04/2010 Issued By: E08375 92582

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2010 070 314

Category Code 910

Application Number: 10DRB-70314, Vacation Of Public Right-Of-Way

Address:

Location Description: MATTHEW BETWEEN RIO GRANDE NW AND SAN ISIDRO

Project Number: 1008492

Applicant / Owner
NORM ATKINS

Agent / Contact
Joahua Skarsgard

2105 MATHEW AVE NW
ALBUQUERQUE NM 87104
897-2444

8220 San Pedro Ne Suite 500
Albuquerque NM 87113
262-2323

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	
441006/4983000	DRB Actions	\$300.00
TOTAL:		\$300.00

City Of Albuquerque
Treasury Division

11/4/2010 12:29PM LGC: ANNX
WS# 006 TRANS# 0020
RECEIPT# 00126330-00126331
PERMIT# 2010070314 TRSSVG
Trans Amt \$440.00
DRB Actions \$300.00
CK \$440.00
CHANGE \$0.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

11/04/2010 Issued By: E08375 92580

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2010 070 313

Category Code 910

Application Number: 10DRB-70313, Vacation Of Public Easement

Address:

Location Description: MATTHEW BETWEEN RIO GRANDE NW AND SAN ISIDRO

Project Number: 1008482

Applicant / Owner
NORM ATKINS

Agent / Contact
Joahua Skarsgard

2105 MATHEW AVE NW
ALBUQUERQUE NM 87104
897-2444

8220 San Pedro Ne Suite 500
Albuquerque NM 87113
262-2323

Application Fees

441018/4971000	Public Notification	\$75.00
441032/3424000	Conflict Mgmt Fee	\$20.00
441006/4983000	DRB Actions	\$45.00
TOTAL:		\$140.00

City Of Albuquerque
Treasury Division

11/4/2010 12:28PM LOC: ANNX
WS# 006 TRANS# 0020
RECEIPT# 00126330-00126330
PERMIT# 2010070313 TRSSVG
Trans Amt \$440.00
APN Fee \$75.00
Conflict Manag. Fee \$20.00
DRB Actions \$45.00

Thank You

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

12/07/2010 Issued By: E08375 95254

STANDARD APPLICATION, Paper Plans Required

Permit Number: 2010 070 352

Category Code 910

Application Number: 10DRB-70352, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: MATHEW BETWEEN RIO GRANDE AND SAN ISIDRO

Project Number: 1008492

Applicant
NORM ATKINS

Agent / Contact
Joshua J Skarsgard

2105 MATEWS AVE
ALBUQUERQUE NM 87104
897-2444

8220 San Pedro Ne Suite 500
Albuquerque NM 87113
262-2323

Application Fees

441018/4943000	APN Fee	
441032/3416000	Conflict Mgmt Fee	\$20.00
441006/4958000	DRB Actions	\$285.00
TOTAL:		\$305.00

City Of Albuquerque
Treasury Division

12/7/2010 12:06PM LOC: ANNX
WRH 008 TRANS# 0018
RECEIPT# 00125589-00125589
PERMIT# 2010070352 TRSDMG
Trans Amt \$305.00
Conflict Manag. Fee \$20.00
DRB Actions \$285.00
CK \$305.00
CHANGE \$0.00

Thank You

Curran, Kevin J.

From: Joshua Skarsgard [josh@skarsgardfirm.com]
Sent: Friday, March 04, 2011 4:53 PM
To: Metro, Kristal D.; Cloud, Jack W.; Curran, Kevin J.
Cc: Trish Lopes; Joshua Skarsgard; barsky@aol.com
Subject: Amended Dec. of Easement and Access Agreement (Lot 26-B)
Importance: High
Attachments: DOC030411.pdf; DOC030411.pdf; DOC030411.pdf

Good Afternoon Jack, Kristal, Kevin and Lew (Pres. of Campbell Farms HOA):

Attached above is the amended Access Agreement making the two changes requested by Jack:

- III. GENERAL ITEMS No. 2 almost says that, but only addresses ownership by a single party - that item could be modified to say "vested in the same or different parties."
- II. TERMS No. 1 to say "from the Grantor to the Owner(s), Heir(s) and Assign(s) of the Lot 26-B."

Kevin, can you please confirm when you have a free moment that these documents meet with your approval. I will then record them and provide the recording information to Mr. Harris to apply to the mylar (plat). Thanks for all your cooperation. Josh

Joshua J. Skarsgard
The Skarsgard Firm, P.C.
8220 San Pedro NE, Suite 500
Albuquerque, NM 87113
Phone: 505 262 2323
Fax: 505 998 9099

THIS MESSAGE IS SENT BY OR ON BEHALF OF ATTORNEYS AND IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL, AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original message to us at the address above via the U.S. Postal Service. Thank you.

DECLARATION OF ACCESS EASEMENT

THIS DECLARATION OF EASEMENT ("Declaration") is made and executed as of the 2nd day of March, 2011 by Joshua J. Skarsgard and Ruth H. Skarsgard, husband and wife of Albuquerque, New Mexico ("Declarants"). The Declarants hereby grant a twenty-two foot (22') wide private access and public utility easement ("Easement") upon the following described real property (See Attached Exhibit A for Easement location) in Bernalillo County, New Mexico, to-wit:

Lot numbered Eight-A-P2 (8-A-P2) plat of Lot 8-A-P2, Campbell Farm Subdivision and Tract A-1, Lands of Andrews, Bernalillo County, New Mexico, as the same is shown and designated on the plat of said subdivisions, filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 13, 2004 in Plat Book 2004C, Folio 288.

(hereafter "**Lot 8-A-P2**" or "**Encumbered Lot**")

This Declaration and the Easement created herein shall be for the benefit of the following described real property in Bernalillo County, New Mexico, to-wit:

Lot 26-B of ALVARADO GARDENS, UNIT 1, a subdivision of a tract of land in Los Candelarias, Bernalillo County, New Mexico, as the same is shown and designated on the Map of said subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 15, 1932 in Plat Book C2, page 10.

(hereafter "**Lot 26-B**" or "**Benefitting Lot**")

This Declaration and the Easement created herein are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of and enforceable by the fee simple owner of the Benefitting Lot and the Encumbered Lot, and their respective heirs, representatives, lessees, successors and assigns. This Declaration and the Easement created herein shall be perpetual in duration and may be modified or terminated only by written instrument executed by three parties: (1) the Owners of the Benefitting Lot; (2) Owners of the Encumbered Lot; and (3) City of Albuquerque.

WITNESS ITS hand this 2nd day of March, 2011.

SIGNATURE PAGE FOLLOWS ON PAGE 2 of 3

EXHIBIT A (Easement Location Cross Hatched)

CAMPBELL FARM
LANE N.W.

PRIVATE ACCESS, PRIVATE LANDSCAPING,
PUBLIC WATER LINE AND PUBLIC SANITARY
SEWER EASEMENTS
FILED: NOVEMBER 5, 2003
BOOK 2003C, PAGE 329

GRIEGOS DITCH
120' R/W
N 42°08'05" W
247.4'
7' PRIVATE IRRIGATION
EASEMENT
FILED: NOVEMBER 11, 2003
BOOK 2003C, PAGE 329

7' PRIVATE IRRIGATION EASEMENT
FILED: NOVEMBER 5, 2003
BOOK 2003C, PAGE 329

S 80°50'00" W
211.37'

10' PUBLIC UTILITY EASEMENT
FILED: NOVEMBER 5, 2003
BOOK 2003C, PAGE 329

10' PUBLIC WATERLINE EASEMENT
FILED: NOVEMBER 5, 2003
BOOK 2003C, PAGE 329

LOT 8-A-P2

45.00'
N 06°42'32" E
22.00'
59.31'
S 83°17'00" E 81.31'

REMAINING PORTION OF
LOT 25
ALVARADO GARDENS UNIT 1
FILED: AUGUST 15, 1932
VOLUME C2, FOLIO 10

22' PRIVATE INGRESS AND
EGRESS EASEMENT
TO BENEFIT LOT 26-B
(HATCHED AREA)

5' PUBLIC WATERLINE EASEMENT
FILED: SEPTEMBER 13, 2004
BOOK 2004C, PAGE 288

22' PRIVATE ACCESS AND
PUBLIC UTILITY EASEMENT
FILED: AUGUST 20, 2010
DOCUMENT No. 2010084341

224.75'
S 82°47'17" E

DECLARATION OF ACCESS EASEMENT

THIS DECLARATION OF EASEMENT ("**Declaration**") is made and executed as of the 8th day of March, 2011 by Joshua J. Skarsgard and Ruth H. Skarsgard, husband and wife of Albuquerque, New Mexico ("**Declarants**"). The Declarants hereby grant a twenty-two foot (22') wide private access and public utility easement ("**Easement**") upon the following described real property (See Attached Exhibit A for Easement location) in Bernalillo County, New Mexico, to-wit:

Lot numbered Eight-A-P2 (8-A-P2) plat of Lot 8-A-P2, Campbell Farm Subdivision and Tract A-1, Lands of Andrews, Bernalillo County, New Mexico, as the same is shown and designated on the plat of said subdivisions, filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 13, 2004 in Plat Book 2004C, Folio 288.

(hereafter "**Lot 8-A-P2**" or "**Encumbered Lot**")

This Declaration and the Easement created herein shall be for the benefit of the following described real property in Bernalillo County, New Mexico, to-wit:

Lot 26-B of ALVARADO GARDENS, UNIT 1, a subdivision of a tract of land in Los Candelarias, Bernalillo County, New Mexico, as the same is shown and designated on the Map of said subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 15, 1932 in Plat Book C2, page 10.

(hereafter "**Lot 26-B**" or "**Benefitting Lot**")

This Declaration and the Easement created herein are intended to be and shall be construed as covenants running with the land, binding upon, inuring to the benefit of and enforceable by the fee simple owner of the Benefitting Lot and the Encumbered Lot, and their respective heirs, representatives, lessees, successors and assigns. This Easement created herein shall be maintained by the Owner of Lot 26-B ("**Benefitting Lot**"), including repair and maintenance of any improvements contained within the Easement. This Declaration and the Easement created herein shall be perpetual in duration and may be modified or terminated only by written instrument executed by three parties: (1) the Owners of the Benefitting Lot; (2) Owners of the Encumbered Lot; and (3) City of Albuquerque.

WITNESS ITS hand this 8th day of March, 2011.

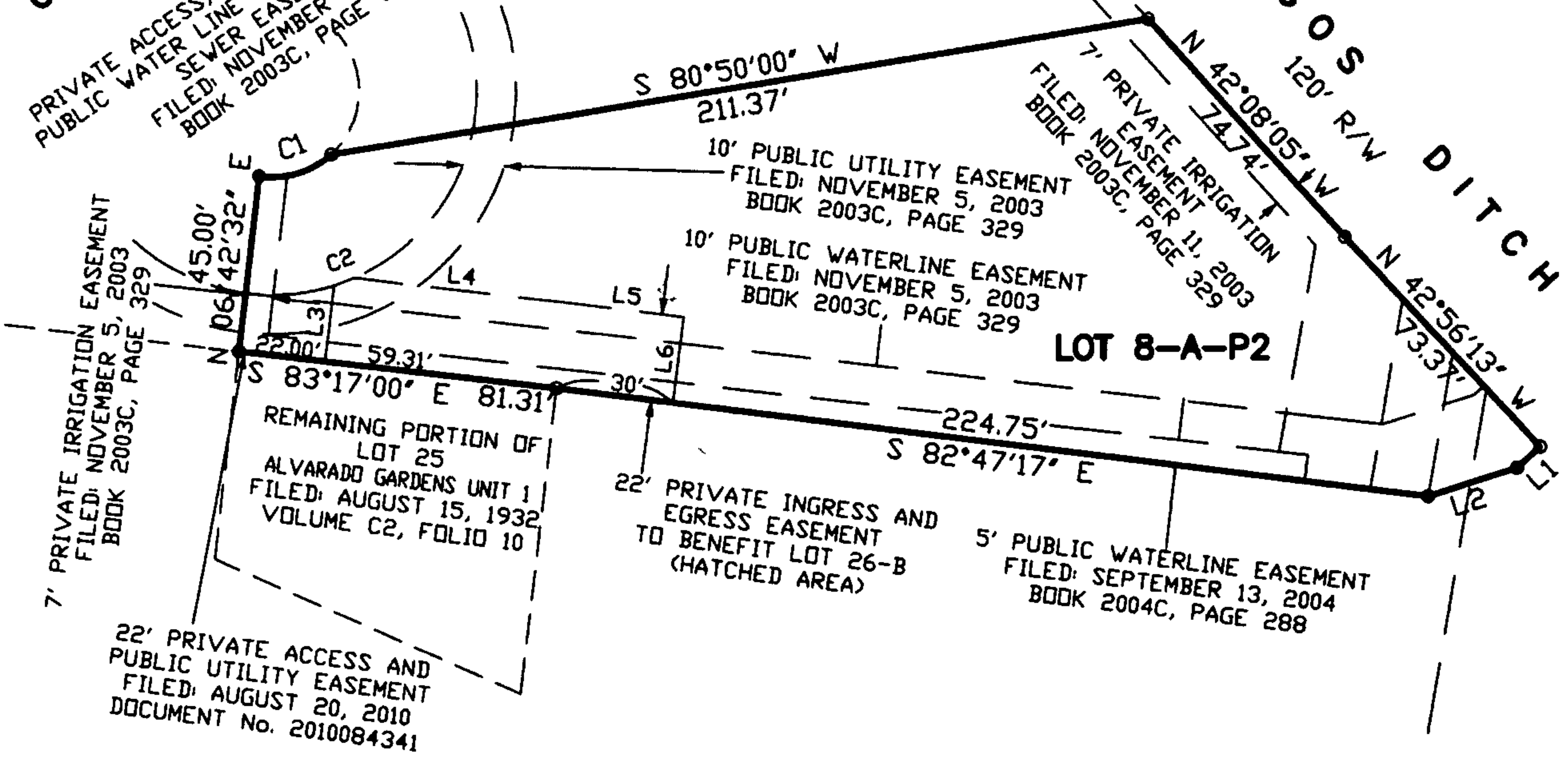
SIGNATURE PAGE FOLLOWS ON PAGE 2 of 3

EXHIBIT A (Easement Location Cross Hatched)

CAMPBELL FARM
LANE N.W.

PRIVATE ACCESS, PRIVATE LANDSCAPING,
PUBLIC WATER LINE AND PUBLIC SANITARY
SEWER EASEMENTS
FILED: NOVEMBER 5, 2003
BOOK 2003C, PAGE 329

GRIEGOS DITCH
120' R/W
N 42°08'05" W 74.74'
N 42°56'13" W 73.37'



7' PRIVATE IRRIGATION EASEMENT
FILED: NOVEMBER 5, 2003
BOOK 2003C, PAGE 329

10' PUBLIC UTILITY EASEMENT
FILED: NOVEMBER 5, 2003
BOOK 2003C, PAGE 329

10' PUBLIC WATERLINE EASEMENT
FILED: NOVEMBER 5, 2003
BOOK 2003C, PAGE 329

7' PRIVATE IRRIGATION
EASEMENT
FILED: NOVEMBER 11, 2003
BOOK 2003C, PAGE 329

LOT 8-A-P2

REMAINING PORTION OF
LOT 25
ALVARADO GARDENS UNIT 1
FILED: AUGUST 15, 1932
VOLUME C2, FOLIO 10

22' PRIVATE INGRESS AND
EGRESS EASEMENT
TO BENEFIT LOT 26-B
(HATCHED AREA)

5' PUBLIC WATERLINE EASEMENT
FILED: SEPTEMBER 13, 2004
BOOK 2004C, PAGE 288

22' PRIVATE ACCESS AND
PUBLIC UTILITY EASEMENT
FILED: AUGUST 20, 2010
DOCUMENT No. 2010084341

Curran, Kevin J.

From: Joshua Skarsgard [josh@skarsgardfirm.com]
Sent: Tuesday, March 08, 2011 11:59 AM
To: Cloud, Jack W.; Metro, Kristal D.; Curran, Kevin J.
Cc: Trish Lopes; Joshua Skarsgard; AnthonyHarris
Subject: RE: Amended Dec. of Easement and Access Agreement (Lot 26-B)
Attachments: Declaration of Easement (Lot 8-A-P2) for Lot 26-B - Feb 8 2011.doc

Good Morning Jack:

I have included the easement maintenance language within the Declaration of Access Easement (attached above). I have a call into Kevin regarding his final review. After I receive Kevin's final comments (if any) I will record the Declaration and the Access Agreement and provide the recording information to Tony Harris to place on the mylar, which I will bring into Kristal and Jack for "final sign off" of the plat.

Thanks to all of you for your review and cooperation. All the best, Josh

Joshua J. Skarsgard
The Skarsgard Firm, P.C.
8220 San Pedro NE, Suite 500
Albuquerque, NM 87113
Phone: 505 262 2323
Fax: 505 998 9099

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From: Cloud, Jack W. [mailto:jcloud@cabq.gov]
Sent: Monday, March 07, 2011 8:53 AM
To: Joshua Skarsgard; Metro, Kristal D.; Curran, Kevin J.
Cc: Trish Lopes; barsky@aol.com
Subject: RE: Amended Dec. of Easement and Access Agreement (Lot 26-B)

Per my email of 2/25/2011

The executed Declaration of Access Easement ; , needs to address maintenance of the easement.

From: Joshua Skarsgard [mailto:josh@skarsgardfirm.com]
Sent: Friday, March 04, 2011 4:53 PM
To: Metro, Kristal D.; Cloud, Jack W.; Curran, Kevin J.
Cc: Trish Lopes; Joshua Skarsgard; barsky@aol.com
Subject: Amended Dec. of Easement and Access Agreement (Lot 26-B)
Importance: High

Good Afternoon Jack, Kristal, Kevin and Lew (Pres. of Campbell Farms HOA):

Attached above is the amended Access Agreement making the two changes requested by Jack:

- III. GENERAL ITEMS No. 2 almost says that, but only addresses ownership by a single party - that item could be modified to say "vested in the same or different parties."
- II. TERMS No. 1 to say "from the Grantor to the Owner(s), Heir(s) and Assign(s) of the Lot 26-B."

Kevin, can you please confirm when you have a free moment that these documents meet with your approval. I will then record them and provide the recording information to Mr. Harris to apply to the mylar (plat). Thanks for all your cooperation. Josh

Joshua J. Skarsgard
The Skarsgard Firm, P.C.
8220 San Pedro NE, Suite 500
Albuquerque, NM 87113
Phone: 505 262 2323
Fax: 505 998 9099

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PRIVATE ACCESS AGREEMENT

This PRIVATE ACCESS AGREEMENT (hereafter "**Agreement**") is entered into this 18th day of February, 2011 between Campbell Farms Homeowners Association, a New Mexico non-profit corporation (hereafter "**Grantor**"), and Mr. and Mrs. Joshua and Ruth Skarsgard, a married couple of Bernalillo County, New Mexico ("**Grantee**").

I. RECITALS

WHEREAS, the Grantee resides at 3500 Campbell Farm Lane NW, which has the following legal description:

Lot numbered Eight-A-P2 (8-A-P2) plat of Lot 8-A-P2, Campbell Farm Subdivision and Tract A-1, Lands of Andrews, Bernalillo County, New Mexico, as the same is shown and designated on the plat of said subdivisions, filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 13, 2004 in Plat Book 2004C, Folio 288, EXCEPTING THEREFROM the southerly 5 feet Lot 8-A-P2, lying westerly of the vacated portion of Meadow Drive NW.

(hereafter "**Lot 8-A-P2**"); and

WHEREAS, the Grantee owns a parcel of land to the south of Lot 8-A-P2 which has the following legal description:

A certain parcel of land situate within the City of Albuquerque, New Mexico and being identified as a Northeasterly portion on Lot numbered ~~Twenty-five (25)~~ ^{Twenty 26-B} of ALVARDADO GARDENS, UNIT 1 as the same is shown and designated on the plat of said addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 15, 1932

(hereafter "**NE Portion of Lot 25**"); and

WHEREAS, Grantor held its annual Campbell Farms Homeowners Association meeting on December 16, 2010 ("**2010 Annual Meeting**") where a quorum was established, and the Grantor voted affirmatively to grant legal access to the "Private Access Easement" established on Note 6 of Page 2 of the "Plat for Campbell Farm Subdivision", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 5, 2003 in Plat book 2003C, page 329, (See Exhibit A for a Copy of the of Plat for Campbell Farm Subdivision) (hereafter "**Campbell Farms Lane Private Road**") to the NE Portion of Lot 25.

WHEREAS, the Grantor and Grantee wish to establish the terms for the access provided from the ~~NE Portion of Lot 25~~ ^{lot 26-B} to the Campbell Farms Lane Private Road herein below.

NOW THEREFORE in consideration of the mutual covenants herein contained, the Grantor and Grantee hereby covenant, agree and acknowledge as follows:

II. TERMS

1. Grant of Access Easement to the Campbell Farms Lane Private Road from Grantor to the Owner(s), Successor(s), Heir(s), and Assign(s) of the NE Portion of Lot

26-B
north
25. The Grantor hereby grants to Grantee "legal access" to the Campbell Farms Lane Private Road to the ~~NE~~ Portion of Lot 25; (See Exhibit B for the access easement location provided by this Agreement). 26-B

III. GENERAL ITEMS

1. The Grantee shall peaceably hold and enjoy all the rights, privileges, liberties and covenants hereby granted without any hindrance or interruption to any of the access provided to the lot owners within the Campbell Farm Subdivision (See Exhibit A below for Plat demonstrating owners of Lots 1-P2 through 11-P2).

2. If any part of this Agreement shall be void or unlawful for any reason whatsoever, such part shall be severable from this Agreement without affecting the validity and enforceability of the remainder of this Agreement. The burdens of this Agreement are superior to the lien or charge of any mortgage or deed of trust made in good faith and for value. In the event of a foreclosure or judicial sale, the rights granted within this Agreement are not to be discharged from title, but rather are to remain registered against title and in full force and effect. The access hereby granted shall not be extinguished in the event that title to or ownership of the ~~NE~~ Portion of Lot 25 or Lot 8-A-P2 is now or in the future vested in the same or different parties. north
26-B

3. The easements, restrictions, benefits and obligations within this Agreement shall create mutual benefits and servitudes on all Lots within Campbell Farms Subdivision (Lots 1-P2 through 11-P2), Lot 8-A-P2, and ~~NE Portion of Lot 25~~. This Agreement shall be governed by the laws of the State of New Mexico and shall bind and inure to the benefit of the parties hereto, their respective successors and assigns including successors in title. and shall run with the title to Lot 26-B
26-B

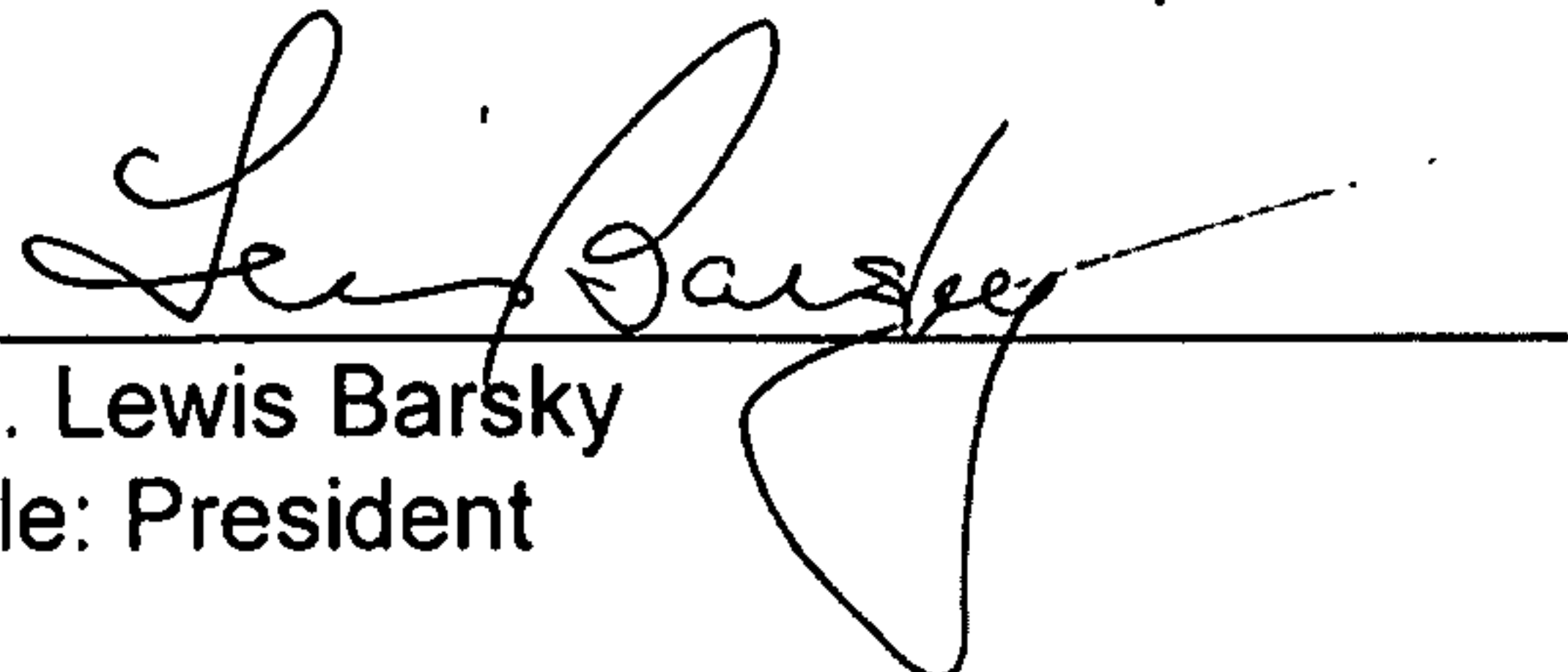
4. The parties agree to do all such acts and to execute, acknowledge and deliver such further documents as may from time to time be required to effectively and expeditiously carry out the terms of this Agreement, and to record this Agreement at the BERNALILLO COUNTY RECORDS. north

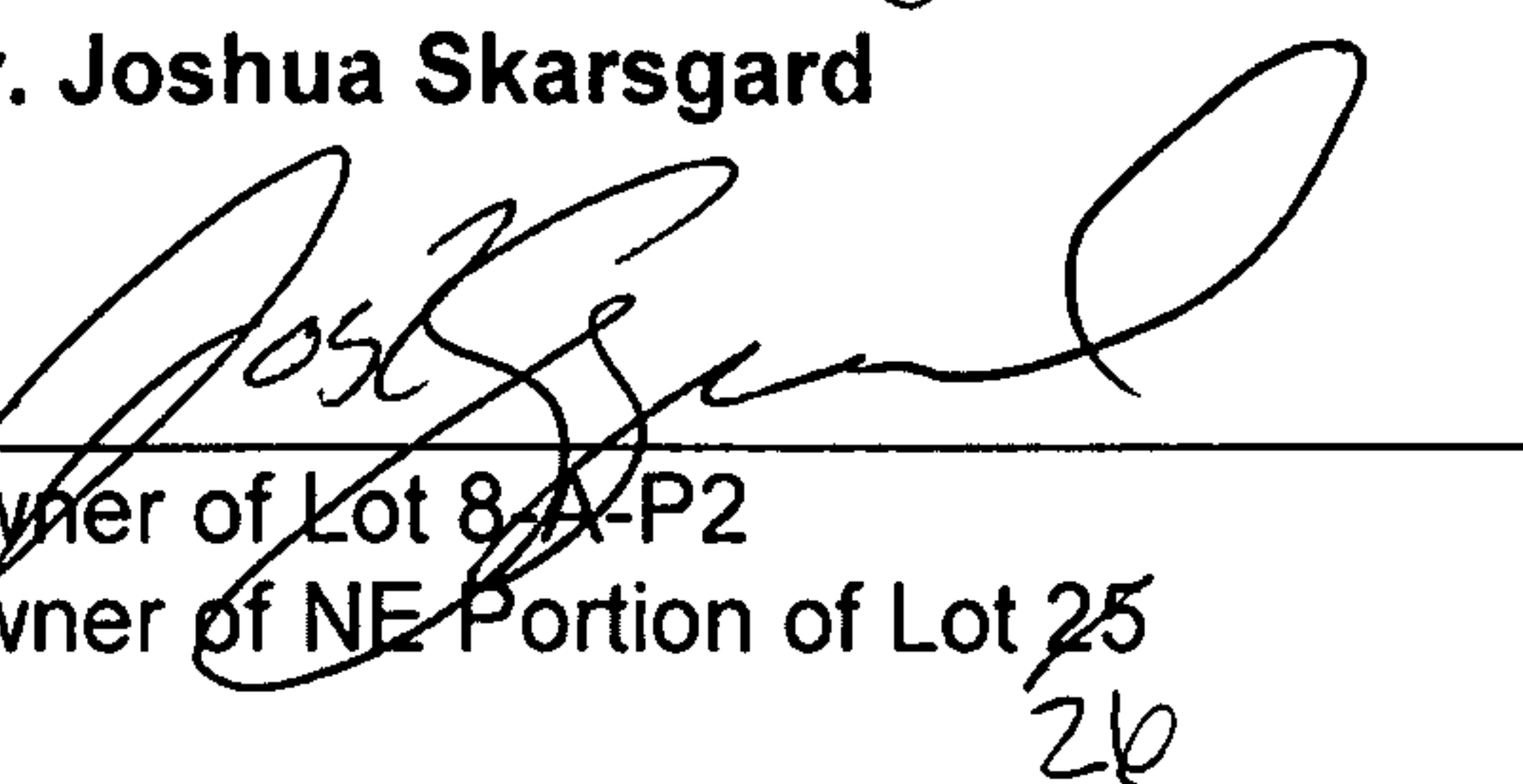
5. This Agreement may only be modified, terminated or discharged from title by written consent of the following parties: (1) the Board of Directors of the Campbell Farms Homeowners Association; (2) the Owner(s) of the ~~NE~~ Portion of Lot 25; and (3) the City of Albuquerque. 26-B

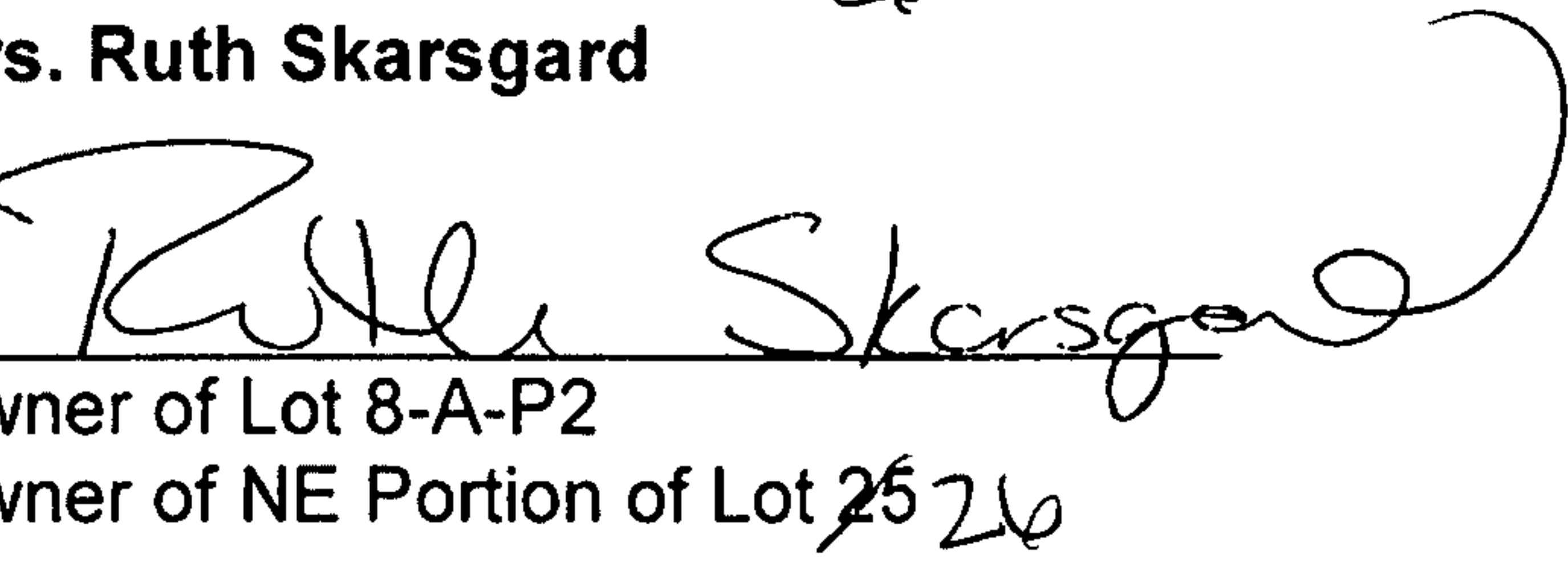
SIGNATURE PAGE FOLLOWS ON SUBSEQUENT PAGE

IN WITNESS WHEREOF the Grantor and Grantee have executed this Private Access Agreement as of the day and year first above written.

Campbell Farms Homeowners Association
A New Mexico Non Profit Corporation

By 
Mr. Lewis Barsky
Title: President

Mr. Joshua Skarsgard
By 
Owner of Lot 8-A-P2
Owner of NE Portion of Lot 25
26

Mrs. Ruth Skarsgard
By 
Owner of Lot 8-A-P2
Owner of NE Portion of Lot 25
26

NOTARY BLOCKS FOLLOW ON SUBSEQUENT PAGE

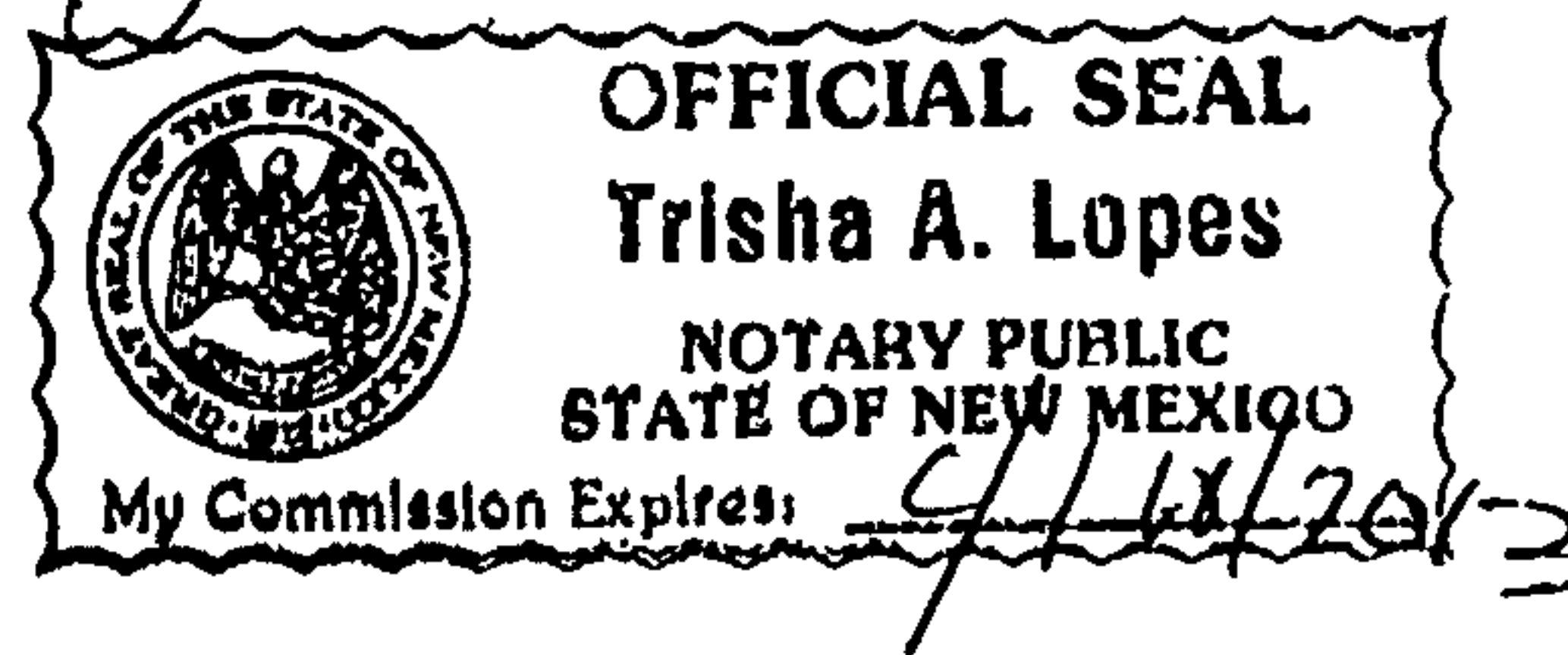
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

On this 18th day of February, 2011 before me personally appeared Mr. Joshua J. Skarsgard and Mrs. Ruth Skarsgard to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Trisha A. Lopes

Notary Public

My commission expires: *4/10/2013*
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)



On this 18th day of February, 2011, before me personally appeared Mr. Lewis Barsky, President of the Campbell Farms Homeowners Association, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Trisha A. Lopes

Notary Public

My commission expires: *4/10/2013*

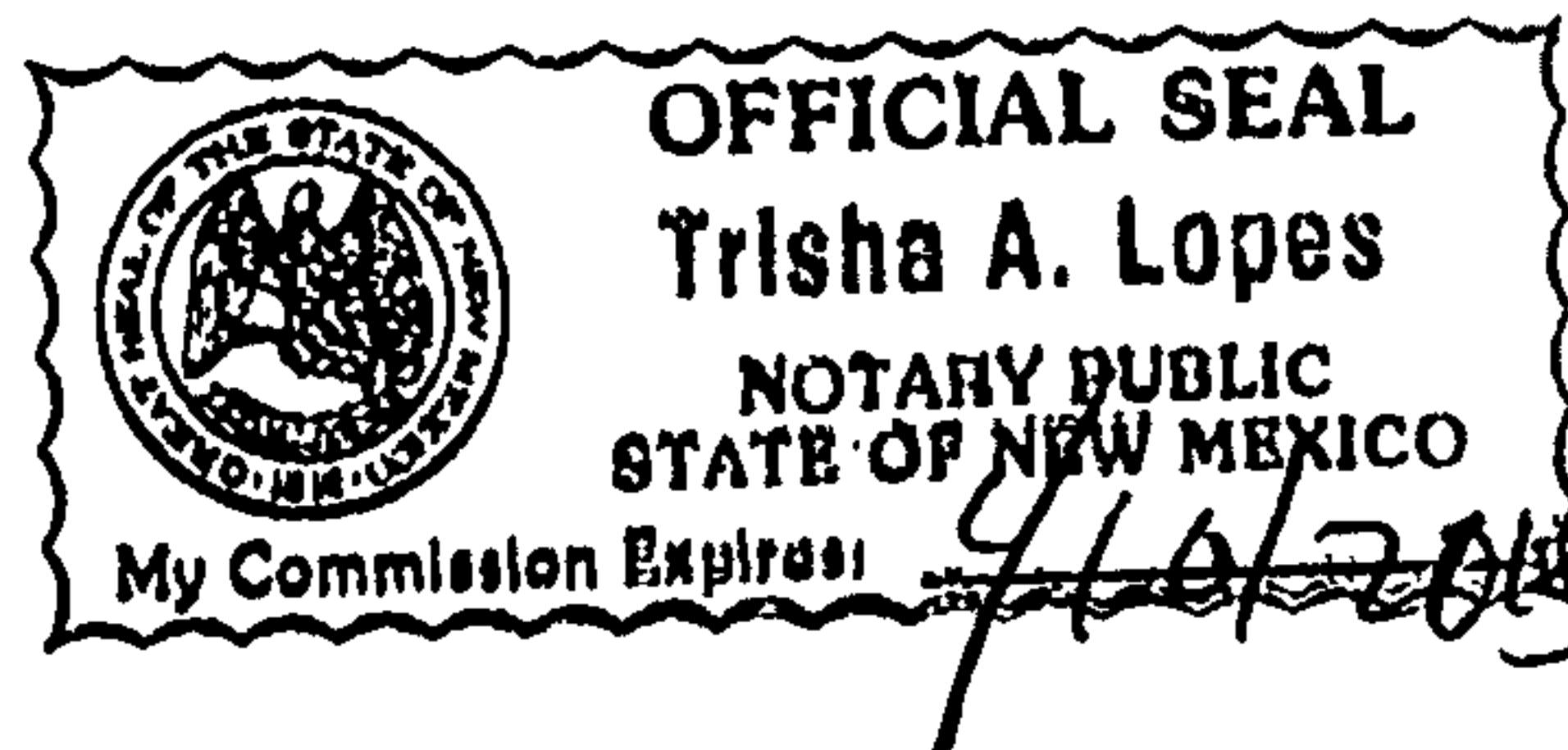
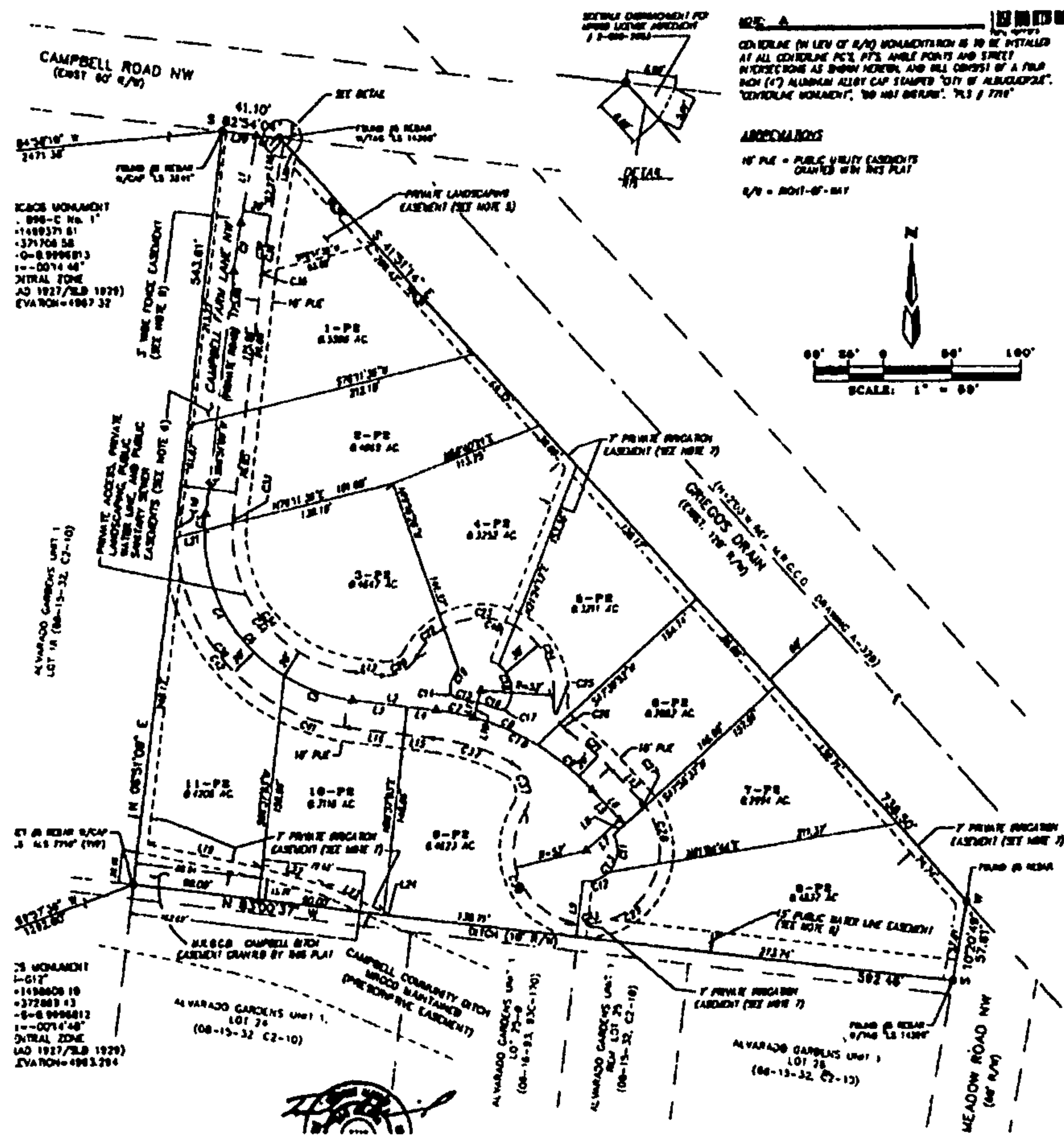


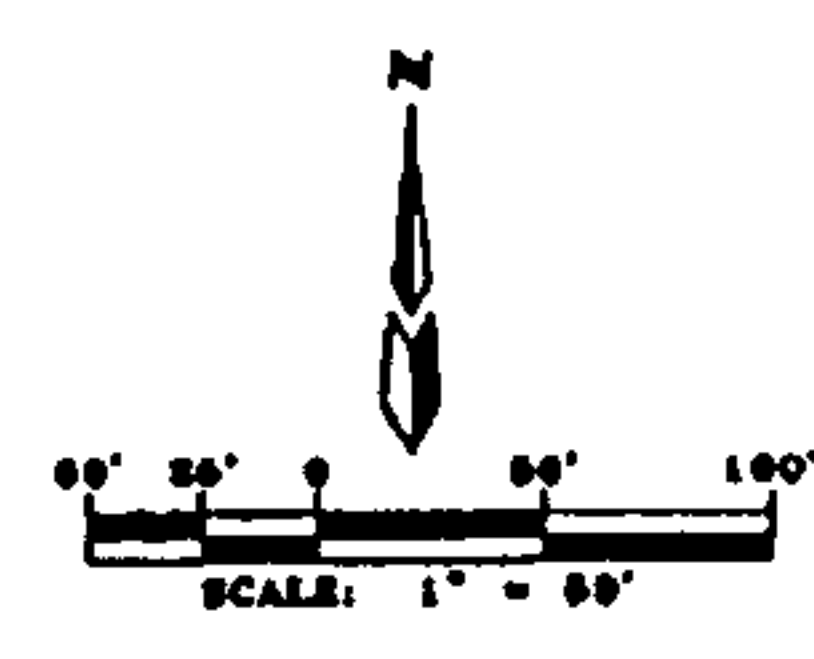
EXHIBIT A
Plat of Campbell Farm Subdivision (March 2003)
See Note 6 Below: ("Private Access" – Lots 1-P2 through 11-P2)



PLAT FOR
CAMPBELL FARM SUBDIVISION
 WITHIN THE
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 6
 TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2003

NOTE: A
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE POINTS, P.T.S. ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND ALL CORNERS OF A FULL BENCH ("T") ALUMINUM ALLOY CAP STAMPER "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENT", "90 DEG BENCH", "PL 3 / 7/01"

ABBREVIATIONS
 1/2" PLE = PUBLIC WATER EASEMENT GRANTED BY THIS PLAT
 1/2" = 2001-07-04



- NOTES:**
1. Bearings and grid based on the New Mexico State Plane, Coordinate System (Central Zone).
 2. Distances are ground distances.
 3. Bearings and distances in parentheses are recent.
 4. Basis of boundary is from plat and documents of record created:
 PLAT FOR "ALVARADO GARDENS UNIT NO. 1", (08-15-32, C2-10)
 PLAT FOR "ALVARADO GARDENS UNIT NO. 1", (08-16-03, B3C-170)
 all being records of Bernalillo County, New Mexico.
 5. Landscaping Easement within Lot 1-P2 is to be granted to, for the benefit of, and to be jointly maintained by the owners of Lots 1-P2 thru 11-P2.
 6. Public Water Line and Public Sanitary Sewer Easements are granted to the City of Albuquerque. Private Access and Private Landscaping Easements are granted to, for the benefit of, and to be jointly maintained by the owners of Lots 1-P2 thru 11-P2.
 7. Private Irrigation easements are to be maintained by each individual lot owner for the benefit of the owners of Lots 1-P2 thru 11-P2.
 8. The 15' wide Public Water Line Easement within Lot 6-P2 is hereby granted to the City of Albuquerque.
 9. 7' wide Fences Easement is to be granted to, for the benefit of, and to be maintained by the Owners of Lots 1-P2, 2-P2 and Lot 10 of Alvarado Gardens Unit 1.

LINE #	LENGTH	BEARING	LINE #	LENGTH	BEARING
1	44.75	N071°10'21"E	11	30.00	S070°00'00"E
2	48.77	N47°00'00"E	12	26.50	S070°00'00"E
3	36.50	S045°00'00"E	13	2.00	S070°00'00"E
4	21.00	N045°00'00"E	14	16.50	S070°00'00"E
5	26.00	S45°00'00"E	15	12.50	S070°00'00"E
6	11.00	S45°00'00"E	16	21.50	S070°00'00"E
7	37.00	N45°00'00"E	17	24.75	S070°00'00"E
8	16.50	S45°00'00"E	18	21.00	S070°00'00"E
9	06.00	S45°00'00"E	19	27.50	S070°00'00"E
10	11.00	S45°00'00"E	20	22.50	S070°00'00"E
11	25.00	S45°00'00"E	21	2.00	S070°00'00"E
12	24.00	S45°00'00"E	22	13.00	S070°00'00"E

MONUMENT
 1-896-C No. 1
 1-1000371-01
 1-371708-58
 1-0-8 9006813
 1-00714-48
 CENTRAL ZONE
 LAD 1927/SUB 1929)
 EVARON-4967-32

ALVARADO GARDENS UNIT 1
 LOT 10
 (08-15-32, C2-10)

MONUMENT
 1-017
 1-1000008-10
 1-372883-13
 1-0-8 9006812
 1-00714-48
 CENTRAL ZONE
 LAD 1927/SUB 1929)
 EVARON-4963-204

ALVARADO GARDENS UNIT 1
 LOT 24
 (08-15-32, C2-10)

ALVARADO GARDENS UNIT 1
 LOT 25
 (08-15-32, C2-10)

ALVARADO GARDENS UNIT 1
 LOT 26
 (08-15-32, C2-10)

EXHIBIT B
The Access provided to the Campbell Farm Lane Private Road
(See cross hatched areas)

CAMPBELL FARM
CAMPBELL FARM LANE N.W.

PRIVATE ACCESS, PRIVATE LANDSCAPING,
PUBLIC WATER LINE AND PUBLIC SANITARY
SEWER EASEMENTS
FILED: NOVEMBER 5, 2003
BOOK 2003C, PAGE 329

GRIE

S 80°50'00" W
211.37'

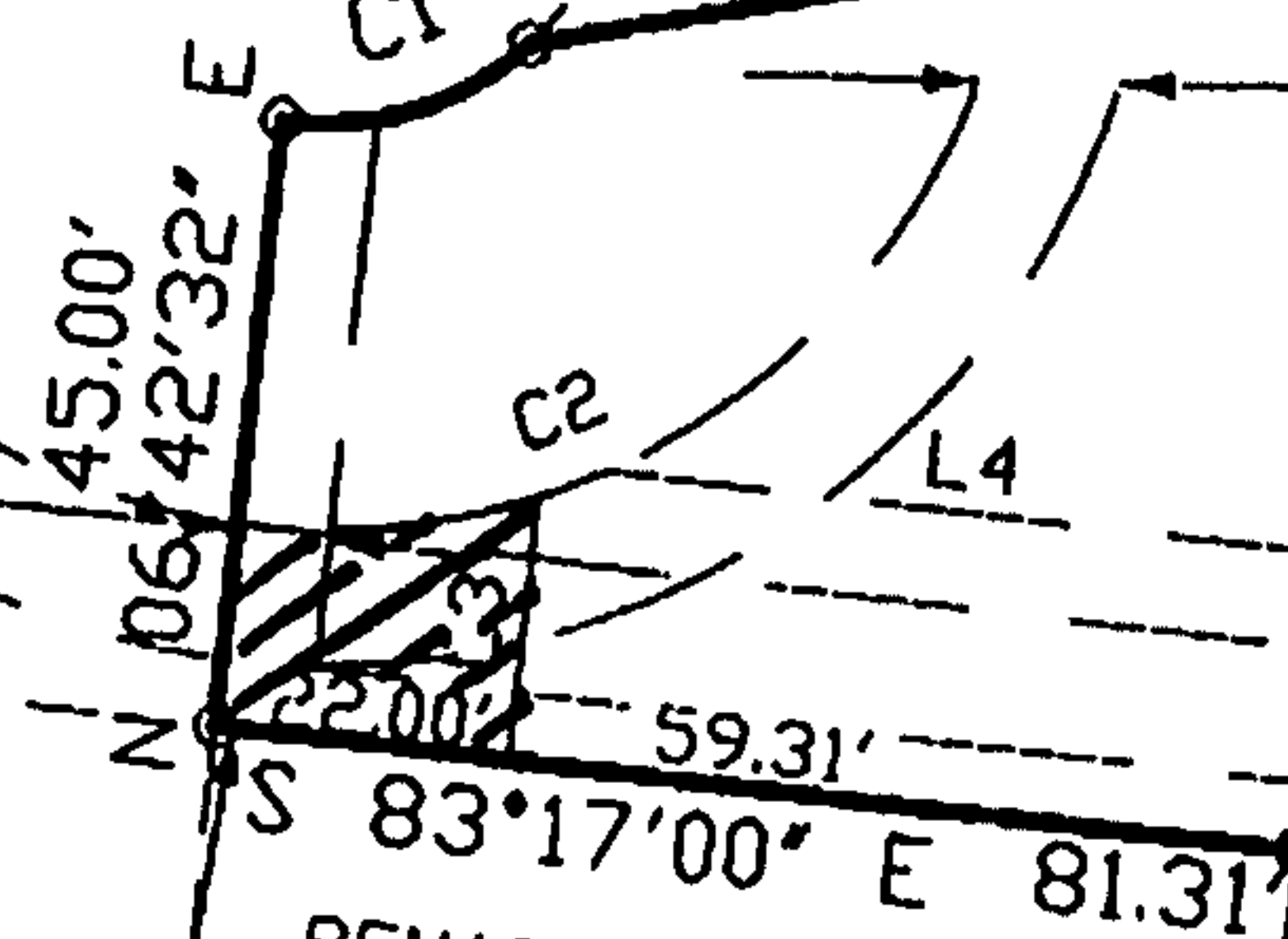
N 42°08'00" E
247.74'
7' PRIVATE IRRIGATION
EASEMENT
FILED: NOVEMBER 11, 2003
BOOK 2003C, PAGE 329

10' PUBLIC UTILITY EASEMENT
FILED: NOVEMBER 5, 2003
BOOK 2003C, PAGE 329

10' PUBLIC WATERLINE EASEMENT
FILED: NOVEMBER 5, 2003
BOOK 2003C, PAGE 329

LOT 8-A-P2

10' EASEMENT
FILED: NOVEMBER 5, 2003
BOOK 2003C, PAGE 329



REMAINING PORTION OF
LOT 25
ALVARADO GARDENS UNIT 1
FILED: AUGUST 15, 1932
VOLUME C2, FOLIO 10

22' PRIVATE INGRESS AND
EGRESS EASEMENT
TO BENEFIT LOT 26-B
(HATCHED AREA)

5' PUBLIC WATERLINE EASEMENT
FILED: SEPTEMBER 13,
BOOK 2004C, PAGE 2

22' PRIVATE ACCESS AND
PUBLIC UTILITY EASEMENT
FILED: AUGUST 20, 2010
DOCUMENT No. 2010084341

224.75'
S 82°47'17" E



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)
- L A 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): Joshua J. Skarsgard PHONE: 505-262-2323
 ADDRESS: 8220 San Pedro NE Suite 500 FAX: 505-998-9099
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: josh@skarsgardfirm.com

APPLICANT: Norm Atkins PHONE: 505-897-2444
 ADDRESS: 2105 Matthews Ave. NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Lot split of Lot 26 Alvarado Gardens, Unit 1 into Lot 26-A and 26-B.

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. 26 Block: _____ Unit: 1
 Subdiv/Addn/TBKA: Alvarado Gardens Addn.
 Existing Zoning: RA-1 Proposed zoning: Same MRGCD Map No _____
 Zone Atlas page(s): _____ UPC Code: 101306014008430616

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX_, Z_, V_, S_, etc):
Project # 1008492

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 2.9 AC

LOCATION OF PROPERTY BY STREETS. On or Near: Mathew
 Between: Rio Grande and San Isidro

Check-off if project was previously reviewed by Sketch Plat/Plan or Pre-application Review Team . Date of review 12/1/10

SIGNATURE [Signature] DATE 12-7-10
 (Print) Joshua Skarsgard Applicant: Agent:

FOR OFFICIAL USE ONLY

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

Application case numbers	Action	S.F.	Fees
<u>100RB</u> <u>70352</u>	<u>PJF</u>	_____	<u>\$ 285.00</u>
_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>Dec. 15, 2010</u>			Total <u>\$ 305.00</u>

[Signature] 12-7-10
 Planner signature / date

Project # 1008492

Form revised 4/07

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.

- NA** 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
- NA** Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- NA** 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
- NA** 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
- NA** 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.

12-7-10 JOSH SKARSGARD
 Applicant name (print)
[Signature]
 Applicant signature / date



Form revised October 2007

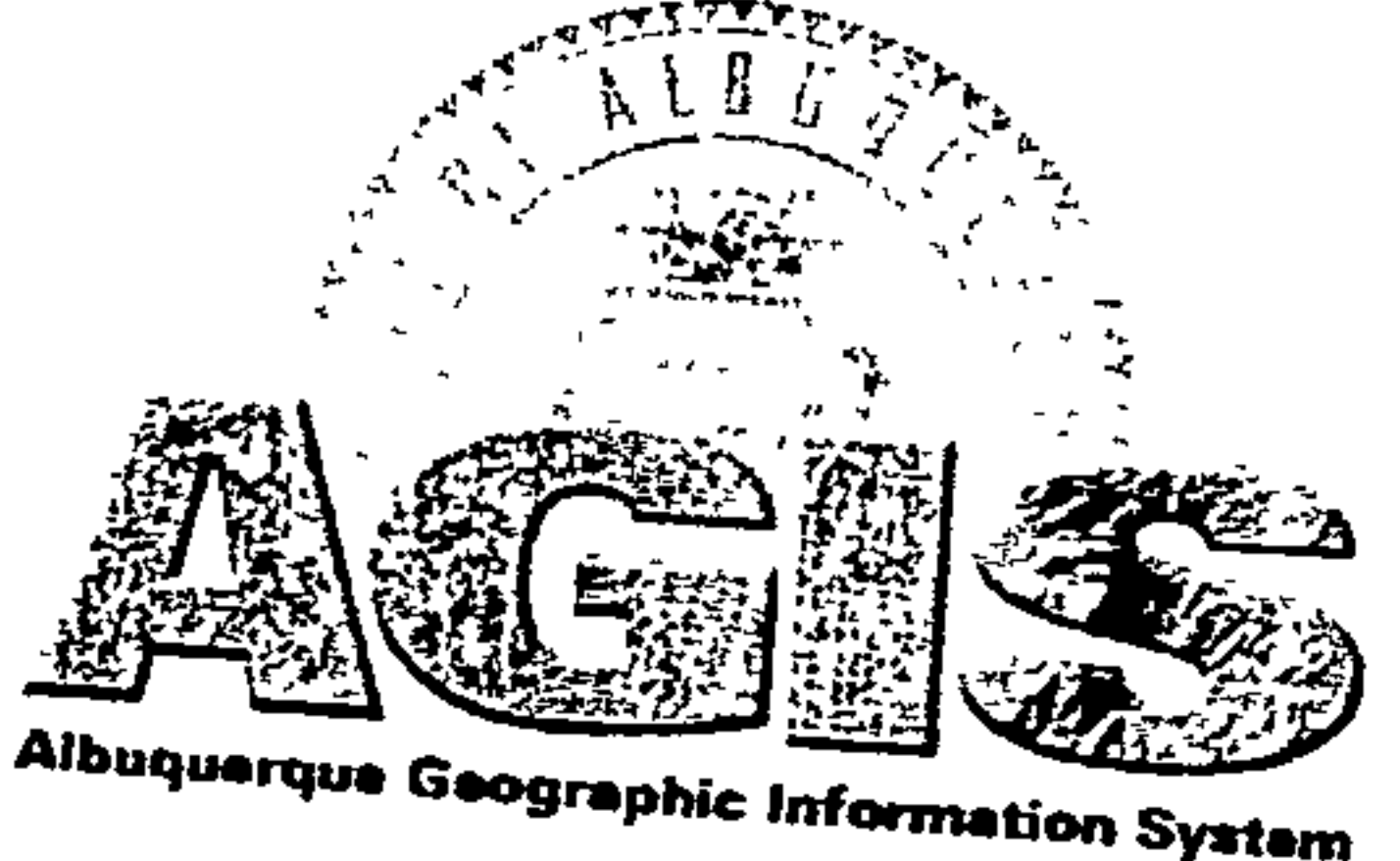
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers
10DRB - 70352

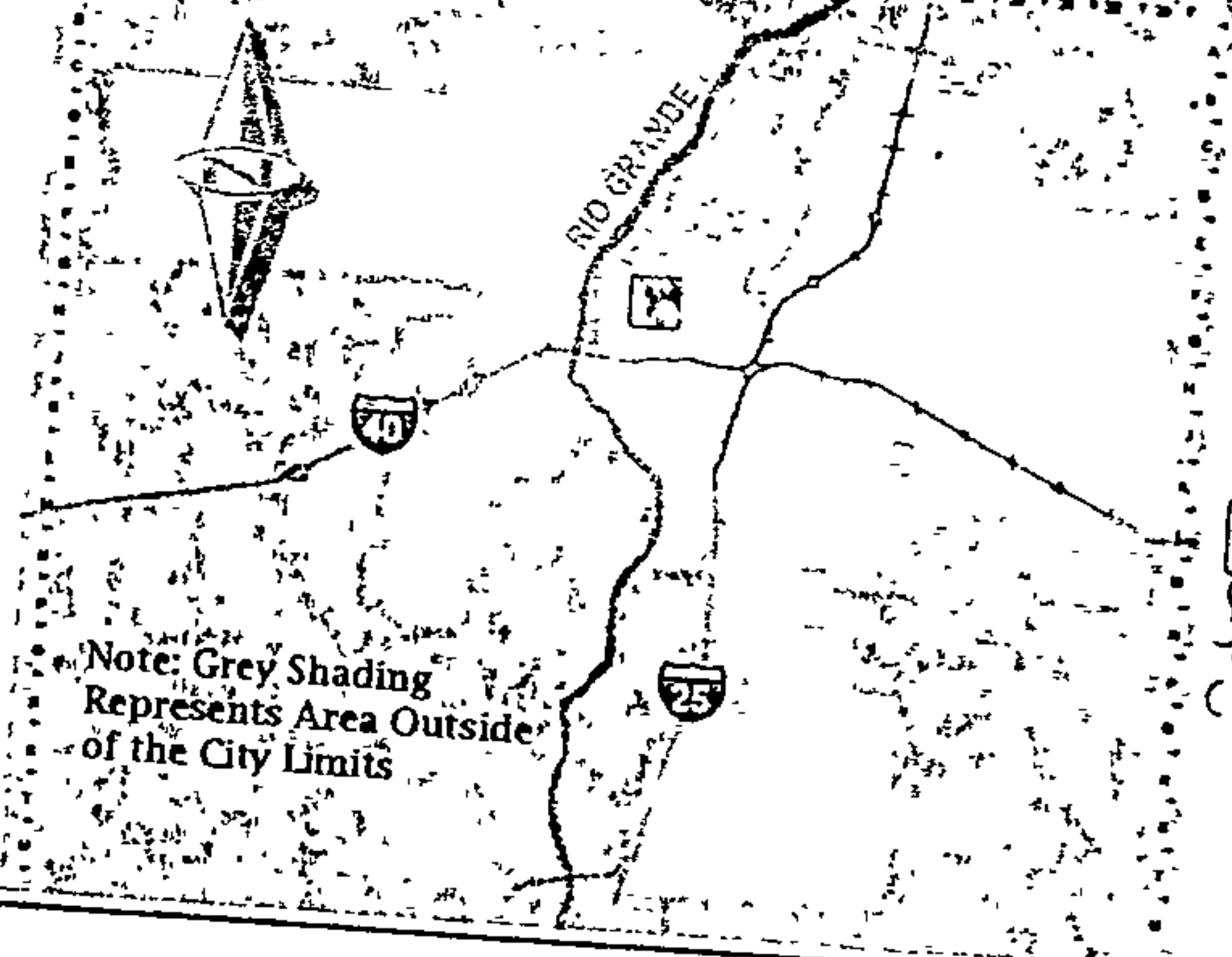
[Signature] 12-7-10
 Planner signature / date
 Project # 1008492



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



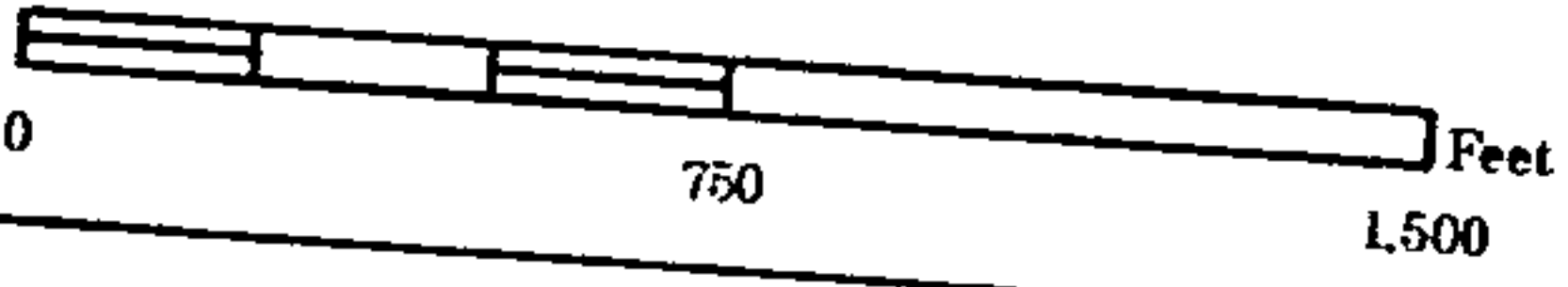
Map amended through: 1/4/2008



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-13-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



THE Skarsgard Firm, P.C.

JOSHUA J. SKARSGARD, ESQ.
ATTORNEY AT LAW

8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113
TEL: (505) 262-2323
FAX: (505) 998-9099

September 1, 2010

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Justification Letter: Development Review Board for Minor Subdivision (Norm Atkins: Lot 26 Alvarado Gardens Unit 1, Section 6, Township 1- North)

Dear Development Review Board and City of Albuquerque:

Please be advised that Joshua J. Skarsgard is acting as agent on behalf of Norm Atkins regarding the Development Review Board ("DRB") related to the minor subdivision of Lot 26 Alvarado Gardens Unit 1, Section 6, Township 10 North, Range 3 East (hereafter "Lot 26") from one lot of 2.87 acres into two separate lots of 2.29 acres ("Lot 26-A") and .58 acres ("Lot 26-B").

The application for subdividing Lot 26 into Lot 26-A and 26-B is justified because Lot 26 as currently platted has an MRGCD ditch right of way dividing Lot 26 in the exact location as the proposed subdivision from one lot into two lots. It is impossible for the "west" portion of Lot 26 to access the "east" portion of Lot 26 without constructing a bridge over the MRGCD ditch which is elevated almost seven feet above the finished grade of Lot 26.

If you have any questions or concerns about the proposed lot split of Lot 26 into Lot 26-A and Lot 26-B please feel free to contact me at the above contact information. Thank you in advance for your cooperation.

Sincerely,

Joshua J. Skarsgard, Esq.
Agent on behalf of Mr. Norm Atkins (Fee Simple Property Owner of Lot 26)

**ALBUQUERQUE PUBLIC SCHOOLS
PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER**

Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, New Mexico ("Albuquerque Public Schools" or "APS"), having reviewed the proposed plat of Lots 26-A and 26-B, Alvarado Gardens Unit 1 which is zoned as RA-2, on November 30, 2010 submitted by Norman Atkins owner of Lot 26-A and Mr. and Mrs. Joshua and Ruth Skarsgard Lot 26-B, owner(s) of above property, has determined that no Pre-Development Facilities Fee Agreement is required with respect to that proposed plat because the property owner (s) propose to divide original lot 26 into two lots to allow for expansion, resulting in new lots 26-A and 26-B. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: April Winters
Signature

April Winters, Facilities Fee Planner
Name (printed or typed) and title

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

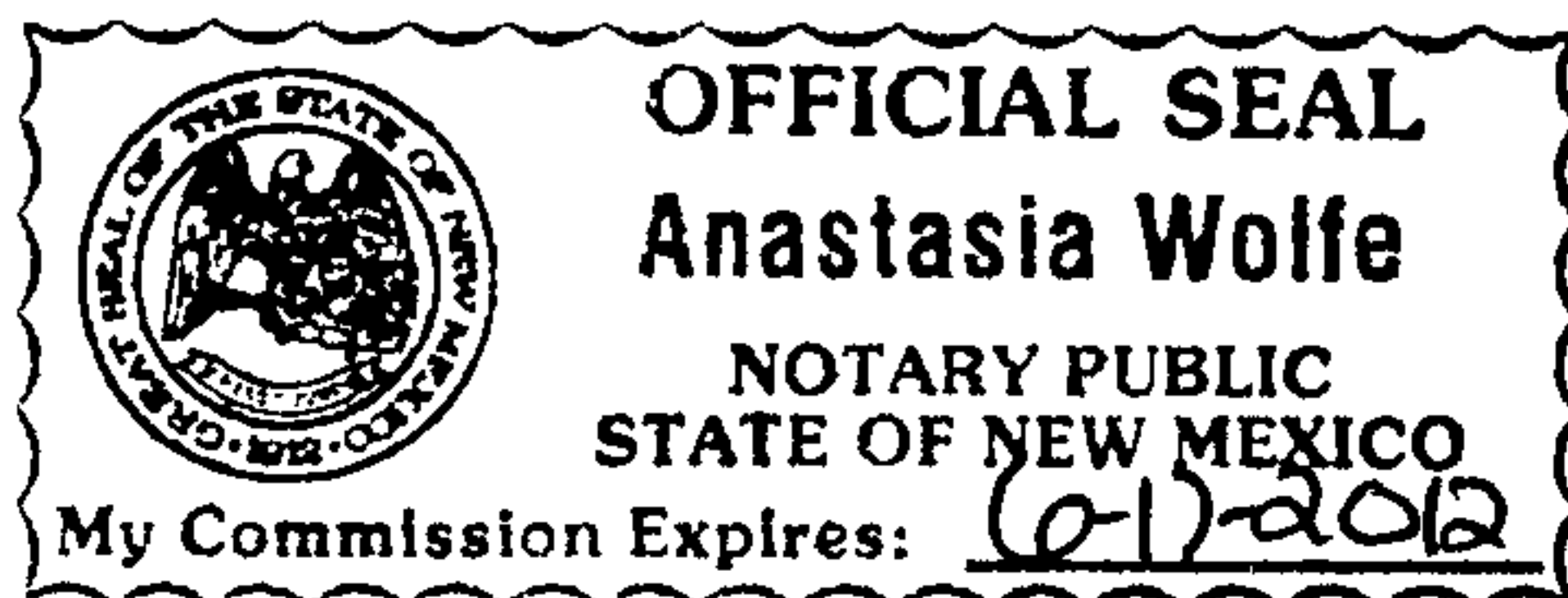
This instrument was acknowledged before me on NOV. 30, 2010, by April Winters as Facilities Fee Planner of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

Anastasia Wolfe

(Seal)

Notary Public

My commission expires: June 17, 2012



QUITCLAIM DEED

266

CITY OF ALBUQUERQUE, A Municipal Corporation

for consideration paid, quitclaim to NORMAN ATKINS, DIANE K. ATKINS, His wife

the following described real estate in BERNALILLO County, New Mexico:

A certain parcel of land, being the westerly one-half of Meadow View Drive, adjacent to the easterly property line of Tract 26, ALVARADO GARDENS an addition in Bernalillo County, New Mexico, filed in the Office of the County Clerk of Bernalillo County, New Mexico on August 15, 1932 and being more particularly described as follows: BEGINNING at the northwest corner of the herein described parcel, which point is the northeast corner of Tract 26, ALVARADO GARDENS and from said beginning point running thence; S. 85° 17' E., 30.05 feet; thence S. 10° 06' W., 50.12 feet; thence S. 10° 01' W., 31.42 feet; thence S. 06° 43' W., 412.56 feet; thence N. 36° 03' W., 17.13 feet; thence N. 85° 17' W., 12.34 feet; thence N. 06° 43' E., 414.30 feet; thence N. 10° 01' E., 32.27 feet; thence N. 10° 06' E., 48.38 feet to the point of beginning and containing 0.375 acres more or less. The City hereby reserves easements for public utilities whether municipally or privately owned, which may be necessary for public use and benefit at the present time or in the future.

CITY OF ALBUQUERQUE, A Municipal Corporation

ATTEST:

[Signature of Dicie Salgado]

CITY CLERK

[Signature of Frank C. Kleinberg] CHIEF ADMINISTRATIVE OFFICER

WITNESS hand and seal this 25th day of April, 1975 (Seal) (Seal) (Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this day of 19 by (Name of Signer of Person or Persons Acknowledging)

My commission expires: (Seal) Notary Public

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO

COUNTY OF

The foregoing instrument was acknowledged before me this day of 19 by (Name of Officer)

(Title of Officer) of (Name of Corporation Acknowledging) a (State of Incorporation) corporation, on behalf of said corporation. My commission expires:

(Seal) Notary Public

FOR RECORDER & USE ONLY State of New Mexico County of Bernalillo This instrument was filed for record on APR 28 1975 10:00'clock AM Recorded in Vol. 266 of records of said County Folio 266 Clerk & Recorder Deputy Clerk



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)
- L A 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): Joshua Skarsgard PHONE: 505-262-2323
 ADDRESS: 8220 San Pedro NE Suite 500 FAX: 505-998-9099
 CITY: Albuquerque STATE NM ZIP 87113 E-MAIL: josh@skarsgardfirm.com

APPLICANT: Norm Atkins PHONE: 505-897-2444
 ADDRESS: 2105 Matthew Ave. NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87104 E-MAIL: _____
 Proprietary interest in site: owner List all owners: _____

DESCRIPTION OF REQUEST: Vacation of 10' ditch easement and vacation of narrow sliver of Meadow View Dr, and Preliminary/Final Plat approval

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. 26 Block: _____ Unit: 1
 Subdiv/Addn/TBKA: Alvarado Gardens Addn.
 Existing Zoning: RA-1 Proposed zoning: RA-1 MRGCD Map No _____
 Zone Atlas page(s): G-13 UPC Code: 101306014008430616

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj, App, DRB-, AX-, Z-, V-, S-, etc.):
DRB Case No. 1008492

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 1 No. of proposed lots: 2 Total area of site (acres): 2.9 acres

LOCATION OF PROPERTY BY STREETS: On or Near: Matthew
 Between: Rio Grande and San Isidro

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

SIGNATURE [Signature] DATE 10/14/10
 (Print) Joshua Skarsgard Applicant. Agent:

FOR OFFICIAL USE ONLY

Form revised 4/07

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

Application case numbers
10DRB-70313
10DRB-
10DRB-70314

Action	SF	Fees
<u>YPE</u>	_____	\$ <u>45.00</u>
<u>ADY</u>	_____	\$ <u>75.00</u>
<u>CMF</u>	_____	\$ <u>20.00</u>
<u>YRQW</u>	_____	\$ <u>300.00</u>
Total		\$ <u>440.00</u>

Hearing date December 1, 2010

[Signature] 11-4-10
 Planner signature / date

Project # 1008492

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

Joshua Skarsgard, agent
 Applicant name (print)
[Signature]
 Applicant signature / date



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

Application case numbers
 10DRB - 70313
 10DRB - 70314

Form revised 4/07
[Signature] 11-4-10
 Planner signature / date
 Project # 1008492

THE Skarsgard Firm, P.C.

JOSHUA J. SKARSGARD, ESQ.
ATTORNEY AT LAW

8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113
TEL: (505) 262-2323
FAX: (505) 998-9099

October 11, 2010

Mr. Jack Cloud
DRB Chairman
Development Review Board
600 2nd Street, NW
Albuquerque, NM 87104

Re: Justification Letter re. the Vacation of Ditch Easement & (portion of) Mountain View Drive

Dear Mr. Jack Cloud:

Please be advised that Skarsgard Firm, P.C. represents Mr. Norm Atkins (address: 2105 MATTHEW AVE NW ALBUQUERQUE NM 87104) (“**Client**”) on this request for a vacation of two items:

1. Ten foot (10’) Ditch Easement Filed June 16, 1993 Book 93C, Page 170. (originally, the ten foot 10’ Ditch Easement was recorded in a Plat of record Volume D 2 Folio 10, Filed 8/15/1932) (“**Ditch**”); and
2. A narrow sliver of Meadow View Drive NW (“**Meadow View Drive**”).

This request for vacation is justified because the 1932 plat created the Ditch and Meadow View Drive rights of way, however the roadway and the ditch were never constructed as originally contemplated in the 1932 Plat. Currently, there is no ditch existing within the Ditch Easement, and there is no road within the Meadow View Drive right of way. Additionally, Meadow View Drive was vacated for all of Lot 26 in a deed that was filed on April 20, 1975 Book No. D981 Page 266. This vacation is only for the remaining sliver of Meadow View Drive right of way. If approved, these two vacations will be included within the subdivision plat application (DRB Case No. 1008492) creating Lot 26-A and Lot 26-B out of the existing Lot 26, Alvarado Gardens Unit 1.

Thank you,

Joshua J. Skarsgard

CC: Norman Atkins, Lot 26 Land Owner
Tony Harris, Surveyor



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

Albuquerque Geographic Information System

Map amended through: 6/13/2008

Zone Atlas Page:
G-13-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		

Note: Grey Shading Represents Area Outside of the City Limits.

0 750 1,500 Feet

THE Skarsgard Firm, P.C.

JOSHUA J. SKARSGARD, ESQ.
ATTORNEY AT LAW

8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113
TEL: (505) 262-2323
FAX: (505) 998-9099

October 13, 2010

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Justification Letter: Development Review Board for Minor Subdivision (Norm Atkins: Lot 26 Alvarado Gardens Unit 1, Section 6, Township 1- North)

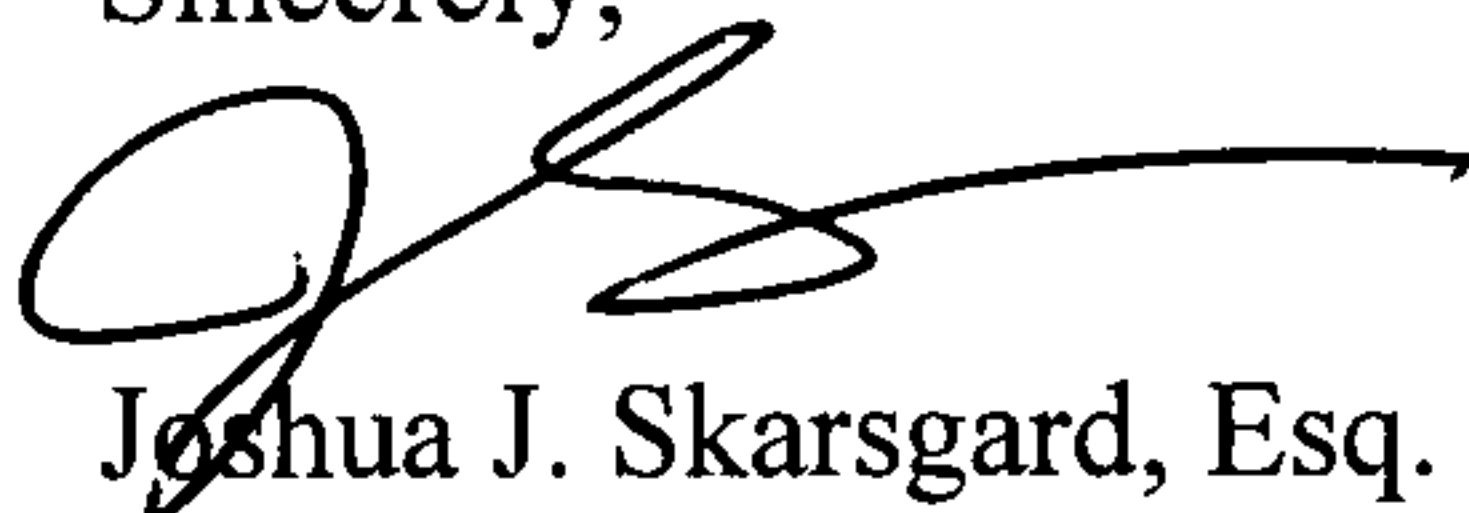
Dear Development Review Board and City of Albuquerque:

Please be advised that Joshua J. Skarsgard is acting as agent on behalf of Norm Atkins regarding the Development Review Board ("DRB") related to the minor subdivision of Lot 26 Alvarado Gardens Unit 1, Section 6, Township 10 North, Range 3 East (hereafter "Lot 26") from one lot of 2.87 acres into two separate lots of 2.29 acres ("Lot 26-A") and .58 acres ("Lot 26-B").

The application for subdividing Lot 26 into Lot 26-A and 26-B is justified because Lot 26 as currently platted has an MRGCD ditch right of way dividing Lot 26 in the exact location as the proposed subdivision from one lot into two lots. It is impossible for the "west" portion of Lot 26 to access the "east" portion of Lot 26 without constructing a bridge over the MRGCD ditch which is elevated almost seven feet above the finished grade of Lot 26.

If you have any questions or concerns about the proposed lot split of Lot 26 into Lot 26-A and Lot 26-B please feel free to contact me at the above contact information. Thank you in advance for your cooperation.

Sincerely,



Joshua J. Skarsgard, Esq.
Agent on behalf of Mr. Norm Atkins (Fee Simple Property Owner of Lot 26)



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

October 12, 2010

Joshua J. Skarsgard
The Skarsgard Firm
8220 San Pedro NE, Suite 500/87113
Phone: 505-262-2323/Fax: 505-998-9099

Dear Joshua:

Thank you for your inquiry of October 12, 2010 requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of O-92 by your proposed project at **(DRB SUBMITAL) – LOT 26, ALVARADO GARDENS ADDITION, UNIT 1 AND 2. ½ OF MEADOW VIEW DRIVE ADJ. TO 2105 MATTHEW AVENUE NW/87104** zone map **G-13**.

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

RIO GRANDE BLVD. N.A. (RGB) "R"

Susan Johnson

2313 Camino De Los Artesanos NW/87107 344-3334 (h) 401-6311 (c)

Doyle Kimbrough

2327 Campbell Rd. NW/87104 344-1363 (h) 249-0938 (c)

Please note that according to O-92 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. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck

Neighborhood Liaison

OFFICE OF NEIGHBORHOOD COORDINATION

Planning Department

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

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD AND/OR
HOMEOWNER ASSOCIATION.**

!!!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: **10/12/10** Time Entered: **1:40 p.m.** ONC Rep. Initials: **siw**

THE Skarsgard Firm

JOSHUA J. SKARSGARD, ESQ.
ATTORNEY AT LAW

8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113

GORDON L. SKARSGARD, ESQ.
ATTORNEY AT LAW

TEL: (505) 262-2323
FAX: (505) 998-9099

October 14, 2010

Rio Grande Blvd. Neighborhood Association
Attention: Susan Johnson
2313 Camino De Los Artesanos NW
Albuquerque, NM 87107

Rio Grande Blvd. Neighborhood Association
Attention: Doyle Kimbrough
2327 Campbell Rd. NW
Albuquerque, NM 87104

Rio Grande Blvd. Neighborhood Association:

This letter is to inform you that The Skarsgard Firm, P.C., represents an applicant for a request for a vacation on the property legally described as Lot 26, Alvarado Gardens Addition, Unit 1, as follows:

1. Ten foot (10') Ditch Easement Filed June 16, 1993 Book 93C, Page 170. (originally, the ten foot 10' Ditch Easement was recorded in a Plat of record Volume D 2 Folio 10, Filed 8/15/1932) ("**Ditch**"); and
2. A narrow sliver of Meadow View Drive NW ("**Meadow View Drive**").

This application will be submitted to the City of Albuquerque Planning Department on October 15, 2010, for review and a public hearing before the Design Review Board ("DRB") of the City of Albuquerque ("City").

The City Zoning Ordinances require that notification be made to all affected Neighborhood and/or Homeowner Associations. The purpose of this letter is to inform you as to the fact surrounding the application and to invite you to contact us if you have any questions. If you have any questions, please contact me at the following contact information:

Joshua Skarsgard
The Skarsgard Firm, P.C.
8220 San Pedro NE Suite 500
Albuquerque, NM 87113
Phone: 505-262-2323
E-mail: josh@skarsgardfirm.com

This application can be reviewed at the City Planning Department office in downtown Albuquerque at the Plaza del Sol building, located at 600 2nd Street NW. It is advised that you call the Planning Department to schedule a visit so that the project file will be available upon your arrival. To arrange a visit to review this application, please call the Planning Department at 924-3860.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joshua Skarsgard', with a stylized flourish at the end.

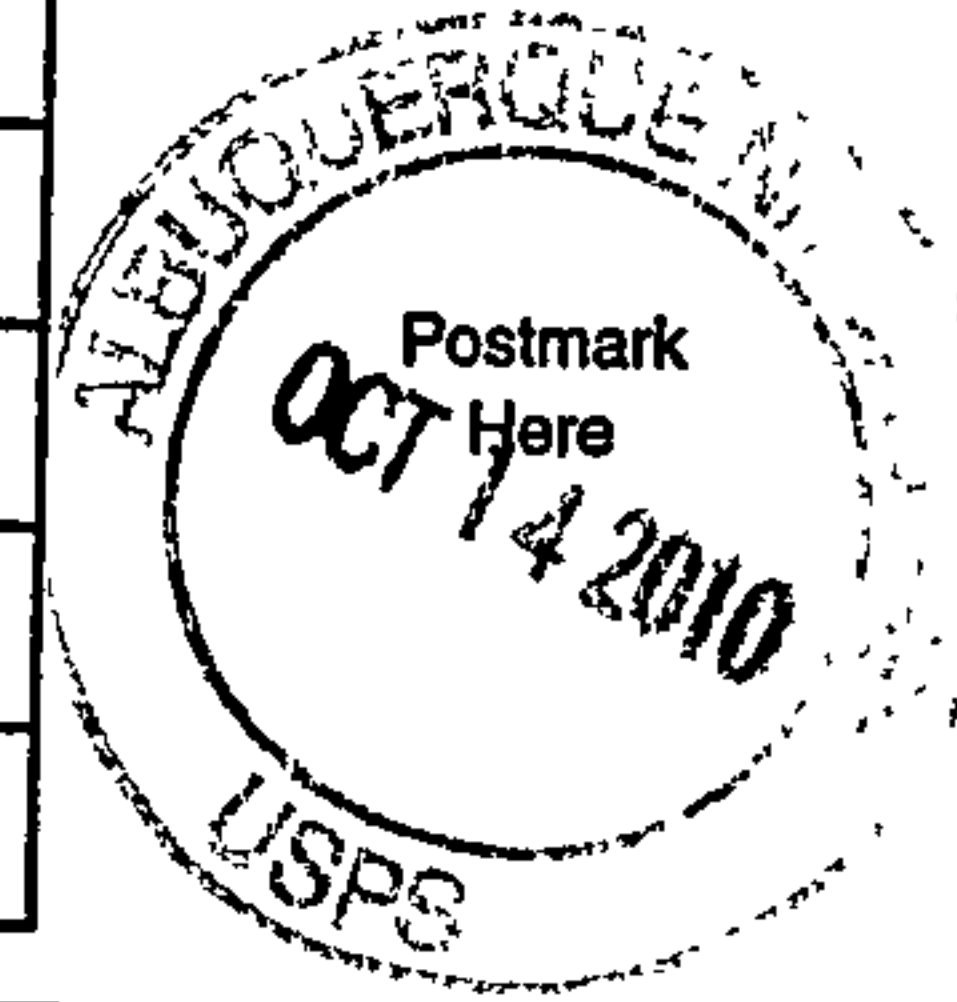
The Skarsgard Firm, P.C.
Joshua Skarsgard, Esq.

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

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OFFICIAL USE

Postage	\$ 0.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54



Sent To Susan Johnson
 Street, Apt. No.,
 or PO Box No. 2313 Camino de los Artesanos NW
 City, State, ZIP+4
Albuquerque NM 87107

PS Form 3800 August 2006 See Reverse for Instructions

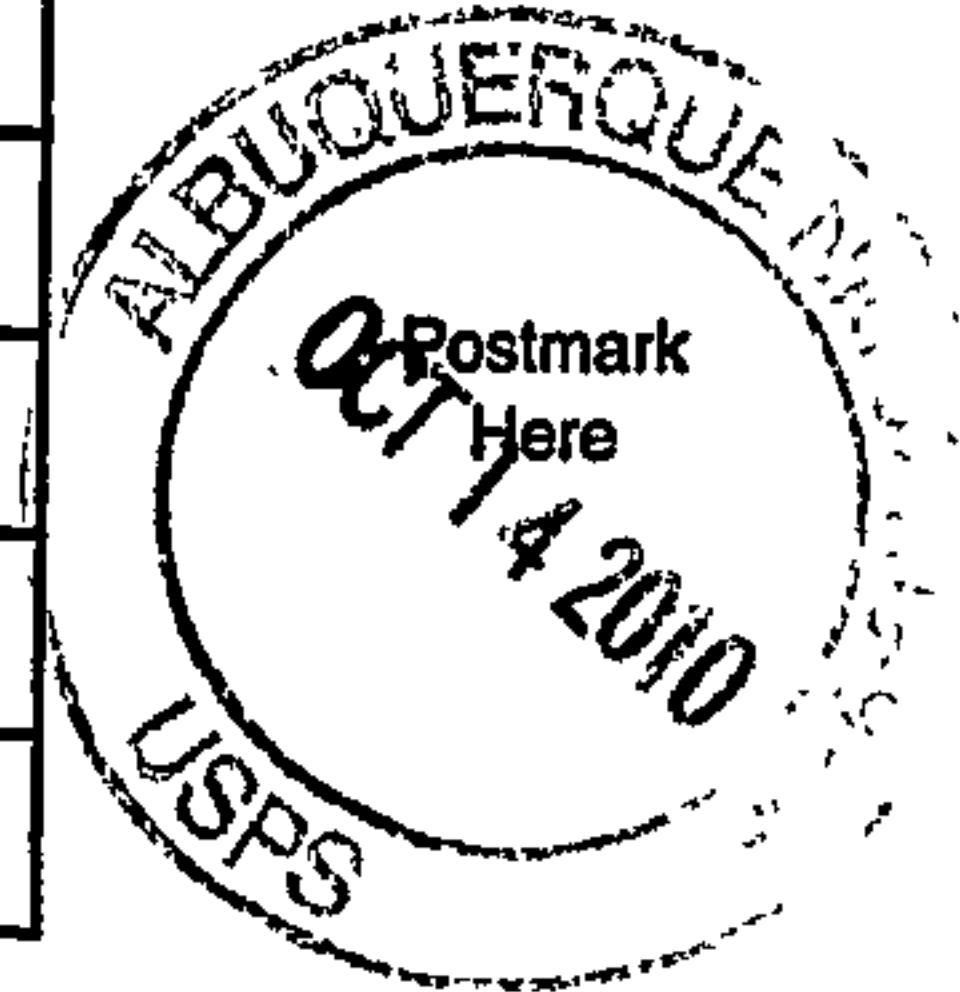
7007 0710 0003 1044 6583

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Postage	\$ 0.44
Certified Fee	2.80
Return Receipt Fee (Endorsement Required)	2.30
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 5.54



Sent To Doyle Kimbrough
 Street, Apt. No.,
 or PO Box No. 2327 Campbell Rd. NW
 City, State, ZIP+4
Albuquerque NM 87104

PS Form 3800 August 2006 See Reverse for Instructions

7007 0710 0003 1044 6576

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

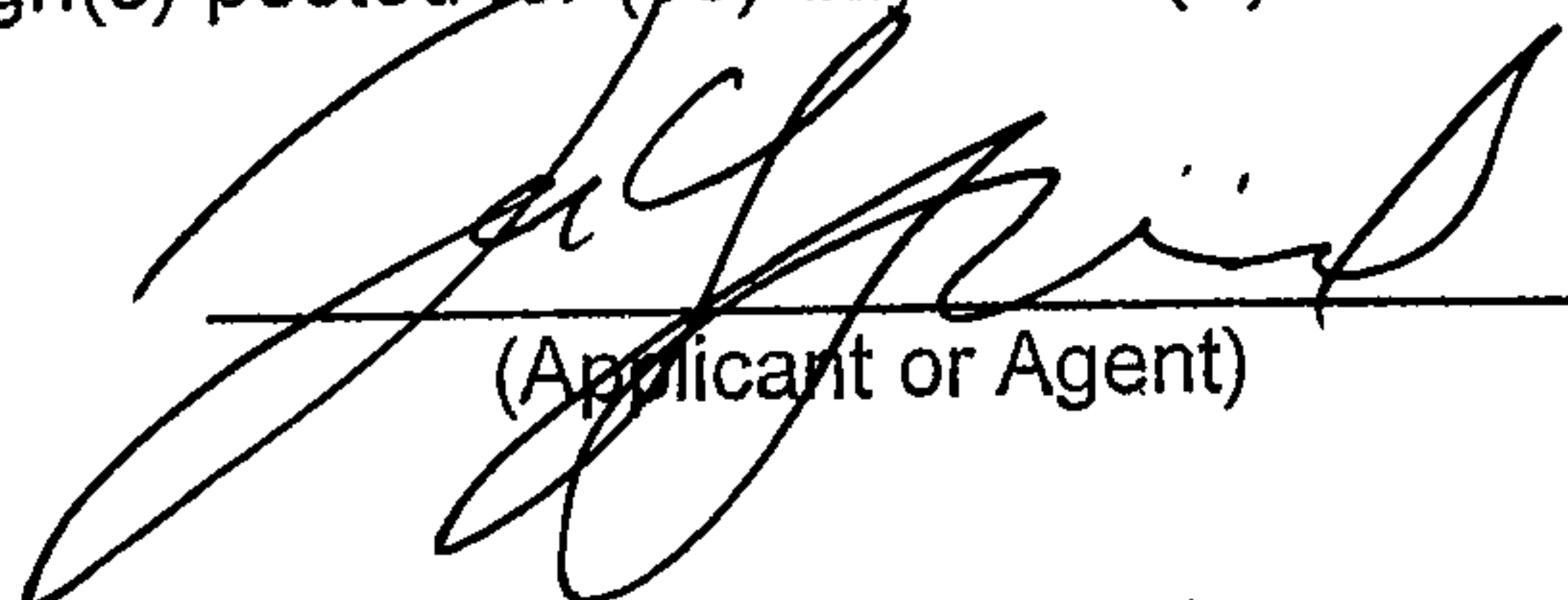
4. TIME

Signs must be posted from November 16, 2010 To December 1, 2010


5. REMOVAL

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

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



(Applicant or Agent) 11-4-10
(Date)

I issued 1 signs for this application, 11-4-10 
(Date) (Staff Member)

DRB PROJECT NUMBER: 1008492

CITY COMMISSION
January 9, 1967
V-575

267.18

ORDINANCE NO. 4-1967

19.1

AN ORDINANCE VACATING A PORTION OF MEADOW VIEW DRIVE N.W. NORTH OF MATTHEW AVENUE, AND DECLARING AN EMERGENCY.

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

WHEREAS, said right-of-way is not needed for public use except for easements reserved by Section 2 hereof,

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE, NEW MEXICO:

SECTION 1. The southerly 414.3 ft. of the portion of Meadow View Drive N.W. immediately north of Matthew Avenue N.W. and lying adjacent to Lot 27 and a portion of Lot 26, Alvarado Gardens Addition, Unit 1, as filed in the office of the County Clerk of Bernalillo County, N.M. on August 15, 1937, is hereby closed and vacated subject to easements reserved by Section 2 hereof.

SECTION 2. The City hereby reserves easements for public utilities, whether municipally or privately owned, which may be necessary for public use and benefit at the present time or in the future.

SECTION 3. Immediately upon the effective date of this ordinance, the land above-described shall be effectively vacated, and the City of Albuquerque by this ordinance disclaims from such date any further interest therein except for easements reserved in Section 2 hereof.

SECTION 4. This ordinance is an emergency measure due to urgent public need and will be effective five days after publication in full in accordance with law.

ADOPTED January 9, 1967
Carl J. Loring

Chairman, City Commission, Albuquerque, N.M.

ATTEST: *Luice Santiago* City Clerk

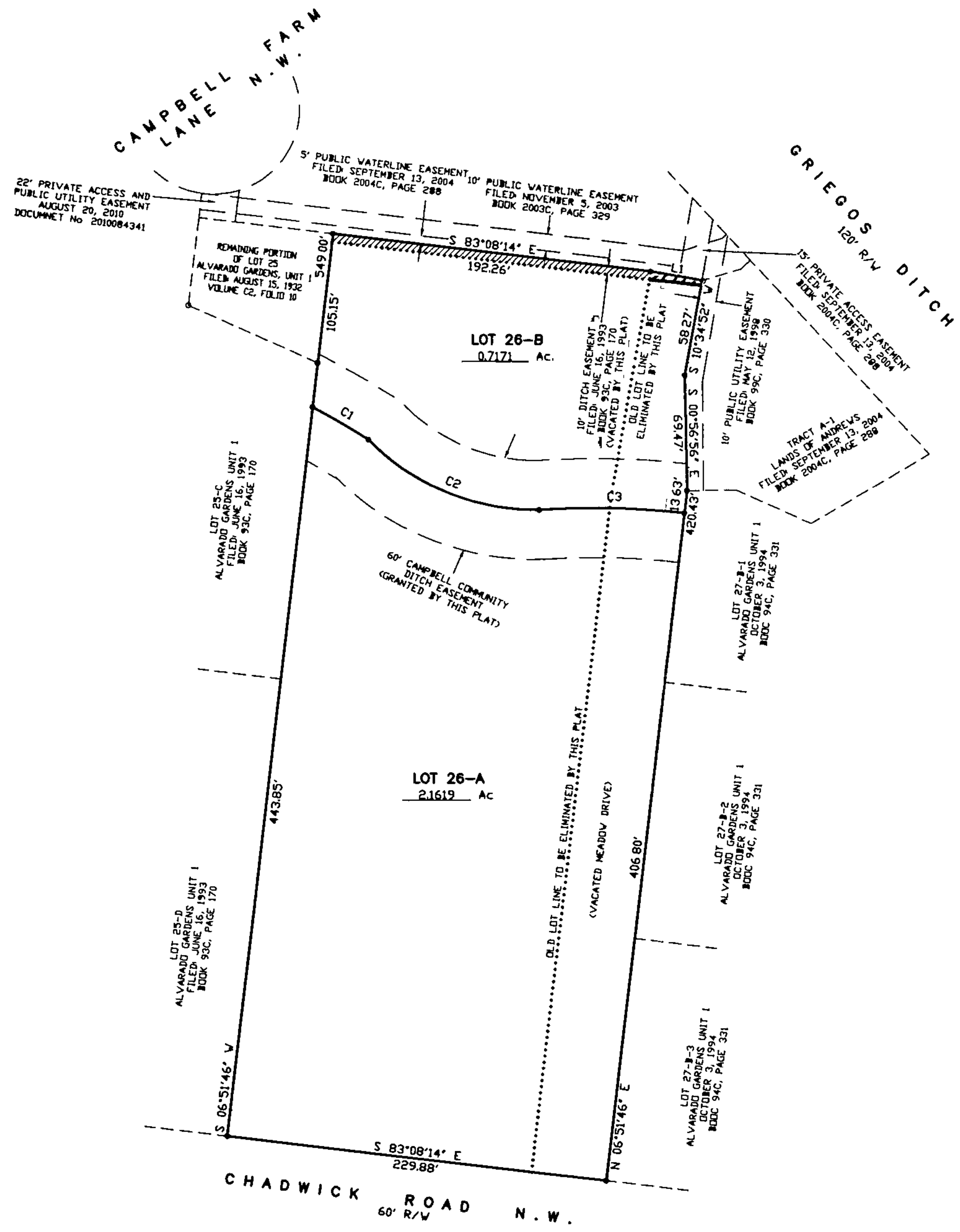
State of New Mexico }
County of Bernalillo } SS
This instrument was filed for record on
FEB 27 1967
At the City of Albuquerque, N.M. Recorded in Vol. 130
of records of said County Folio 424
John J. ... Clerk & Recorder
... Deputy Clerk

APPROVED AS TO FORM
Date: 12-30-66
Harley A. Lanning
FRANK MORAN, CITY ATTORNEY

APPROVED AS TO DESCRIPTION
Date: 1-30-67
W. T. Stevens
WILLIAM T. STEVENS, CITY ENGINEER

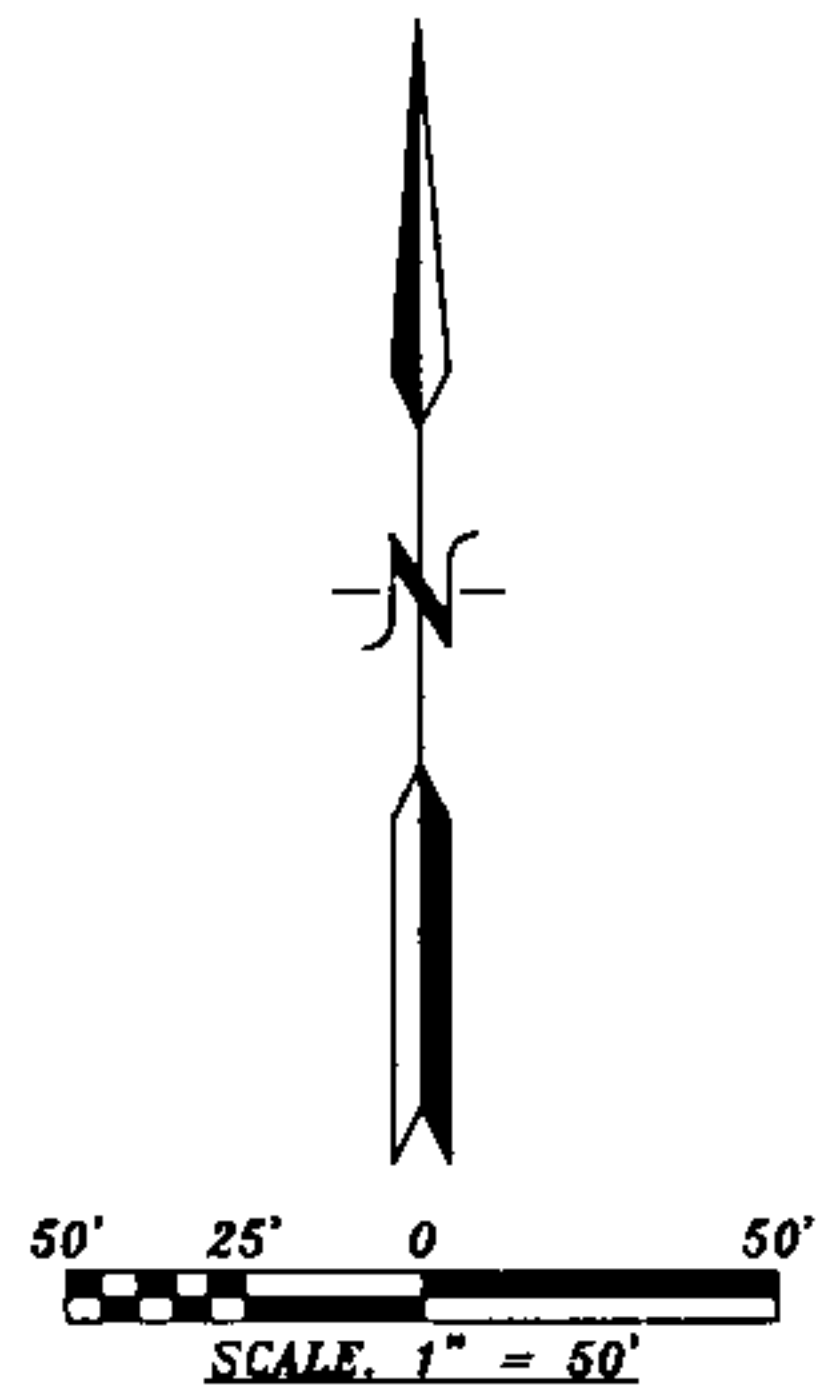
PLAT OF
~~LOTS 26-A AND 26-B~~
 ALVARADO GARDENS, UNIT 1

WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2010

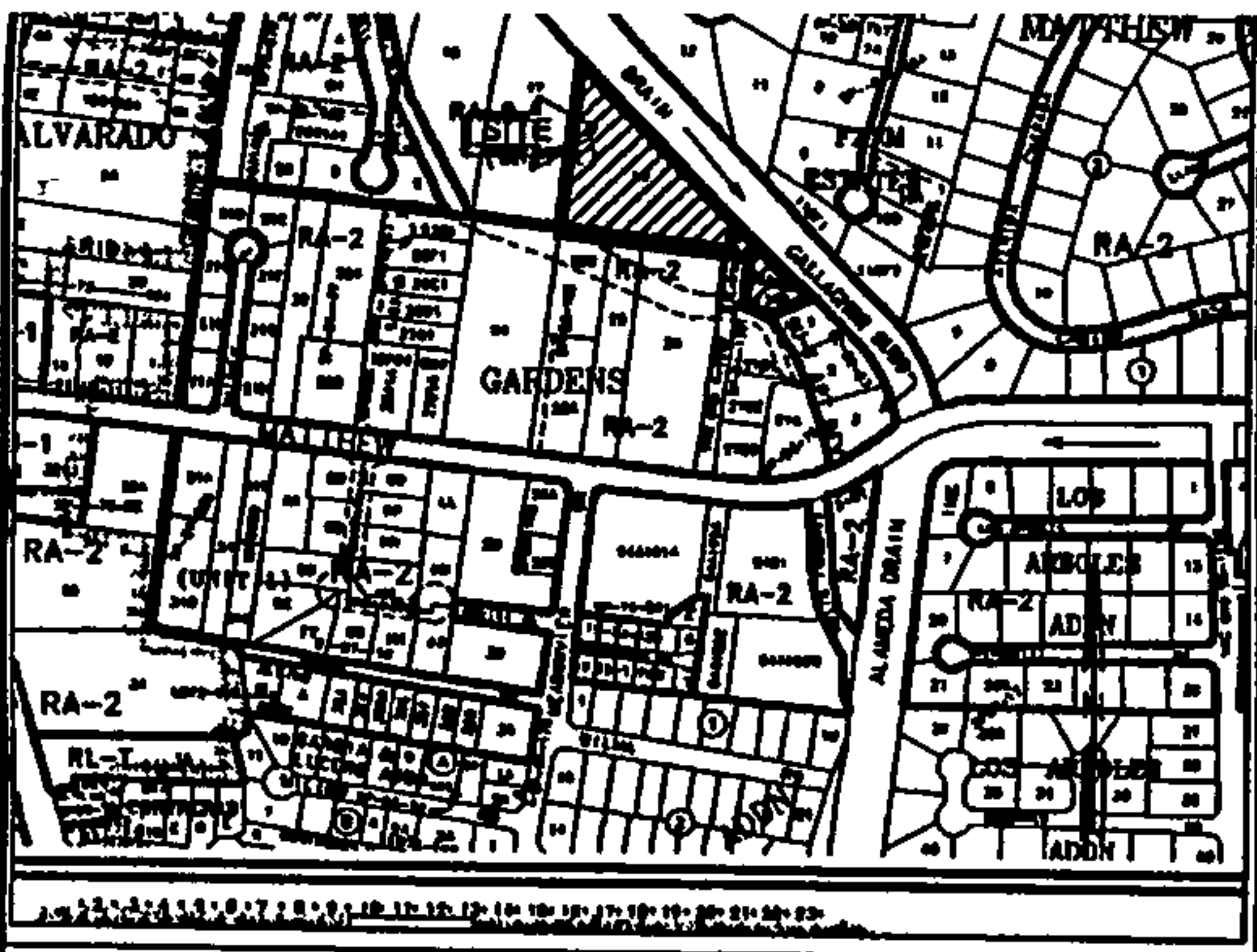


NUMBER	DIRECTION	DISTANCE
L1	S 80°16'54" E	32.00

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	03°32'07"	N 59°51'04" W	630.13	38.88	38.87
C2	46°55'02"	S 67°24'39" E	139.49	114.22	111.05
C3	10°23'57"	N 88°38'43" W	483.76	87.80	87.68



10-0326 DWG (JULY, 2010)

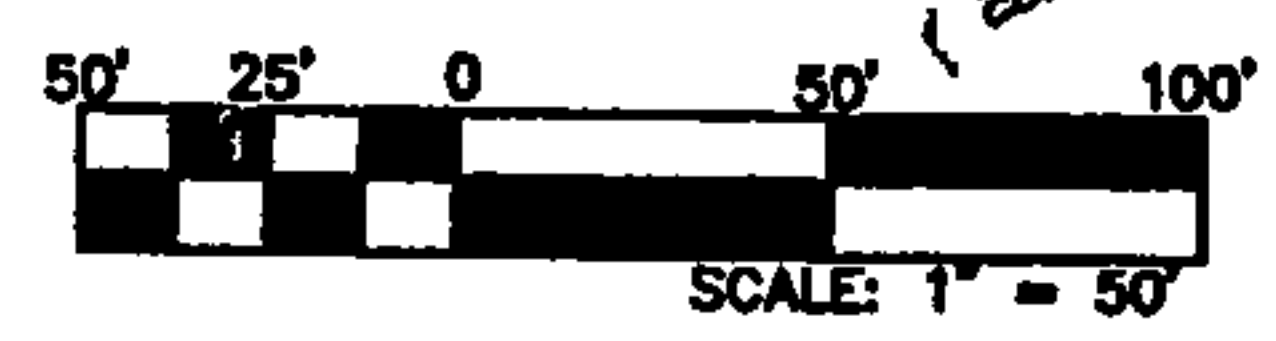
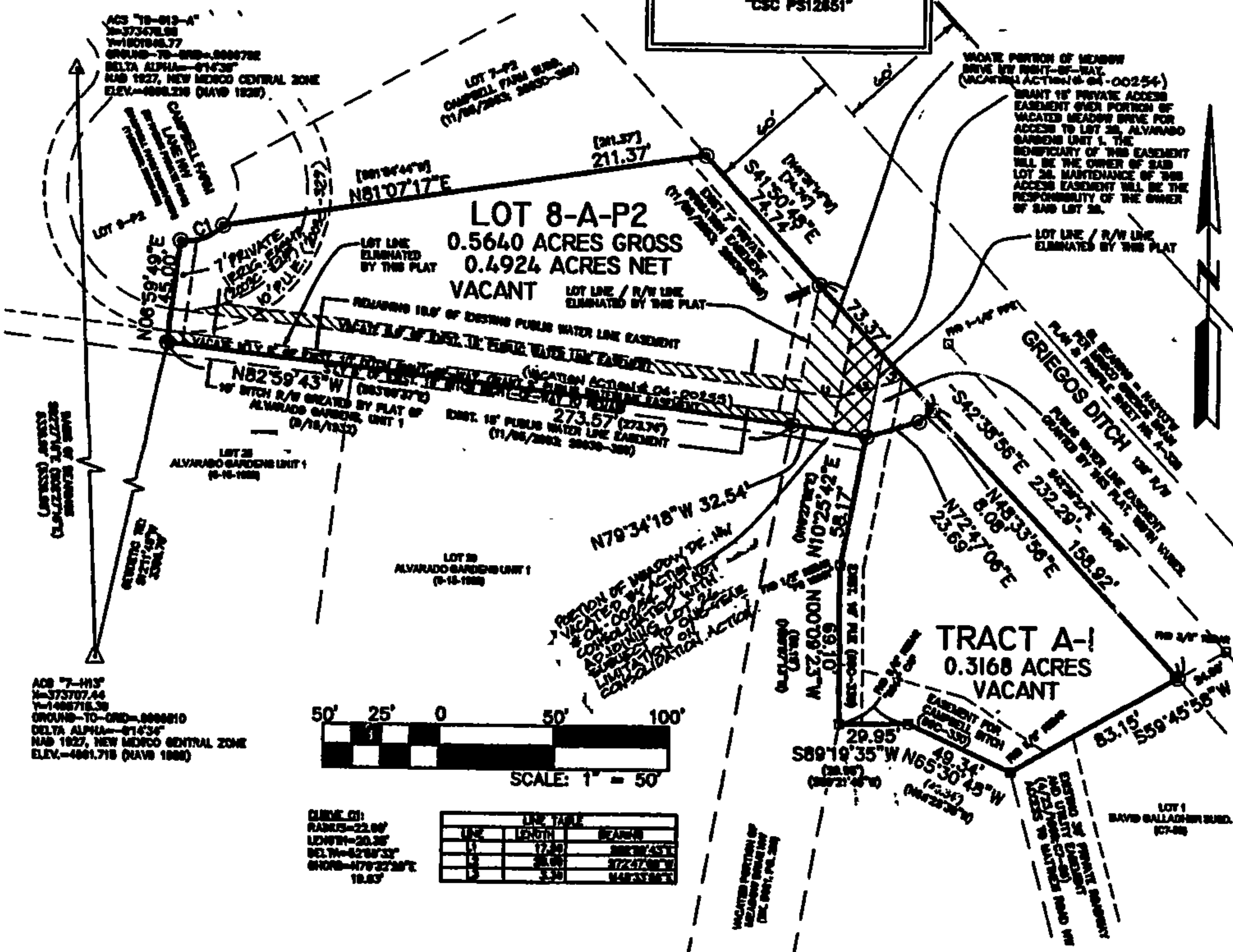


G-13-Z VICINITY MAP NOT TO SCALE

LEGAL DESCRIPTION
 LOT 8-P2 OF THE PLAT OF CAMPBELL FARM SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 5, 2003 IN BOOK 2003C, PAGE 328
 AND
 TRACT A, LANDS OF ANDREWS, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON MAY 12, 1998 IN VOL.99C, FOL.330.
 AND
 A PORTION OF MEADOW DRIVE NW VACATED BY VACATION ACTION 04-00254
 AND
 THE NORTHERLY 8' OF THE 10' WIDE DITCH RIGHT-OF-WAY SHOWN ON THE PLAT OF ALVARADO GARDENS AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON AUGUST 15, 1932 AND VACATED BY VACATION ACTION 04-00255
 ALL TOGETHER BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT THE SOUTHWESTERLY CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID POINT BEING LOCATED ON THE SOUTHERLY LINE OF THE SAID 10' DITCH RIGHT-OF-WAY/EASEMENT AND FROM WHENCE ACS STATION "7-H13" BEARS S12°11'45"W, 3388.70 FEET;
 RUNNING THENCE N08°59'43"E, 80.00 FEET;
 THENCE 20.35 FEET ALONG THE ARC OF A 22.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE=82°00'32", CHORD BEARS N70°32'28"E, 19.83 FEET);
 THENCE N81°07'17"E, 211.37 FEET TO A POINT ON THE MRGD GREGOS DRAIN SOUTHWESTERLY RIGHT-OF-WAY LINE;
 THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
 1. S41°30'48"E, 74.74 FEET;
 2. S42°38'56"E, 232.29 FEET;
 THENCE LEAVING SAID RIGHT-OF-WAY LINE S59°45'58"W, 83.15 FEET;
 THENCE N85°30'48"W, 48.34 FEET;
 THENCE S89°19'35"W, 29.95 FEET;
 THENCE N00°08'23"W, 69.10 FEET;
 THENCE N10°25'42"E, 58.17 FEET;
 THENCE N79°34'18"W, 32.54 FEET;
 THENCE N82°59'43"W, 273.57 FEET TO THE POINT OF BEGINNING.
 CONTAINS 0.8808 ACRES, MORE OR LESS

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET AS REBAR W/2" ALUMINUM CAP STAMPED "CSG PS12851"



CURVE DATA	LINE DATA	BEARING
RADIUS=22.00'	CHORD=20.35'	S12°11'45"W
CHORD=20.35'	ARC=80.00'	S41°30'48"E
CHORD=20.35'	ARC=232.29'	S42°38'56"E
CHORD=20.35'	ARC=19.83'	N70°32'28"E

PLAT OF LOT 8-A-P2, CAMPBELL FARM SUBDIVISION AND TRACT A-1, LANDS OF ANDREWS
 BEING A LOT LINE ADJUSTMENT PLAT OF LOT 8-P2, CAMPBELL FARM SUBDIVISION AND TRACT A, LANDS OF ANDREWS WITH A VACATION OF A PORTION OF MEADOW DRIVE NW AND A PORTION OF A DITCH RIGHT-OF-WAY SITUATE WITHIN PROJECTED SEC. 6, T.10 N., R.3 E., N.M.P.M., TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MAY, 2004

VACATION ACTIONS:

PORTION OF MEADOW DRIVE NW VACATION ACTION	DATE
04-00254	5-17-2004
6' DITCH RIGHT-OF-WAY/EASEMENT VACATION ACTION	DATE
04-00255	5-12-2004
PORTION OF EXISTING PUBLIC WATER LINE EASEMENT VACATION ACTION	DATE
04-00254	5-17-2004

LOT DATA:

CASE NO.	1003232
GROSS LOT ACREAGE	0.8808 ACRE
ZONE ATLAS INDEX NO.	6-13-Z
NO. OF EXISTING TRACTS	
NO. OF EXISTING LOTS	
NO. OF LOTS CREATED	
NO. OF TRACTS CREATED	
MILES OF FULL WIDTH STREETS CREATED	0
S.P. TALOS LOG	2001422087

PROJECT NUMBER: 1003232
 Application Number: 4DRB-00253, -00254, -00255

PLAT APPROVAL:

Utility Approvals:

PHM GAS SERVICES	Lead G. Marks	8-4-04
PHM ELECTRIC SERVICES	Lead G. Marks	8-4-04
QUEST COMMUNICATIONS, INC.	Daniel R. Mueller	8-6-04
COMCAST CABLE	Rita E. Sisk	8-4-04
MIDDLE RIO GRANDE CONSERVANCY DISTRICT		8/4/04
City Approvals:		
CITY SURVEYOR	John B. Hart	5-11-04
REAL PROPERTY DIVISION	John B. Hart	8-21-04
TRANSPORTATION DIVISION	John B. Hart	5-12-04
UTILITIES DEVELOPMENT	John B. Hart	5/12/04
PARKS AND RECREATION DEPARTMENT	Bradley A. Bishop	8/19/04
AMAFCA	Bradley A. Bishop	8/19/04
CITY ENGINEER	Thomas W. Patrick	5/12/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	Thomas W. Patrick	5/12/04

PUBLIC UTILITY EASEMENTS
 PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 A. PHM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 B. PHM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 C. QUEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURRED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND FIBER OPTICS AND CABLES.
 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. CITY OF ALBUQUERQUE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND WATER AND SEWER LINES ACROSS THE EASEMENT (BUT NOT PARALLEL, WITHIN) INCLUDED IN THE RIGHT TO BEAR, REPAIR, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, REPAIR, 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, (OR OTHER STRUCTURE OR SURFACE), NOT TIE, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.
 EASEMENTS FOR ELECTRICAL TRANSFORMERS/SWITCHGEARS, AS INSTALLED SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DECKS AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHGEAR AS INSTALLED.

DISCLOSURE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE BETWEEN 2 LOTS, TO VACATE AN EXISTING PUBLIC RIGHT-OF-WAY, AN EXISTING PUBLIC WATER LINE EASEMENT AND AN EXISTING DITCH RIGHT-OF-WAY/EASEMENT, AND TO GRANT EASEMENTS AS SHOWN HEREON.

FREE CONSENT AND DEDICATION
 THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED.

OWNER: ENTRADA DEVELOPMENT LTD. CO. (LOT 8-P2) DATE: 5-11-04
 BY: GORDON L. SKARSGARD, MANAGING MEMBER AND INDIVIDUALLY

OWNER: WAYNE G. ANDREWS (TRACT A) DATE: 5/11/04
 BY: Mary Louise Andrews

OWNER: MARY LOUISE ANDREWS (TRACT A) DATE: 5/11/04

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

ACKNOWLEDGED BEFORE ME THIS 11th DAY OF May, 2004.
 BY: Gordon Skarsgard
 NOTARY PUBLIC: Thomas W. Patrick, My commission expires: 10-04-06

MY COMMISSION EXPIRES: 10-04-2006

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

ACKNOWLEDGED BEFORE ME THIS 11th DAY OF May, 2004.
 BY: Wayne G. Andrews
 NOTARY PUBLIC: Thomas W. Patrick, My commission expires: 10-04-06

MY COMMISSION EXPIRES: 10/04/06

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 Page 1 of 1
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Barry Herrera

CONTRACT NO.	5	PAGE#	844
SECTION		BOX#	SLOT#

SS

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATER AND SERVICES TO ANY PORTION THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED: [Signature] DATE: 8/11/04

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON; TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYS OF NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS W. PATRICK
 NEW MEXICO PROFESSIONAL SURVEYOR NO. 12851

DATE: 5-10-2004

SURVEY NOTES:

- BEARINGS ARE GRID (NMSPC CENTRAL ZONE, NAD1927) AND ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATIONS "10-013-A" AND "7-H13". ALL DISTANCES ARE GROUND DISTANCES. AVERAGE GROUND-TO-GRID FACTOR IS 0.9999901.
- BEARINGS AND DISTANCES IN PARENTHESES () PER RECORD DATA FROM THE PLAT OF TRACT A, LANDS OF ANDREWS (12/09/1999; 99C-330). BEARINGS AND DISTANCES IN BRACKETS [] PER RECORD PLAT OF CAMPBELL FARM SUBD. (11/05/2003; 2003C-328).
- BY APPROVING THIS PLAT, THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT CONFIRMS THAT IT HAS NO CLAIM OR INTEREST IN THE 10' DITCH-EASEMENT SHOWN HEREON.

SHEET 1 OF 1

DATE: 2-19-2004
 SCALE: 1" = 50'
 DRAWN: JDC, TWP
 CHECKED: TWP

community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
 P.O. BOX 1238, ALBUQUERQUE, NEW MEXICO 87102

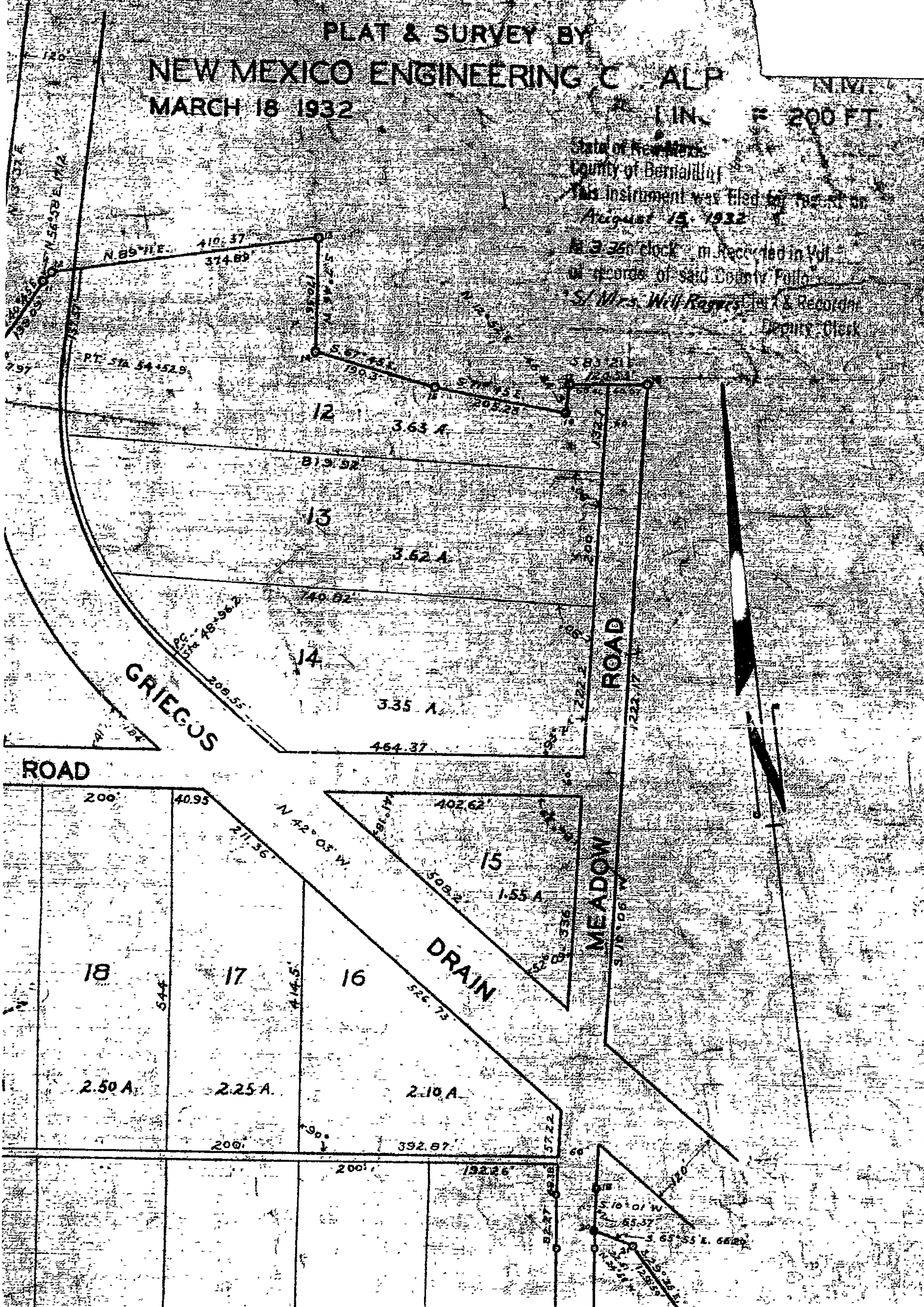
ALVARADO

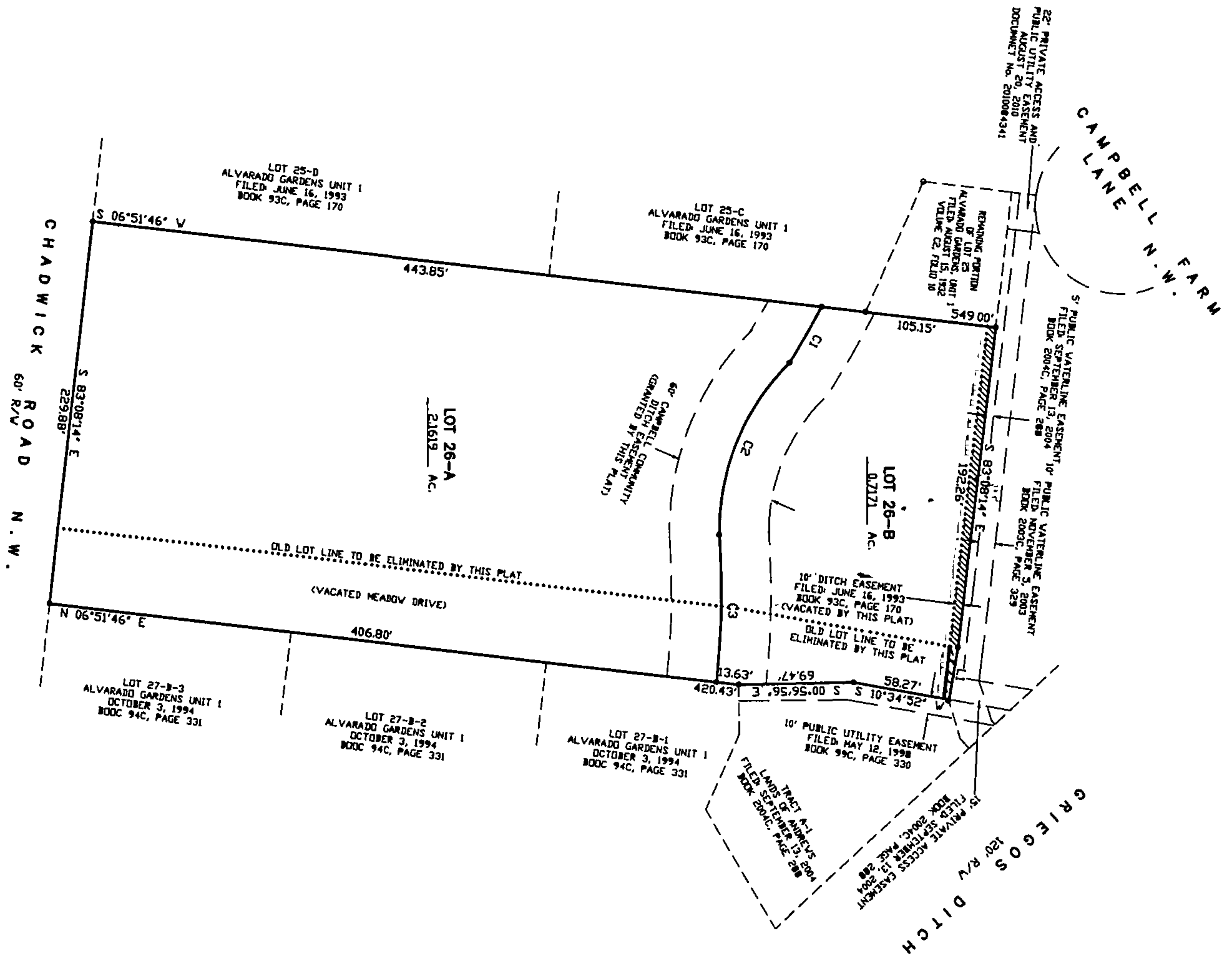
ADDITION IN
BERNALILLO COUN

PLAT & SURVEY BY
NEW MEXICO ENGINEERING CO. ALP
MARCH 18 1932

N. 1/4
LINE = 200 FT

State of New Mexico
County of Bernalillo
This instrument was filed for record on
August 15, 1932
at 3:36 clock p.m. Recorded in Vol. _____
of records of said County. Followed by
S/ Mrs. Will Rogers, Jr. & Recorder
Deputy Clerk

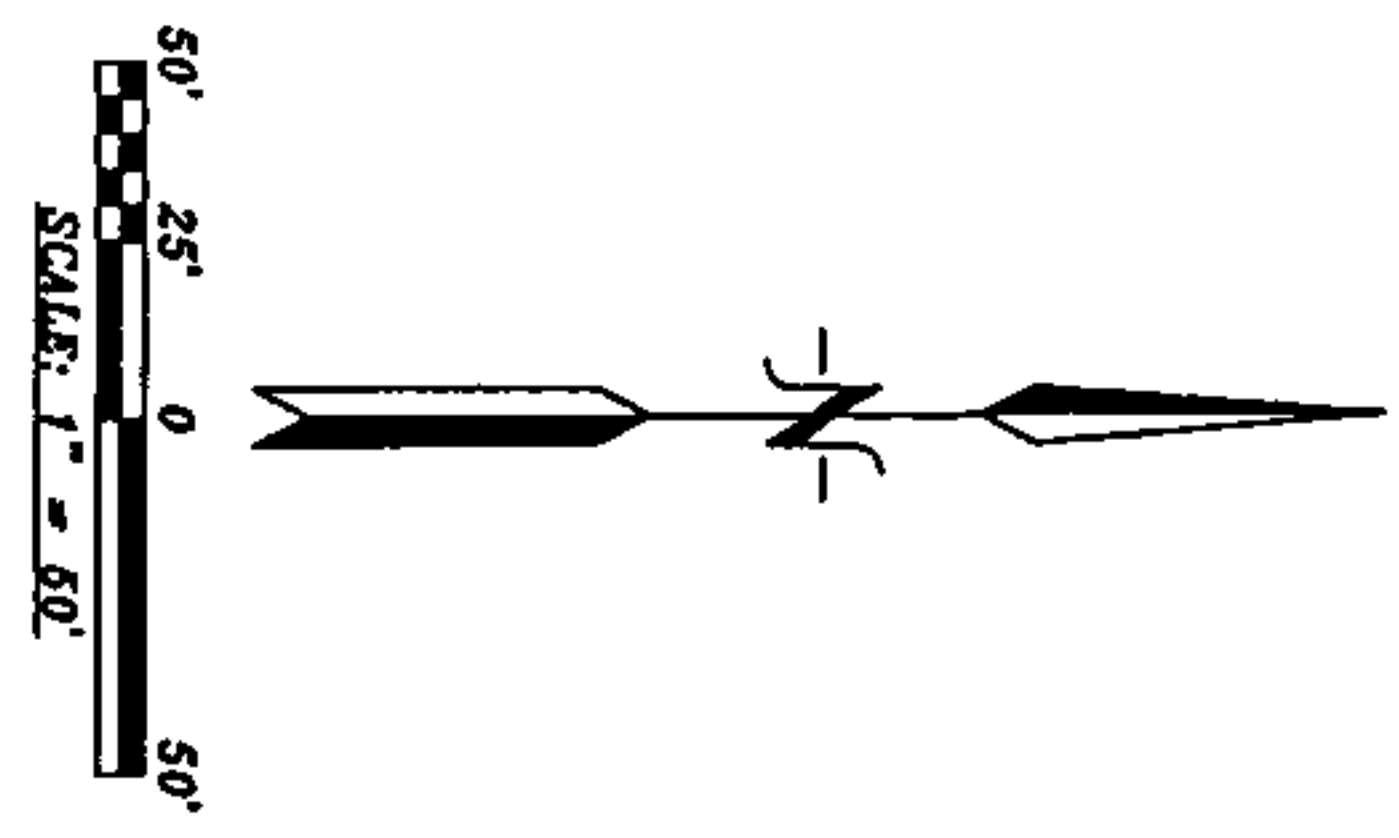




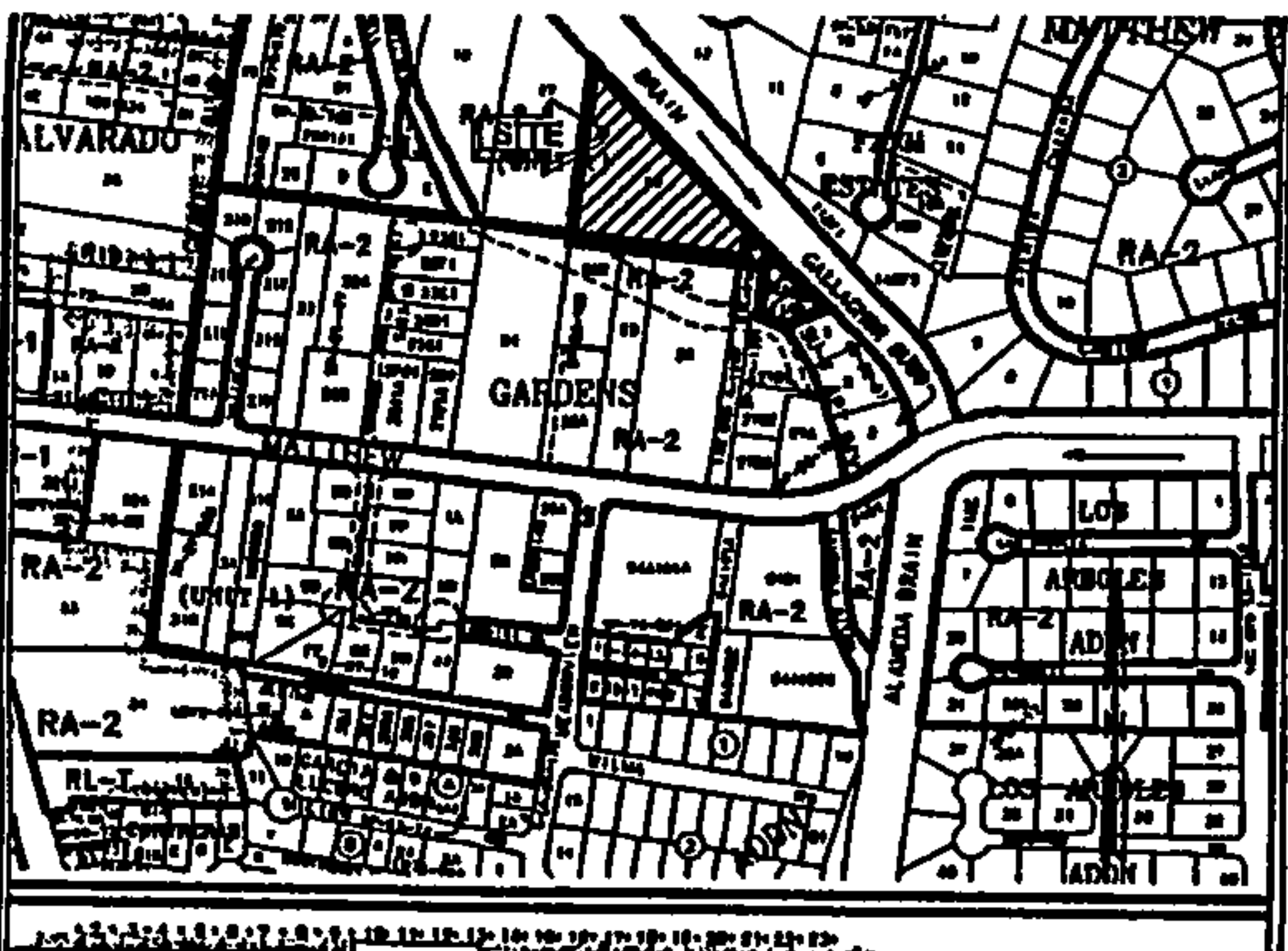
PLAT OF
LOTS 26-A AND 26-B
ALVARADO GARDENS, UNIT 1
 WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2010

NUMBER	BETA ANGLE	CURVED DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	03°26'07"	N 57°21'04" W	630.13	38.88	38.87
C2	46°55'02"	S 67°24'39" E	139.49	114.82	111.05
C3	10°23'57"	N 88°38'43" W	483.76	87.80	87.69

NUMBER	DIRECTION	DISTANCE
1	S 80°16'54" E	32.00



PREPARED BY: NEEVIA DOCUMENT SERVICES, INC. (905) 888-8058
 10000 16th Street N.E. Fair (905) 888-8058
 CALGARY, ALBERTA T2C 1Y5 CANADA



G-13-Z VICINITY MAP NOT TO SCALE

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT 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. WEST 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. CITY OF ALBUQUERQUE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND WATER AND SEWER LINES ACROSS THE EASEMENT (BUT NOT PARALLEL WITH) INCLUDED IN THE RIGHT TO BILBA, REBILDA, CONSTRUCT, REPAIR, LOCATE, RELocate, CHANGE, REMOVE, MODIFY, REPAIR, 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 ELECTING TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN.

NO SWIMMING POOL (ABOVE GROUND OR SUBSURFACED), HOT TUB, CONCRETE OR WOOD PAUL BEDDING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURE ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEAR, AS INSTALLED SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR AND FIVE (5) FEET WIDE ON THE OTHER THREE (3) SIDES OF THE TRANSFORMER/SWITCHGEAR AS INSTALLED.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ADJUST THE LOT LINE BETWEEN 2 LOTS, TO VACATE AN EXISTING PUBLIC RIGHT-OF-WAY, AN EXISTING PUBLIC WATER LINE EASEMENT AND AN EXISTING DITCH RIGHT-OF-WAY/EASEMENT, AND TO GRANT EASEMENTS AS SHOWN HEREON.

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS OF THEIR FREE ACT AND DEED.

Entra Development Ltd. Co. 5-11-04
 OWNER: ENTRADA DEVELOPMENT LTD. CO. (LOT 8-P2) DATE
 BY: GORDON L. SKARSGARD, MANAGING MEMBER AND INDIVIDUALLY
Wayne G. Andrews 5/11/04
 OWNER: WAYNE G. ANDREWS (TRACT A) DATE
Mary Louise Andrews 5/11/04
 OWNER: MARY LOUISE ANDREWS (TRACT A) DATE

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS
 ACKNOWLEDGED BEFORE ME THIS 11th DAY OF May 2004,
 BY: *Gordon Skarsgard* NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-04-2006

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS
 ACKNOWLEDGED BEFORE ME THIS 11th DAY OF May 2004,
 BY: *Wayne G. Andrews* NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/04/06

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 ACKNOWLEDGED BEFORE ME THIS 11th DAY OF May 2004,
 BY: *Mary Louise Andrews* NOTARY PUBLIC

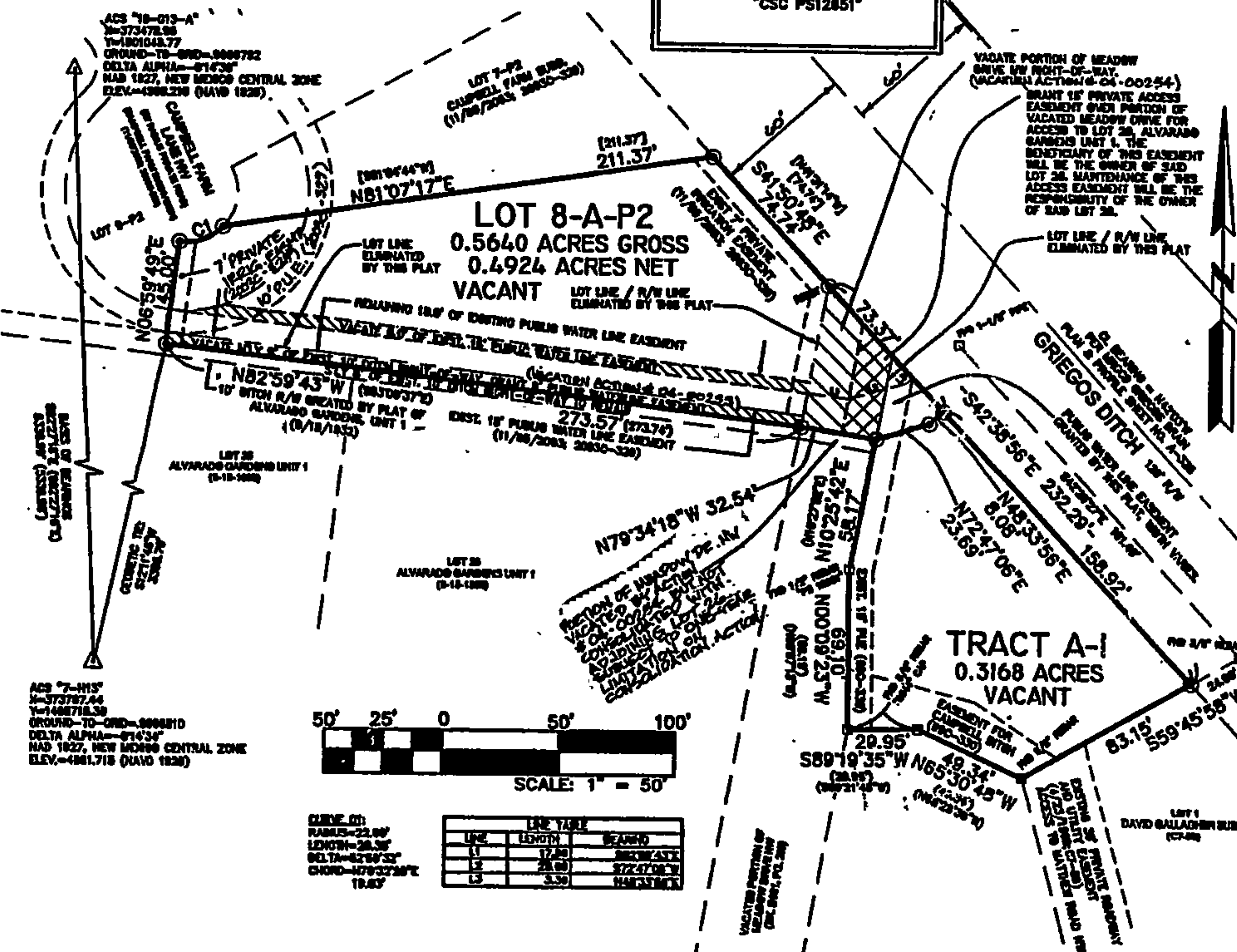
MY COMMISSION EXPIRES: 10-04-2006

LEGAL DESCRIPTION

LOT 8-P2 OF THE PLAT OF CAMPBELL FARM SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 5, 2003 IN BOOK 2003C, PAGE 328 AND TRACT A, LANDS OF ANDREWS, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON MAY 12, 1998 IN VOL.98C, FOL.330, AND A PORTION OF MEADOW DRIVE NW VACATED BY VACATION ACTION 04-00254 AND THE NORTHERLY 8' OF THE 10' WIDE DITCH RIGHT-OF-WAY SHOWN ON THE PLAT OF ALVARADO GARDENS AS THE SAME IS SHOWN AND DESIGNATED VACATION ACTION 04-00255 ALL TOGETHER BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID POINT BEING LOCATED ON THE SOUTHERLY LINE OF THE SAID 10' DITCH RIGHT-OF-WAY/EASEMENT AND FROM WHENCE ACS STATION 7-1113 BEARS S121°45'W, 3368.70 FEET; THENCE THENCE N08°09'49"E, 80.00 FEET; THENCE 20.35 FEET ALONG THE ARC OF A 22.00 FOOT RADIUS CURVE TO THE LEFT (CENTRAL ANGLE=82°59'32", CHORD BEARS N70°32'28"E, 19.83 FEET); THENCE N81°07'17"E, 211.37 FEET TO A POINT ON THE MRCO GRIEGOS DRAIN SOUTHWESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:
 1. S41°30'48"E, 74.74 FEET;
 2. S42°38'58"E, 232.29 FEET;
 THENCE LEAVING SAID RIGHT-OF-WAY LINE S58°45'58"W, 83.15 FEET;
 THENCE N85°30'48"W, 49.34 FEET;
 THENCE S88°18'35"W, 28.95 FEET;
 THENCE N07°08'23"W, 68.10 FEET;
 THENCE N10°25'42"E, 58.17 FEET;
 THENCE N79°34'18"W, 32.54 FEET;
 THENCE N82°59'43"W, 273.57 FEET TO THE POINT OF BEGINNING. CONTAINS 0.8808 ACRES, MORE OR LESS

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET AS REBAR W/2" ALUMINUM CAP STAMPED "CSC PS12851"



LINE	LENGTH	BEARING
1	12.00	S72°40'30"E
2	28.00	S77°42'00"E
3	3.30	N43°21'00"E

PLAT OF LOT 8-A-P2, CAMPBELL FARM SUBDIVISION AND TRACT A-1, LANDS OF ANDREWS

BEING A LOT LINE ADJUSTMENT PLAT OF LOT 8-P2, CAMPBELL FARM SUBDIVISION AND TRACT A, LANDS OF ANDREWS WITH A VACATION OF A PORTION OF MEADOW DRIVE NW AND A PORTION OF A DITCH RIGHT-OF-WAY SITUATE WITHIN PROJECTED SEC. 6, T.10 N., R.3 E., N.M.P.M., TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MAY, 2004

VACATION ACTIONS:
 PORTION OF MEADOW DRIVE NW: VACATION ACTION 04-00254 DATE 5-12-2004
 8' DITCH RIGHT-OF-WAY/EASEMENT: VACATION ACTION 04-00255 DATE 5-12-2004
 PORTION OF EXISTING PUBLIC WATER LINE EASEMENT: VACATION ACTION 04-00254 DATE 5-12-2004

LOT DATA:
 CASE NO. 1003232
 GROSS LOT ACREAGE 0.8808 ACRE
 ZONE ATLAS INDEX NO. G-13-2
 NO. OF EXISTING TRACTS 1
 NO. OF EXISTING LOTS 1
 NO. OF LOTS CREATED 1
 NO. OF TRACTS CREATED 1
 MILES OF FULL WIDTH STREETS CREATED 0
 S.F. TALOS LOG 2001422087

PROJECT NUMBER: 1003232
 Application Number: 4DRB-00253, -00254, -00255

PLAT APPROVAL:

Utility Approvals:
 PNM GAS SERVICES: *Leah G. Mates* 8-4-04 DATE
 PNM ELECTRIC SERVICES: *Leah G. Mates* 6-4-04 DATE
 WEST COMMUNICATIONS, INC.: *David R. Muller* 8-6-04 DATE
 COMCAST CABLE: *Rita Enriquez* 8-9-04 DATE
 MIDDLE RIO GRANDE CONSERVANCY DISTRICT: *A. F. Stal* 8/14/04 DATE

City Approvals:
 CITY SURVEYOR: *John B. Hart* 5-11-04 DATE
 REAL PROPERTY DIVISION: *John B. Hart* 8-31-04 DATE
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION: *Robert Sheen* 5/12/04 DATE
 UTILITIES DEVELOPMENT: *John B. Hart* 5/12/04 DATE
 PARKS AND RECREATION DEPARTMENT: *Bradley A. Bisher* 8/13/04 DATE
 AMAFCA: *Bradley A. Bisher* 8/13/04 DATE
 CITY ENGINEER: *Sharon Matson* 5/12/04 DATE
 DRB CHAIRPERSON, PLANNING DEPARTMENT: *Sharon Matson* 5/12/04 DATE

TREASURERS CERTIFICATION:
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #6 LOT 8-P2, CAMPBELL FARM SUBDIVISION, UPC# 10150801215331102 PROPERTY OWNER OF RECORD: ENTRADA DEVELOPMENT LTD. CO. TRACT A, LANDS OF ANDREWS, UPC# 101508018710450802 PROPERTY OWNER OF RECORD: WAYNE G. AND MARY LOUISE ANDREWS BERNALILLO COUNTY TREASURERS OFFICE BY: *Douglas J. Smith* DATE: 3/12/04

SURVEYORS CERTIFICATION
 I, THOMAS W. PATRICK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE "MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO" AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 THOMAS W. PATRICK PROFESSIONAL SURVEYOR NO. 12851. DATE: 5-10-2004

MIDDLE RIO GRANDE CONSERVANCY DISTRICT
 APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTION THEREOF, OTHER THAN FROM EXISTING TURNOUTS.
 APPROVED: *A. F. Stal* DATE 8/14/04

SURVEY NOTES:
 1. BEARINGS ARE GRID (NMSFC CENTRAL ZONE, NAD1927) AND ARE BASED ON CITY OF ALBUQUERQUE CONTROL STATIONS "10-013-A" AND "7-1113". ALL DISTANCES ARE GROUND DISTANCES. AVERAGE GROUND-TO-GRID FACTOR IS 0.9998801.
 2. BEARINGS AND DISTANCES IN PARENTHESES () PER RECORD DATA FROM THE PLAT OF TRACT A, LANDS OF ANDREWS (12/08/1998; 89C-330). BEARINGS AND DISTANCES IN BRACKETS [] PER RECORD PLAT OF CAMPBELL FARM SUBD. (11/05/2003; 2003C-328).
 3. BY APPROVING THIS PLAT, THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT CONFIRMS THAT IT HAS NO CLAIM OR INTEREST IN THE 10' DITCH-EASEMENT SHOWN HEREON.



community sciences corporation

LAND PLANNING ENGINEERING SURVEYING
 1200 N. 10th St., Suite 100, Albuquerque, NM 87102
 (505) 263-1100
 www.communitysciences.com

DATE: 2-19-2004
 SCALE: 1" = 50'
 SHEET: JDC, TWP
 DRAWN: TWP
 JOB NO: 1003232

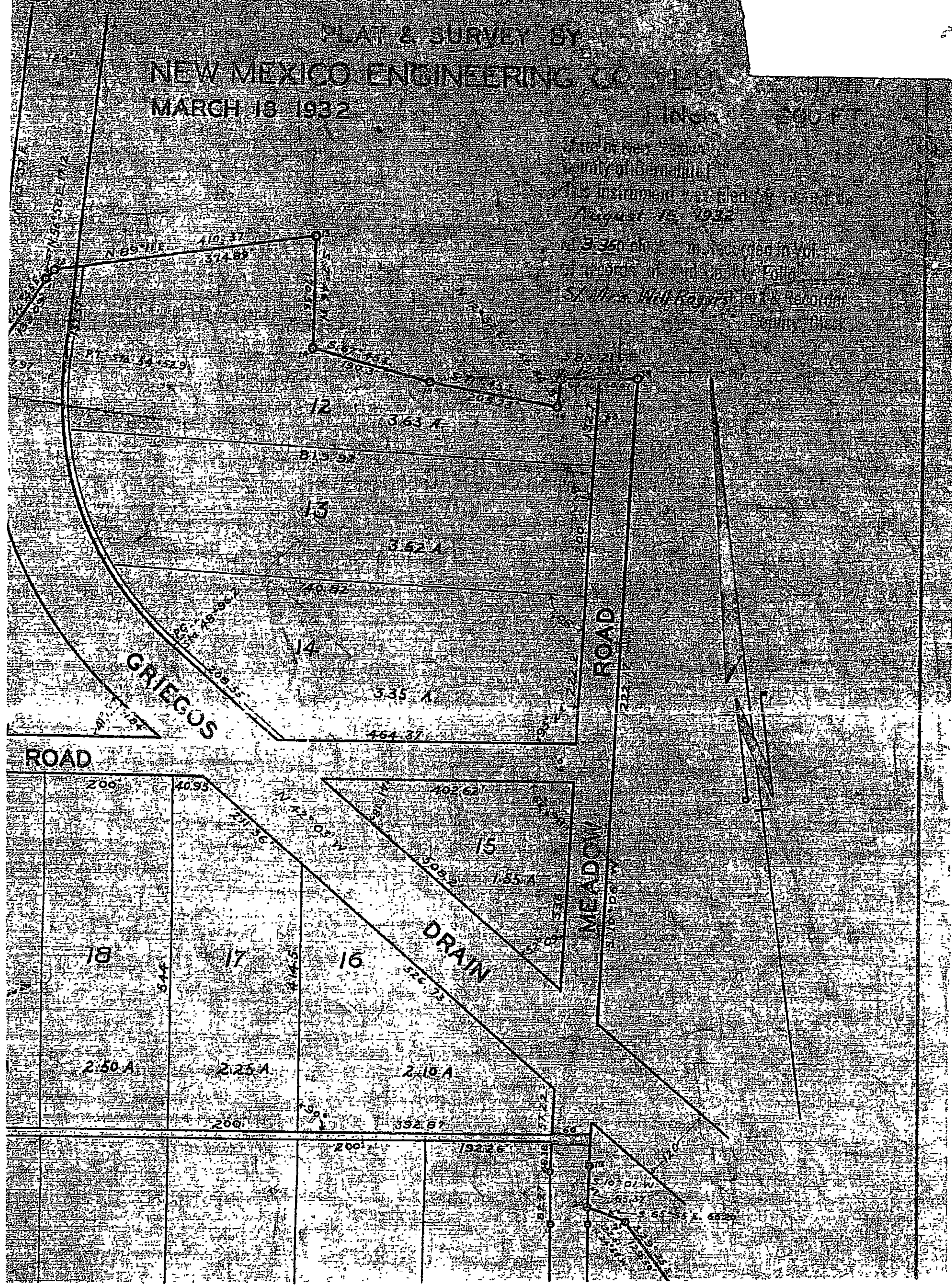
ALVARADO

ADDITION IN

BERNALILLO COUNTY

PLAT & SURVEY BY
 NEW MEXICO ENGINEERING COMPANY
 MARCH 18 1932

THIS PLAT AND SURVEY
 WAS MADE FOR THE
 COUNTY OF BERNALILLO
 BY THE ENGINEER
 MARCH 15 1932
 AT THE CITY OF ALBUQUERQUE
 NEW MEXICO
 BY
 NEW MEXICO ENGINEERING COMPANY



FORM P(3): SITE PLAN REVIEW - D.R.B. MEETING (UNADVERTISED)

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Maximum Size: 24" x 36"

- Scaled site sketch and related drawings showing proposed land use including structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, etc. (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

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Your attendance is required.**

SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB18)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Scaled site plan and related drawings (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
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Completed Site Plan for Subdivision Checklist
- Infrastructure List, if relevant to the site plan
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB17)

Maximum Size: 24" x 36"

- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- Site plan and related drawings (folded to fit into an 8 5" by 14" pocket) **6 copies**
- Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. **6 copies.**
- Solid Waste Management Department signature on Site Plan
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Letter of authorization from the property owner if application is submitted by an agent
- Copy of the document delegating approval authority to the DRB
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist
- Copy of Site Plan with Fire Marshal's stamp
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (DRB01) **Maximum Size: 24" x 36"**

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (DRB02) **Maximum Size: 24" x 36"**

- Proposed amended Site Plan (folded to fit into an 8 5" by 14" pocket) **6 copies**
- DRB signed Site Plan being amended (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
- Letter of authorization from the property owner if application is submitted by an agent
- Infrastructure List, if relevant to the site plan
- Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
- Fee (see schedule)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting. Your attendance is required.**

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR BUILDING PERMIT (DRB05)

FINAL SIGN-OFF FOR EPC APPROVED SDP FOR SUBDIVISION (DRB06)

- Site plan and related drawings (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Approved Grading and Drainage Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Solid Waste Management Department signature on Site Plan for Building Permit
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter carefully explaining how each EPC condition has been met and a copy of the EPC Notification of Decision
- Infrastructure List, if relevant to the site plan
- Copy of Site Plan with Fire Marshal's stamp (not required for SDP for Subdivision)
- List any original and/or related file numbers on the cover application

Meetings are approximately 8 DAYS after the Tuesday noon filing deadline. **Bring the original to the meeting.**

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.

Joshua J. Skarsgard (agent)

Applicant name (print)

[Signature] 9/1/10
Applicant signature / date



Form revised October 2007

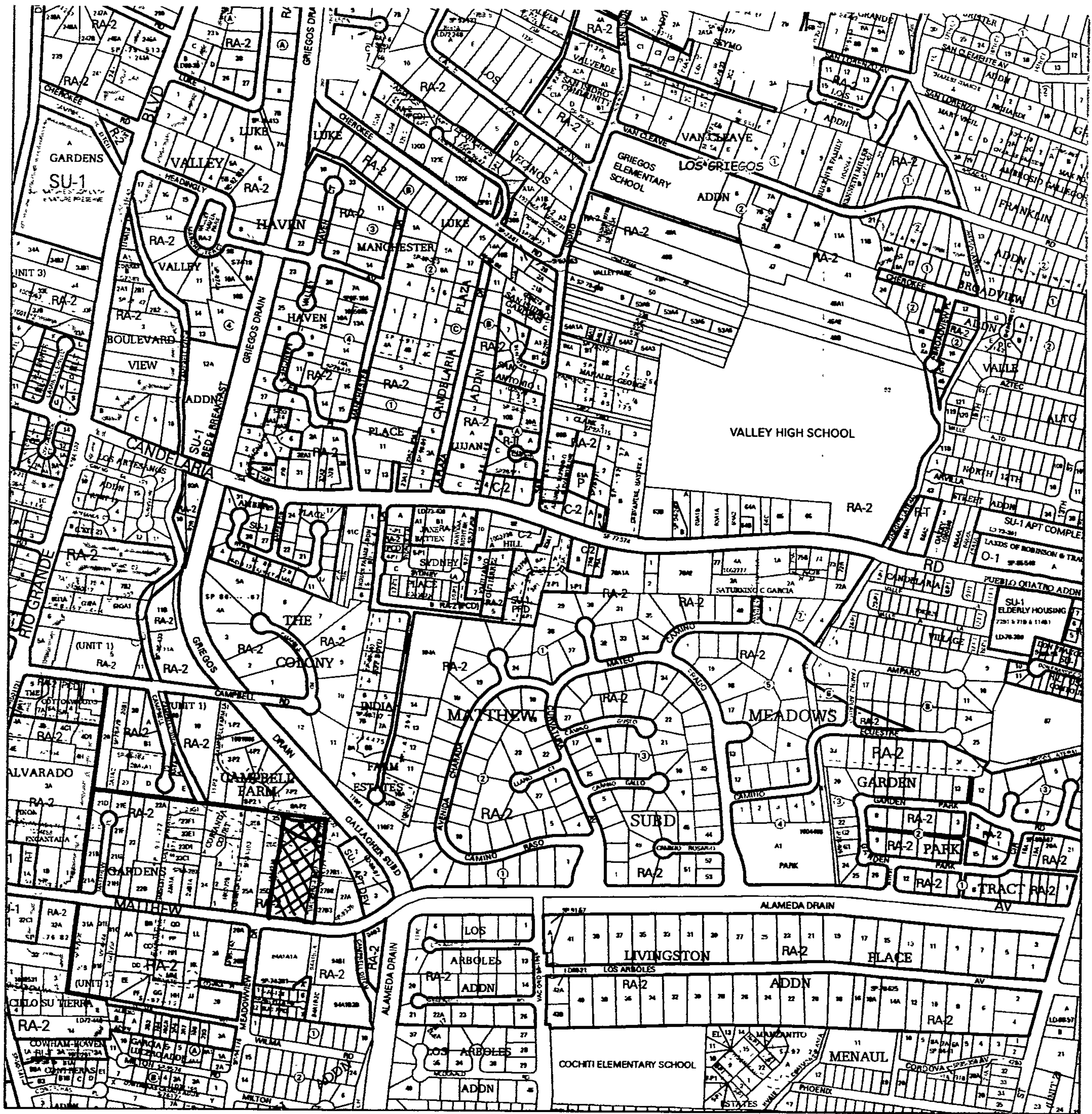
- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

10 DRB 70257

Sandy Hadley 09/01/10
Planner signature / date

Project # 100 8492



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

Map amended through: 1/4/2008

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-13-Z

Selected Symbols

0 750 1,500
Feet

EXHIBIT B

THE Skarsgard Firm, P.C.

JOSHUA J. SKARSGARD, ESQ.
ATTORNEY AT LAW

8220 SAN PEDRO NE, SUITE 500
ALBUQUERQUE, NM 87113
TEL: (505) 262-2323
FAX: (505) 998-9099

September 1, 2010

City of Albuquerque
Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Justification Letter: Development Review Board for Minor Subdivision (Norm Atkins: Lot 26 Alvarado Gardens Unit 1, Section 6, Township 1- North)

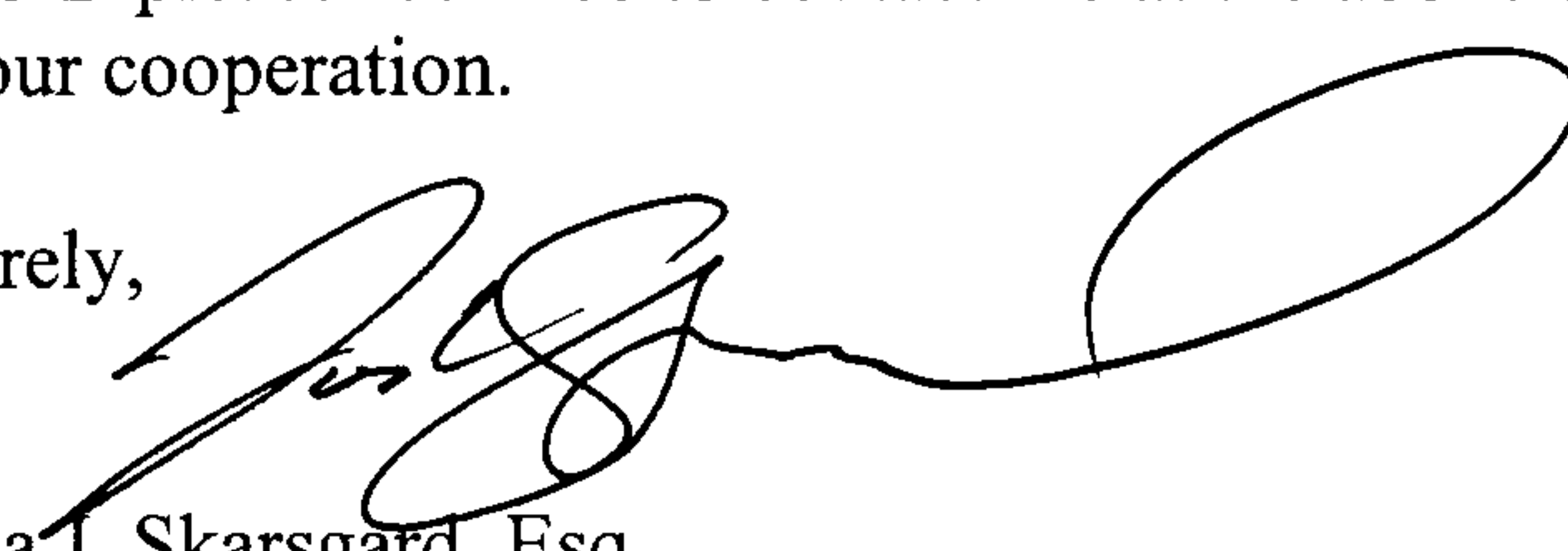
Dear Development Review Board and City of Albuquerque:

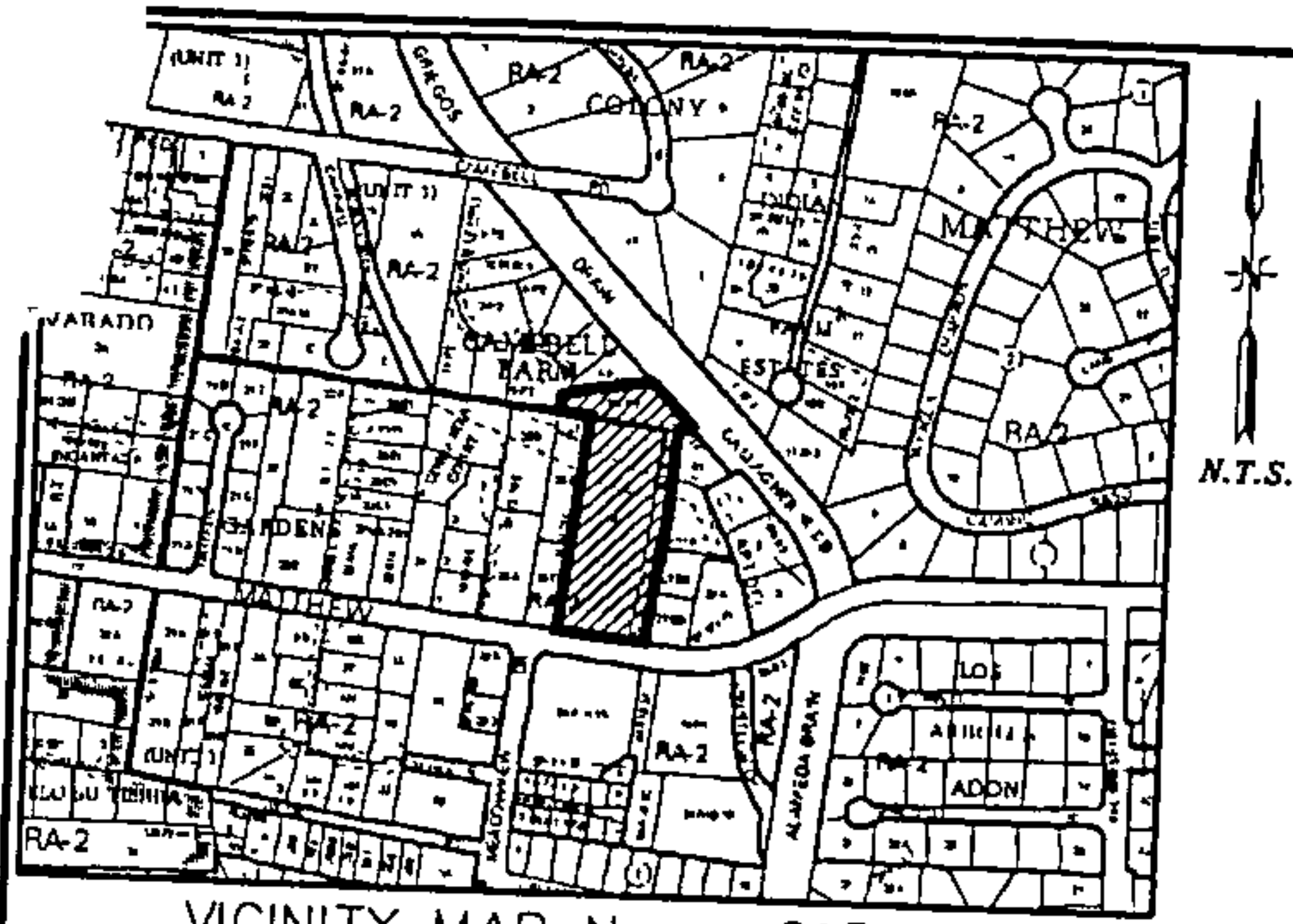
Please be advised that Joshua J. Skarsgard is acting as agent on behalf of Norm Atkins regarding the Development Review Board ("DRB") related to the minor subdivision of Lot 26 Alvarado Gardens Unit 1, Section 6, Township 10 North, Range 3 East (hereafter "Lot 26") from one lot of 2.87 acres into two separate lots of 2.29 acres ("Lot 26-A") and .58 acres ("Lot 26-B").

The application for subdividing Lot 26 into Lot 26-A and 26-B is justified because Lot 26 as currently platted has an MRGCD ditch right of way dividing Lot 26 in the exact location as the proposed subdivision from one lot into two lots. It is impossible for the "west" portion of Lot 26 to access the "east" portion of Lot 26 without constructing a bridge over the MRGCD ditch which is elevated almost seven feet above the finished grade of Lot 26.

If you have any questions or concerns about the proposed lot split of Lot 26 into Lot 26-A and Lot 26-B please feel free to contact me at the above contact information. Thank you in advance for your cooperation.

Sincerely,


Joshua J. Skarsgard, Esq.
Agent on behalf of Mr. Norm Atkins (Fee Simple Property Owner of Lot 26)



LEGAL DESCRIPTION

LOT NUMBERED TWENTY-SIX (26) OF ALVARADO GARDENS, AN ADDITION IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 15, 1932 IN VOLUME C2, FOLIO 10 TOGETHER WITH THE REMAINING PORTION OF LOT 25 AND VACATED MEADOW DRIVE

**PLAT OF
LOTS 25-E, 26-A AND 26-B
ALVARADO GARDENS, UNIT 1**

WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2010

PROJECT NUMBER. _____
APPLICATION NUMBER. _____
UTILITY APPROVALS.
PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
NEW MEXICO GAS COMPANY _____ DATE _____
QWEST TELECOMMUNICATIONS _____ DATE _____
COMCAST _____ DATE _____

CITY APPROVALS.
CITY SURVEYOR _____ DATE _____
*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
ZONING _____ DATE _____
PARKS AND RECREATION DEPARTMENT _____ DATE _____
AMAFCA _____ DATE _____
CITY ENGINEER _____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 26 AND VACATED MEADOW DRIVE INTO 2 LOTS, VACATE EASEMENTS AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES.

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P S #11463 WERE SET AT ALL PROPERTY CORNERS
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD
- TOTAL AREA OF PROPERTY 2.8804 ACRES
- TALOS LOG NO. N/A
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983
- DISTANCES ARE GROUND, BEARINGS ARE GRID
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD
- DATE OF FIELD WORK _____
- NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico ("PNM"),** a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- QWEST** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable services remove, replace, modify, renew, operate and maintain facilities for purposes described and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 deck, 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on the plat. Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer:
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMG) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMG do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT

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

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S S
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS _____ DAY OF _____ 20____
BY: _____
OWNERS NAME
MY COMMISSION EXPIRES _____ BY _____
NOTARY PUBLIC

FREE CONSENT

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

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S S
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS _____ DAY OF _____ 20____
BY: _____
OWNERS NAME
MY COMMISSION EXPIRES _____ BY _____
NOTARY PUBLIC

SURVEYORS CERTIFICATE.

STATE OF NEW MEXICO) S S
COUNTY OF BERNALILLO)

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

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS _____ DAY OF _____, 2010.

ANTHONY L. HARRIS, P.S. # 11463

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# _____
PROPERTY OWNER OF RECORD _____
BERNALILLO CO. TREASURER'S OFFICE _____

