



DRB CASE ACTION LOG *(Preliminary/Final Plat)*

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

DRB Application No.: 10DRB-70296

Project # 1008558

Project Name: *Mirador Sandias & Cottonwood Hills, Seven Bar Ranch*

Agent: *Cartesian Surveys Inc.*

Phone No.:

Your request was approved on 10-27-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

☐ **TRANSPORTATION:** _____

☐ **ABCWUA:** _____

☐ **CITY ENGINEER / AMAFCA:** _____

☐ **PARKS / CIP:** _____

☒ **PLANNING (Last to sign):** *- dwp and Utility Co. signatures*
- Solar Note

☐ **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.**

7. **Project# 1002856**
10DRB-70205 MAJOR - 2 YEAR
EXTENSION OF SUBDIVISION
IMPROVEMENTS AGREEMENT (2YR
SIA)

MARK GOODWIN AND ASSOCIATES PA agent(s) for ANDERSON HILLS LLC request(s) the referenced/ above action(s) for all or a portion of **MEADOWS AT ANDERSON HILLS Unit(s) 3 [aka Blossom Ridge, Phase 1]**, zoned R-LT, located on the west side of UNSER BLVD SW bewteen DENNIS CHAVEZ BLVD SW and ANDERSON HILLS AVE SW containing approximately 23.9505 acre(s). (N-9, P-9)[*Deferred from 8/18/10, 9/1/10, 9/15/10, 9/29/10, 10/13/10*] **DEFERRED TO 12/1/10 AT THE AGENT'S REQUEST.**

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

8. **Project# 1008558**
10DRB-70296 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL

CARTESIAN SURVEYS INC agent(s) for JIM REIMER request(s) the above action(s) for all or a portion of Lot(s) 146-P1 & 122-P1, Block(s) , Tract(s) , **MIRADOR SANDIAS & COTTONWOOD HILLS, SEVEN BAR RANCH Unit(s)** , zoned R-1, located on CAPROCK NW AND ROCKAWAY NW BETWEEN ELLISON NW AND SEVEN BAR LOOP NW containing approximately .3923 acre(s). [REF:] (A-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF FILE, UTILITY COMPANY SIGNATURE, AND SOLAR NOTE.**

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

9. **Project# 1003672**
10DRB-70297 SKETCH PLAT REVIEW
AND COMMENT

DAVID GILL request(s) the above action(s) for all or a portion of Lot(s) 2-P1, Block(s) , Tract(s) , **ESTRADA CT SUBDIVISION Unit(s)** , zoned R-D 3 DU, located on ESTRADA CT NE BETWEEN BARSTOW AND VENTURA containing approximately .3224 acre(s). (C-20) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

10. **Project# 1007344**
10DRB-70298 SKETCH PLAT REVIEW
AND COMMENT

GPS LLC agent(s) for LONNIE YANES request(s) the above action(s) for all or a portion of Lot(s) 42-51 AND 53-55, Block(s) , Tract(s) , **DAVIS PEREA COURSON ADDITION Unit(s)** , zoned R-1, located on 62ND ST NW BETWEEN COORS BLVD NW AND DAYTONA RD NW containing approximately 2.1316 acre(s). [REF:] (J-11) **THE ABOVE ITEM WAS REVIEWED AND COMMENTS WERE PROVIDED.**

11. Other Matters: None

ADJOURNED: 9:30



DRB CASE ACTION LOG *(Preliminary/Final Plat)*

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

DRB Application No.: 10DRB-70296

Project # 1008558

Project Name: *Mirador Sandias & Cottonwood Hills, Seven Bar Ranch*

Agent: *Cartesian Surveys Inc.*

Phone No.:

Your request was approved on 10-27-10 by the DRB with delegation of signature(s) to the following departments.

OUTSTANDING SIGNATURES COMMENTS TO BE ADDRESSED:

☐ **TRANSPORTATION:** _____

☐ **ABCWUA:** _____

☐ **CITY ENGINEER / AMAFCA:** _____

☐ **PARKS / CIP:** _____

☒ **PLANNING (Last to sign):** *- dxp and Utility Co. signatures*
- Solar Note

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

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

**CITY OF ALBUQUERQUE
PLANNING DEPARTMENT**

**October 27, 2010
DRB Comments**

ITEM # 8

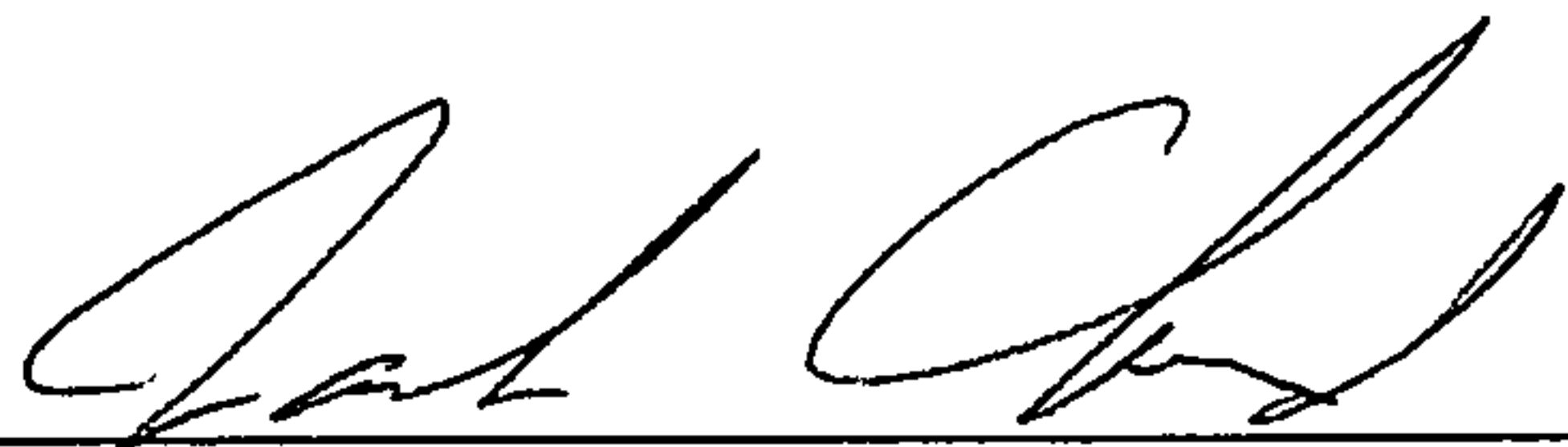
PROJECT # 1008558

APPLICATION # 10-70296

RE: Lot 146, Mirador Sandias & Lot 122, Cottonwood Hills

A solar access note consistent with § 14-14-4-7 of the Subdivision Ordinance needs to be on the plat.

Franchised utility companies need to sign-off on the plat or acknowledge their approval of the plat in writing. AGIS needs to approve the .dxf file prior to Planning sign-off.



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

HEARING DATE 10-27-10 (P₂¹ F)

City of Albuquerque Planning Department

One Stop Shop – Development and Building Services

10/18/2010 Issued By: PLNSDH 90889

Permit Number: 2010 070 296

Category Code 910

Application Number: 10DRB-70296, Minor - Preliminary/ Final Plat Approval

Address:

Location Description: CAPROCK NW AND ROCKAWAY NW BETWEEN ELLISON NW AND SEVEN BAR LOOP NW

Project Number: 1008558

Applicant
JIM REIMER

4233 CAPROCK NW
ALBUQUERQUE NM 87114

Agent / Contact
Cartesian Surveys Inc
Jada Plotner
P.O. Box 44414
Albuquerque NM 87124

wplotnerjr@aol.com

Application Fees

441018/4971000	Public Notification	
441032/3424000	Conflict Mgmt Fee	\$20.00
441008/4983000	DRB Actions	\$285.00
TOTAL:		\$305.00

City Of Albuquerque
Treasury Division

10/18/2010 12:58PM LOC: ANNX
WS# 007 TRANSH 0010
RECEIPT# 00137514-00137514
PERMIT# 2010070296 TRSLJS
Trans Amt \$305.00
Conflict Manag. Fee \$20.00
DRB Actions \$285.00
CK \$305.00
CHANGE \$0.00

Thank You

8558

DXF Electronic Approval Form

DRB Project Case #: 1008558

Subdivision Name: MIRADOR SANDIAS SEVEN-BAR RANCH LOT 146AP1 &
COTTONWOOD HILLS SEVEN-BAR RANCH LOT 122AP1

Surveyor: WILL PLOTNER JR

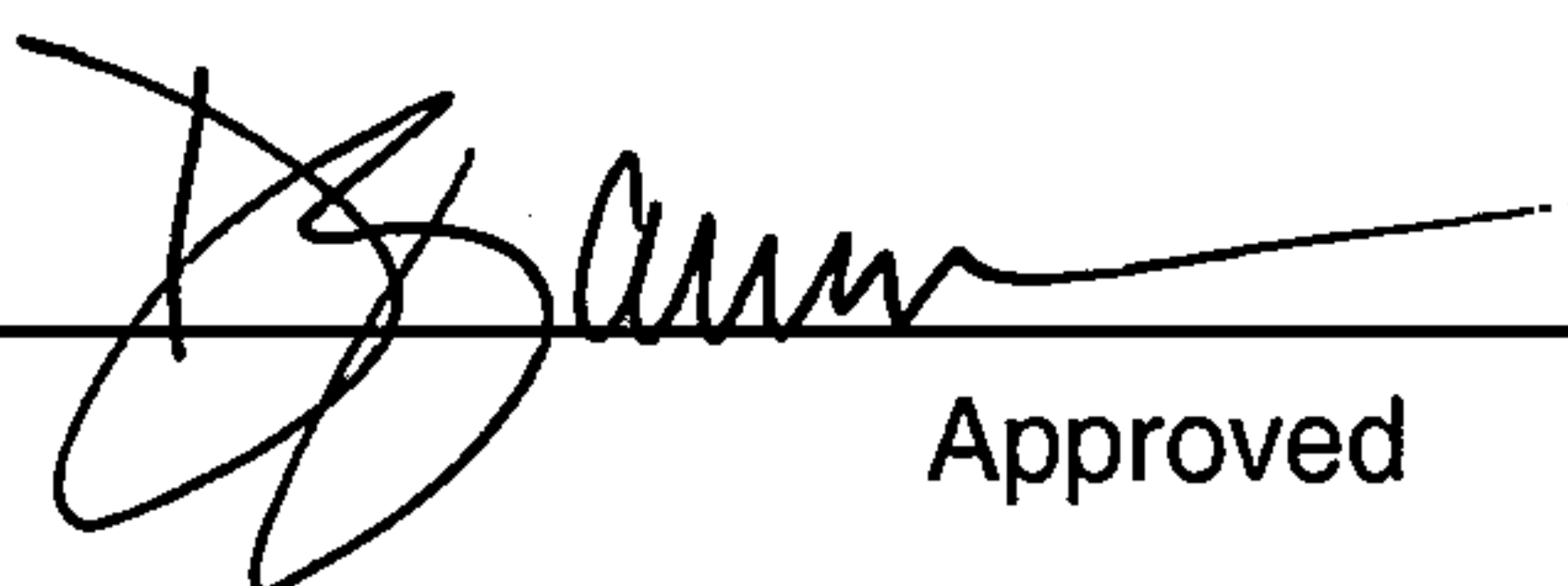
Contact Person: WILL PLOTNER JR

Contact Information: 896-3050

DXF Received: 10/28/2010

Hard Copy Received: 10/28/2010

Coordinate System: NMSP Grid (NAD 83)


Approved

10-28-2010
Date

* The DXF file cannot be accepted (at this time) for the following reason(s):

AGIS Use Only

Copied fc 8558 to agiscov on 10/28/2010 Contact person notified on 10/28/2010

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

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)
☐ D 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): CARTESIAN Surveys Inc PHONE: 896-3050
 ADDRESS: PO Box 14414 FAX: 891-0244
 CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: wplotnerjr@aol.com

APPLICANT: Jim Reimer PHONE: _____
 ADDRESS: 4233 Caprock NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87114 E-MAIL: _____
 Proprietary interest in site: owner Lot 146 PI List all owners: REIMER Lot 146, WILTSE Lot 122

DESCRIPTION OF REQUEST: TO ADJUST THE LOT LINES BETWEEN LOT 146-PI
Mirador Sandias Subdivision, Seven Bar and Lot 122-PI, Cottonwood Hills subdivision at seven
Bar.
 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.: 146-PI & 122-PI Block: _____ Unit: _____
 Subdiv/Addn/TBKA: MIRADOR SANDIAS & COTTONWOOD HILLS, SEVEN BAR RANCH
 Existing Zoning: R-1 Proposed zoning: SAME MRGCD Map No _____
 Zone Atlas page(s): A13 UPC Code: Lot 146 - 101306617601531228
Lot 122 - 101306618103831310

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): _____

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 2 Total area of site (acres): 0.3923
 LOCATION OF PROPERTY BY STREETS: On or Near: CAPROCK and Packaway NW
 Between: Ellison and Seven Bar Loop

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

SIGNATURE Will Plotner Jr DATE 10/14/10
 (Print) Will Plotner Jr 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
10DEB 70296

Action S.F. Fees
P&H _____ \$ 285.00
CMF _____ \$ 20.00
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____
 Total
 \$ 305.00

Hearing date 10/27/10

Sandy Handley 10/17/10 Project # 1008558
 Planner signature / date

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.

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

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

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- ☐ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - ☐ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) 6 copies
 - ☐ Zone Atlas map with the entire property(ies) clearly outlined
 - ☐ Letter briefly describing, explaining, and justifying the request
 - ☐ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ☐ List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year

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

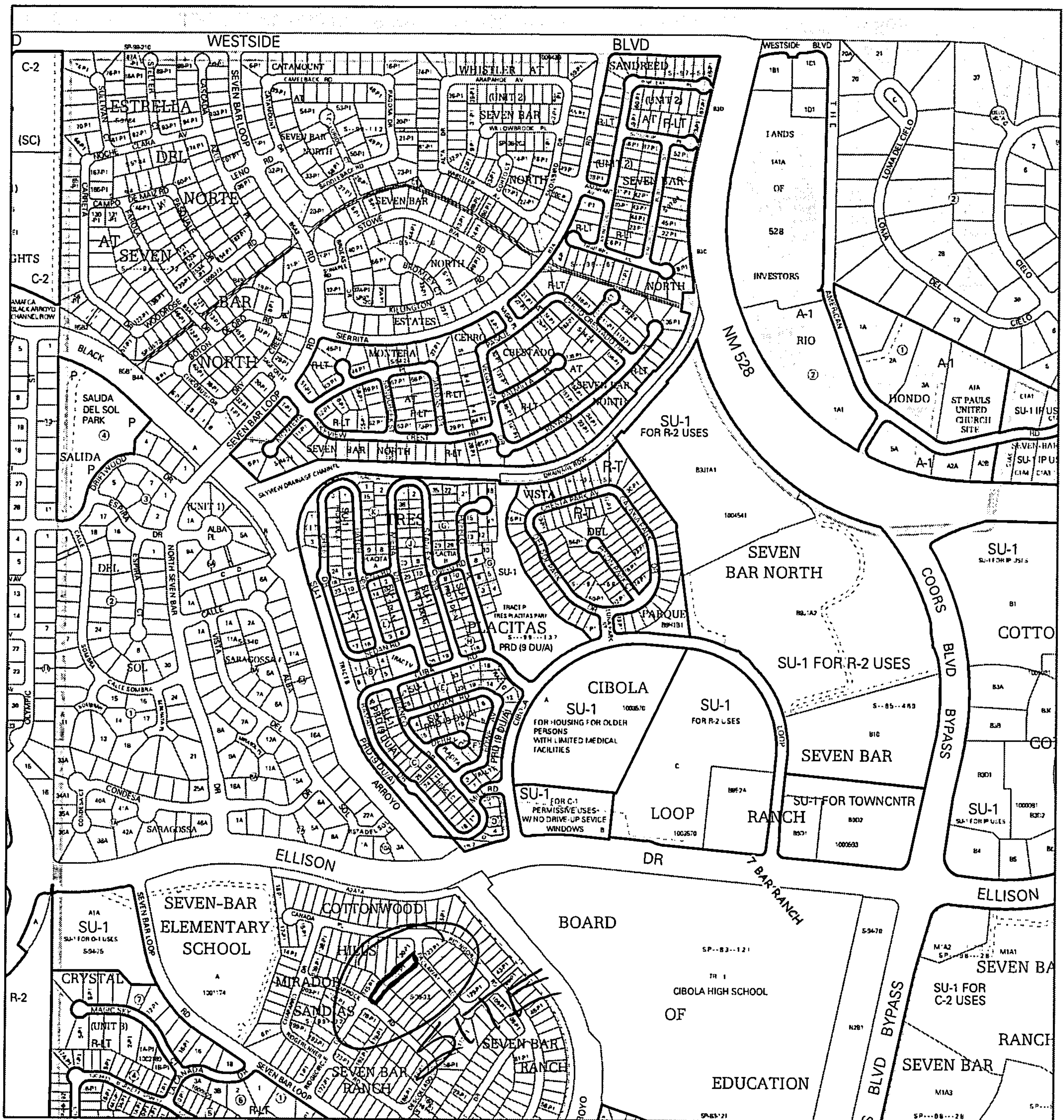
Charlie Calderon
Applicant name (print)
Charlie Calderon 10-18-10
Applicant signature / date



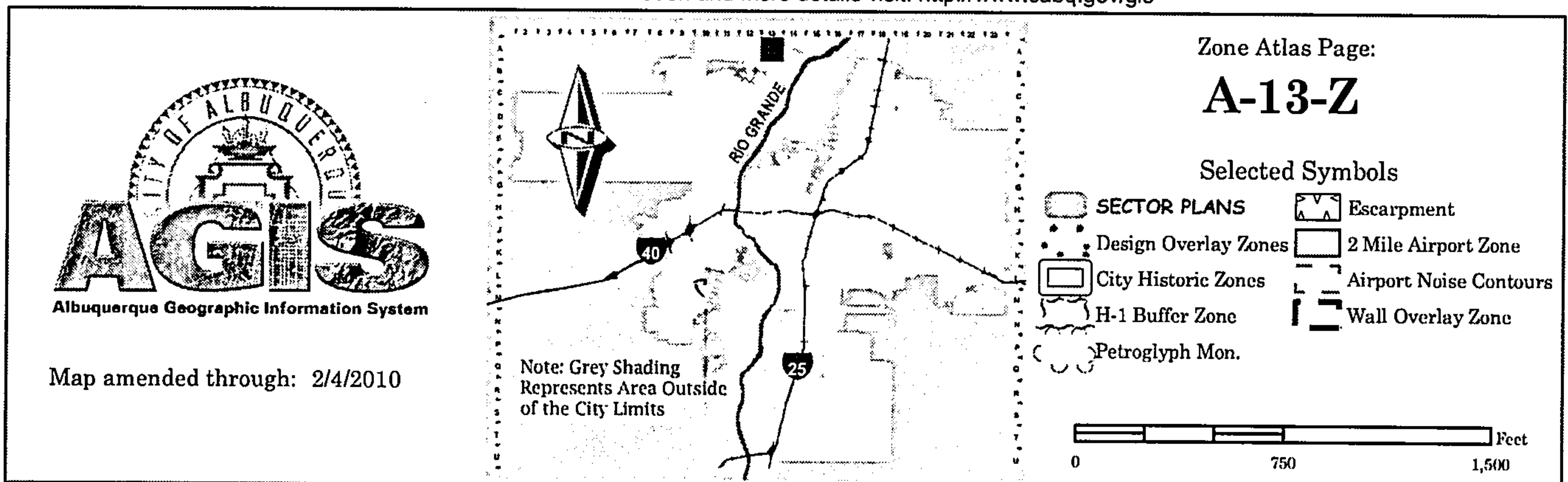
- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers
10DRB3 - 70296

Form revised October 2007
Sandy Handley 10/17/10
Planner signature / date
Project # 1008558



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



Lot 146-P1, Mirador Sandias Subdivision, Seven Bar Ranch

And

Lot 122-P1, Cottonwood Hills Subdivision, Seven Bar Ranch

Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

October 18, 2010

Development Review Board
City of Albuquerque

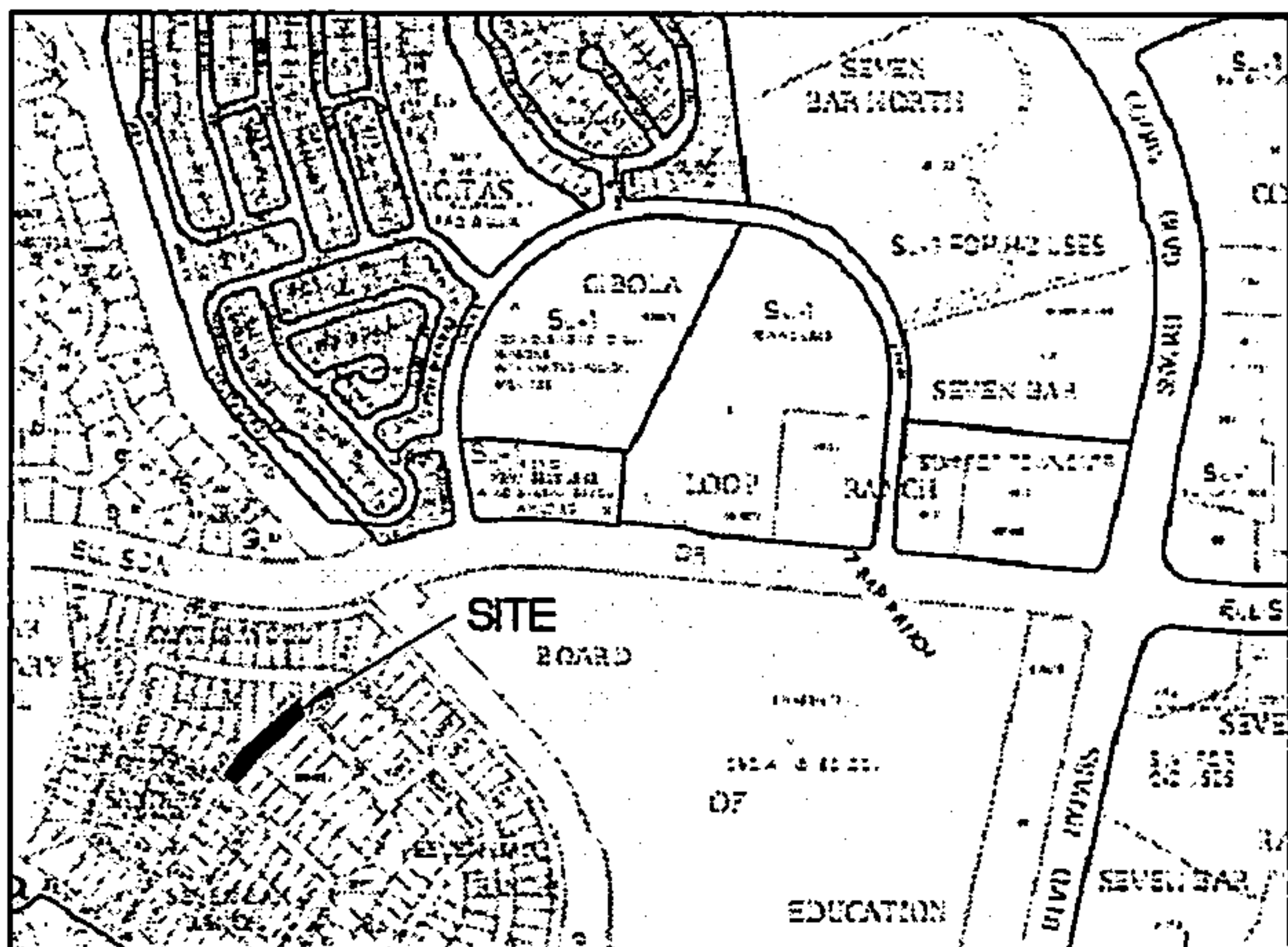
Re: Lot 146-P1, Mirador Sandias Subdivision, Seven Bar Ranch and
Lot 122-P1, Cottonwood Hills, Seven Bar Ranch

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests a hearing for a subdivision platting action. Whereas the existing two lot be platted into two lots.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271



Vicinity Map Zone Atlas A-13-Z

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND 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 THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

GLENN WILTSE, OWNER LOT 122-P1

DATE

Acknowledgment

STATE OF
COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2010
BY: GLENN WILTSE, HUSBAND

NOTARY PUBLIC

MY COMMISSION EXPIRES

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND 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 THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

JAMES REIMER, OWNER LOT 146-P1

DATE

ANDREA REIMER, OWNER LOT 146-P1

DATE

Acknowledgment

STATE OF
COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2010
BY: JAMES AND ANDREA REIMER, HUSBAND AND WIFE

NOTARY PUBLIC

MY COMMISSION EXPIRES

Indexing Information

Section 6, Township 11 North, Range 3 East,
as Projected in the Town of Alameda Grant
Subdivision: Mirador Sandias at Seven Bar Ranch
Owner: James & Andrea Reimer
UPC #101306617601531228 (Lot 146-P1)

Legal Description

LOT 146-P1, OF MIRADOR SANDIAS SUBDIVISION AT SEVEN BAR RANCH, 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 JULY 1, 1999 IN BOOK 99C, PAGE 170.

AND

LOT 122-P1, OF COTTONWOOD HILLS SUBDIVISION AT SEVEN BAR RANCH, 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 JULY 1, 1999 IN BOOK 99C, PAGE 169.

BOTH LOTS BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED PARCEL, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PACKAWAY ROAD NW;

THENCE, FROM SAID POINT OF BEGINNING COINCIDING WITH SAID RIGHT OF WAY THE FOLLOWING TWO COURSES, S 02°29'20" E, A DISTANCE OF 5.12 FEET TO A POINT OF CURVATURE BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

51.05 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 97.00 FEET, A DELTA OF 30°09'09", AND A CHORD BEARING S 17°33'47" E, A DISTANCE OF 50.46 FEET TO THE NORTHEAST CORNER OF HEREIN DESCRIBED PARCEL, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, LEAVING SAID RIGHT OF WAY LINE S 48°16'03" W, A DISTANCE OF 210.46 FEET TO AN ANGLE POINT, MARKED WITH A PK NAIL "LS 10042";

THENCE, N 49°01'38" W, A DISTANCE OF 0.48 FEET TO AN ANGLE POINT, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 37°39'53" W, A DISTANCE OF 111.43 FEET TO A POINT OF CURVATURE, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CAPROCK ROAD NW;

THENCE, COINCIDING WITH SAID RIGHT OF WAY, 48.71 FEET ALONG A CURVE TO THE LEFT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 751.00 FEET, A DELTA OF 03°42'58", AND A CHORD BEARING N 54°12'02" W, A DISTANCE OF 48.70 FEET, TO AN ANGLE POINT BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCEL;

THENCE, LEAVING SAID RIGHT OF WAY, N 33°56'55" E, A DISTANCE OF 116.51 FEET TO AN ANGLE POINT, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 49°01'38" E, A DISTANCE OF 6.39 FEET TO AN ANGLE POINT, MARKED WITH A PK NAIL;

THENCE, N 48°16'03" E, A DISTANCE OF 240.76 FEET TO THE POINT OF BEGINNING, CONTAINING 0.3923 ACRES (17,090 SQ. FT.) MORE OR LESS.

NM GAS and PNM Note

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC 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.

Purpose of Plat

1. TO ADJUST THE LOT LINE BETWEEN LOTS 146-P1 AND 122-P1.

Subdivision Data

GROSS ACREAGE, 0.3923 ACRES
ZONE ATLAS PAGE NO., A-13-Z
NUMBER OF EXISTING LOTS, 2 LOTS
NUMBER OF LOTS CREATED, 2 LOTS
AREA DEDICATED TO THE CITY OF ALBUQUERQUE, 0
MILES OF FULL WIDTH STREETS, 0.00
MILES OF HALF WIDTH STREETS, 0.00
DATE OF SURVEY, OCTOBER 2010

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2010.
2. ALL DISTANCES ARE GROUND DISTANCES; U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. THE SUBJECT PROPERTY IS WITHIN SECTION 6, TOWNSHIP 11 NORTH, RANGE 3 EAST AS PROJECTED IN THE TOWN OF ALAMEDA GRANT.

Indexing Information

Section 6, Township 11 North, Range 3 East,
as Projected in the Town of Alameda Grant
Subdivision: Cottonwood Hills at Seven Bar Ranch
Owner: Glenn & Helen Wiltse
UPC #101306618103831310 (Lot 122-P1)

Plat of Lot 146-A-P1, Mirador Sandias Subdivision, Seven-Bar Ranch and Lot 122-A-P1, Cottonwood Hills Subdivision, Seven-Bar Ranch

comprised of

Lot 146-P1, Mirador Sandias Subdivision, Seven-Bar Ranch &
Lot 122-P1, Cottonwood Hills Subdivision, Seven-Bar Ranch

City of Albuquerque

Bernalillo County, New Mexico

October 2010

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number _____

Application Number _____

City approvals:

City Surveyor

Date

Traffic Engineer, Transportation Division

Date

ABCWJA

Date

Parks and Recreation Department

Date

AMAFCA

Date

City Engineer

Date

ORB Chairperson, Planning Department

Date

Utility approvals:

PNM Electric Services

Date

New Mexico Gas Company

Date

Qwest Telecommunications

Date

Comcast

Date

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

WILL PLOTNER JR.
N.M.R.P.S. No. 14271

DATE

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 898-3050 Fax (505)891-0244



Easement Notes

- ① EXISTING 10' PUBLIC UTILITY EASEMENT (07/01/99, 99C-170)
- ② EXISTING 10' PUBLIC UTILITY EASEMENT (07/01/99, 99C-169)

Plat of Lot 146-A-P1, Mirador Sandias Subdivision, Seven-Bar Ranch and Lot 122-A-P1, Cottonwood Hills Subdivision, Seven-Bar Ranch

comprised of
Lot 146-P1, Mirador Sandias Subdivision, Seven-Bar Ranch &
Lot 122-P1, Cottonwood Hills Subdivision, Seven-Bar Ranch
City of Albuquerque
Bernalillo County, New Mexico
October 2010

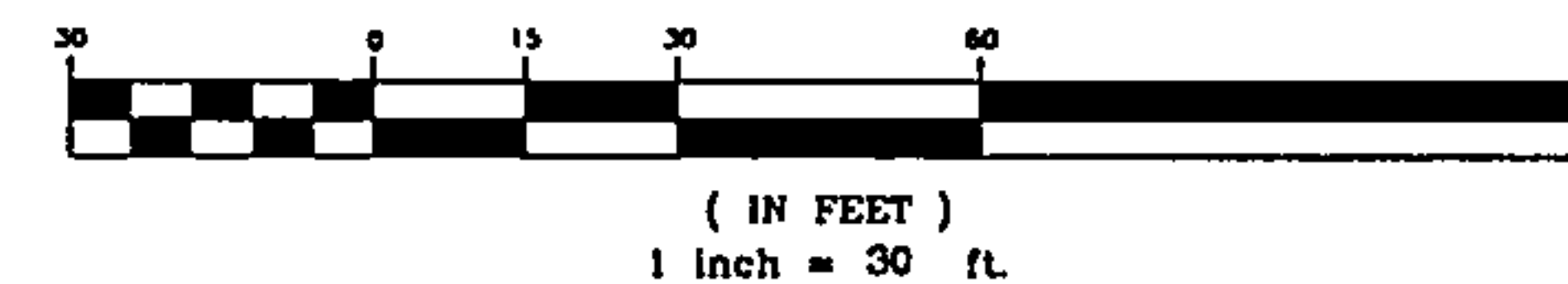
Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊙	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"

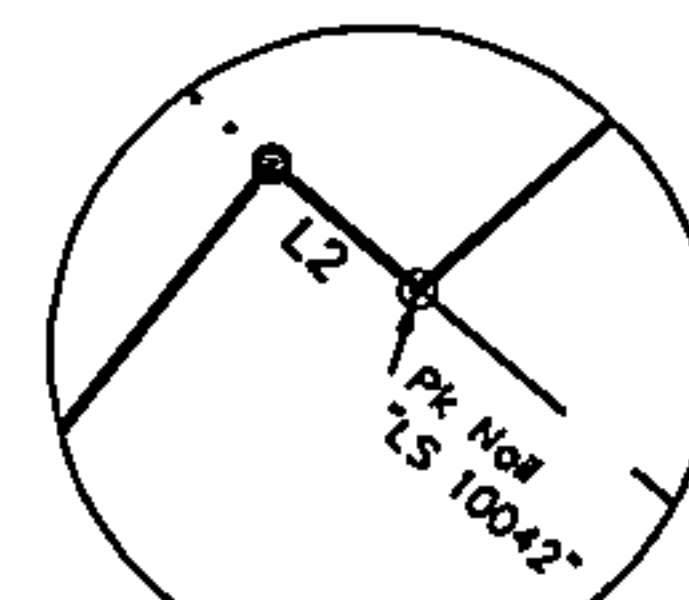
LINE TABLE		
LINE	LENGTH	BEARING
L1	6.39'	S49°01'38"E
L2	0.48'	S49°01'38"E
L3	5.12'	N02°29'20"W
L4	22.00'	N87°30'40"E
L5	21.97'	S48°16'03"W
L6	22.99'	N32°51'01"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	51.05' (51.04')	97.00' (97.00')	30°09'09"	50.46'	S 17°33'47" E
C2	48.71' (48.71')	751.00' (751.00')	3°42'58"	48.70'	N 54°12'02" W
C3	15.40' (15.40')	97.00' (97.00')	3°42'58"	48.70'	N 54°12'02" W

GRAPHIC SCALE

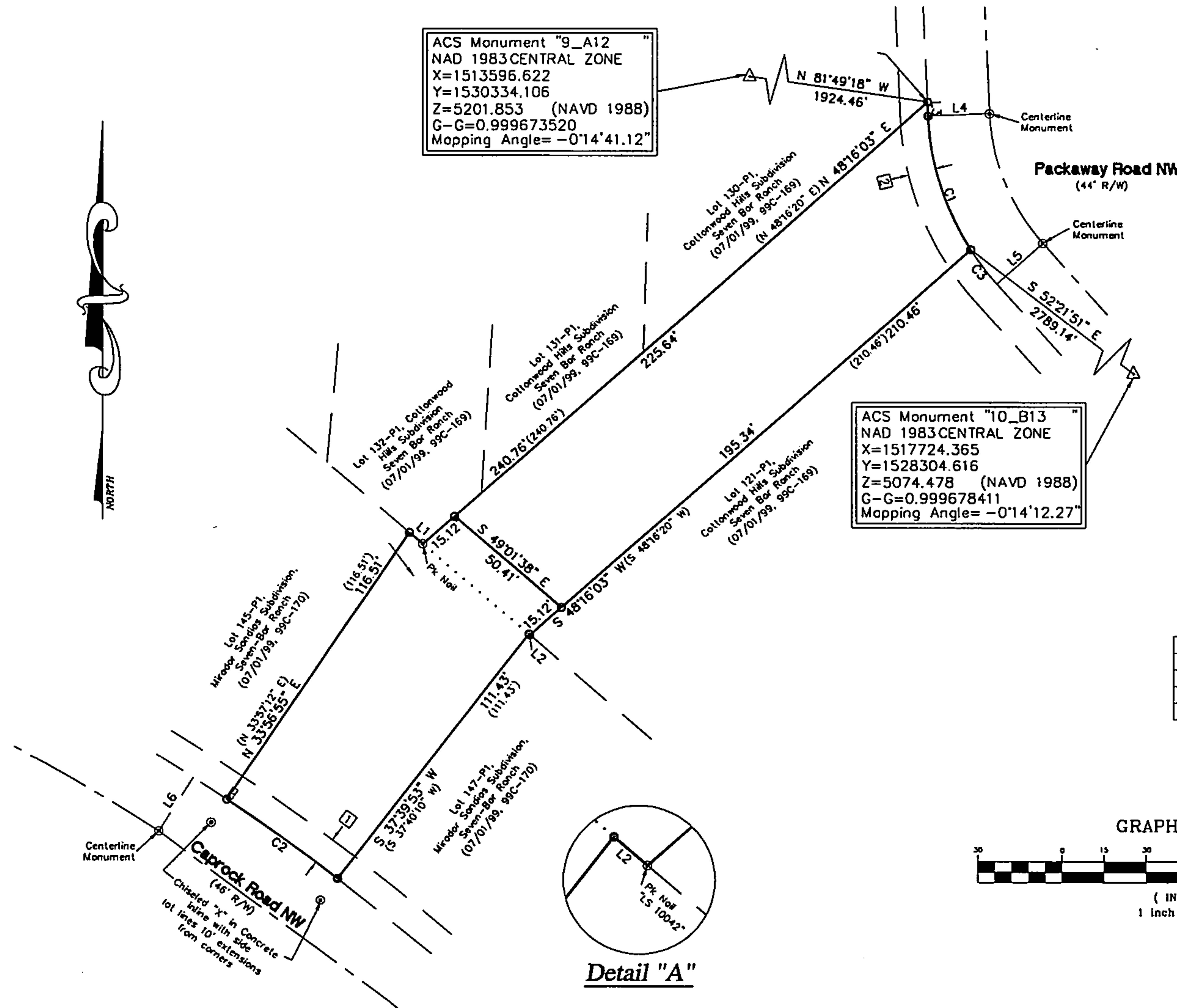


Detail "A"



ACS Monument "9_A12"
NAD 1983 CENTRAL ZONE
X=1513596.622
Y=1530334.106
Z=5201.853 (NAVD 1988)
G-G=0.999673520
Mapping Angle= -0°14'41.12"

ACS Monument "10_B13"
NAD 1983 CENTRAL ZONE
X=1517724.365
Y=1528304.616
Z=5074.478 (NAVD 1988)
G-G=0.999678411
Mapping Angle= -0°14'12.27"



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 2 of 2
101772

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND 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 THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Acknowledgment

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2010
BY: GLENN WILTSE, HUSBAND

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND 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 THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

ANDREA REIMER, OWNER LOT 146-PI

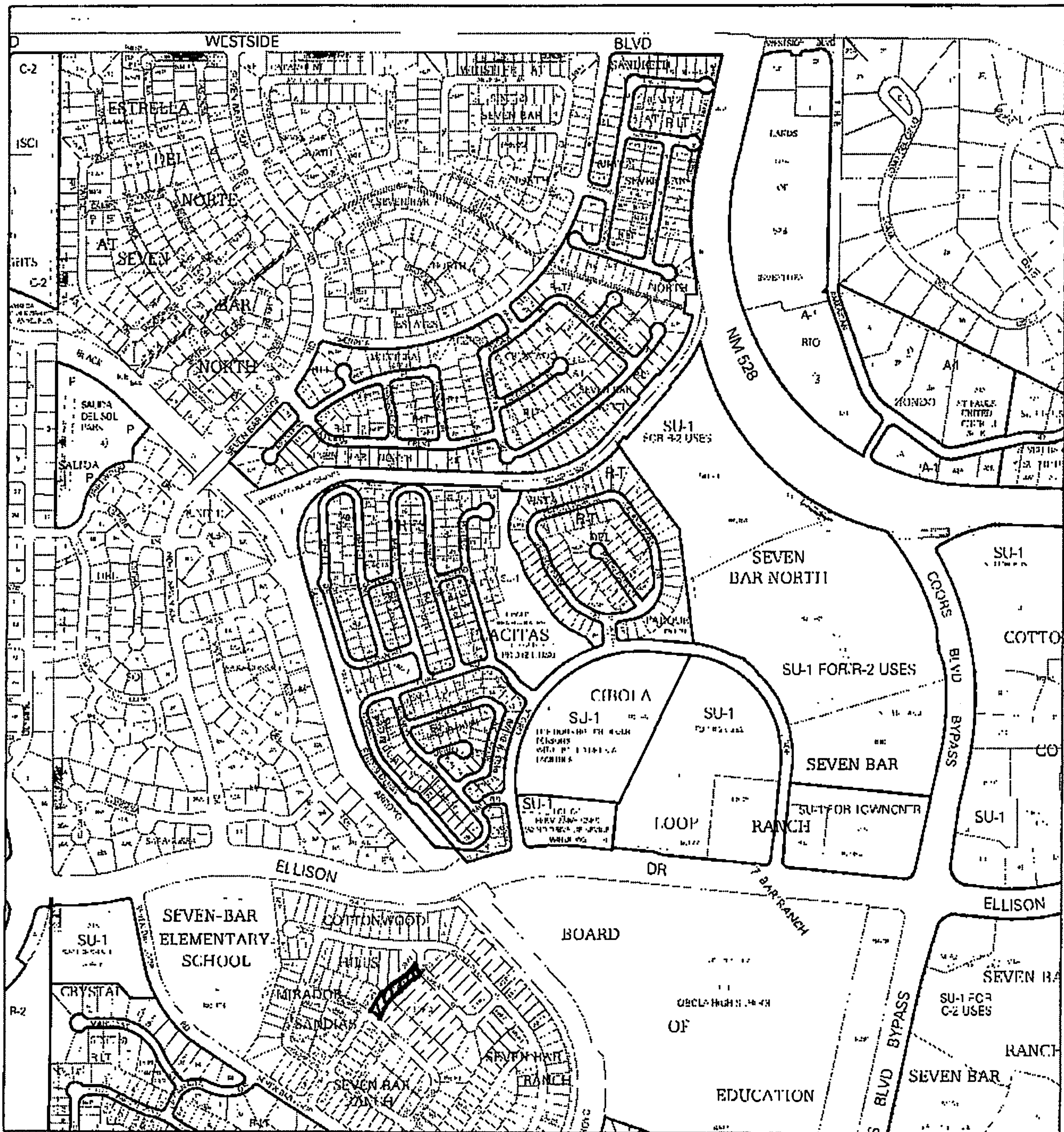
Acknowledgment

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2010
BY: JAMES AND ANDREA REIMER, HUSBAND AND WIFE

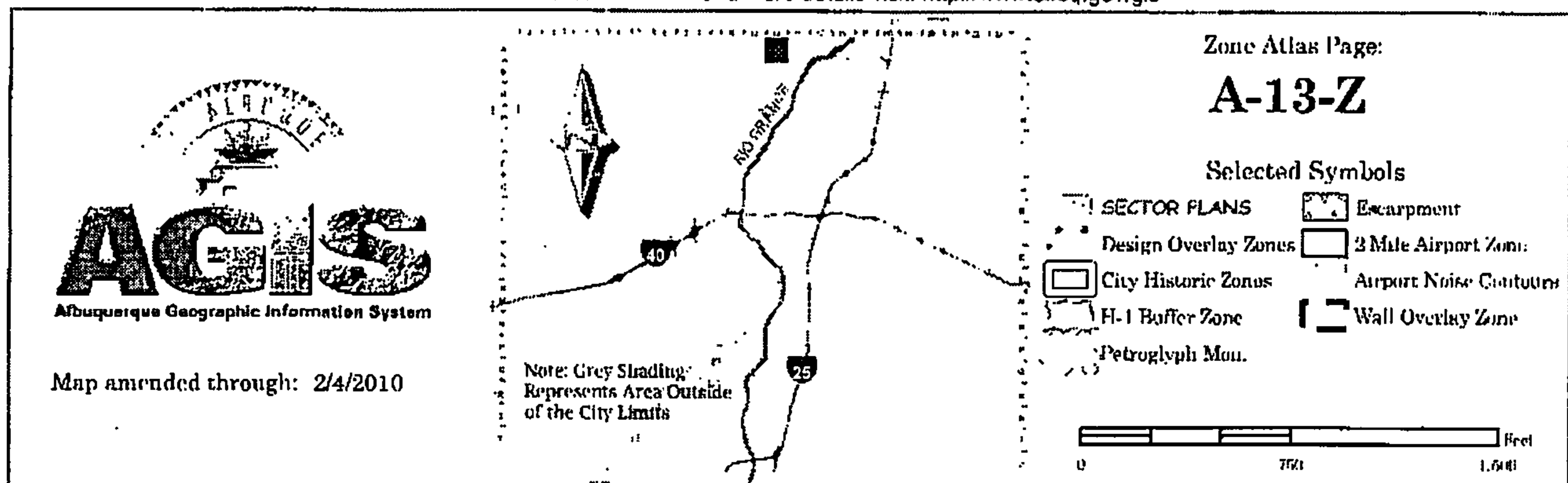
NOTARY PUBLIC MY COMMISSION EXPIRES

**Plat of
Lot 146-A-P1, Mirador Sandias
Subdivision, Seven-Bar Ranch and
Lot 122-A-P1, Cottonwood Hills
Subdivision, Seven-Bar Ranch
comprised of
Lot 146-P1, Mirador Sandias Subdivision, Seven-Bar Ranch &
Lot 122-P1, Cottonwood Hills Subdivision, Seven-Bar Ranch
City of Albuquerque
Bernalillo County, New Mexico
October 2010**

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



**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 Lot 146-A-P1 Mirador Estates Seven Bar Ranch and Lot 122-A-P1 Cottonwood Hills Seven Bar Ranch which is zoned as R-1, on October 18, 2010 submitted by Glen Wltse owner of Lot 122-A-P1 and James Reimer and Andrea Reimer owners of Lot 146-A-P1, 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) to adjust the lot line between lots 146-P1 and 122-P1 creating new lots 146-A-P1 and 122-A-P1. This will result in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]
Signature

Kizito Wijenje, Director, Capital Master Plan

Name (printed or typed) and title

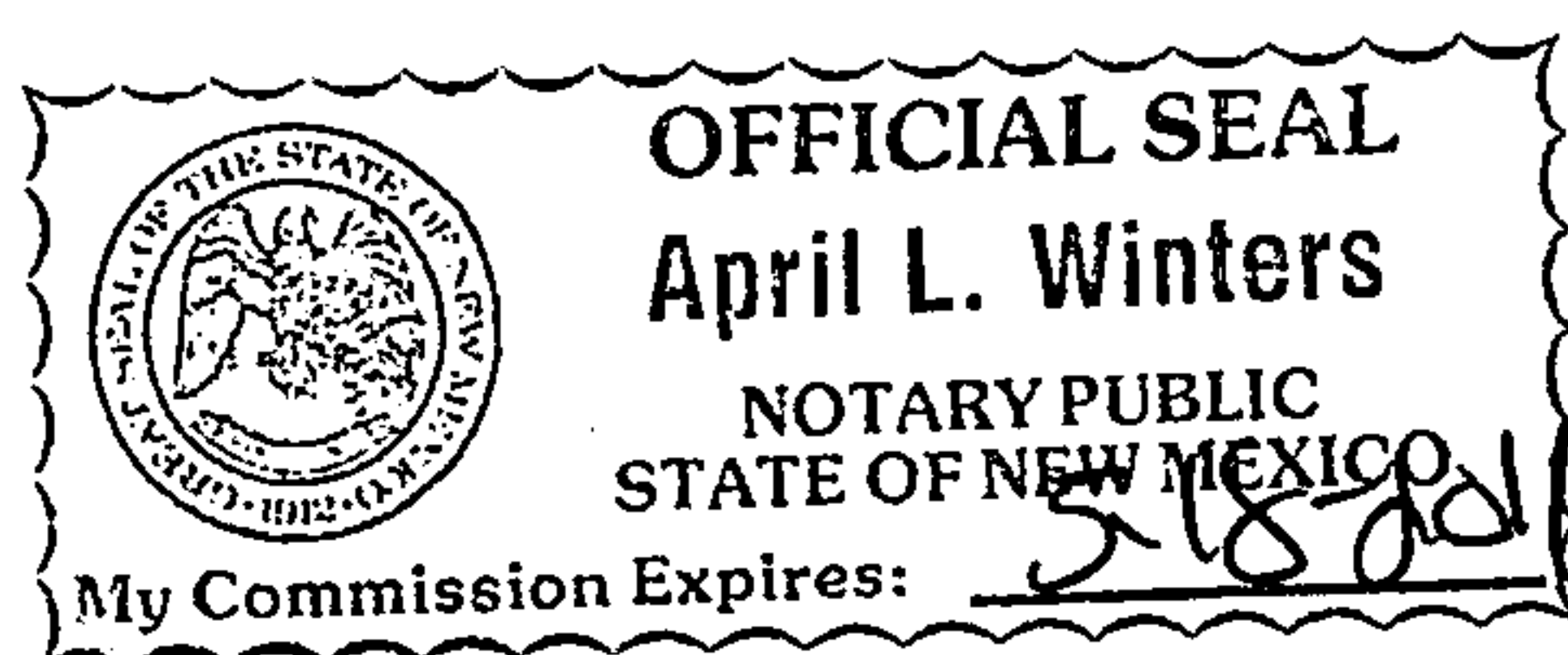
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Oct. 18, 2010, by Kizito Wijenje as Director of CM 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.

(Seal)

[Signature]
Notary Public

My commission expires: May 18, 2011





ALBUQUERQUE PUBLIC SCHOOLS

Capital Master Plan

Expect Great Things!

M. Elizabeth Everitt, Ph.D.

SUPERINTENDENT

Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by SPM Thursday will be ready for pick up by 8AM on the following Tuesday.

Please drop off and pick up all Pre-Development Facilities Fee agreements at APS' Capital Master Plan office. The office is located in Suite 9, 2nd floor, of the Lincoln Building at 915 Locust St SE. A map to our offices is located at: <http://construction.voteaps.com/LincolnMap.html>

Project # (if already assigned by DRB/EPC) 1008558

Please check one:

☐ Preliminary PDFF
(Preliminary PDFF are required for preliminary plat submittals.)

☐ Final PDFF
(Final PDFF are required for final plat submittals and must be recorded prior to DRB hearing)

☒ Waiver/Deferral
(Must provide reason for waiver/deferral)

Project Information

Subdivision Name Mirador Sandias Seven Bar Ranch / Cottonwood Hills Seven Bar Ranch

Location of Project (address or major cross streets) 4233 Caprock Rd NW / 4252 Packaway Rd NW

Proposed Number of Units: 2 Single-Family _____ Multi-Family

Note: A single-family unit is a single-family, detached dwelling unit.

Waiver Information

Property Owner James + Andrea Reimer Legal Description Lot 146 (Mirador) Zoning R-1

Reason for Waiver/Deferral Adjusting lot line between two existing lots.

Contact Information

Name Amber Palmer

Company Cartesian Surveys Inc

Phone 505-896-3050

E-mail Cartesianamber@aol.com

Please include with your submittal:

- ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined
- ☒ Copy of a plat or plan for the proposed project
- ☐ List of legal description (e.g. lot, block) and street address for each lot (for final plat only)
- ☐ Please include project number on the top right corner of all documents
- ☐ Please paper clip all submitted documents (for ease of making copies)

FOR OFFICE USE ONLY

APS Cluster _____

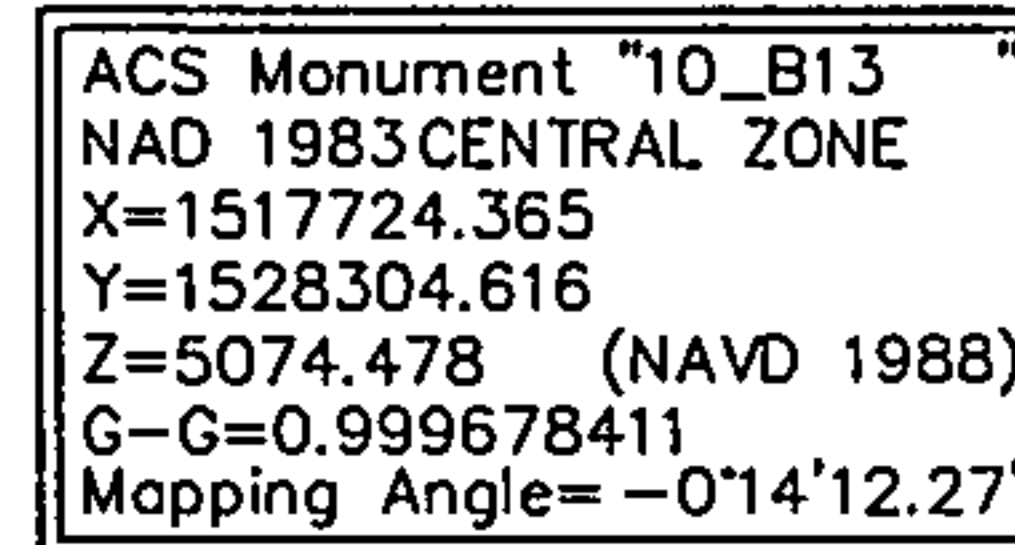
Date Submitted _____

Date Completed _____

Rev 3/6/07

Legend

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Z=5201.853 (NAVD 1988)
G-G=0.999673520
Mapping Angle=-0°14'41.12"



(IN FEET)
1 inch = 30 ft.

① EXISTING 10' PUBLIC UTILITY EASEMENT (07/01/99, 99C-170)
② EXISTING 10' PUBLIC UTILITY EASEMENT (07/01/99, 99C-169)

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