





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

3. **Project# 1010225**
14DRB-70312 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
14DRB-70326 SUBDIVISION DESIGN
VARIANCE 
- CARTESIAN SURVEYS INC agent(s) for KEITH BANDONI/RANDOLPH MARTINEZ request(s) the above action(s) for all or a portion of Tract(s) TRACT D AND TRACT 106-D-Z, **LANDS OF MORA** and **MRGCD MAP NO. 31** zoned RA-1, located on ELFEGO BETWEEN RIO GRANDE AND DURANES LATERAL containing approximately .8079 acre(s). (F-13)
THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF. A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE.
4. **Project# 1007801**
14DRB-70321 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL
14DRB-70322 SIDEWALK WAIVER 
- RIO GRANDE ENGINEERING agent(s) for ROSS & JOYCE COX request(s) the above action(s) for all or a portion of Lot(s) 1, 3, 4 & 5, Block(s) 16, **COX SUBD** zoned R-1, located on CAMINO ESPANOL BETWEEN 4TH AND RIO GRANDE containing approximately 1.862 acre(s). (E-14) **DEFERRED TO 10/1/14.**
5. **Project# 1010230**
14DRB-70319 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- RIO GRANDE ENGINEERING agent(s) for PRESTINA SANCHEZ-DAVIS request(s) the above action(s) for all or a portion of Lot(s) 21 & 22, Block(s) 16, **RAYNOLDS ADDITION** zoned SU-2 FOR HOUSING, located on SILVER BETWEEN 9TH AND 8TH ST containing approximately .2 acre(s). (K-13) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, UTILITY COMPANY SIGNATURES, AND REVISED LOCATION MAP.**
6. **Project# 1010231**
14DRB-70320 MINOR - PRELIMINARY/
FINAL PLAT APPROVAL 
- RIO GRANDE ENGINEERING agent(s) for GREG KLISE request(s) the above action(s) for all or a portion of Lot(s) 7, 8 AND EASTERLY 20' OF LOT 9, Block(s) 38, **RAYNOLDS ADDITION** zoned SU-2 FOR R-3, located on COAL BETWEEN 7TH AND 8TH ST containing approximately .2 acre(s). (K-13)
THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR AGIS DXF, UTILITY COMPANY SIGNATURES, COPY OF 1966 REAL ESTATE CONTRACT, AND REVISED LOCATION MAP.

Done 12/14

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]
- Site Plan - Subdivision [SPS]
- Site Plan - Building Permit [SBP]

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

Site Plans: It is the responsibility of the applicant/agent/developer/owner to insert the DRB approved Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of building permit plansets. If the building permit plans have been submitted prior to the Site Plan for Subdivision and/or Site Plan for Building Permit being signed-off, then it is the responsibility of the applicant/agent/developer/owner to insert a copy of the signed-off Site Plan for Subdivision and/or Site Plan for Building Permit in each copy of the building permit plansets.

Project #: 1010225 Application #: 14DRB-70312

Project Name: LANDS OF MORA AND MRGCD MAP NO. 31

Agent: CARTESIAN SURVEYS INC Phone #:

Your request was approved on 9-24-14 by the DRB with delegation of signature(s) to the following departments - outstanding comments to be addressed

- TRANSPORTATION:
- ABCWUA:
- CITY ENGINEER / AMAFCA:
- PARKS / CIP:
- PLANNING (Last to sign): *dwp*

PLATS:

- 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.
 - County Treasurer's signature must be obtained prior to the recording of the plat with 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.

ALL SITE PLANS:

- 3 copies of the approved site plan. Include all pages.



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

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

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

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

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

APPLICATION INFORMATION:

Professional/Agent (if any): Cartesian Surveys Inc PHONE: 8910-3050
 ADDRESS: PO Box 44414 FAX: 891-0244
 CITY: Rio Rancho STATE NM ZIP 87174 E-MAIL: cartesianamber@gmail.com

APPLICANT: Kerth Bambini / Randolph Martinez PHONE: _____
 ADDRESS: 2548 Elfego Rd NW FAX: _____
 CITY: Albuquerque STATE NM ZIP 87107 E-MAIL: _____

Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Adjust the lot line between two existing lots and grant easements.

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. Tract D and Tract 100-D-2 Block: NA Unit: NA
 Subdiv/Addn/TBKA: Land of Mora and MRGCD Map No. 31
 Existing Zoning: RA-1 Proposed zoning: RA-1 MRGCD Map No 31
 Zone Atlas page(s): F-13-Z UPC Code: 101306102630030739 (Tract D)
101306101721430728 (Tract 100-D-2)

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 site area (acres): 0.8079 Acres
 LOCATION OF PROPERTY BY STREETS: On or Near: Elfego Rd NW
 Between: Rio Grande Blvd NW and Duranes Lateral

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

SIGNATURE Amber Palmer DATE 8/29/14
 (Print Name) Amber Palmer Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input checked="" type="checkbox"/> All checklists are complete	<u>14DRB 70312</u>	<u>P&F</u>	_____	<u>\$285.00</u>
<input checked="" type="checkbox"/> All fees have been collected	_____	<u>CMF</u>	_____	<u>\$20.00</u>
<input checked="" type="checkbox"/> All case #s are assigned	<u>70326</u>	<u>SDV</u>	_____	\$ _____
<input checked="" type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input checked="" type="checkbox"/> Case history #s are listed	_____	_____	_____	\$ _____
<input type="checkbox"/> Site is within 1000ft of a landfill	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. density bonus	_____	_____	_____	\$ _____
<input type="checkbox"/> F.H.D.P. fee rebate	_____	_____	_____	\$ _____
Hearing date <u>Sept. 17, 2014</u>				Total <u>\$305.00</u>

[Signature] 9-8-14 Staff signature & Date Project # 1010225

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**
- 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)
- ~~NA~~ 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.

Amber Palmer
Applicant name (print)
Amber Palmer 8/29/14
Applicant signature / date



Form revised October 2007

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

Application case numbers
14 - DRB - 70312

9-8-14
Planner signature / date
Project # 1010225

Cartesian Surveys Inc.

PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

September 2, 2014

Development Review Board
City of Albuquerque

Re: Plat to adjust the lot line between two existing lots and grant easements

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests approval of a plat to adjust the lot line between the two existing lots and grant easements within Tracts D and 106-D-2, Lands of Mora and MRGCD Map No. 31.

If you have any questions, please feel free to call.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

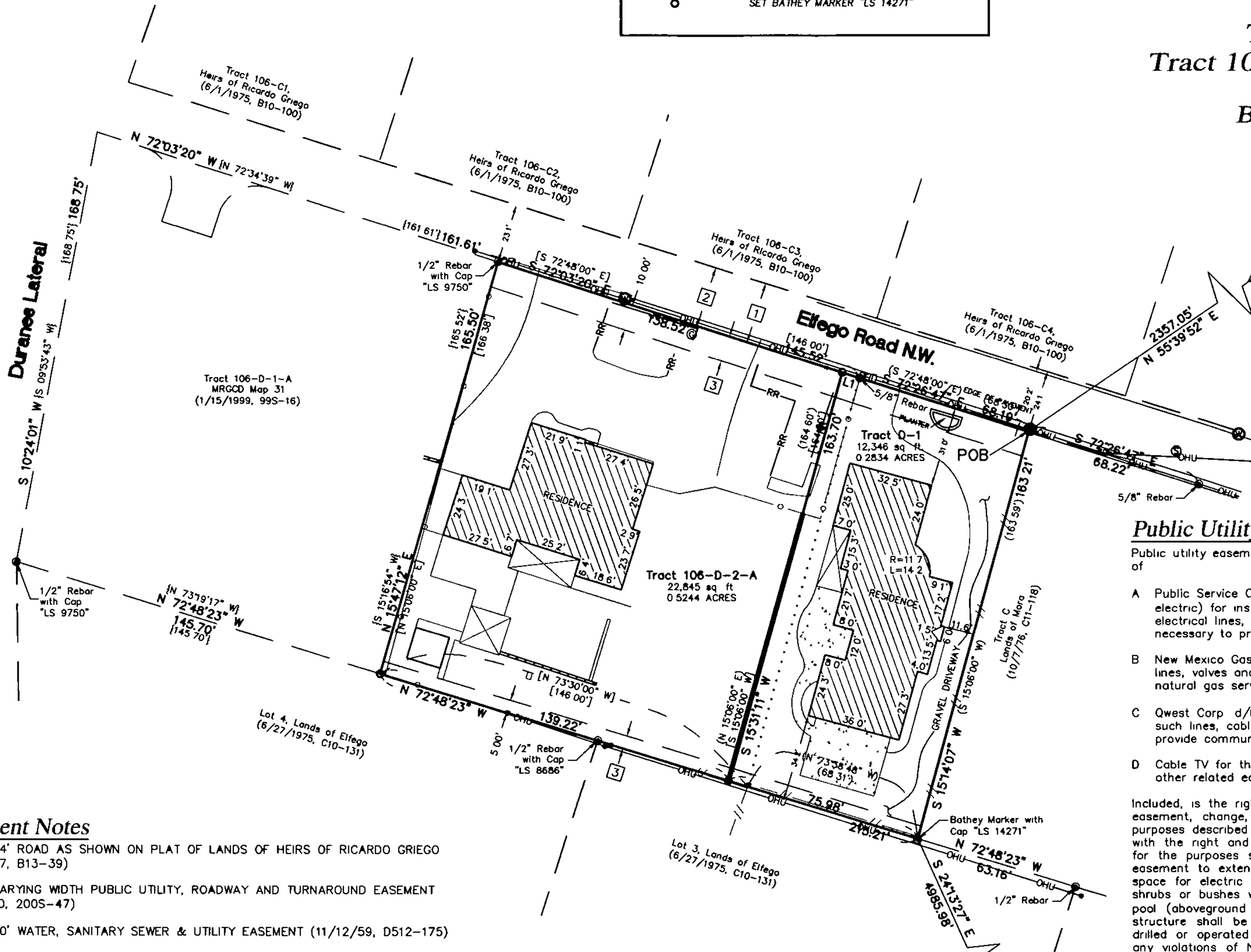
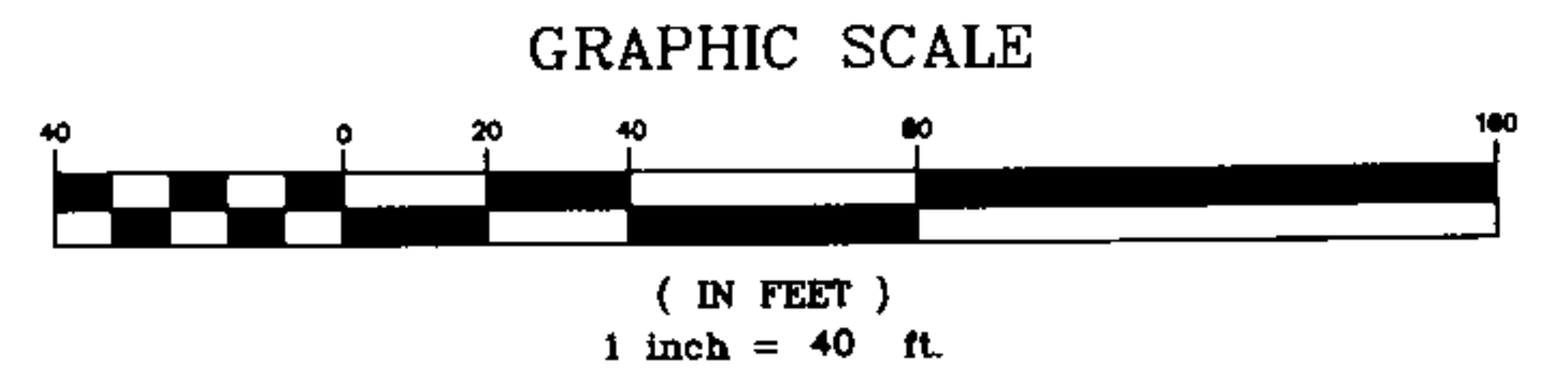
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC NO 2005191103)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1-20)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊙	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"

**Site Sketch for
Tract D-1, Lands of Mora
and Tract 106-D-1-B-1,
M.R.G.C.D. Map No. 31
Being Comprised of
Tract D, Lands of Mora and
Tract 106-D-1-B, M.R.G.C.D. Map No. 31
City of Albuquerque
Bernalillo County, New Mexico
August 2014**

ACS Monument "14_f13"
NAD 1983 CENTRAL ZONE
X=1515687 389
Y=1506751 047
Z=4975 508 (NAVD 1988)
G-G=0 999683724
Mapping Angle=-0°14'24 52"



Public Utility Easements:

Public utility easements shown on this plat are granted for the common and joint use of

- A 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
- B 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
- C Qwest Corp d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services
- D Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable services

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right 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 pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat

Easements for electric transformer/switchgears, 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), New Mexico Gas Company (NMGC) and Qwest D/B/A Centurylink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest D/B/A Centurylink QC 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

Easement Notes

- 1 EXISTING 24' ROAD AS SHOWN ON PLAT OF LANDS OF HEIRS OF RICARDO GRIEGO (6/29/1977, B13-39)
- 2 EXISTING VARYING WIDTH PUBLIC UTILITY, ROADWAY AND TURNAROUND EASEMENT (4/11/2000, 200S-47)
- 3 EXISTING 20' WATER, SANITARY SEWER & UTILITY EASEMENT (11/12/59, D512-175)
- 4 EXISTING 40' ROADWAY EASEMENT (6/17/87, C33-187)
- 5 EXISTING 25' PUBLIC DRAINAGE EASEMENT (6/17/87, C33-187)
- 6 EXISTING 15' UTILITY EASEMENT (6/17/87, C33-187)
- 7 RESTAURANT ACCESS EASEMENT (10/28/69, VTOL. MICR 154, PG 395-397) TO BE VACATED BY THIS PLAT
- 8 EXISTING PUBLIC SERVICE COMPANY OF NM EASEMENT (2/23/12, DOC NO 2012017837)
- 9 MUTUAL CROSS LOT PARKING, DRAINAGE AND ACCESS EASEMENT ACROSS PARCELS 4-A(2)-A AND 4-A(3A)-1, GRANTED WITH THE FILING OF THIS PLAT

ACS Monument "6_G13AR"
NAD 1983 CENTRAL ZONE
X=1515743 949
Y=1500719 134
Z=N/A (NAVD 1988)
G-G=0.999684045
Mapping Angle=-0°14'23 60"



Pre-Development Facilities Fee (PDFF) Cover Sheet

PDFF agreements received by 5PM 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) _____

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)

[X] Waiver/Deferral (Must provide reason for waiver/deferral)

Project Information

Subdivision Name Lands of Mora / MRGCD Map No. 31

Location of Project (address or major cross streets) Elfege Rd NW and Rio Grande Blvd NW

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

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

Waiver Information

Property Owner Keith Bandoni / Randolph Martinez Legal Description Tract D / Tract 106-D-2 Zoning RA-2

Reason for Waiver/Deferral lot line adjustment replat.

Contact Information

Name Amber Palmer

Company Cartesian Surveys Inc

Phone 896-3050

E-mail cartesianamber@gmail.com

Please include with your submittal:

[X] Zone Atlas map with the entire property(ies) precisely and clearly outlined

[X] 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 _____

**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 Tract D-1 Lands of Mora and Tract 106-D-2-A MRGCD Map No 31 which is zoned as RA-2 , on September 3, 2014 submitted by Keith Bandoni, Owner Tract D, Randolph Martinez Owner Tract 106-D-2, 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 a lot line consolidation, resulting in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: [Signature]
Signature
Elvira Lopez, Planner/Demographer
Name (printed or typed) and title

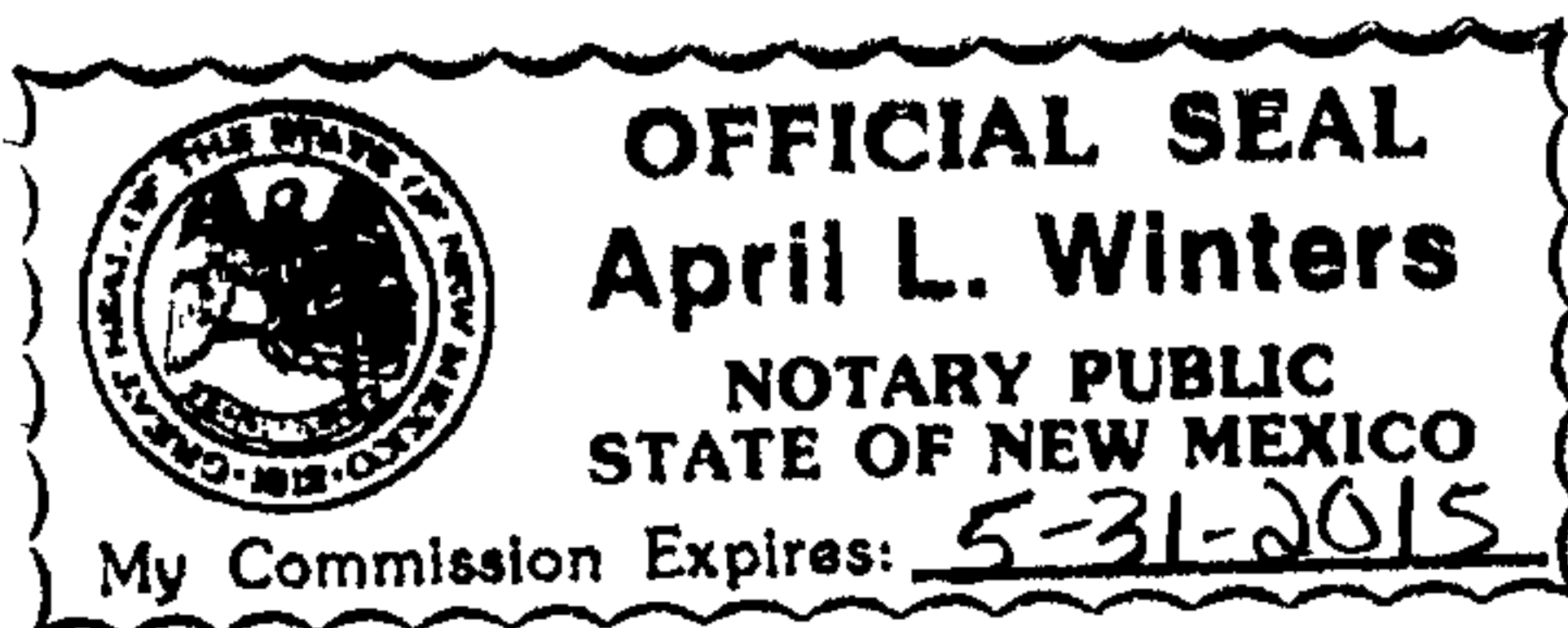
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

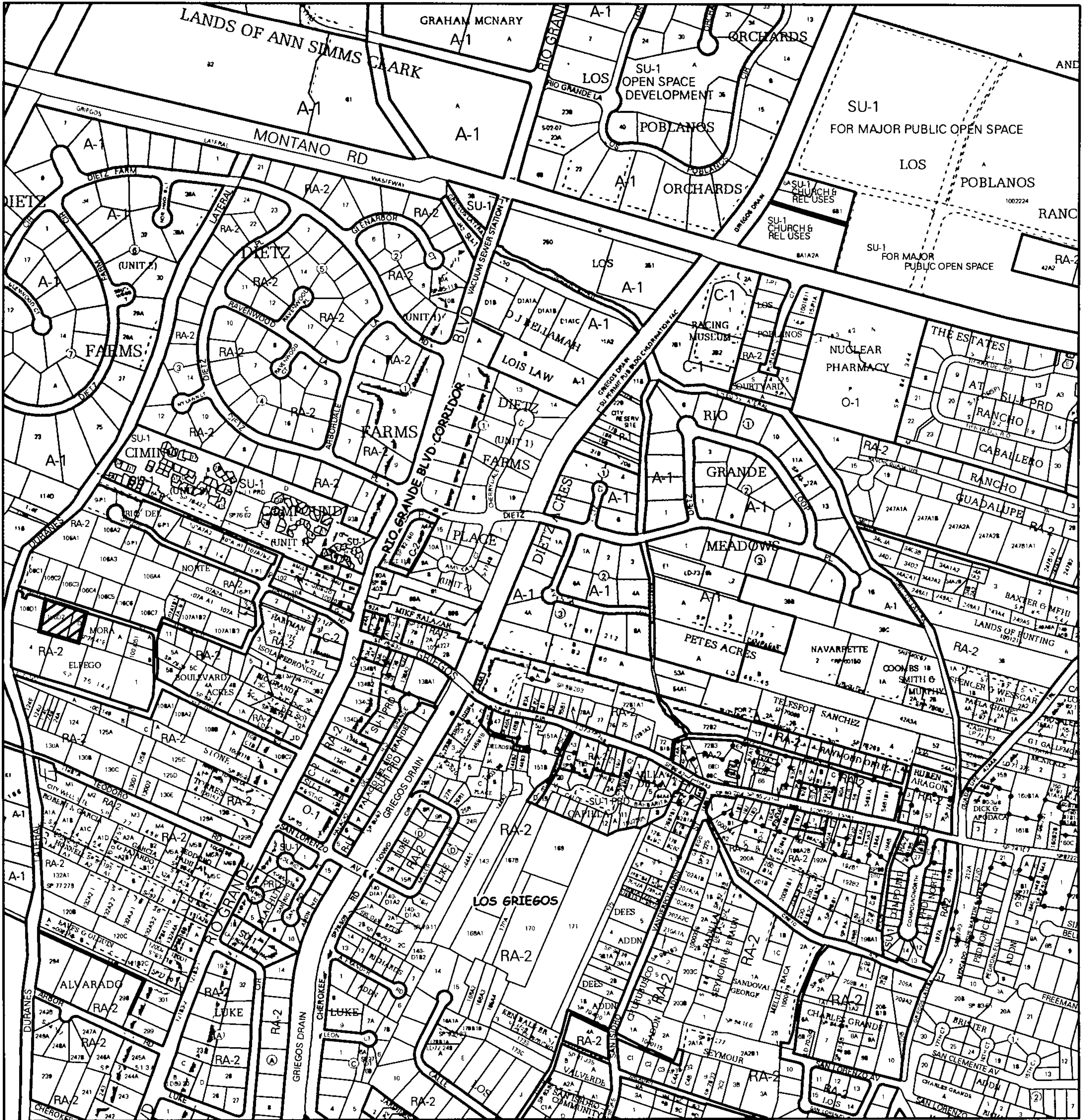
This instrument was acknowledged before me on Sept. 3, 2014, by Elvira Lopez as Planner/Demographer of the Albuquerque Municipal School District No. 12, Bernalillo and Sandoval Counties, a school district organized and existing under the laws of the State of New Mexico.

(Seal)

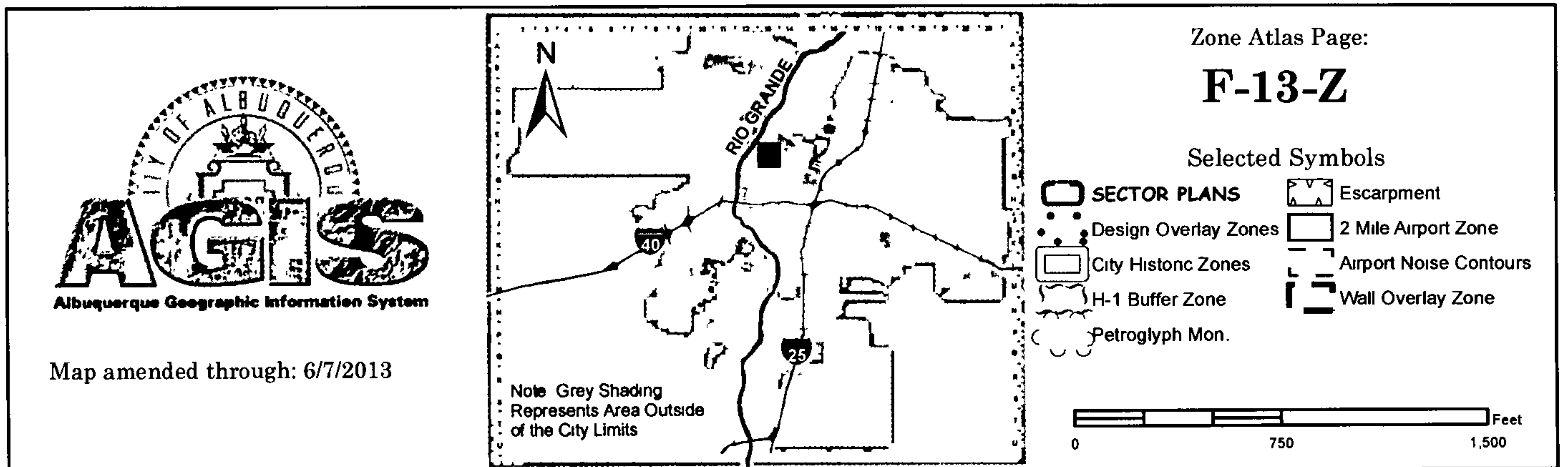
[Signature]
Notary Public

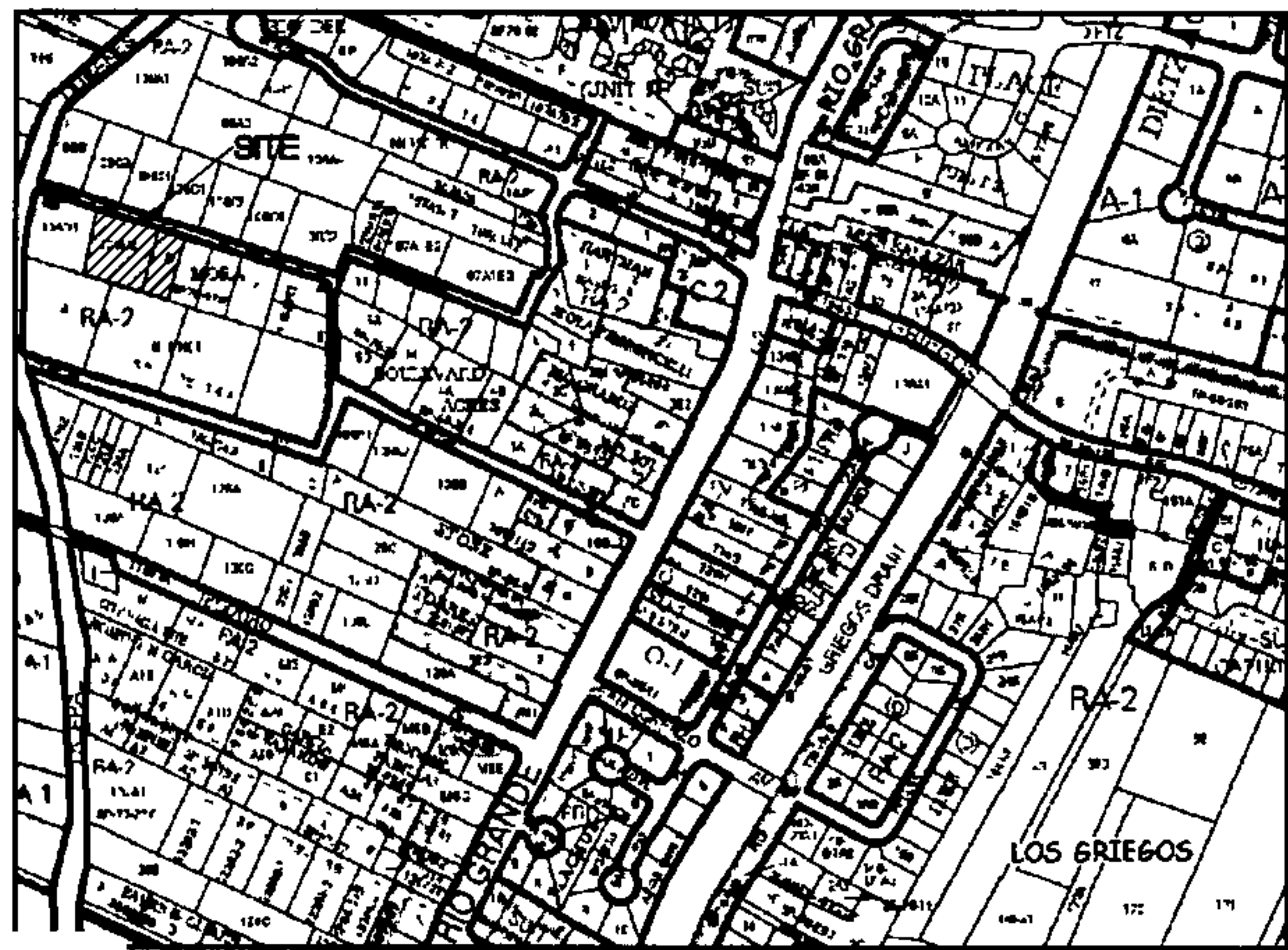
My commission expires: May 31, 2015





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





Vicinity Map Zone Atlas F-13-Z

Purpose of Plat

1 ADJUST INTERIOR LOT LINE AS SHOWN HEREON

Notes

- 1. FIELD SURVEY PERFORMED IN AUGUST 2014.
- 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. LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS.

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN, AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY WARRANT 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.

KEITH BANDONI, OWNER (TRACT D)

DATE

Acknowledgment

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY: KEITH BANDONI, OWNER (TRACT D)

NOTARY PUBLIC MY COMMISSION EXPIRES

Indexing Information

Section 31, Township 11 North, Range 3 East, N M P M
as Projected into the Elena Gallegos Grant
Owner Keith Bandoni (Tract D, Lands of Mora)
Owner. Randolph Martinez (Tract 106-D-2, M R G C D Map No. 31)

Subdivision Data

GROSS ACREAGE. 0.8079 ACRES
ZONE ATLAS PAGE NO. F-13-Z
NUMBER OF EXISTING LOTS. 2
NUMBER OF LOTS CREATED. 2
MILES OF FULL WIDTH STREETS. 0.00 MILES
MILES OF HALF WIDTH STREETS. 0.00 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.00 ACRES
DATE OF SURVEY. AUGUST 2014

Legal

A CERTAIN PARCEL BEING COMPRISED OF TRACT D, LANDS OF MORA, 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 OCTOBER 7, 1976 IN BOOK C11, PAGE 118 AND TRACT 106-D-2, M R G C D MAP NO 31, AS THE SAME AS DESCRIBED IN THE WARRANTY DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 23, 1968 IN BOOK D854, PAGES 401-402, BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHWEST CORNER OF SAID TRACT D, LANDS OF MORA, MARKED BY A BATHEY MARKER WITH CAP "LS 14271", AND LYING ON THE SOUTHERLY RIGHT-OF-WAY OF ELFEGO RD, N.W., WHENCE, A TIE TO ACS MONUMENT "14_F13" BEARS N 55°39'52" E, AND A DISTANCE OF 2357.05 FEET,

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY, S 15°14'07" W, A DISTANCE OF 163.21 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271",

THENCE, N 72°48'23" W, A DISTANCE OF 215.21 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SAME AS THE SOUTHWEST CORNER OF SAID TRACT 106-D-2, AND MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 15°47'12" E, A DISTANCE OF 165.50 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SAME AS THE NORTHWEST CORNER OF SAID TRACT 106-D-2, LYING ON THE SOUTHERLY RIGHT-OF-WAY OF ELFEGO RD N.W., AND MARKED BY A 1/2" REBAR WITH CAP "LS 9750",

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES,

S 72°03'20" E, A DISTANCE OF 145.52 FEET TO AN ANGLE POINT, MARKED BY A 5/8" REBAR;

S 72°26'47" E, A DISTANCE OF 68.19 FEET TO THE POINT OF BEGINNING, CONTAINING 0.8079 ACRES (35,191 SQ FT) MORE OR LESS

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN, AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY WARRANT 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

RANDOLPH MARTINEZ, OWNER (TRACT 106-D-2)

DATE

Acknowledgment

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY: RANDOLPH MARTINEZ, OWNER (TRACT 106-D-2)

NOTARY PUBLIC MY COMMISSION EXPIRES

Plat for
**Tract D-1, Lands of Mora
and Tract 106-D-2-A,
M.R.G.C.D. Map No. 31**
Being Comprised of
**Tract D, Lands of Mora and
Tract 106-D-2, M.R.G.C.D. Map No. 31**
City of Albuquerque
Bernalillo County, New Mexico
August 2014

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 _____

Plat approvals:

PNM Electric Services _____ Date _____

New Mexico Gas Company _____ Date _____

Qwest Corporation d/b/o CenturyLink QC _____ Date _____

Comcast _____ Date _____

City approvals:

City Surveyor _____ Date _____

Traffic Engineer _____ Date _____

ABCWUA _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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. DATE _____
N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.

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



Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

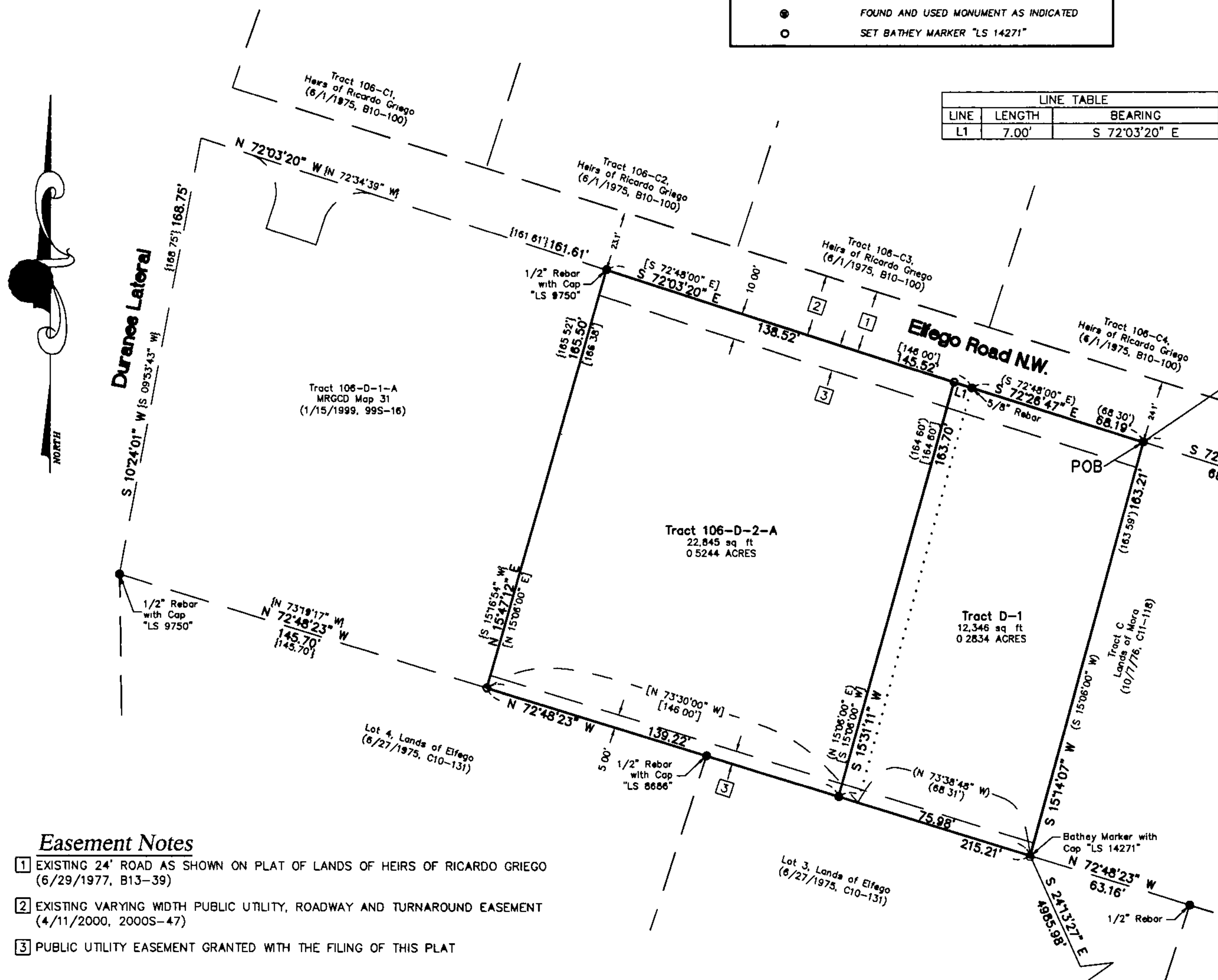
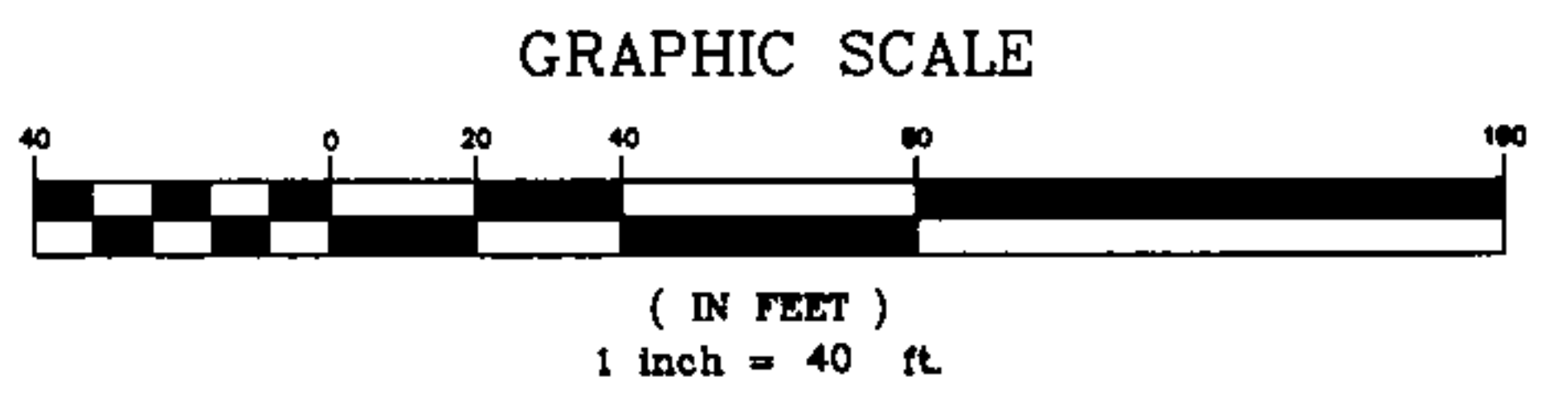
Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (10/7/1976, C11-118)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/23/1954, BK D854, PG 401-402)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (1/15/1999, 99S-16)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"

Plat for
Tract D-1, Lands of Mora
and Tract 106-D-2-A,
M.R.G.C.D. Map No. 31
 Being Comprised of
Tract D, Lands of Mora and
Tract 106-D-2, M.R.G.C.D. Map No. 31
 City of Albuquerque
 Bernalillo County, New Mexico
 August 2014

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.00'	S 72°03'20" E

ACS Monument "14_F13"
 NAD 1983 CENTRAL ZONE
 X=1515687.389
 Y=1506751.047
 Z=4975.508 (NAVD 1988)
 G-G=0.999683724
 Mapping Angle=-0°14'24.52"



Public Utility Easements:

Public utility easements shown on this plat are granted for the common and joint use of

- A 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
- B 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
- C Qwest Corp d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable services

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right 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 pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat

Easements for electric transformer/switchgears, 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), New Mexico Gas Company (NMGC) and Qwest D/B/A Centurylink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest D/B/A Centurylink QC 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

Easement Notes

- 1 EXISTING 24' ROAD AS SHOWN ON PLAT OF LANDS OF HEIRS OF RICARDO GRIEGO (6/29/1977, B13-39)
- 2 EXISTING VARYING WIDTH PUBLIC UTILITY, ROADWAY AND TURNAROUND EASEMENT (4/11/2000, 2000S-47)
- 3 PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

ACS Monument "6_G13AR"
 NAD 1983 CENTRAL ZONE
 X=1515743.949
 Y=1500719.134
 Z=N/A (NAVD 1988)
 G-G=0.999684045
 Mapping Angle=-0°14'23.60"

PROJECT #
1010225

September 17, 2014 (Fif)