


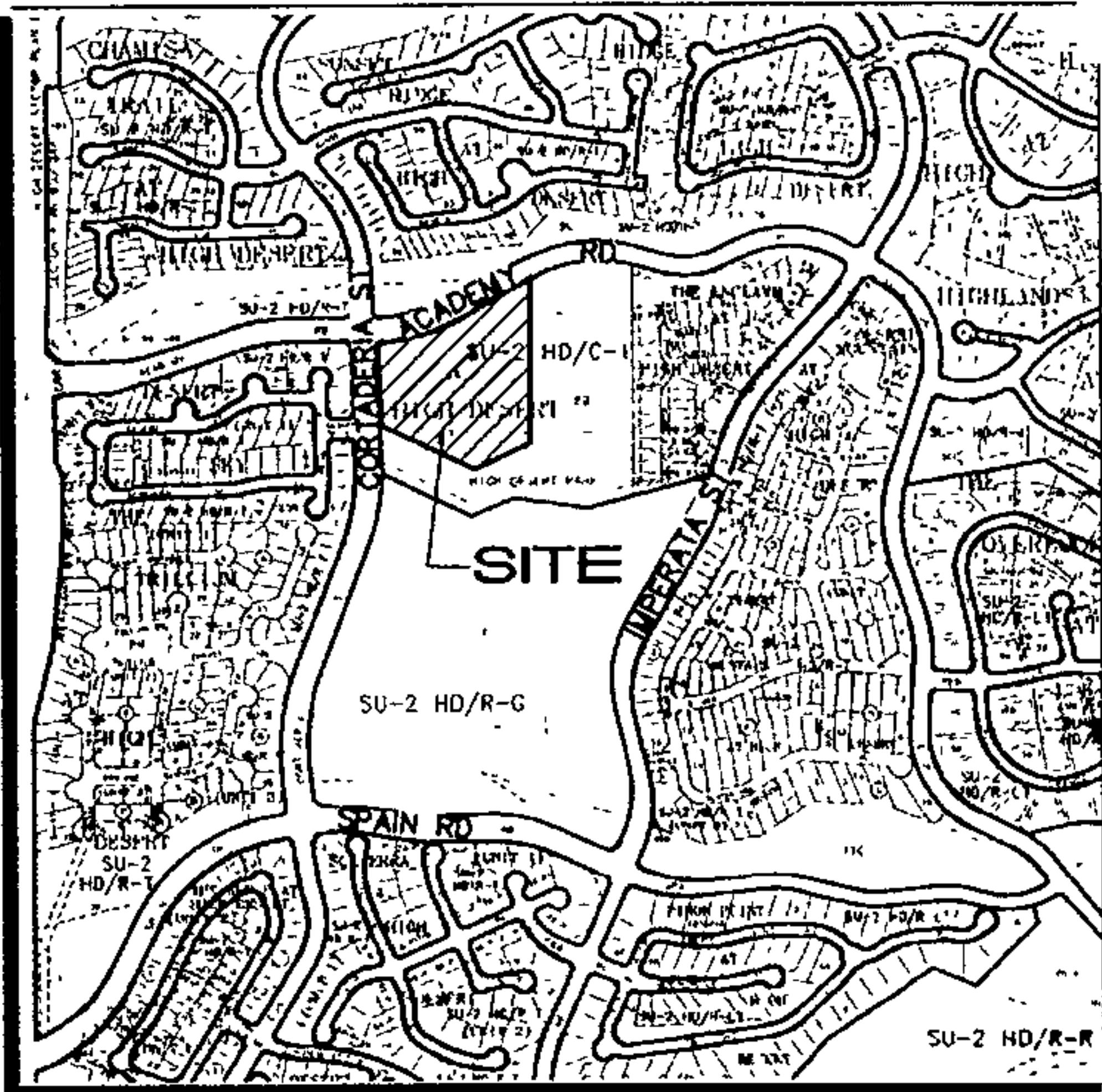


9. **Project# 1007801**
 14DRB-70321 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL
 14DRB-70322 SIDEWALK WAIVER
 14DRB-70336 SUBDN DESIGN
VARIANCE FROM MIN DPM STDS
- RIO GRANDE ENGINEERING agent(s) for ROSS & JOYCE COX request(s) the above action(s) for all or a portion of Lot(s) 1, 3, 4 & 5, Block(s) 16, **COX SUBD** zoned R-1, located on CAMINO ESPANOL BETWEEN 4TH AND RIO GRANDE containing approximately 1.862 acre(s). (E-14) **INDEFINITELY DEFERRED.**
10. **Project# 1010077**
 14DRB-70329 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL 
- PRECISION SURVEYS INC agent(s) for ELLIOT BERGER, BONAMI ENTERPRISES, LLC request(s) the above action(s) for all or a portion of Lot(s) 7-13 AND TRACT A, Block(s) 1, **TIMOTEO CHAVEZ ADDITION** zoned C-3, located on PROSPECT BETWEEN MADISON AND MONROE containing approximately 2.0661 acre(s). (H-17) **THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO HYDROLOGY TO ADDRESS COMMENTS AND TO PLANNING TO RECORD.**
11. **Project# 1010237**
 14DRB-70333 VACATION OF PRIVATE
 EASEMENT
 14DRB-70334 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL 
- CARTESIAN SURVEYS INC agent(s) for SCOTT ASHCROFT request(s) the above action(s) for all or a portion of Lot(s) 24-27, **LEGENDS AT HIGH DESERT** zoned SU-2 HD, located on ON CLIFFBRUSH containing approximately .362 acre(s). (E23) **INDEFINITELY DEFERRED.**
12. **Project# 1000034**
 14DRB-70291 SUBDN DESIGN
 VARIANCE FROM MIN DPM STDS
 14DRB-70292 MINOR - PRELIMINARY/
 FINAL PLAT APPROVAL 
- THE SURVEY OFFICE agent(s) for ALFRED JARRETT request(s) the above action(s) for all or a portion of Tract(s) A-1 AND A, **TRACT A-1 LANDS OF AL JARRETT AND TRACT A, LANDS OF TOBIAS J GRIEGO** zoned R-1, located on 2204 BERYL CT NW containing approximately 2.1255 acre(s). (H-13)[*Deferred on 8/27/14*]
A SUBDIVISION DESIGN VARIANCE FROM MINIMUM DPM DESIGN STANDARDS WAS APPROVED AS SHOWN ON EXHIBIT IN THE PLANNING FILE. THE PRELIMINARY/FINAL PLAT WAS APPROVED WITH FINAL SIGN OFF DELEGATED TO PLANNING FOR REMOVAL OF ENCROACHMENT OF RIGHT-OF-WAY IN BARRELL COURT AND FOR REVISED EXHIBIT FOR ACCESS TO THE SOUTH.

PROJECT: 1010333
DATE: 10.1.14 (P/F, VPE)

2006C-149 U1

TALOS LOG NO: 2006 11 4095



E-23

VICINITY MAP

SUBDIVISION DATA / NOTES

- 1 Total Number of Existing Tracts 1
- 2 Total Number of Lots created 48
- 3 Total Number of Tracts created 12
- 4 Gross Subdivision Acreage 7.2940 Ac
- 5 Total Mileage of Private Streets Created 0.3481
- 6 Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 27)
- 7 Distances are ground distances
- 8 Field Survey performed in June, 2005
- 9 Title Report Land America Albuquerque Title Company, File No. 6213000683
- 10 City Standard Utility Note II
 City of Albuquerque Water and Sanitary Sewer Service must be verified and coordinated with the Albuquerque Bernalillo County Water Utility Authority, City of Albuquerque
11. Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #6126"
- 12 ZONING SU-2 HD/C-1 with conditional use for residential uses all lots shall conform to the R-T zoning regulations as listed in the City of Albuquerque zoning code with exception as approved by the City of Albuquerque zoning hearing examiner on July 22, 2005
- 13 Measured bearings and distances are identical to record

PUBLIC UTILITY EASEMENTS

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

- 1 The Public Service Co. Of NM--Electric Services Division for the installation, maintenance, and service of underground/overhead electrical lines, communication lines, transformers, and any other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service
- 2 Qwest 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
- 3 Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable tv service
- 4 The Public Service Co. Of NM--Gas Services Division for the installation, maintenance, and service of such distribution and service lines and facilities reasonably necessary to provide gas service



LEGAL DESCRIPTION

Tract 8A as the same is shown and designated on the PLAT OF TRACTS 8A, 8B AND 8C HIGH DESERT, Albuquerque, New Mexico filed in the office of the County Clerk of Bernalillo County, New Mexico on June 30, 1994 in Volume 94C, folio 223 as Document No. 94083641

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 and said Owner(s) and/or Proprietor(s) do hereby grant all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein, and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead 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 said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed

OWNER

RUTLEDGE INVESTMENT COMPANY, INC.

KYLE R. RUTLEDGE, PRESIDENT

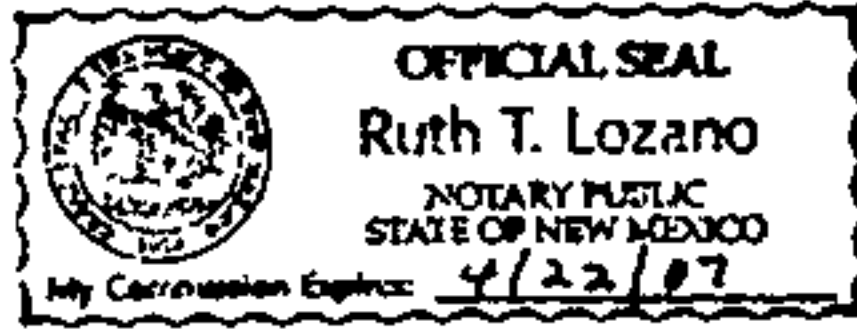
ACKNOWLEDGMENT

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

This instrument was acknowledged before me on May 1, 2006, by Kyle R. Rutledge, President of Rutledge Investment Company a New Mexico Corporation, on behalf of said corporation

My Commission Expires 4/22/07

Ruth T. Lozano
 Notary Public



Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easement, 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, 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 caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

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

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

**Plat Of
 The Legends
 At High Desert Subdivision**

Being a Replat of
 Tract 8A, High Desert
 within
 The Elena Gallegos Grant
 Projected Section 26, T.11N, R.4E, N.M.P.M.
 City Of Albuquerque
 Bernalillo County, New Mexico
 May 2006

High Desert Investment Corp
 F. Juarez 5-11-06

APPROVALS

DRB PROJECT NO. 1004039
 APPLICATION NO. 05-01074 06 DRB-00606

DISCLOSURE STATEMENT

The purpose of this plat is to subdivide the subject tract into 48 residential lots, 11 private landscape tracts, and 1 private roadway tract, and to grant easements necessary to serve the residential development

Utility Approvals

<u>Leah D. Marks</u> PNM ELECTRIC SERVICES DIVISION	5-5-06 DATE
<u>Leah D. Marks</u> PNM GAS SERVICES DIVISION	5-5-06 DATE
<u>Robi Cristobal</u> QWEST	5/9/06 DATE
<u>Donna Borlan</u> COMCAST	5/5/06 DATE
<u>[Signature]</u> CITY SURVEYOR	5-2-06 DATE
N/A REAL PROPERTY DIVISION	DATE
N/A ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<u>[Signature]</u> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	5-10-06 DATE
<u>Roger d. Hiron</u> CITY OF ALBUQUERQUE UTILITIES DIVISION	5/10/06 DATE
<u>Christine Sandoval</u> PARKS AND RECREATION DEPARTMENT	5/10/06 DATE
<u>Bradley B. Bingham</u> AMAFCA	5/10/06 DATE
<u>Bradley B. Bingham</u> CITY ENGINEER	5/10/06 DATE
<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	5/10/06 DATE

SURVEYOR'S CERTIFICATION

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Policy File No. 6213000683 issued by Land America Albuquerque Title Company effective April 20, 2006, and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer
 Ronald A. Forstbauer, P.S. No. 6126
 Date 5/10/06

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

2006C-149 U1

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2006C-149

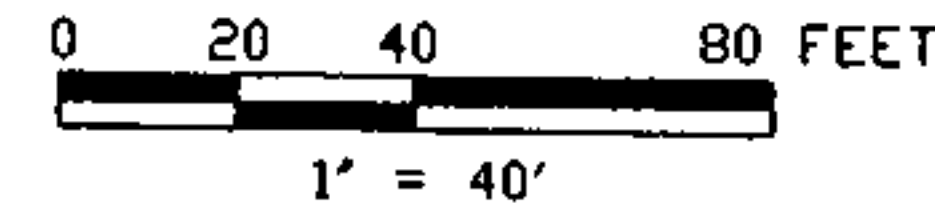
2006C-149 C21

LOT GEOMETRY
 Plat Of
 The Legends
 At High Desert Subdivision
 Being a Replat of
 Tract 8A, High Desert
 within
 The Elena Gallegos Grant
 Projected Section 26, T.11N, R.4E, N.M.P.M
 City Of Albuquerque
 Bernalillo County, New Mexico
 May 2006

- REFERENCE NOTES:**
- SEE SHEET 4 FOR EASEMENTS AFFECTING THIS PROPERTY
 - SEE SHEET 5 FOR LINE AND CURVE TABLE.
 - SEE SHEET 5 FOR LOT AREA TABLE.

- LEGEND**
- SET 1/2" REBAR WITH CAP "LS 6126" (TYP)
 - ▲ CENTERLINE MONUMENT
 - N/R NON-RADIAL LINE

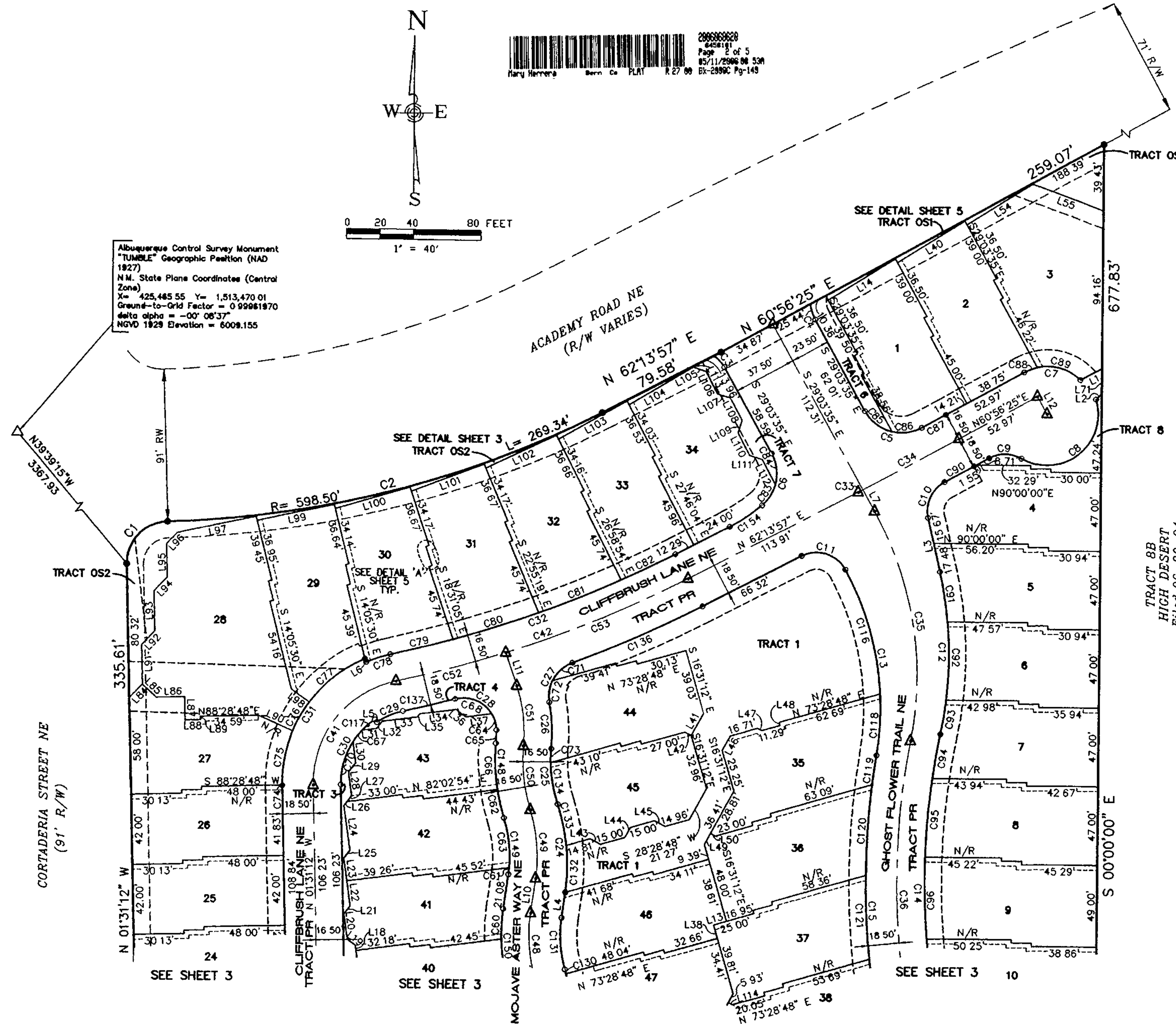
Albuquerque Control Survey Monument
 "TUMBLE" Geographic Position (NAD 1927)
 N.M. State Plane Coordinates (Central Zone)
 X= 425,465.55 Y= 1,513,470.01
 Ground-to-Grid Factor = 0.99961970
 delta alpha = -00° 06' 37"
 NGVD 1929 Elevation = 6009.155



2006C-149 C21

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1454PT1 DWG:thor 05 01 06



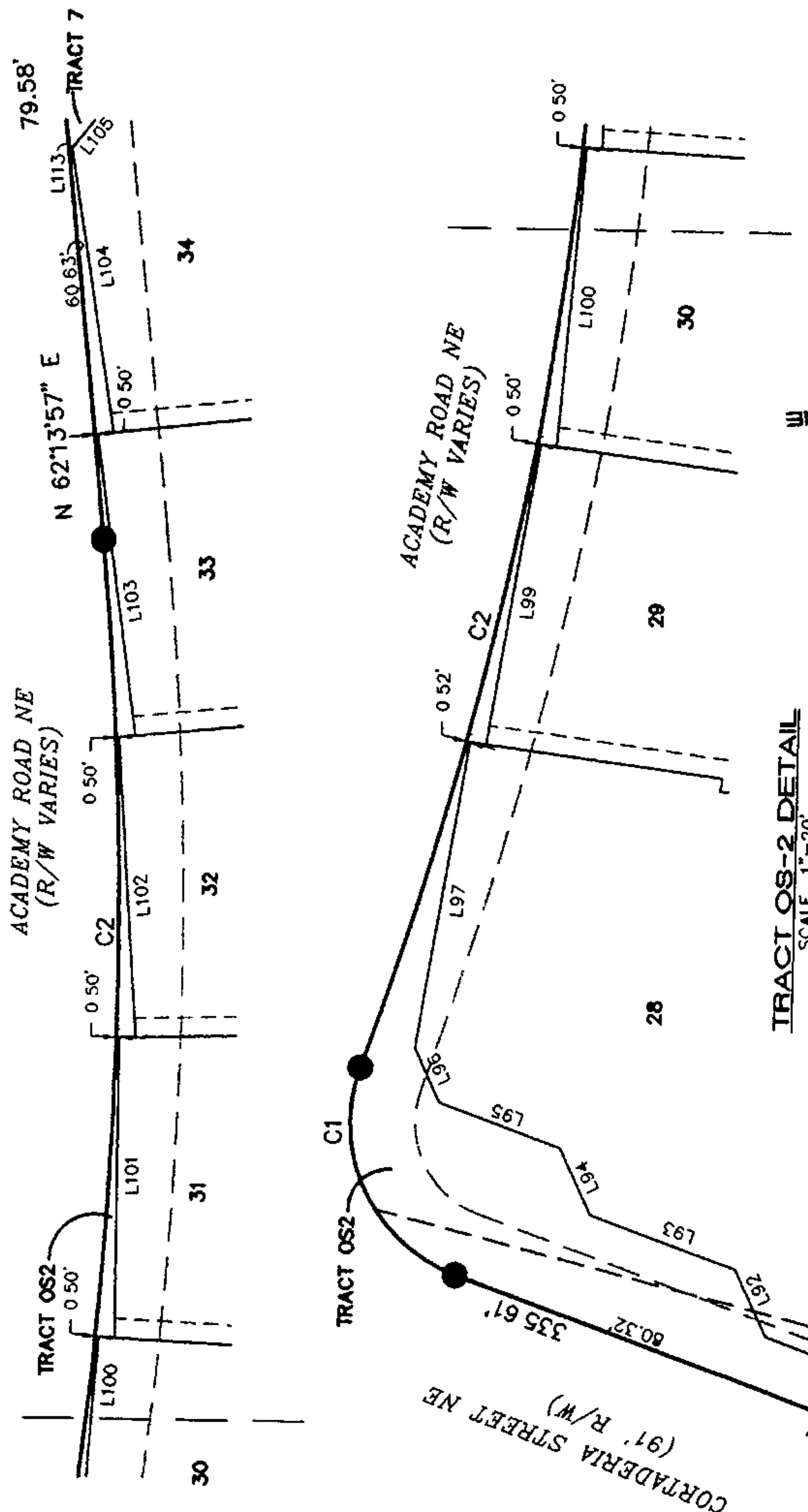
TRACT 8B
 HIGH DESERT
 Filed: 06-30-94
 Book 94C, Page 223

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

2006C-149 C21

2006C-149 C21

2006c-149 (31)



TRACT OS-2 DETAIL
SCALE: 1"=20'

LOT GEOMETRY
Plat Of
The Legends
At High Desert Subdivision

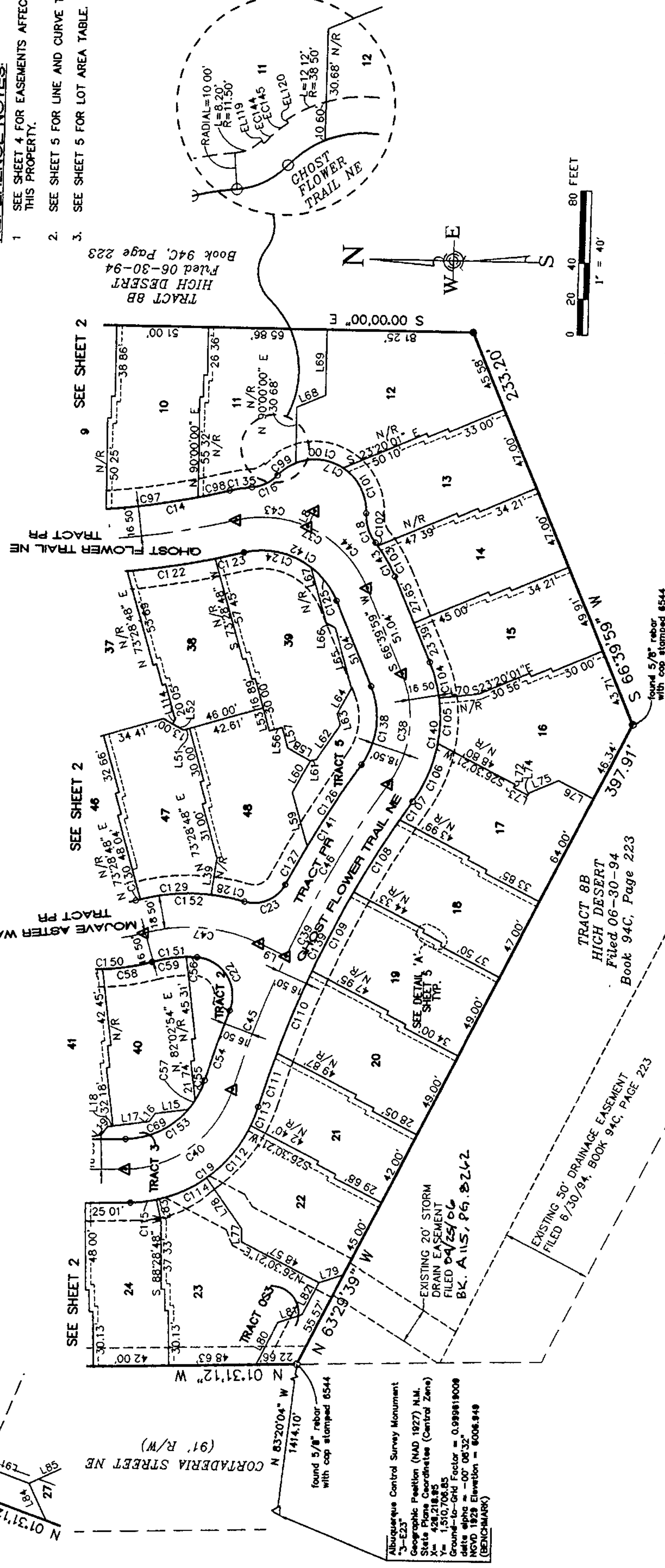
Being a Replat of
Tract 8A, High Desert
within
The Elena Gallegos Grant
Projected Section 26, T.11N, R.4E, N.M.P.M
City Of Albuquerque
Bernalillo County, New Mexico
May 2006

LEGEND

- SET 1/2" REBAR WITH CAP "LS 6126" (TYP)
- ▲ CENTERLINE MONUMENT
- N/R NON-RADIAL LINE

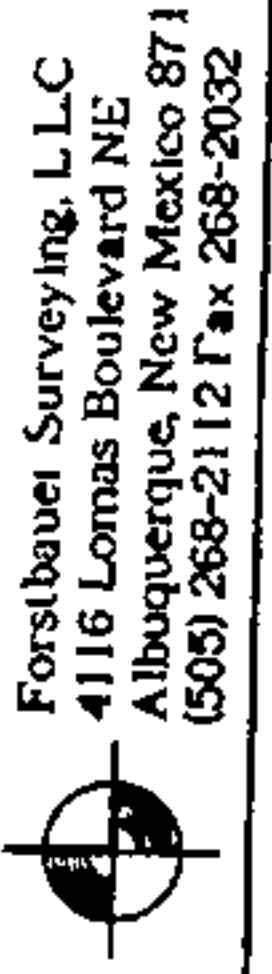
REFERENCE NOTES:

1. SEE SHEET 4 FOR EASEMENTS AFFECTING THIS PROPERTY.
2. SEE SHEET 5 FOR LINE AND CURVE TABLE.
3. SEE SHEET 5 FOR LOT AREA TABLE.



Albuquerque Control Survey Monument
"3-E23"
Geographic Position (NAD 1927) N.M.
State Plane Coordinates (Central Zone)
X = 428,218.85
Y = 1,510,708.85
Ground-to-Grid Factor = 0.999819008
delta alpha = -00' 05.32"
NGVD 1929 Elevation = 6006.848
(BENCHMARK)

1454PT1 DWG:thor 05.01.06



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

2006c-149 (31)

2006c-149 (31)

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2006c-149 (41)

REFERENCE NOTES:

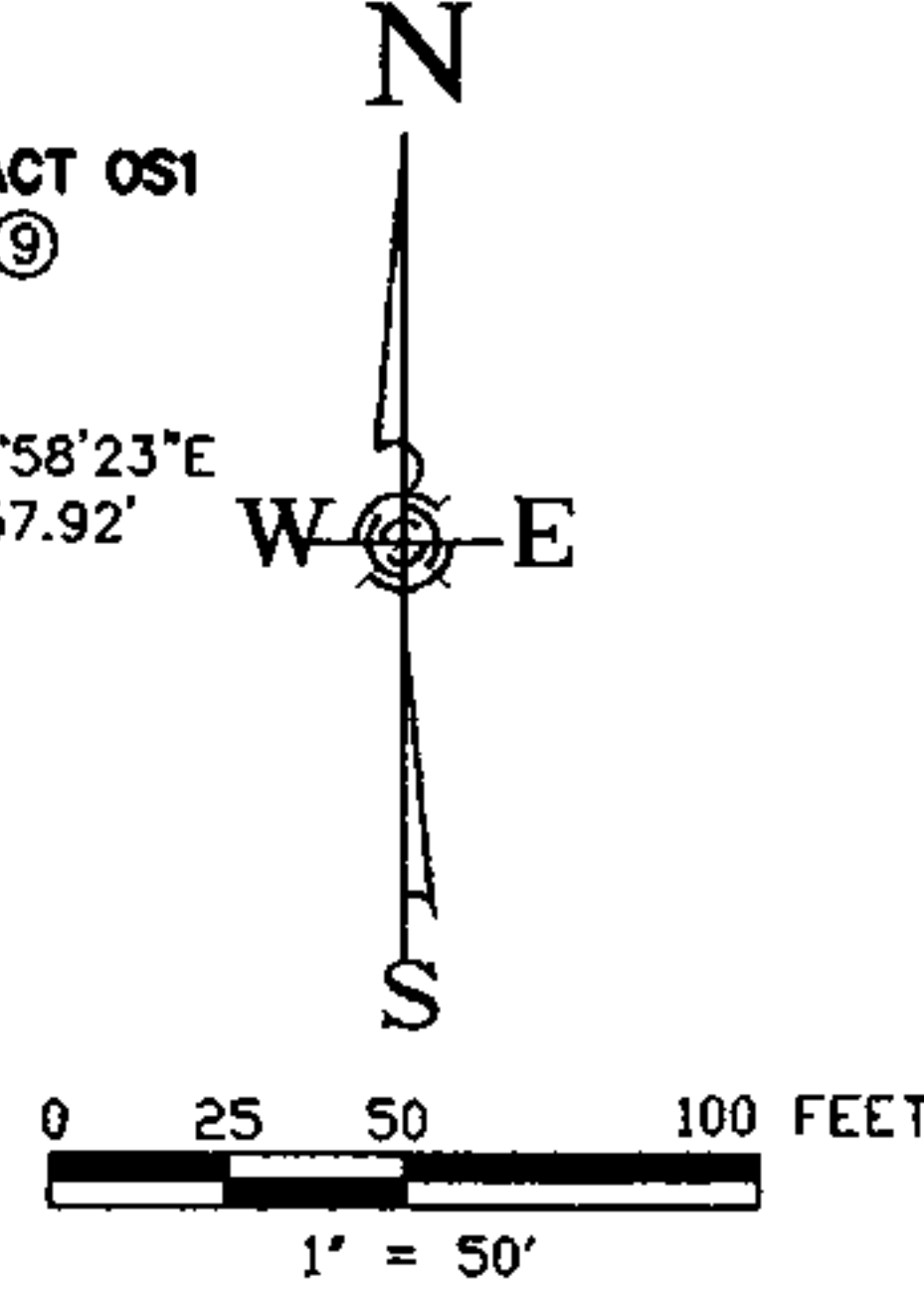
1. SEE THIS SHEET FOR EASEMENTS AFFECTING THIS PROPERTY.
2. SEE SHEET 5 FOR LINE AND CURVE TABLE.
3. SEE SHEET 5 FOR LOT AREA TABLE.
4. SEE SHEETS 3 & 5 FOR ADDITIONAL EASEMENT DETAILS.

EASEMENT GEOMETRY
Plat Of
The Legends
At High Desert Subdivision

Being a Replat of
Tract 8A, High Desert
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Projected Section 26, T.11N, R.4E, N.M.P.M
City Of Albuquerque
Bernalillo County, New Mexico
May 2006

LEGEND

- SET 1/2" REBAR WITH CAP "LS 6126" (TYP)
- ▲ CENTERLINE MONUMENT

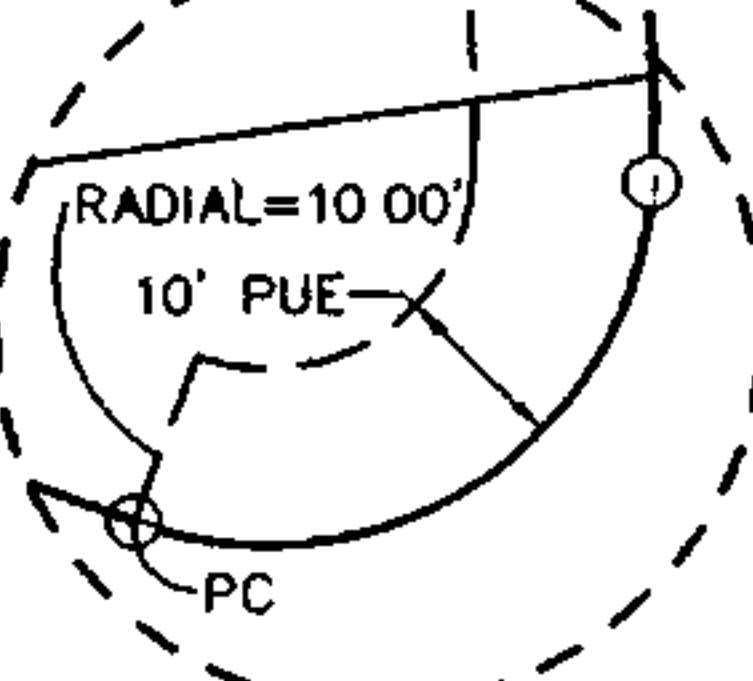
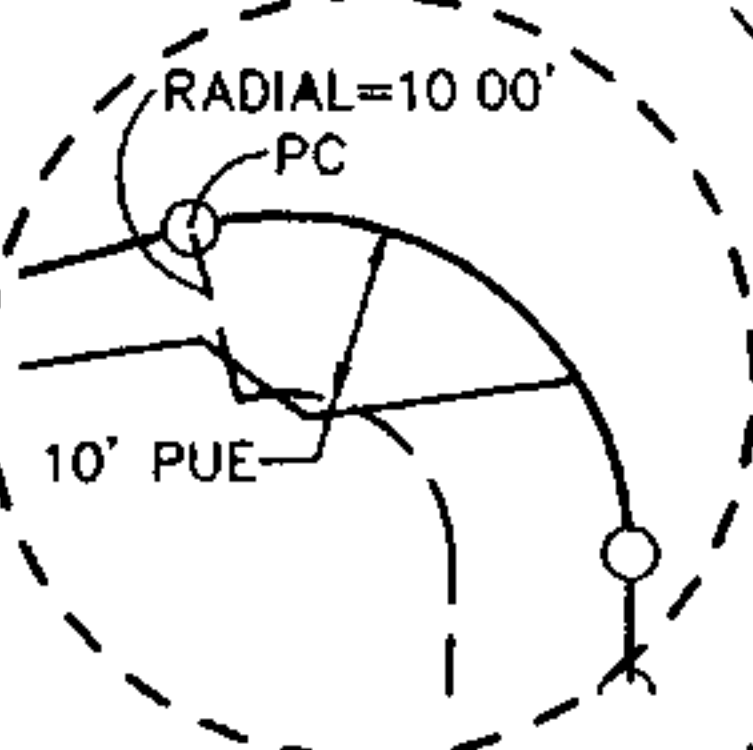
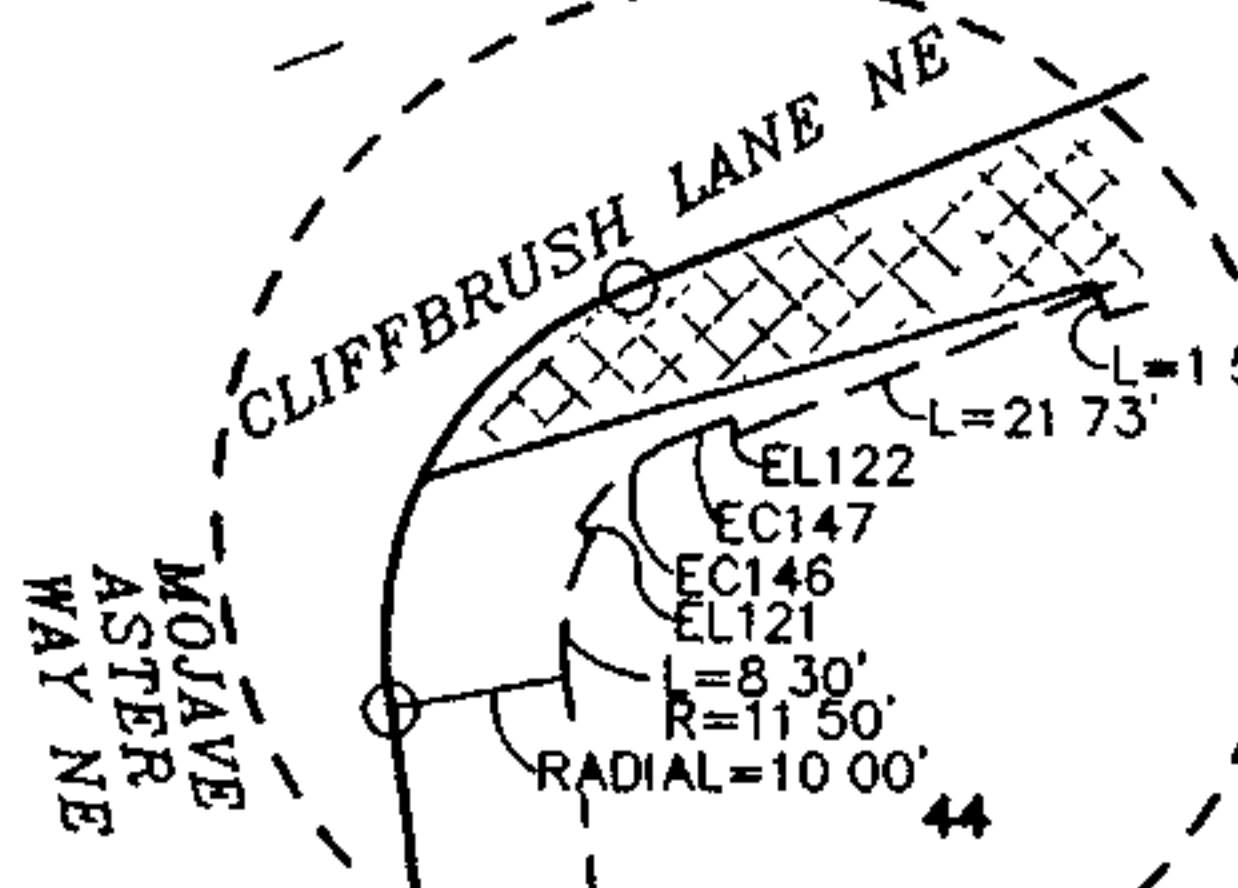


EASEMENT NOTES

- ① EXISTING EASEMENT (BEAR TRIBUTARY) (11-19-93, Bks 93-33/Pgs 2021-2039) AND ON PLAT FILED 6/30/94, BOOK 94C, PAGE 223
- ② EXISTING 10' PUBLIC UTILITY EASEMENT FILED 6/30/94, BOOK 94C, PAGE 223
- ③ 10' PUBLIC UTILITY EASEMENT (PUE) GRANTED BY THIS PLAT
- ④ WATERLINE AND STORM DRAIN EASEMENT (WIDTH VARIES) GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- ⑤ 30' STORM DRAIN, SANITARY SEWER LINE AND WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- ⑥ TRACT PR IS SUBJECT TO A PRIVATE ROADWAY EASEMENT GRANTED BY THIS PLAT, AND SHALL BE OWNED & MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OF HIGH DESERT.
- ⑦ TRACT PR IS SUBJECT TO A PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT AND A BLANKET PUE FOR UTILITY CROSSINGS AND ALIGNMENTS AS NECESSARY
- ⑧ TRACT PR IS SUBJECT TO A PUBLIC DRAINAGE EASEMENT AND ACCESS EASEMENT FOR EMERGENCY AND SERVICE VEHICLES GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT. TRACT PR IS COVERED BY A BLANKET PUBLIC UTILITY EASEMENT FOR UTILITY CROSSINGS GRANTED TO PNM ELECTRIC SERVICES DIVISION, PNM GAS SERVICES DIVISION, QWEST AND COMCAST BY THIS PLAT
- ⑨ TRACTS OS1, OS2, OS3 ARE SUBJECT TO A PRIVATE LANDSCAPING EASEMENT GRANTED TO AND MAINTAINED BY HIGH DESERT INVESTMENT CORPORATION BY THIS PLAT
- ⑩ TRACTS 1, 2, 3, 4, 5, 6, 7, & 8 ARE SUBJECT TO A PRIVATE LANDSCAPING EASEMENT GRANTED TO AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION OF THE LEGENDS AT HIGH DESERT SUBDIVISION BY THIS PLAT
- ⑪ 3' WIDE PRIVATE USE & ENJOYMENT EASEMENT FOR INGRESS, EGRESS, GENERAL USE, LANDSCAPE AND MAINTENANCE PURPOSES FOR THE BENEFIT OF THE OWNER(S) OF THE ADJOINING LOTS TO BE RESERVED AND GRANTED PER THE GRANTOR'S INITIAL CONVEYANCE OF THE LOTS CREATED BY THE RECORDATION OF THIS PLAT. EASEMENT IS EXPANDED TO THE ADJACENT BUILDING TO FILL ANY VOID CREATED BY THE SHIFT OF ANY INDIVIDUAL BUILDING AWAY FROM SHOWN EASEMENT LINE
- ⑫ 15' WATERLINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- ⑬ SANITARY SEWERLINE EASEMENT (WIDTH VARIES) GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT
- ⑭ EXISTING 50' DRAINAGE EASEMENT AS SHOWN ON PLAT FILED 6/30/94, BOOK 94C, PAGE 223
- ⑮ EXISTING 20' STORM DRAIN EASEMENT AS SHOWN ON PLAT FILED 04/25/06, BOOK A115, PAGE 8262

TRACT 8B
HIGH DESERT
Filed: 06-30-94
Book 94C, Page 223

SEE DETAIL SHEET 3



CORTADERIA STREET NE
(91' R/W)

ACADEMY ROAD NE
(R/W VARIES)

TRACT 8B
HIGH DESERT
Filed: 06-30-94
Book 94C, Page 223

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04/25/06
Page 4 of 5
05/11/2006 08:53M
Bk-2006C Pg-149

Barry Herrera Bernal Co. PLAT R 27 00 Bk-2006C Pg-149

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

2006c-149 (41)

2006c-149 (41)

2006c-149 (41)

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2006C-149 (51)

BOUNDARY CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Lists curves C1 through C78 with their respective measurements.

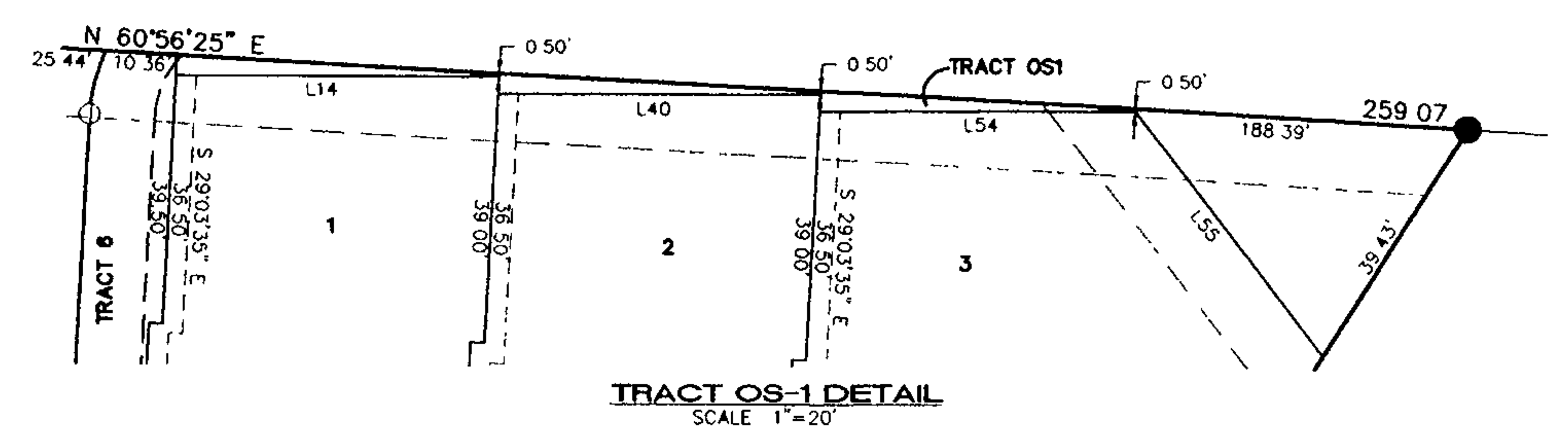
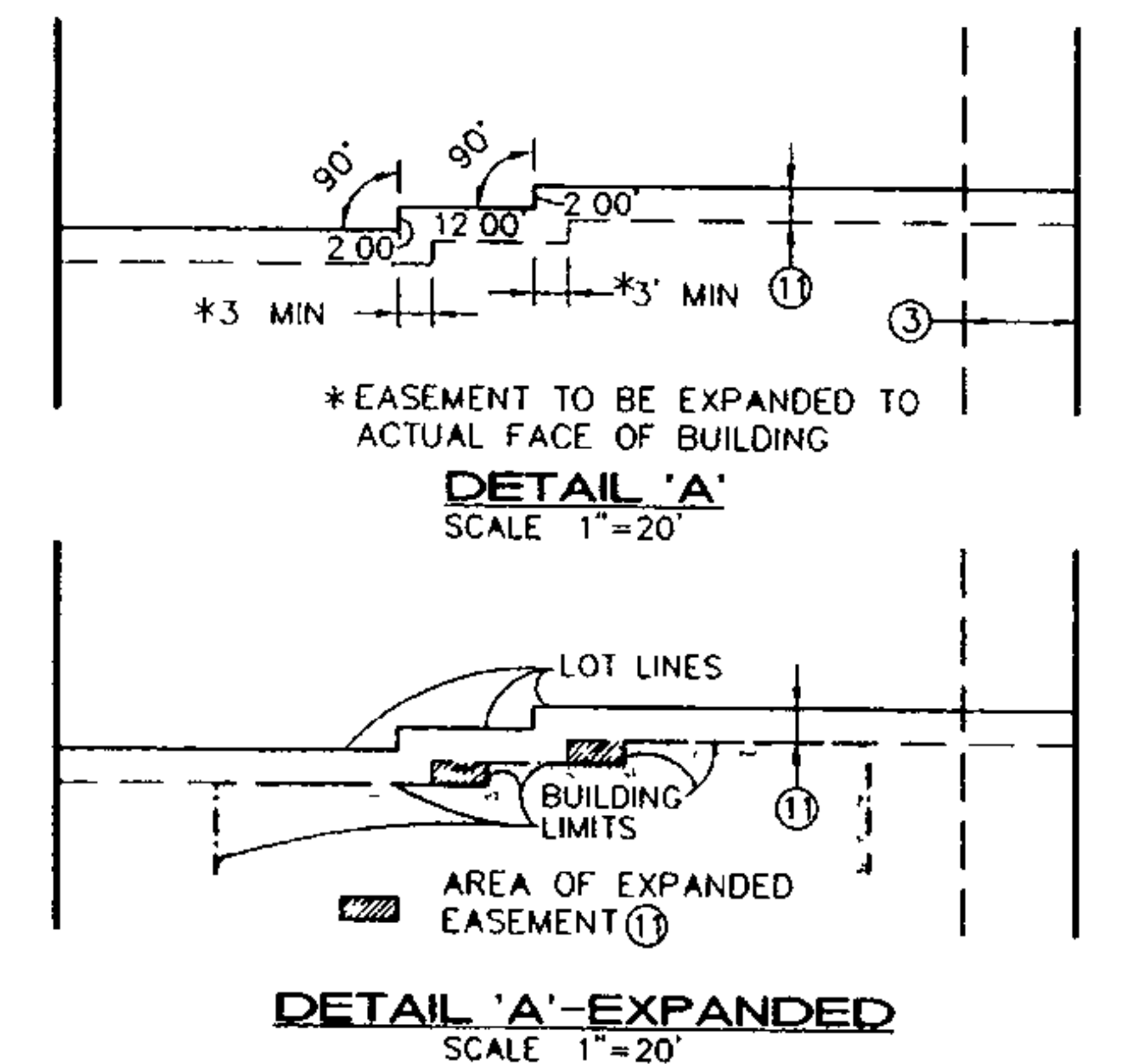
BOUNDARY CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, BEARING, DELTA. Lists curves C79 through C147 with their respective measurements.

LOT AREA TABLE with columns: LOT, AREA (SF), LOT, AREA (SF). Lists lots 1 through 30 and their corresponding areas in square feet.



2006C0328
Page 5 of 5
05/11/2006 09:50 AM
Bk-2086C Pg-149

Plat Of
The Legends
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Being a Replat of
Tract 8A, High Desert
within
The Elena Gallegos Grant
Projected Section 26, T11N, R4E, NMPM
City Of Albuquerque
Bernalillo County, New Mexico
May 2006



LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines EL119 through EL177.

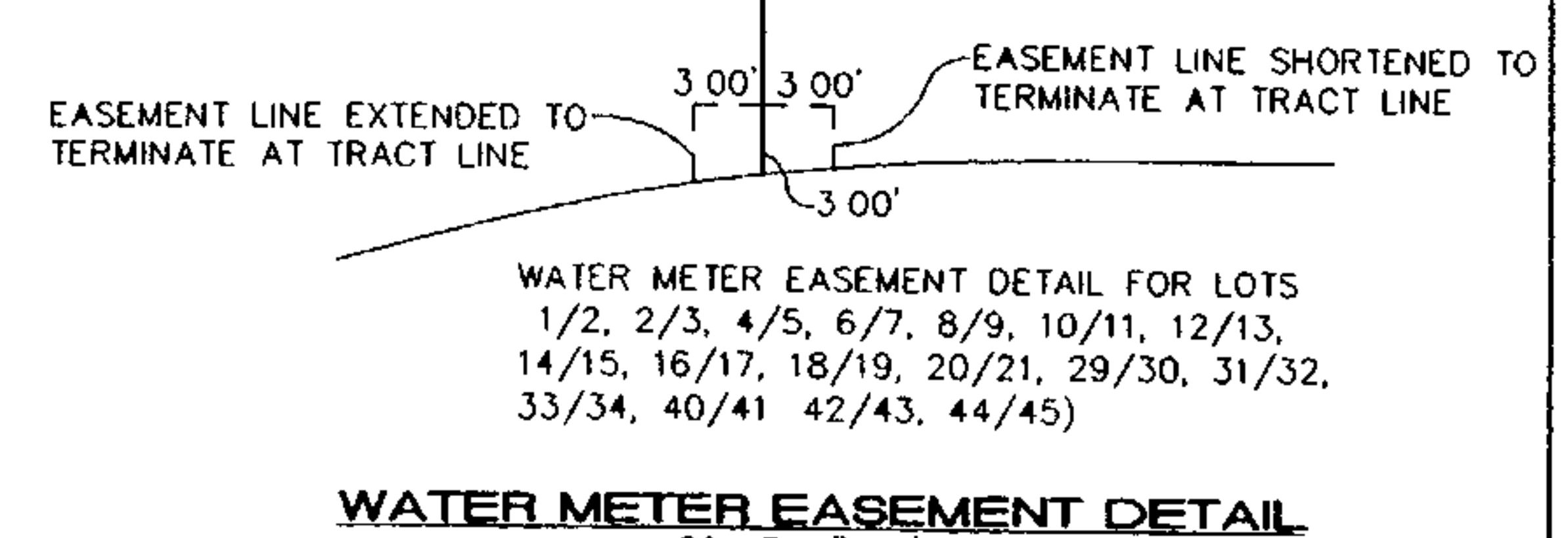
LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L35.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L36 through L50.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L51 through L65.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L66 through L80.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L81 through L100.



LABEL #'S L115, L116, L117, & L118 ARE NOT USED

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

2006C-149 (51)

2006C-149 (51)

2006C-149 (51)

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Site Sketch for
Lots 24-A, 25-A, and 27-A
The Legends at High Desert
 Being Comprised of Lots 24, 25, 26 and 27
 The Legends a High Desert
 City of Albuquerque
 Bernalillo County, New Mexico
 September 2014

Easement Notes

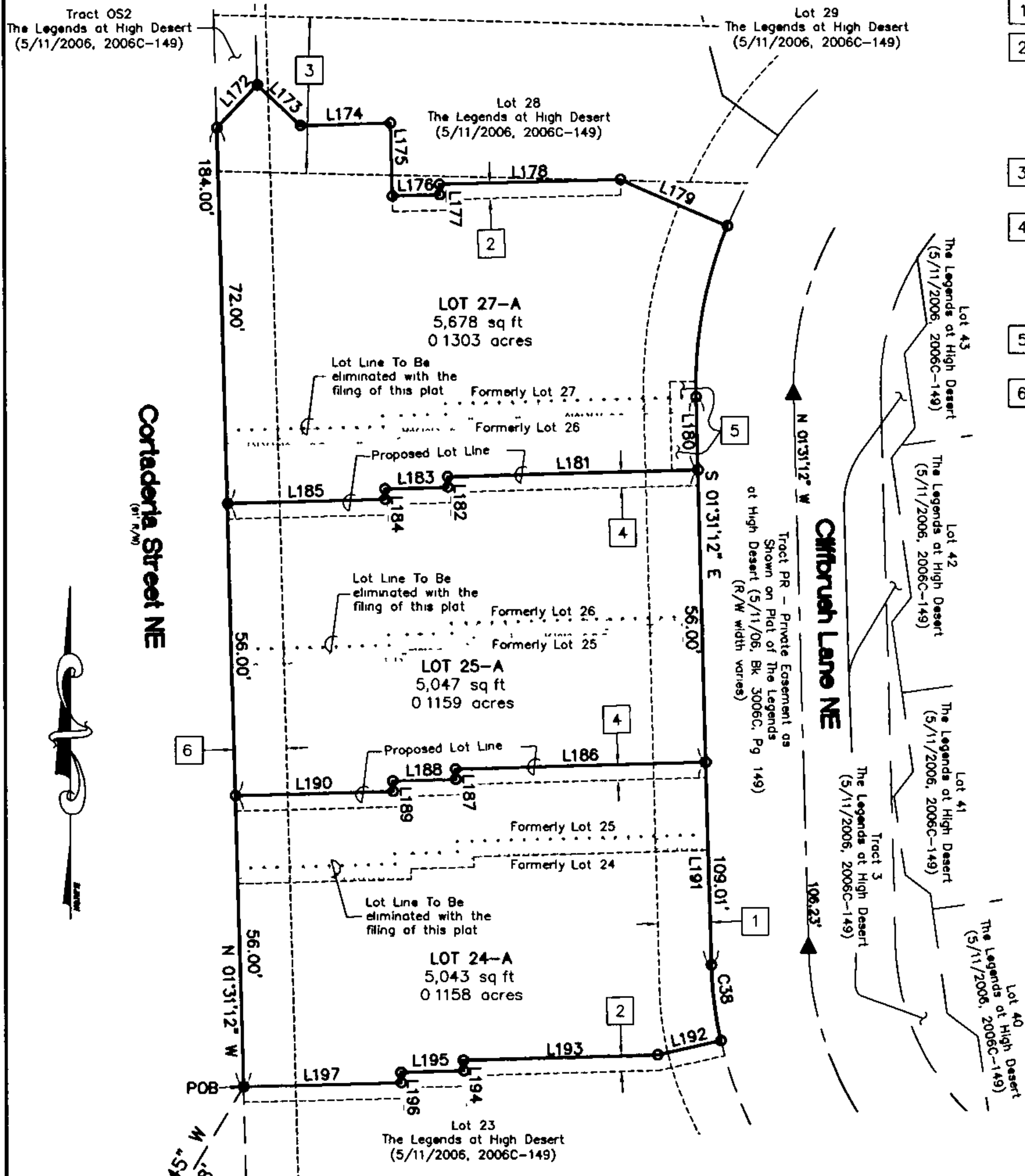
- 1 EXISTING 10' PUE (5/11/06, BK. 2006C, PG 149)
- 2 PRIVATE USE AND ENJOYMENT EASEMENT FOR INGRESS, EGRESS, GENERAL USE, LANDSCAPE AND MAINTENANCE PURPOSES FOR THE BENEFIT OF THE OWNER(S) OF THE ADJOINING LOTS TO BE RESERVED AND GRANTED PER THE GRANTOR'S INITIAL CONVEYANCE OF THE LOTS AS SHOWN ON PLAT FILED 5/11/06 IN BOOK 2006C, PAGE 149 EASEMENT WIDTH VARIES HAVING A MINIMUM WIDTH OF 3 FEET AND SHALL EXTEND TO THE BUILDING FACE UPON COMPLETION OF STRUCTURE TO BE VACATED BY THE FILING OF THIS PLAT SHOWN HEREON AS
- 3 EXISTING 30' STORM DRAIN, SANITARY SEWER LINE AND WATERLINE EASEMENT (5/11/06, BK 2006C, PG 149)
- 4 PRIVATE USE AND ENJOYMENT EASEMENT FOR INGRESS, EGRESS, GENERAL USE, LANDSCAPE AND MAINTENANCE PURPOSES FOR THE BENEFIT OF THE OWNER(S) OF THE ADJOINING LOTS TO BE RESERVED AND GRANTED PER THE GRANTOR'S INITIAL CONVEYANCE OF THE LOTS EASEMENT WIDTH VARIES HAVING A MINIMUM WIDTH OF 3 FEET AND SHALL EXTEND TO THE BUILDING FACE UPON COMPLETION OF STRUCTURE TO BE GRANTED WITH THE FILING OF THIS PLAT
- 5 5' PRIVATE WATER SERVICE EASEMENT TO SERVE LOT 25-A GRANTED WITH THE FILING OF THIS PLAT
- 6 EXISTING 10' PUE (6/30/94, BK 94C, PG 223)

Legend

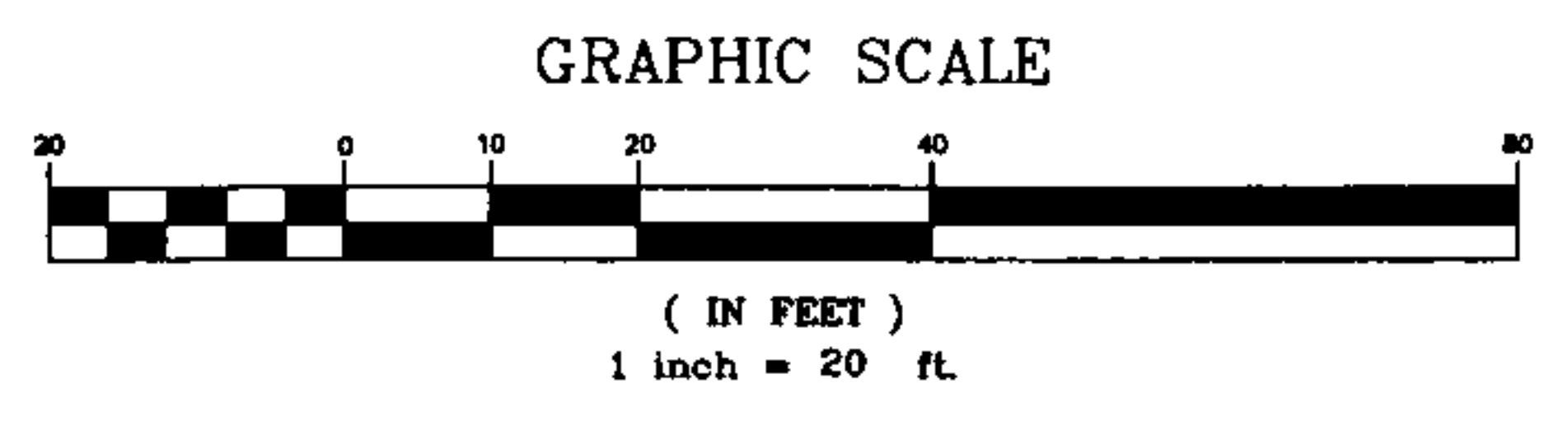
- N 90°00'00" E MEASURED AND RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS INDICATED
 - SET BATHEY MARKER "LS 14271"
 - ▲ CENTERLINE MONUMENT
 - △ ACS MONUMENT

LINE TABLE		
LINE	LENGTH	BEARING
L172	11 31'	N 43°28'48" E
L173	11 31'	S 46°31'12" E
L174	17.13'	N 88°28'48" E
L175	14 00'	S 01°31'12" E
L176	9 00'	N 88°28'48" E
L177	2 00'	N 01°31'12" W
L178	34 59'	N 88°28'48" E
L179	22 36'	S 66°27'44" E
L180	14 00'	S 01°31'12" E
L181	48 00'	S 88°28'48" W
L182	2 00'	S 01°31'12" E
L183	12 00'	S 88°28'48" W
L184	2 00'	S 01°31'12" E
L185	30 13'	S 88°28'48" W
L186	48 00'	S 88°28'48" W
L187	2 00'	S 01°31'12" E
L188	12 00'	S 88°28'48" W
L189	2 00'	S 01°31'12" E
L190	30 13'	S 88°28'48" W
L191	39 01'	S 01°31'12" E
L192	12 34'	S 77°15'35" W
L193	37 33'	S 88°28'48" W
L194	2 00'	S 01°31'12" E
L195	12 00'	S 88°28'48" W
L196	2 00'	S 01°31'12" E
L197	30 13'	S 88°28'48" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C37	33 48'	81 50'	23°32'07"	33 24'	S 10°21'54" W
C38	14 68'	75 00'	11°13'01"	14 66'	S 07°07'55" E



ACS Monument " 21-F23 "
 NAD 1983 CENTRAL ZONE
 X=1566340 305
 Y=1508149 360
 Z=5986 225 (NAVD 1988)
 G-G=0 999623805
 Mapping Angle=00°08'33.51"



PROJECT: 100333
DATE: 10.1.14 (P&F, UPE)

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

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 #: 1010237

Application #: 14DRB-70334

Project Name: LEGENDS AT HIGH DESERT

Agent: CARTESIAN SURVEYS INC

Phone #:

****Your request was approved on _____ 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):** _____

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.

DRB CASE ACTION LOG - BLUE SHEET

- Preliminary/Final Plat [FP]*
- Site Plan - Subdivision [SPS]*
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- 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)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

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

APPLICATION INFORMATION:

Professional/Agent (if any): Cartesian Surveys, Inc. PHONE: 896-3050
 ADDRESS: P.O. Box 44414 FAX: 891-0244
 CITY: Rio Rancho STATE Nm ZIP 87174 E-MAIL: cartesiananddenise@gmail.com

APPLICANT: Scott Ashcraft PHONE: _____
 ADDRESS: P.O. Box 10600 FAX: _____
 CITY: Albuquerque STATE NM ZIP 87184 E-MAIL: scottashcraft@comcast.net
 Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST: Subdivide 4 lots into 3 lots and vacate easements, 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. Lots 24, 25, 26 & 27 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: The Legends at High Desert
 Existing Zoning: SU-2 HD/C-1; R-T Proposed zoning: same MRGCD Map No _____
 Zone Atlas page(s): E-23-7 UPC Code: Lot 24: 1023062169251313
Lot 25: 1023062169255312
Lot 26: 102306216825931311
Lot 27: 102306216826431310

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: 4 No. of proposed lots: 3 Total site area (acres): 0.3620
 LOCATION OF PROPERTY BY STREETS: On or Near: Cliffbrush Lane NE
 Between: Cortaderia St. NE and Mojave Aster Way NE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE

[Signature]

DATE 9/18/14

(Print Name) Denise King

Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 4/2012

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

Application case numbers	Action	S.F.	Fees
<u>514DRB - 070332</u>	<u>PE</u>	_____	\$ <u>355</u>
<u>- 070334</u>	<u>PE</u>	_____	\$ <u>135</u>
_____	<u>CPM</u>	_____	\$ <u>20</u>
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date <u>10-1-14</u>	<u>1010237</u>	Total	\$ <u>510</u>

Project # Ch...

Staff signature & Date _____

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.**

- N/A* 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
- N/A* 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
- N/A* Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer Fee (see schedule)
- N/A* 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.


 _____ Applicant name (print)
 Applicant signature / date 9/18/14



Form revised **October 2007**

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
1407B - - 070334

 Planner signature / date
 Project # 1010237

FORM V: SUBDIVISION VARIANCE & 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.

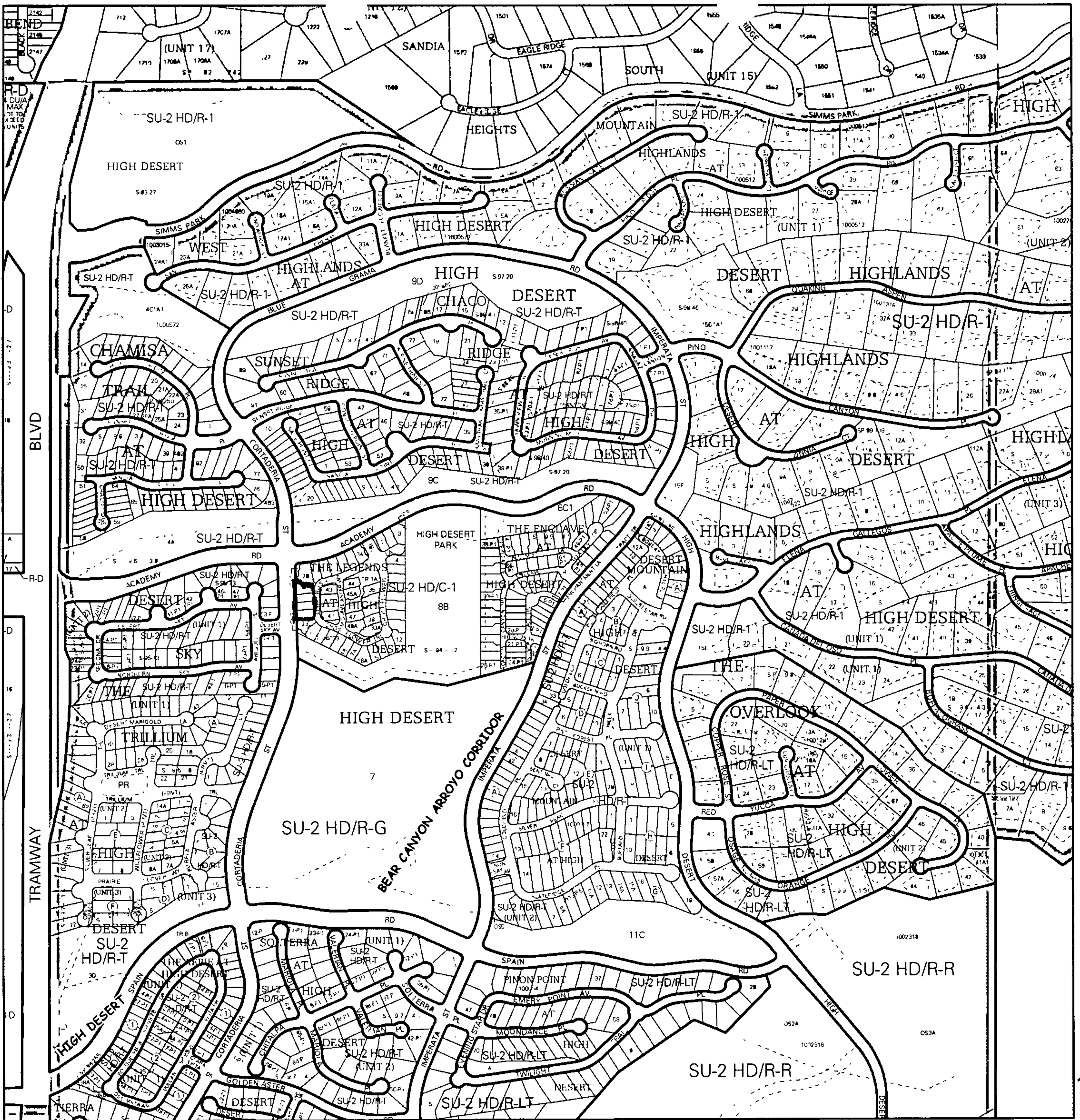

 _____ Applicant name (print)
 9/18/14
 _____ Applicant signature / date



Form revised 4/07

- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
 14028 - 01033

_____ Planner signature / date
 Project # 1010237



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

AGIS
Albuquerque Geographic Information System

Map amended through: 1/24/2011

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
E-23-Z

Selected Symbols

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

0 750 1,500 Feet

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

September 15, 2014

Development Review Board
City of Albuquerque

Re: Plat to subdivide Lots 24, 25, 26 and 27, The Legends at High Desert, vacate private use and enjoyment easements, grant new private use and enjoyment easements, and grant a water service easement.

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and requests to subdivide the existing 4 lots into 3 lots, vacate private use and enjoyment easements, grant new private use and enjoyment easements, and grant a water service easement.

Thank you for your time and consideration.

Will Plotner Jr., NMLS 14271

Scott Allen
Representative for Alfeld 3, LLC
P.O. Box 10600
Albuquerque, NM 87184

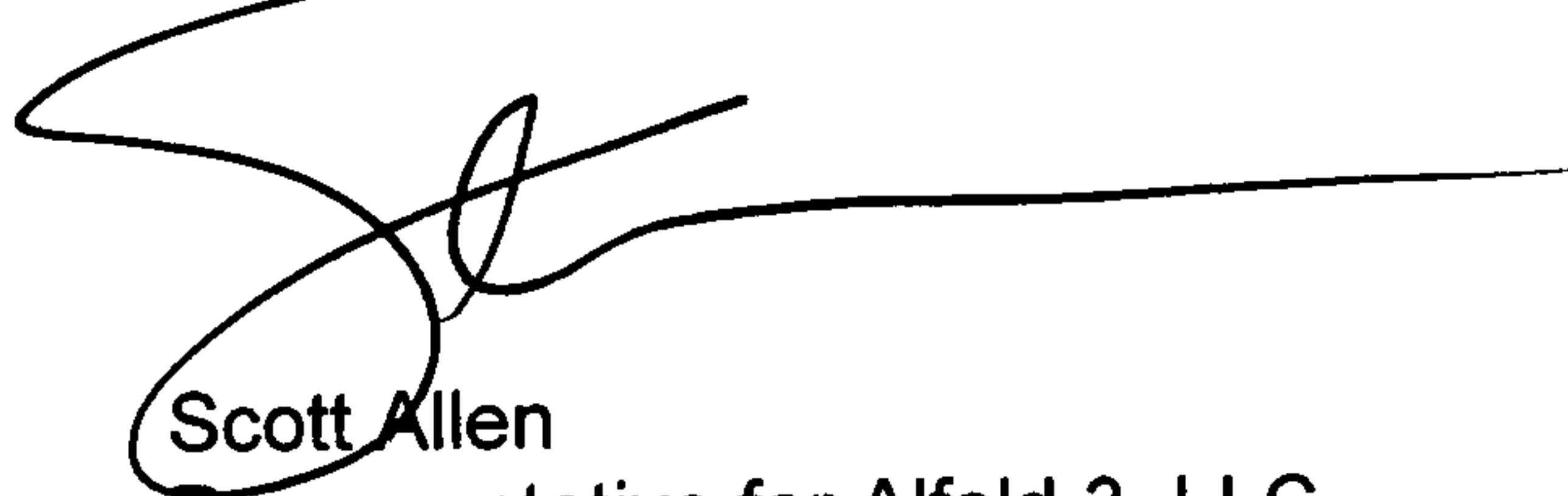
Development Review Board
City of Albuquerque

RE: Letter of Authorization

To Whom it may concern,

I, Scott Allen, do hereby give Cartesian Surveys Inc., authorization to represent myself as an agent in regards to the subdivision plat for Lots 24-27, The Legends at High Desert.

Thank You,

A handwritten signature in black ink, consisting of a large, stylized 'S' followed by a horizontal line extending to the right.

Scott Allen
Representative for Alfeld 3, LLC

**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 The Legends at High Desert, Lots 24, 25, 26, and 27 which is zoned as SU-2 HD/C-1, R-T, on September 9, 2014 submitted by Alfield 3, LLC, 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 consolidation, resulting in no net gain of residential units.

ALBUQUERQUE PUBLIC SCHOOLS

By: April L. Winters
Signature

April L. Winters, Facility Fee Planner
Name (printed or typed) and title

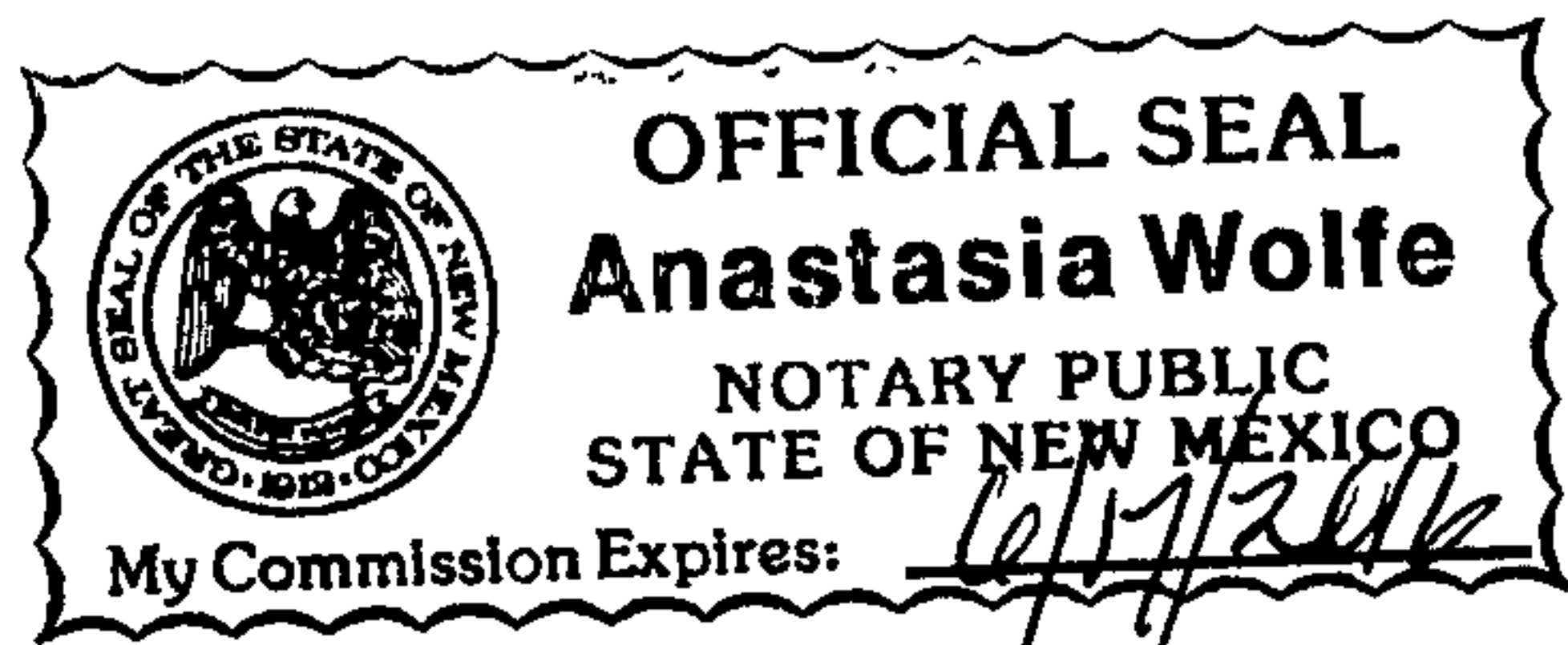
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on Sept. 9, 2014, by April L. Winters as Facility 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.

(Seal)

[Signature]
Notary Public

My commission expires: 6/17/2016



PROJECT #

1010237

OCTOBER 1. 2014

FILE