

- SUBDIVISION DATA**
- DRB Project No. _____
 - Zone Atlas Index No. K-18
 - Gross acreage 1.3605 Ac.
 - Existing number of lots 7
 - Replatted number of lots 4

PURPOSE OF PLAT
 This plat has been prepared for the purpose of creating four lots from seven lots and completion of the vacation action for the vacated 16' alley.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
- Existing Five foot (5') Public utility easements recorded in Book D56, Page 255 (as to Tract A-1).
- Existing 1' US WEST easement recorded 8/20/1991 in Book 91-14, Page 6173. (as to Lot 14-A).
- 16' Alley vacated by 15DRB-70244, granted as a 16' public utility and surface drainage easement, and a public water and sewerline easement exclusively to ABCWUA by this plat.

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation 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.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, 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 correcting any violations of National Electrical Safety Code by construction of poles, 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 Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 018 057 181 171 32705, 1 018 057 178 188 32706

PROPERTY OWNER OF RECORD:
 CENTRAL AVENUE LLC, 430 REAL ESTATE GROUP LLC, PUNYA PUSSADEE,
 EGHBAU ZHENIA, OTTO JOHN P & KLEPACKI STEPHANIE PR ESTATE OF BILLYE L OTTO

BERNALILLO COUNTY TREASURER'S OFFICE

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Lot numbered Eight-A (8-A) being a replat of Lots 8, 9 and the Western Half of Lot 10 in Block numbered Four (4) of the SANTILLA PLACE, an addition in Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 15, 1984 in Volume B20, Folio 141; TOGETHER WITH The Eastern 25.77 feet of Lot numbered Ten (10); Lots numbered Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14) in Block numbered Four (4) of the SANTILLA PLACE, an addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 28, 1927 in Volume D, Folio 150; TOGETHER WITH Tract lettered "A" in Block numbered Four (4) of the SANTILLA PLACE, an addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 29, 1980 in Volume B18, Folio 47 and being more particularly described as follows:
 BEGINNING at the Southwest corner of the property herein described, being a point on the Eastern right-of-way line of Valencia Drive, NE, from whence the ACS Monument "5, K18A" (x=1,541,268.242; y=1,483,619.713, NMSRP Central Zone, NAD 83) bears S 87° 32' 10" W, 161.72 feet distant; THENCE along said Eastern right-of-way line, N 00° 14' 23" E, 261.64 feet to the Northeast corner; THENCE leaving said Eastern right-of-way line, S 89° 43' 35" E, 200.00 feet to the Northeast corner, being a point on the Western right-of-way line of Cardenas Drive, NE; THENCE along said Western right-of-way line, S 00° 14' 25" W, 310.01 feet to the Southeast corner, being the point of intersection of said Western right-of-way line and the Northern right-of-way line of East Central Avenue; THENCE along said Northern right-of-way line, N 82° 13' 35" W, 179.85 feet to a point of curvature; THENCE along a curve to the right, having a radius of 25.00 feet, a central angle of 82° 28' 00", a chord bearing N 40° 59' 35" E, 32.96 feet, along an arc length of 35.98 feet to the Point of Beginning and containing 1.3605 acres, more or less.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Punya Pussadee, Owner, Lot 8-A-1 _____ Date
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) ss
 COUNTY OF BERNALILLO)

On this _____ day of September, 2015, the foregoing instrument was acknowledged by:
 Punya Pussadee, Owner, Lot 8-A-1.

My Commission expires _____
 Notary Public _____

430 Real Estate Group, LLC, Owner, Lots 11-A and 14-A _____ Date
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) ss
 COUNTY OF BERNALILLO)

On this _____ day of September, 2015, the foregoing instrument was acknowledged by:
 _____, Authorized Representative of 430 Real Estate Group LLC.

My Commission expires _____
 Notary Public _____

Zhenia Eghbaili, Owner, Tract A-1 _____ Date
 ACKNOWLEDGMENT
 STATE OF _____)
) ss
 COUNTY OF _____)

On this _____ day of September, 2015, the foregoing instrument was acknowledged by:
 Zhenia Eghbaili, Owner, Tract A-1.

My Commission expires _____
 Notary Public _____

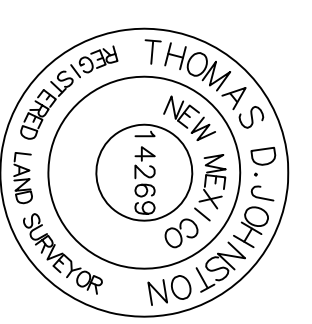
SKETCH PLAT OF
LOTS 8-A-1, 11-A, 14-A AND TRACT A-1, BLOCK 4 SANTILLA PLACE

A REPLAT OF LOTS 8-A, E. 25.77' LOT 10, LOTS 11 THRU 14, TRACT A, AND A VACATED ALLEY, IN BLOCK 4, SANTILLA PLACE WITHIN SECTION 24, T. 10 N., R. 3 E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2015

PROJECT NUMBER:	1010535
Application Number:	_____
City Approvals:	_____
City Surveyor	_____ Date
Traffic Engineering, Transportation Division	_____ Date
ABCWUA	_____ Date
Parks and Recreation Department	_____ Date
AMAFCA	_____ Date
City Engineer	_____ Date
DRB Chairperson, Planning Department	_____ Date
Utility Company Approvals:	_____
PNM	_____ Date
CenturyLink	_____ Date
Comcast	_____ Date
New Mexico Gas Company	_____ Date

SURVEYOR'S CERTIFICATE
 I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the Albuquerque Subdivision Board of Licensee for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 _____ Date

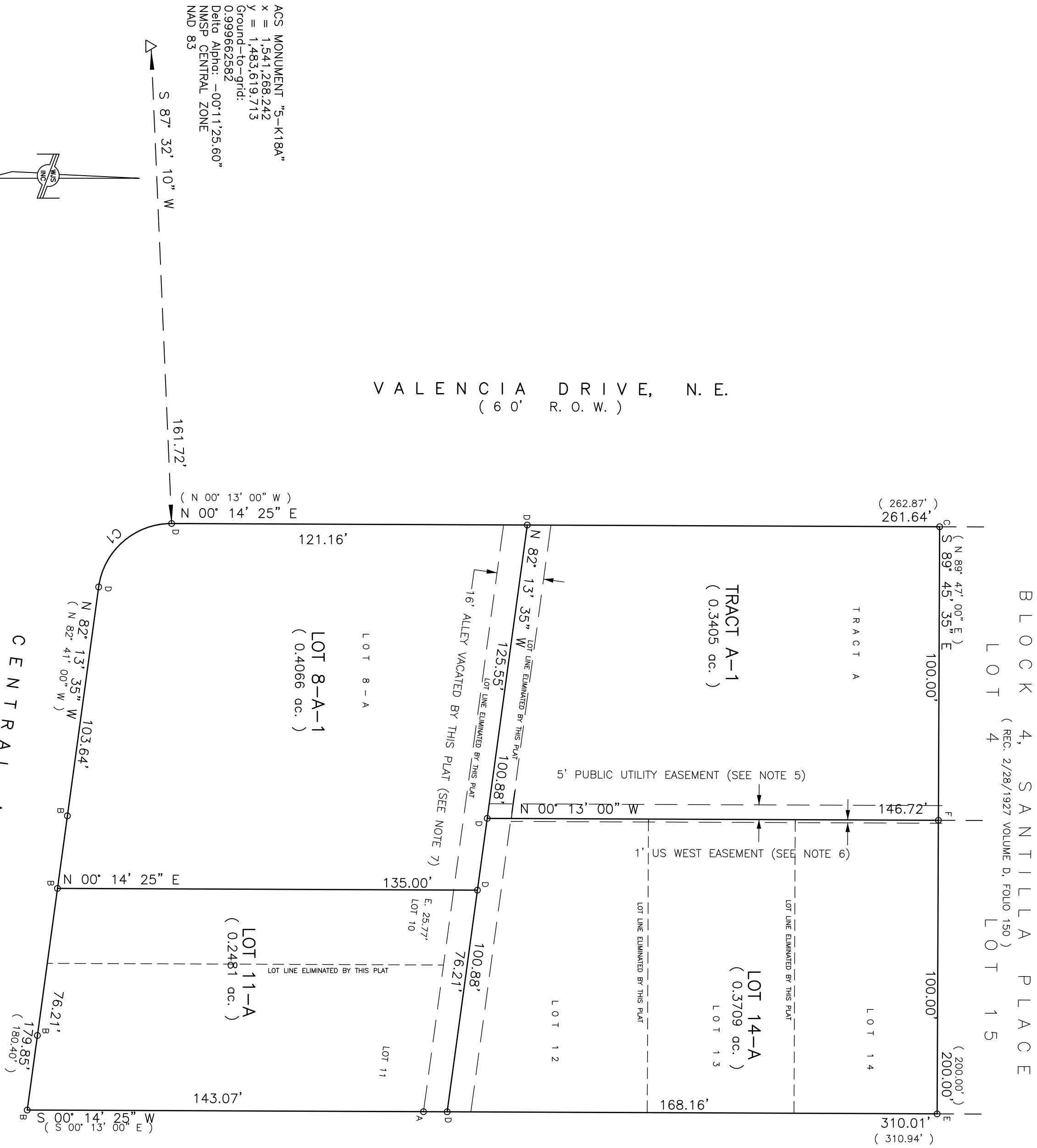


INSPRING INFORMATION FOR COUNTY CLERK:	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-5-01-2015
OWNER: CENTRAL AVENUE LLC, 430 REAL ESTATE GROUP LLC, PUNYA PUSSADEE, EGHBAU ZHENIA, OTTO JOHN P & KLEPACKI STEPHANIE PR ESTATE OF BILLYE L OTTO	CHECKED: T D J		
LOCATION: SECTION 24, T. 10 N., R. 3 E., N.M.P.M.; SANTILLA PLACE	DRAWING NO. SP50115.DWG	2 SEP 2015	SHEET 1 OF 2

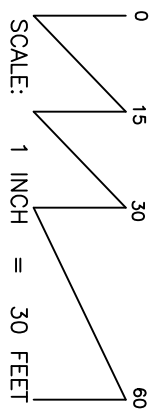
CURVE INFORMATION			
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE
C1	25.00'	35.98'	82° 28' 00"
			CHORD N 40° 59' 35" E, 32.96'

COUNTY CLERK RECORDING LABEL HERE

SKETCH PLAT OF
LOTS 8-A-1, 11-A, 14-A AND
TRACT A-1, BLOCK 4
SANTILLA PLACE
 A REPLAT OF LOTS 8-A, E. 25.77', LOT 10, LOTS 11 THRU 14,
 TRACT A, AND A VACATED ALLEY, IN BLOCK 4, SANTILLA PLACE
 WITHIN SECTION 24, T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2015



ACS MONUMENT "S-K18A"
 X = 1,541,268.242
 Y = 1,483,619.713
 Ground-to-grid:
 0.999662582
 Delta Alpha = -00°11'25.60"
 NAD83 CENTRAL ZONE
 NAD 83



MONUMENT LEGEND:
 O = FOUND/SET MONUMENT AS NOTED.
 A: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
 B: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
 C: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 E: FOUND #4 REBAR - NO CAP
 F: UNABLE TO SET

THOMAS D. JOHNSON
 REGISTERED LAND SURVEYOR
 NEW MEXICO
 14269

WAYJOHN SURVEYING INC

330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-5-01-2015
CHECKED: T D J		
DRAWING NO. SP50115.DWG	2 SEP 2015	SHEET 2 OF 2

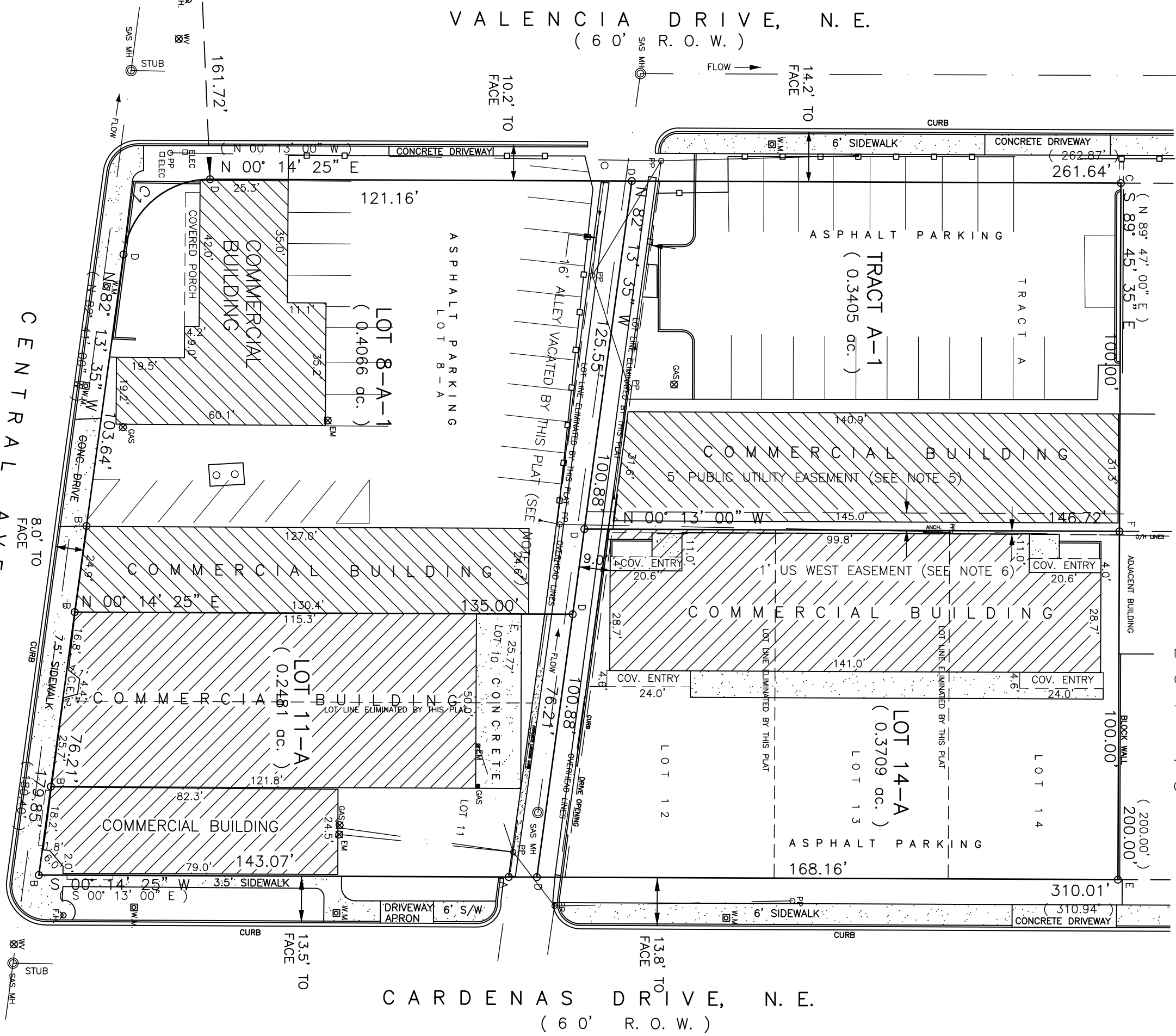
CURVE INFORMATION			
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE
C1	25.00'	35.98'	82° 28' 00"
			CHORD
			N 40° 59' 35" E, 32.96'

COUNTY CLERK RECORDING LABEL HERE

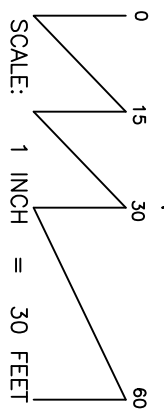
BLOCK 4, SANTA TILILA PLACE
 LOT 4
 LOT 15

SKETCH PLAT OF
 LOTS 8-A-1, 11-A, 14-A AND
 TRACT A-1, BLOCK 4
 SANTILILA PLACE

A REPLAT OF LOTS 8-A, E. 25.77' LOT 10, LOTS 11 THRU 14,
 TRACT A, AND A VACATED ALLEY, IN BLOCK 4, SANTILILA PLACE
 WITHIN SECTION 24, T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2015



ACS MONUMENT "S-K18A"
 X = 1,541,268.242
 Y = 1,483,619.713
 Ground-to-grid:
 0.999662582
 Delta Alpha = -00°11'25.60"
 NADSP CENTRAL ZONE
 NAD 83



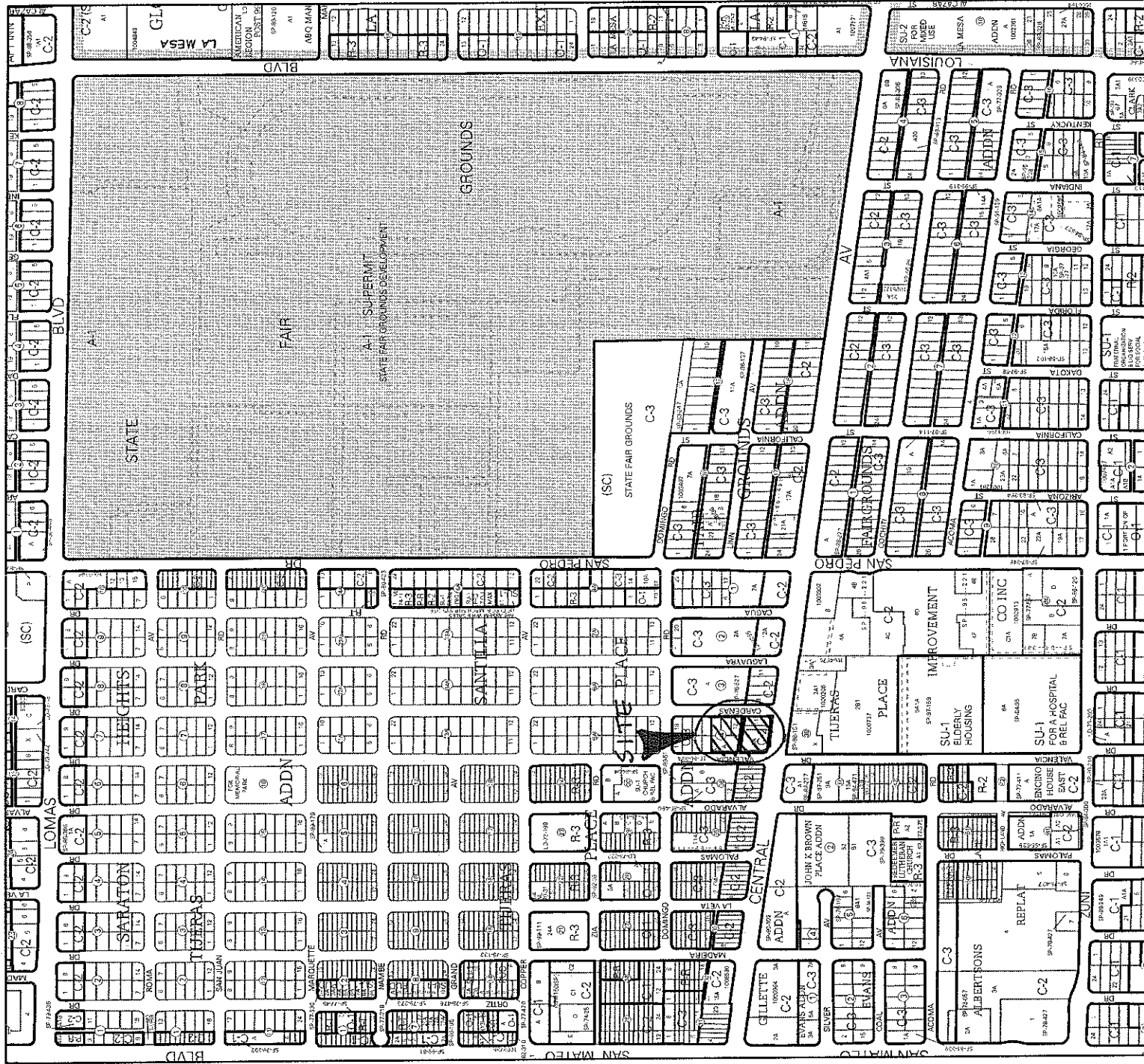
- MONUMENT LEGEND:
- O = FOUND/SET MONUMENT AS NOTED.
 - A: FOUND #4 REBAR AND CAP "WAIJOHN PS 14269"
 - B: FOUND #4 IN CONCRETE
 - C: SET #4 REBAR AND CAP "WAIJOHN PS 14269"
 - D: SET #4 NAIL AND DISK "PS 14269"
 - E: FOUND #4 REBAR - NO CAP
 - F: UNABLE TO SET

THOMAS D. JOHNSON
 REGISTERED LAND SURVEYOR
 NEW MEXICO
 14269

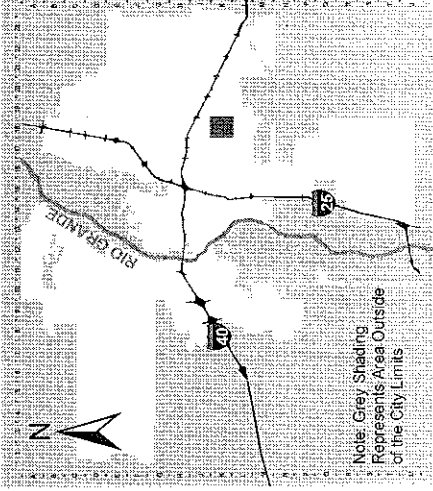
WAYJOHN
 SURVEYING
 INC.

330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

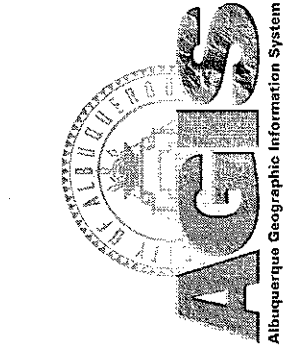
INDERING INFORMATION FOR COUNTY	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-5-01-2015
OWNER: CENTRAL AVENUE LLC, 430 REAL ESTATE GROUP LLC, PUNYA PUSASADE, EGHBAU ZHENIA, OTTO JOHN P & KLEPACI STEPHANIE FR ESTATE	CHECKED: T D J		
N.M.S.M., SANTILILA PLACE	DRAWING NO. SP501115.DWG	2 SEP 2015	SHEET 2 OF 2



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



Note: Grey Shading
Represents Area Outside
of the City Limits



Map amended through: 6/7/2013

Zone Atlas Page:

K-18-Z

Selected Symbols

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





330 Louisiana Blvd., N.E. ♦ Albuquerque, NM 87108 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

September 10, 2015

Planning Department
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Project No. 1010535, Sketch Plat of Lots 8-A-1, 11-A, 14-A and Tract A-1, Block 4,
Santilla Place

Whom It May Concern:

I am submitting a request for minor sketch plat review. My client would like to create four lots from seven existing lots and the 16 foot vacated alley. The proposed lots currently contain commercial structures and parking.

Thank you for your time in considering this matter. If you have any questions, please give me a call at the above number.

Regards,

A handwritten signature in black ink, appearing to read 'Thomas D. Johnston', is written over a light gray dotted background.

Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.

**Supplemental Form (SF)****SUBDIVISION** **S Z ZONING & PLANNING**

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

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

SITE DEVELOPMENT PLAN

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

V

Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)

P

Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D

Street Name Change (Local & Collector)

L A**APPEAL / PROTEST of...**

Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

STORM DRAINAGE (Form D)

Storm Drainage Cost Allocation Plan

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): Wayjohn Surveying Inc.PHONE: 505-255-2052ADDRESS: 330 Louisiana Blvd NEFAX: 505-255-2887CITY: AlbuquerqueSTATE: NM ZIP: 87108E-MAIL: info@wayjohn.comAPPLICANT: 430 Real Estate Group LLCPHONE: 505-275-0933ADDRESS: 2325 San Pedro Drive, NE, Suite 2-AFAX: 505-275-0932CITY: AlbuquerqueSTATE: NM ZIP: 87110E-MAIL: steve@coeproperties.comProprietary interest in site: Owner List all owners: Punya Pussadee; Zhenia Eghball;

DESCRIPTION OF REQUEST: Minor sketch plat to incorporate the vacated alley into adjacent parcels and to create 4 parcels from 7 existing lots.

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. Lot 8-A, E. 25.77' Lot 10; Lots 12, 13, & 14; Tract ABlock: 4 Unit: N/ASubdiv/Addr/TBKA: Santilla PlaceExisting Zoning: C-2/C-3Proposed zoning: SameMRGCD Map No. N/AZone Atlas page(s): K-18UPC Code: See attached sheet for UPC numbers**CASE HISTORY:**List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): 1010535; SP-84-110; SP-80-334**CASE INFORMATION:**Within city limits? YesWithin 1000FT of a landfill? NONo. of existing lots: 7No. of proposed lots: 4 Total site area (acres): 1.3605 ac.LOCATION OF PROPERTY BY STREETS: On or Near: Central Avenue, NEBetween: Cardenas Drive, NE and Valencia Drive, NECheck if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) . Review Date: 9/10/2015**SIGNATURE**DATE: 9/10/2015(Print Name) Thomas D. Johnston, PS, PE, Wayjohn Surveying Inc. Applicant: Agent: X**FOR OFFICIAL USE ONLY**

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

Application case numbers _____

Action _____

S.F. _____

Fees \$ _____

Revised: **4/2012**

Hearing date _____

Total \$ _____

Staff signature & Date _____

Project # _____

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 (1" 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**

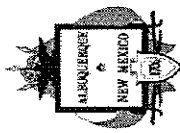
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Thomas D. Johnston, PS, PE

Applicant name (print)

9/10/15

Applicant signature / date



Form revised **October 2007**

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

Application case numbers

- Project #
- Planner signature / date

Planner signature / date