



OFFICIAL NOTICE OF DECISION

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT REVIEW BOARD

November 10, 2015

Project# 1010643
15DRB-70383 VACATION OF PUBLIC WATERLINE EASEMENT

WILSON AND COMPANY INC agents for ALBUQUERQUE PUBLIC SCHOOLS request the referenced/ above action for a portion of a Public Waterline Easement on Tract C-1, **APS CENTRAL OFFICE ADDITION** located on the east side of LOCUST ST SE between HAZELDINE AVE SE and BASEHART RD SE containing approximately 51.576 acres. (K-14, K-15)

At the November 10, 2015 Development Review Board meeting, The vacation was approved as shown on exhibit b in the planning file per section 14-14-7-2(a) (1) and (b) (1)(3) of the subdivision ordinance.

Findings

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

(B)(1) Based on the proposed replat, the public welfare is in no way served by retaining the public easement.

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

CONDITIONS:

The vacated property shall be shown on the replat approved by the Development Review Board and the approved replat shall be filed for record with the Bernalillo County Clerk's Office within one year.

If you wish to appeal this decision, you must do so by November 25, 2015 in the manner described below.

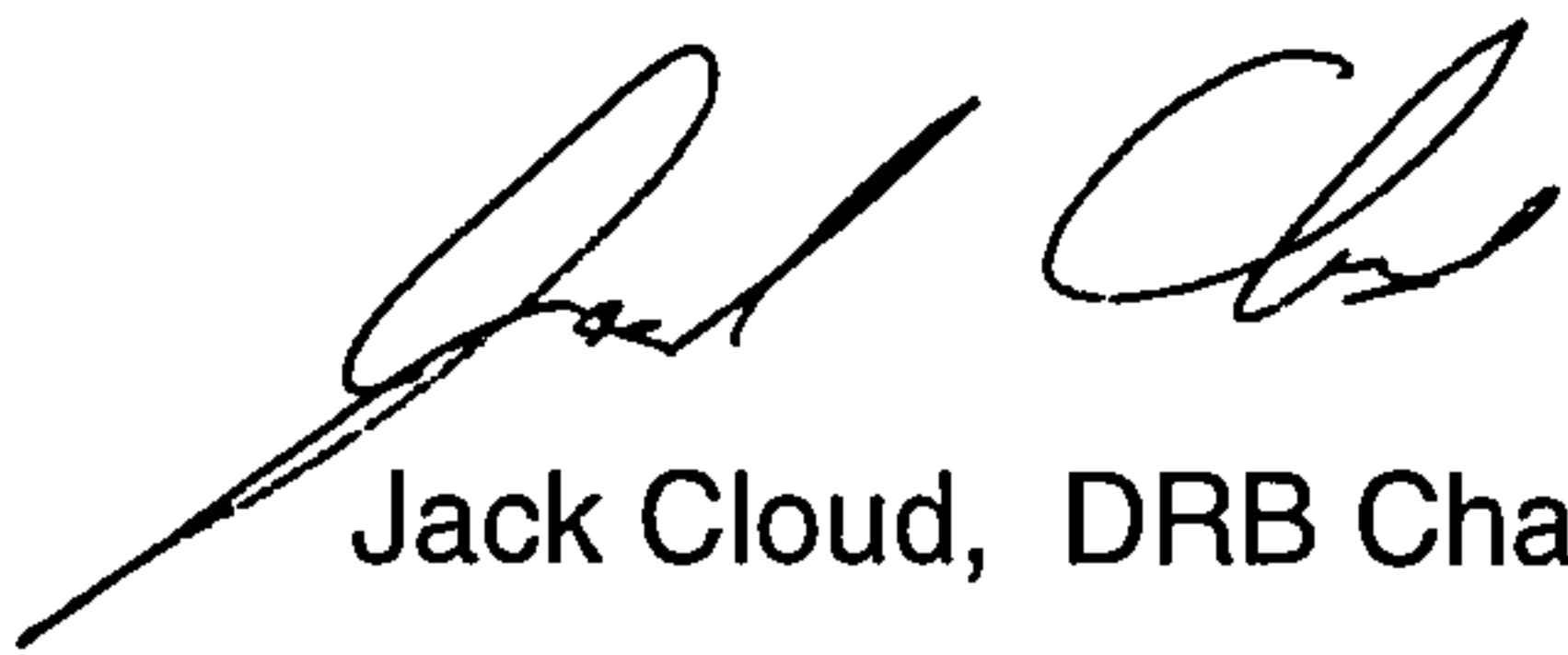
Appeal is to the Land Use Hearing Officer. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Department form, to the Planning Department, within 15 days of the Development Review Board's decision.

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

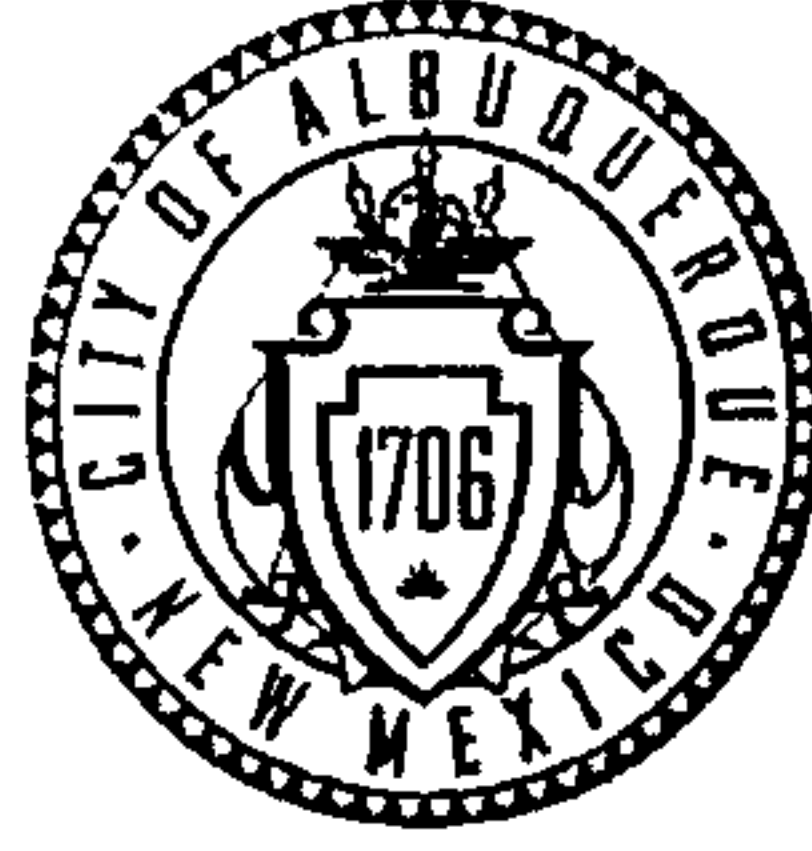
If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

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

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

A handwritten signature in black ink, appearing to read "Jack Cloud", is written over a horizontal line.

Jack Cloud, DRB Chair



INTER-OFFICE MEMORANDUM

COMMENTING AGENCIES

TRANSPORTATION DEVELOPMENT*John MacKenzie*
TRANSIT & PARKING DEPARTMENT*Shabih Rizvi*
COUNCIL OF GOVERNMENTS.....*Kendra Watkins/Andrew Gingerich*
AMAFCA.....*Lynn Mazur*
APD CRIME PREVENTION.....*Steve Sink*
OPEN SPACE DIVISION.....*Kent Reed Swanson/Sarah Brown*
FIRE DEPARTMENT.....*Antonio Chinchilla*
ZONING ENFORCEMENT INSPECTOR.....*Vince Montano*
NEIGHBORHOOD COORDINATION.....*Stephani Winklepleck*
PNM.....*Daniel Aragon*
NEW MEXICO GAS COMPANY.....*Patrick Sanchez*
ALBUQUERQUE PUBLIC SCHOOLS.....*April Winters*
COMCAST CABLE.....*Mike Mortus*
Mid.Rio Grande Conserv. Dist. (MRGCD).....*Ray Gomez*
ENVIRONMENTAL HEALTH.....*Paul Olson*

Your comments on the following case(s) are requested.

PROJECT # 1010643

Board hearing date:

WEDNESDAY, November 10, 2015



Supplemental Form (SF)

SUBDIVISION

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

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- 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): Wilson & Company PHONE: 505-348-4091
 ADDRESS: 4900 Lang Ave NE FAX: 505-348-4055
 CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: W.H.Neish@V:konco.com
 APPLICANT: Albuquerque Public Schools PHONE: _____
 ADDRESS: 912 Oak St SE FAX: _____
 CITY: Albuquerque STATE NM ZIP 87125 E-MAIL: Johnson_MK@APS.edu
 Proprietary interest in site: Owned List all owners: APS

DESCRIPTION OF REQUEST: Vacation of a portion of a public waterline easement

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 C-1 Block: _____ Unit: _____
 Subdiv/Addn/TBKA: A.P.S. Central Office Addition
 Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No _____
 Zone Atlas page(s): K-14-2 & K-15-2 UPC Code: 10505711906130145

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: 1 No. of proposed lots: 1 Total site area (acres): 51.5761
 LOCATION OF PROPERTY BY STREETS: On or Near: Oak St. SE
 Between: Hazeldine Ave. SE and Bischoff Road SE
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team(PRT) Review Date: _____

SIGNATURE Will Neish DATE 10/16/15
 (Print Name) Will Neish Applicant: Agent:

FOR OFFICIAL USE ONLY

Revised: 11/2014

<input type="checkbox"/> INTERNAL ROUTING	Application case numbers	Action	S.F.	Fees
<input type="checkbox"/> All checklists are complete	<u>15DRB - 70383</u>	<u>VPE</u>	_____	<u>\$ 45.00</u>
<input type="checkbox"/> All fees have been collected	_____	<u>ADV</u>	_____	<u>\$ 75.00</u>
<input type="checkbox"/> All case #s are assigned	_____	<u>CMF</u>	_____	<u>\$ 20.00</u>
<input type="checkbox"/> AGIS copy has been sent	_____	_____	_____	\$ _____
<input 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>November 10, 2015</u>			Total <u>\$ 140.00</u>

[Signature]
 Staff signature & Date 10-16-15

Project # 1000643

FORM V: SUBDIVISION VARIANCES & VACATIONS

14
14
14
14

- BULK LAND VARIANCE (DRB04)** (PUBLIC HEARING CASE) **24 copies**
- Application for Minor Plat on FORM S-3, including those submittal requirements.
 - 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.

Will Naish (Agent for APS)
Applicant name (print)
Will Naish 10/16/15
Applicant signature / date



- Checklists complete
 - Fees collected
 - Case #s assigned
 - Related #s listed
- Application case numbers
15DRB3 - 70383

Form revised 4/07

[Signature] 10-16-15
Planner signature / date

Project # 1510643

SIGN POSTING AGREEMENT

REQUIREMENTS

POSTING SIGNS ANNOUNCING PUBLIC HEARINGS

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

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

1. LOCATION

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

2. NUMBER

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

3. PHYSICAL POSTING

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

4. TIME

Signs must be posted from October 26 To November 10

5. REMOVAL

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

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


Will Smith 10/16/15
(Applicant or Agent) (Date)

I issued 2 signs for this application, 10-16-15, [Signature]
(Date) (Staff Member)

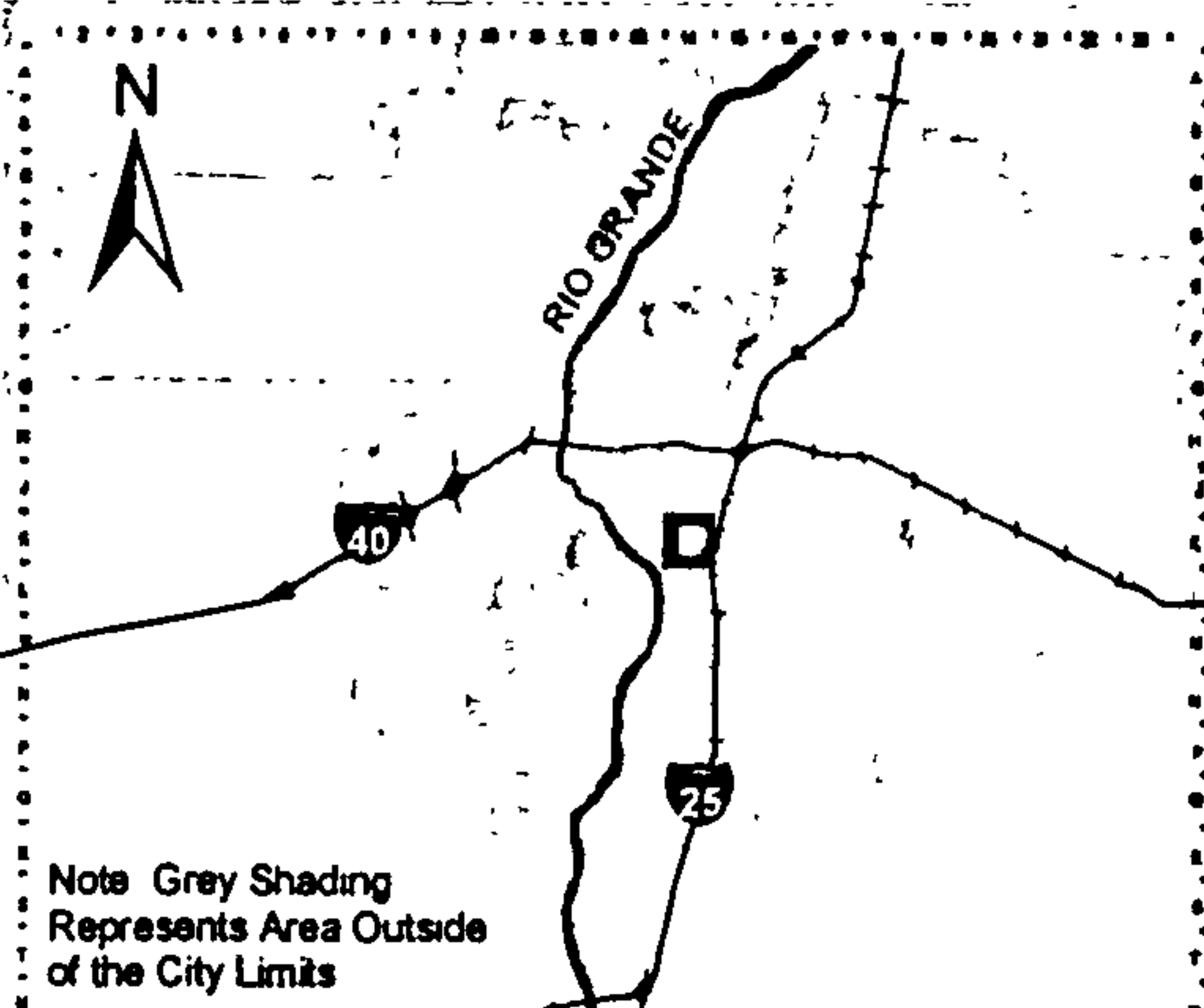
PROJECT NUMBER: _____



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












Map amended through: 9/2/2014



Note Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-14-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



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

Map amended through: 9/2/2014

Note Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
K-15-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

**WILSON
& COMPANY**

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Alaska
Arizona
California
Colorado
Kansas
Louisiana
Minnesota
Missouri
Nebraska
New Mexico
Texas
Utah

14 October 2015

Development Review Board
City of Albuquerque Planning Department
600 Second St. NW
Plaza Del Sol
Albuquerque, NM 87103

Re: Public Waterline Easement Vacation
Tract C-1
Albuquerque Public Schools Central Office Addition

Dear Board Members:

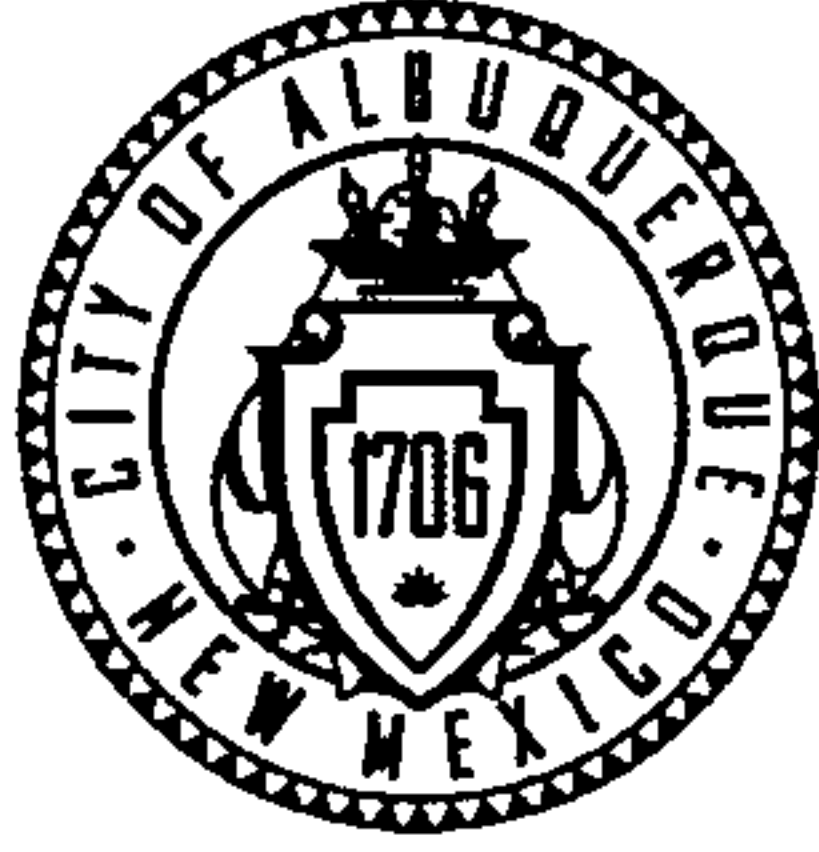
Wilson & Company, Inc., acting as agents for the Albuquerque Public Schools is requesting a vacation of a portion of an existing public waterline easement within Tract C-1, APS Central Office Addition. The vacated easement will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed for future design and construction.

If you have any questions concerning this project, please contact me at (505) 348-4091.

Sincerely,



WILSON & COMPANY, INC.
Will Neish
Land Surveyor
Email: Will.Neish@wilsonco.com



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

PLEASE NOTE: The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

October 9, 2015

Will Neish
Wilson and Company
4900 Lang Avenue NE/87109
PHONE: 505-348-4191/FAX: 505-348-4055
E-mail: Will.Neish@wilsonco.com

Dear Will:

Thank you for your inquiry of **October 9, 2015** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(DRB SUBMITTAL) – TRACT C-1, ALBUQUERQUE PUBLIC SCHOOL CENTRAL OFFICE ADDITION, LOCATED ON 912 OAK STREET SE BETWEEN HAZELDINE AVENUE SE AND BASEHEART ROAD SE** zone map **K-14-15**.

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

SEE “ATTACHMENT A” FOR THE NAMES OF THE NA/HOA’S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and “Attachment A” to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA’s – siw.

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@cabq.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani Winklepleck
Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

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

!!!Notice to Applicants!!!

SUGGESTED INFORMATION FOR NEIGHBORHOOD NOTIFICATION LETTERS

Applicants for Zone Change, Site Plan, Sector Development Plan approval or an amendment to a Sector Development Plan by the EPC, DRB, etc. are required under Council Bill O-92 to notify all affected neighborhood and/or homeowner associations **PRIOR TO FILING THE APPLICATION TO THE PLANNING DEPARTMENT**. Because the purpose of the notification is to ensure communication as a means of identifying and resolving problems early, it is essential that the notification be fully informative.

WE RECOMMEND THAT THE NOTIFICATION LETTER INCLUDE THE FOLLOWING INFORMATION:

1. The street address of the subject property.
2. The legal description of the property, including lot or tract number (if any), block number (if any), and name of the subdivision.
3. A physical description of the location, referenced to streets and existing land uses.
4. A complete description of the actions requested of the EPC:
 - a) If a **ZONE CHANGE OR ANNEXATION**, the name of the existing zone category and primary uses and the name of the proposed category and primary uses (i.e., "from the R-T Townhouse zone, to the C-2 Community Commercial zone").
 - b) If a **SITE DEVELOPMENT OR MASTER DEVELOPMENT PLAN** approval or amendment describes the physical nature of the proposal (i.e., "an amendment to the approved plan to allow a drive-through restaurant to be located just east of the main shopping center entrance off Montgomery Blvd.>").
 - c) If a **SECTOR DEVELOPMENT PLAN OR PLAN AMENDMENT** a general description of the plan area, plan concept, the mix of zoning and land use categories proposed and description of major features such as location of significant shopping centers, employment centers, parks and other public facilities.
 - d) The name, address and telephone number of the applicant and of the agent (if any). In particular the name of an individual contact person will be helpful so that neighborhood associations may contact someone with questions or comments.

Information from the Office of Neighborhood Coordination

The following information should always be in each application packet that you submit for an EPC or DRB application. Listed below is a "Checklist" of the items needed.

- ONC's "Official" Letter to the applicant (if there are associations). A copy must be submitted with application packet -OR-**
- The ONC "Official" Letter (if there are no associations). A copy must be submitted with application packet.
- Copies of Letters to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**
- Copies of the certified receipts to Neighborhood and/or Homeowners Associations (if there are associations). A copy must be submitted with application packet.**

Just a reminder - Our ONC "Official" Letter is only valid for a one (1) month period and if you haven't submitted your application by this date, you will need to get an updated letter from our office.

Any questions, please feel free to contact Stephani at 924-3902 or via an e-mail message at swinklepleck@cabq.gov.

Thank you for your cooperation on this matter.

(below this line for ONC use only)

Date of Inquiry: **10/09/15** Time Entered: **11:40 a.m.** ONC Rep. Initials: **siw**



**WILSON
& COMPANY**

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Alaska
Arizona
California
Colorado
Kansas
Louisiana
Minnesota
Missouri
Nebraska
New Mexico
Texas
Utah

CERTIFIED MAIL

12 October 2015

Frances Armijo
SOUTH BROADWAY N.A.
915 Williams SE
Albuquerque, New Mexico 87102
(505) 247-8798 (h)

Re: Public Waterline Easement Vacation
912 Oak Street SE between Hazeldine Avenue SE and Basehart Road SE
Tract C-1
Albuquerque Public Schools Central Office Addition

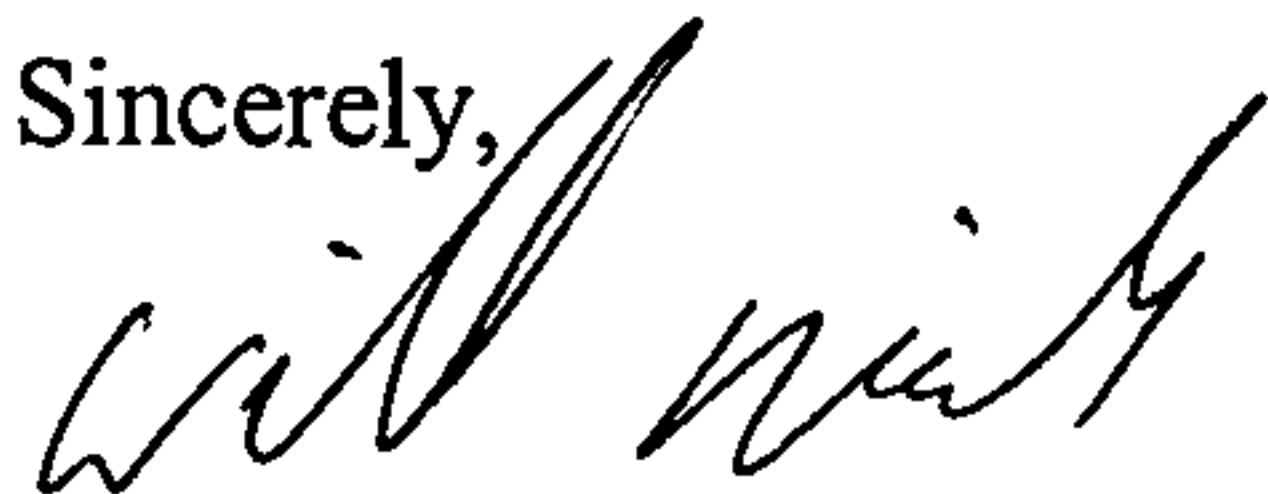
Dear Ms. Armijo:

This letter is to inform the SOUTH BROADWAY N.A. that Wilson & Company, Inc., acting as agents for the City of Albuquerque, is requesting a vacation of a portion of an existing public waterline easement within Tract C-1, APS Central Office Addition. The vacated easement will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed for future design and construction.

The City of Albuquerque Development Review Board will hold a public hearing on Tuesday, November 10, 2015 at 9:00a.m. at Plaza Del Sol, 600 Second Street NW, Hearing Room, Lower Level. If you have any questions for the City Planning Staff, please contact the Planning Department at (505) 924-3860.

If you have any questions concerning this project, please contact me at (505) 348-4091.

Sincerely,



WILSON & COMPANY, INC.
Will Neish
Land Surveyor
Email: Will.Neish@wilsonco.com



**WILSON
& COMPANY**

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Alaska
Arizona
California
Colorado
Kansas
Louisiana
Minnesota
Missouri
Nebraska
New Mexico
Texas
Utah

CERTIFIED MAIL

12 October 2015

Gwen Colonel
SOUTH BROADWAY N.A.
900 John St SE
Albuquerque, New Mexico 87102
(513) 257-9414 (c)

Re: Public Waterline Easement Vacation
912 Oak Street SE between Hazeldine Avenue SE and Basehart Road SE
Tract C-1
Albuquerque Public Schools Central Office Addition

Dear Ms. Colonel:

This letter is to inform the SOUTH BROADWAY N.A. that Wilson & Company, Inc., acting as agents for the City of Albuquerque, is requesting a vacation of a portion of an existing public waterline easement within Tract C-1, APS Central Office Addition. The vacated easement will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed for future design and construction.

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If you have any questions concerning this project, please contact me at (505) 348-4091.

Sincerely,



WILSON & COMPANY, INC.
Will Neish
Land Surveyor
Email: Will.Neish@wilsonco.com



**WILSON
& COMPANY**

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Alaska
Arizona
California
Colorado
Kansas
Louisiana
Minnesota
Missouri
Nebraska
New Mexico
Texas
Utah

CERTIFIED MAIL

12 October 2015

Joe Gallegos
UNIVERSITY HEIGHTS N.A.
301 Harvard SE #59
Albuquerque, New Mexico 87106
(505) 450-6096 (c)

Re: Public Waterline Easement Vacation
912 Oak Street SE between Hazeldine Avenue SE and Basehart Road SE
Tract C-1
Albuquerque Public Schools Central Office Addition

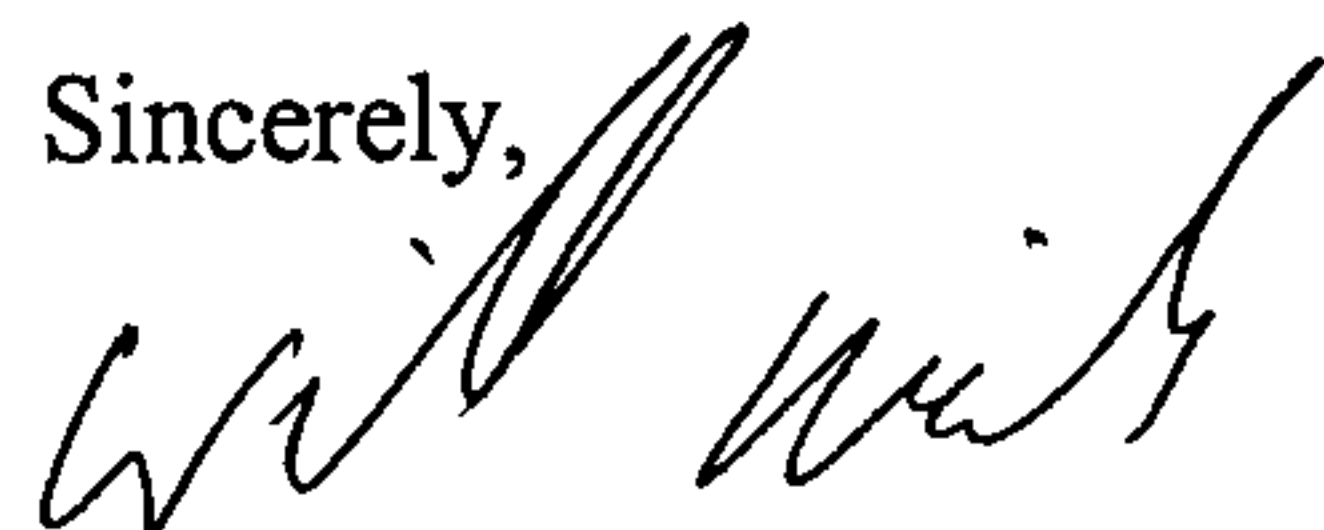
Dear Mr. Gallegos:

This letter is to inform the UNIVERSITY HEIGHTS N.A. that Wilson & Company, Inc., acting as agents for the City of Albuquerque, is requesting a vacation of a portion of an existing public waterline easement within Tract C-1, APS Central Office Addition. The vacated easement will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed for future design and construction.

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If you have any questions concerning this project, please contact me at (505) 348-4091.

Sincerely,



WILSON & COMPANY, INC.
Will Neish
Land Surveyor
Email: Will.Neish@wilsonco.com

**WILSON
& COMPANY**

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Alaska
Arizona
California
Colorado
Kansas
Louisiana
Minnesota
Missouri
Nebraska
New Mexico
Texas
Utah

CERTIFIED MAIL

12 October 2015

Julie Kidder
UNIVERSITY HEIGHTS N.A.
120 Vassar SE
Albuquerque, New Mexico 87106
(505) 269-3967 (c)

Re: Public Waterline Easement Vacation
912 Oak Street SE between Hazeldine Avenue SE and Basehart Road SE
Tract C-1
Albuquerque Public Schools Central Office Addition

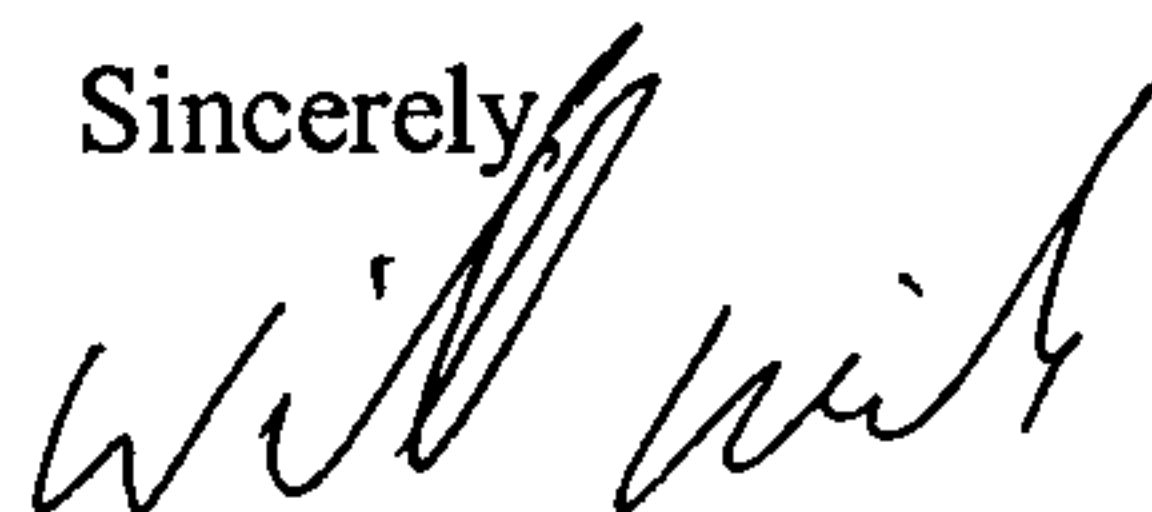
Dear Ms. Kidder:

This letter is to inform the UNIVERSITY HEIGHTS N.A. that Wilson & Company, Inc., acting as agents for the City of Albuquerque, is requesting a vacation of a portion of an existing public waterline easement within Tract C-1, APS Central Office Addition. The vacated easement will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed for future design and construction.

The City of Albuquerque Development Review Board will hold a public hearing on Tuesday, November 10, 2015 at 9:00a.m. at Plaza Del Sol, 600 Second Street NW, Hearing Room, Lower Level. If you have any questions for the City Planning Staff, please contact the Planning Department at (505) 924-3860.

If you have any questions concerning this project, please contact me at (505) 348-4091.

Sincerely,



WILSON & COMPANY, INC.
Will Neish
Land Surveyor
Email: Will.Neish@wilsonco.com



**WILSON
& COMPANY**

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Alaska
Arizona
California
Colorado
Kansas
Louisiana
Minnesota
Missouri
Nebraska
New Mexico
Texas
Utah

CERTIFIED MAIL

12 October 2015

Valerie J. St. John
SPRUCE PARK N.A. INC.
P.O. Box 14203
Albuquerque, New Mexico 87191
(505) 275-3931 (c)

Re: Public Waterline Easement Vacation
912 Oak Street SE between Hazeldine Avenue SE and Basehart Road SE
Tract C-1
Albuquerque Public Schools Central Office Addition

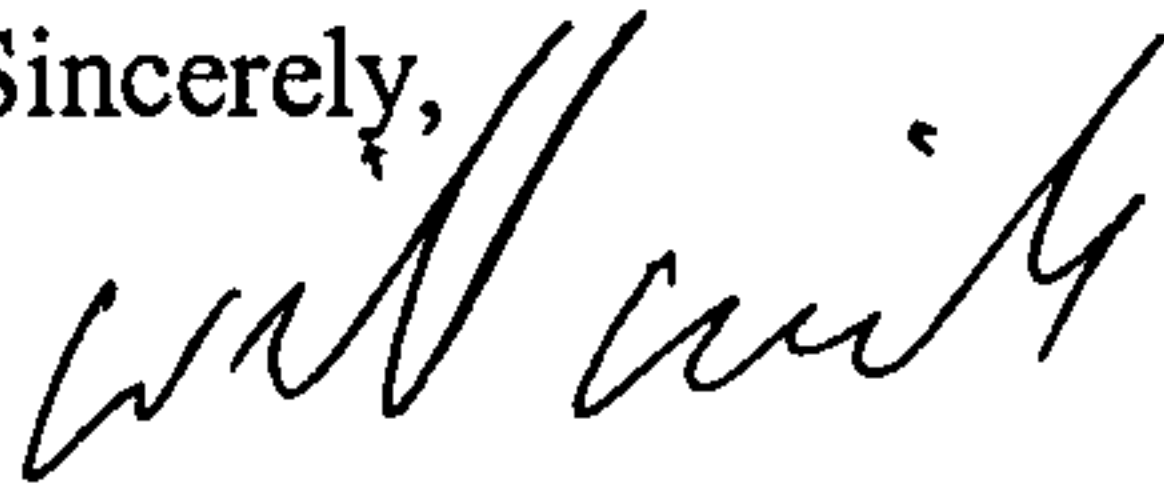
Dear Ms. St. John:

This letter is to inform the SPRUCE PARK N.A. INC. that Wilson & Company, Inc., acting as agents for the City of Albuquerque, is requesting a vacation of a portion of an existing public waterline easement within Tract C-1, APS Central Office Addition. The vacated easement will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed for future design and construction.

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If you have any questions concerning this project, please contact me at (505) 348-4091.

Sincerely,



WILSON & COMPANY, INC.
Will Neish
Land Surveyor
Email: Will.Neish@wilsonco.com

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& COMPANY**

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Albuquerque, NM 87109
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505-348-4055 fax

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Utah

CERTIFIED MAIL

12 October 2015

Peter Feibelman
SPRUCE PARK N.A. INC.
1401 Sigma Chi NE
Albuquerque, New Mexico 87106
(505) 242-1946 (h)

Re: Public Waterline Easement Vacation
912 Oak Street SE between Hazeldine Avenue SE and Basehart Road SE
Tract C-1
Albuquerque Public Schools Central Office Addition

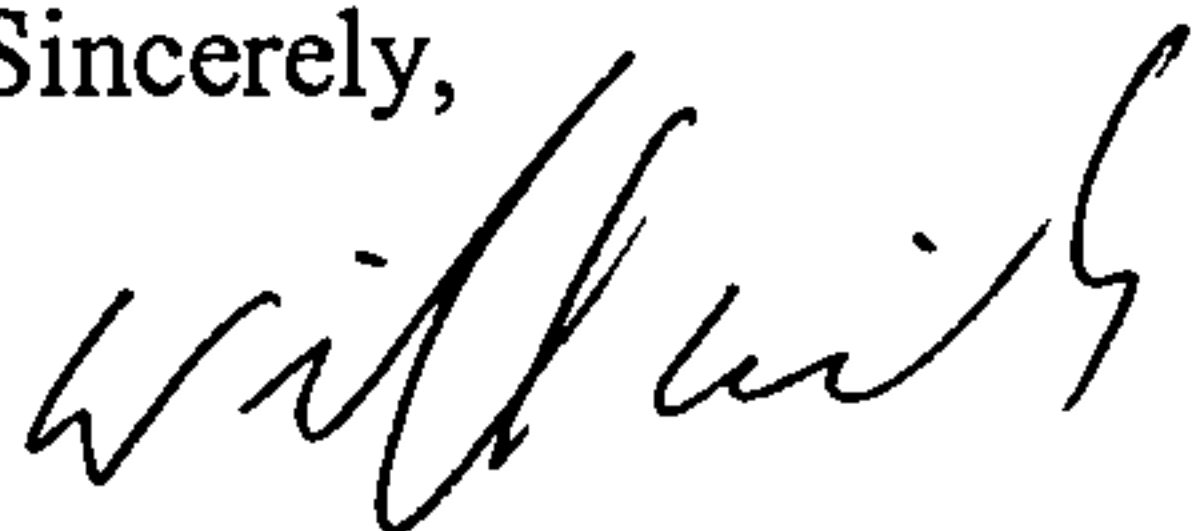
Dear Mr. Feibelman:

This letter is to inform the SPRUCE PARK N.A. INC. that Wilson & Company, Inc., acting as agents for the City of Albuquerque, is requesting a vacation of a portion of an existing public waterline easement within Tract C-1, APS Central Office Addition. The vacated easement will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed for future design and construction.

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If you have any questions concerning this project, please contact me at (505) 348-4091.

Sincerely,



WILSON & COMPANY, INC.
Will Neish
Land Surveyor
Email: Will.Neish@wilsonco.com



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Albuquerque, NM 87109
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505-348-4055 fax

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CERTIFIED MAIL

12 October 2015

Robert Stembridge
VICTORY HILLS N.A.
P.O. Box 40298
Albuquerque, New Mexico 87196
(505) 459-6893 (c)

Re: Public Waterline Easement Vacation
912 Oak Street SE between Hazeldine Avenue SE and Basehart Road SE
Tract C-1
Albuquerque Public Schools Central Office Addition

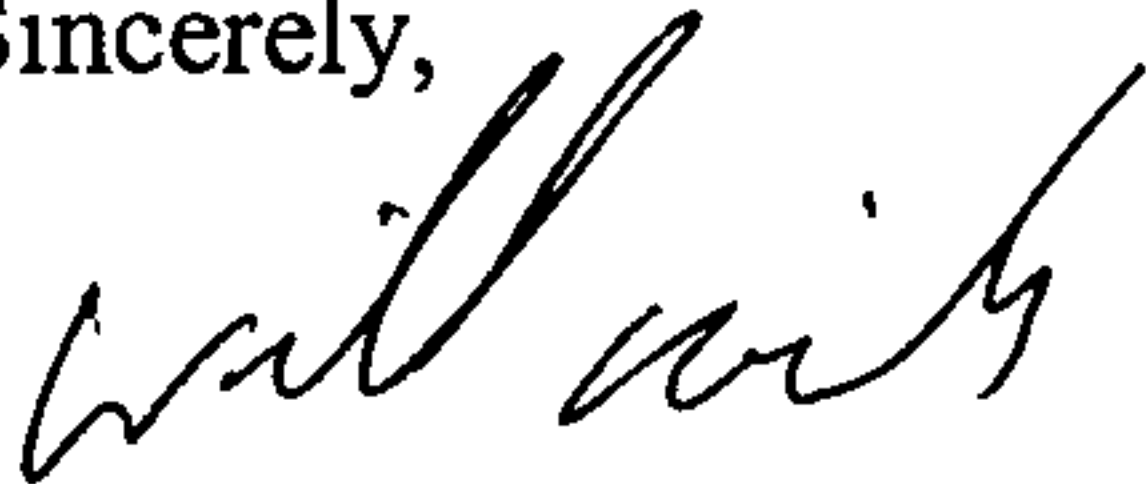
Dear Mr. Stembridge:

This letter is to inform the VICTORY HILLS N.A. that Wilson & Company, Inc., acting as agents for the City of Albuquerque, is requesting a vacation of a portion of an existing public waterline easement within Tract C-1, APS Central Office Addition. The vacated easement will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed for future design and construction.

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If you have any questions concerning this project, please contact me at (505) 348-4091.

Sincerely,



WILSON & COMPANY, INC.
Will Neish
Land Surveyor
Email: Will.Neish@wilsonco.com



**WILSON
& COMPANY**

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Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Alaska
Arizona
California
Colorado
Kansas
Louisiana
Minnesota
Missouri
Nebraska
New Mexico
Texas
Utah

CERTIFIED MAIL

12 October 2015

Patty Willson
VICTORY HILLS N.A.
505 Dartmouth SE
Albuquerque, New Mexico 87196
(505) 266-8944 (h&w)

Re: Public Waterline Easement Vacation
912 Oak Street SE between Hazeldine Avenue SE and Basehart Road SE
Tract C-1
Albuquerque Public Schools Central Office Addition

Dear Ms. Willson:

This letter is to inform the VICTORY HILLS N.A. that Wilson & Company, Inc., acting as agents for the City of Albuquerque, is requesting a vacation of a portion of an existing public waterline easement within Tract C-1, APS Central Office Addition. The vacated easement will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed for future design and construction.

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If you have any questions concerning this project, please contact me at (505) 348-4091.

Sincerely,


WILSON & COMPANY, INC.
Will Neish
Land Surveyor
Email: Will.Neish@wilsonco.com

**WILSON
& COMPANY**

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Alaska
Arizona
California
Colorado
Kansas
Louisiana
Minnesota
Missouri
Nebraska
New Mexico
Texas
Utah

CERTIFIED MAIL

12 October 2015

Peter Schillke
SYCAMORE N.A.
1217 Coal Ave. SE
Albuquerque, New Mexico 87106
(505) 243-8368 (h)

Re: Public Waterline Easement Vacation
912 Oak Street SE between Hazeldine Avenue SE and Basehart Road SE
Tract C-1
Albuquerque Public Schools Central Office Addition

Dear Mr. Schillke:

This letter is to inform the SYCAMORE N.A. that Wilson & Company, Inc., acting as agents for the City of Albuquerque, is requesting a vacation of a portion of an existing public waterline easement within Tract C-1, APS Central Office Addition. The vacated easement will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed for future design and construction.

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If you have any questions concerning this project, please contact me at (505) 348-4091.

Sincerely,



WILSON & COMPANY, INC.
Will Neish
Land Surveyor
Email: Will.Neish@wilsonco.com



**WILSON
& COMPANY**

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Alaska
Arizona
California
Colorado
Kansas
Louisiana
Minnesota
Missouri
Nebraska
New Mexico
Texas
Utah

CERTIFIED MAIL

12 October 2015

Mardon Gardella
SYCAMORE N.A.
411 Maple St. NE
Albuquerque, New Mexico 87106
(505) 843-6154 (h)

Re: Public Waterline Easement Vacation
912 Oak Street SE between Hazeldine Avenue SE and Basehart Road SE
Tract C-1
Albuquerque Public Schools Central Office Addition

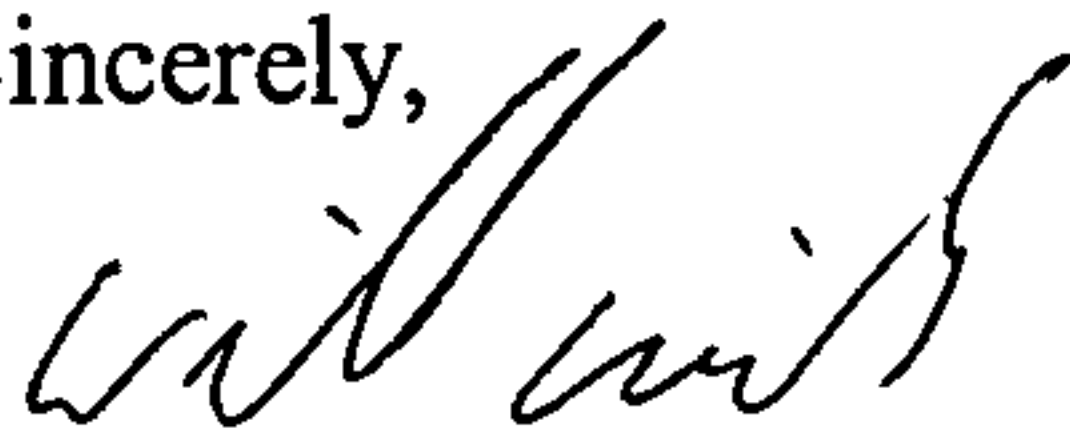
Dear Mr. Gardella:

This letter is to inform the SYCAMORE N.A. that Wilson & Company, Inc., acting as agents for the City of Albuquerque, is requesting a vacation of a portion of an existing public waterline easement within Tract C-1, APS Central Office Addition. The vacated easement will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed for future design and construction.

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If you have any questions concerning this project, please contact me at (505) 348-4091.

Sincerely,



WILSON & COMPANY, INC.
Will Neish
Land Surveyor
Email: Will.Neish@wilsonco.com



**WILSON
& COMPANY**

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Alaska
Arizona
California
Colorado
Kansas
Louisiana
Minnesota
Missouri
Nebraska
New Mexico
Texas
Utah

CERTIFIED MAIL

12 October 2015

Elizabeth Doak
SILVER HILL N.A.
1606 Silver Ave SE
Albuquerque, New Mexico 87106
(505) 242-8192 (h)

Re: Public Waterline Easement Vacation
912 Oak Street SE between Hazeldine Avenue SE and Basehart Road SE
Tract C-1
Albuquerque Public Schools Central Office Addition

Dear Ms. Doak:

This letter is to inform the SILVER HILL N.A. that Wilson & Company, Inc., acting as agents for the City of Albuquerque, is requesting a vacation of a portion of an existing public waterline easement within Tract C-1, APS Central Office Addition. The vacated easement will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed for future design and construction.

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If you have any questions concerning this project, please contact me at (505) 348-4091.

Sincerely,



WILSON & COMPANY, INC.
Will Neish
Land Surveyor
Email: Will.Neish@wilsonco.com



**WILSON
& COMPANY**

4900 Lang Ave NE
Albuquerque, NM 87109
505-348-4000 phone
505-348-4055 fax

Alaska
Arizona
California
Colorado
Kansas
Louisiana
Minnesota
Missouri
Nebraska
New Mexico
Texas
Utah

CERTIFIED MAIL

12 October 2015

James Montalbano
SILVER HILL N.A.
1409 Silver Ave SE
Albuquerque, New Mexico 87106
(505) 243-0827 (h)

Re: Public Waterline Easement Vacation
912 Oak Street SE between Hazeldine Avenue SE and Basehart Road SE
Tract C-1
Albuquerque Public Schools Central Office Addition

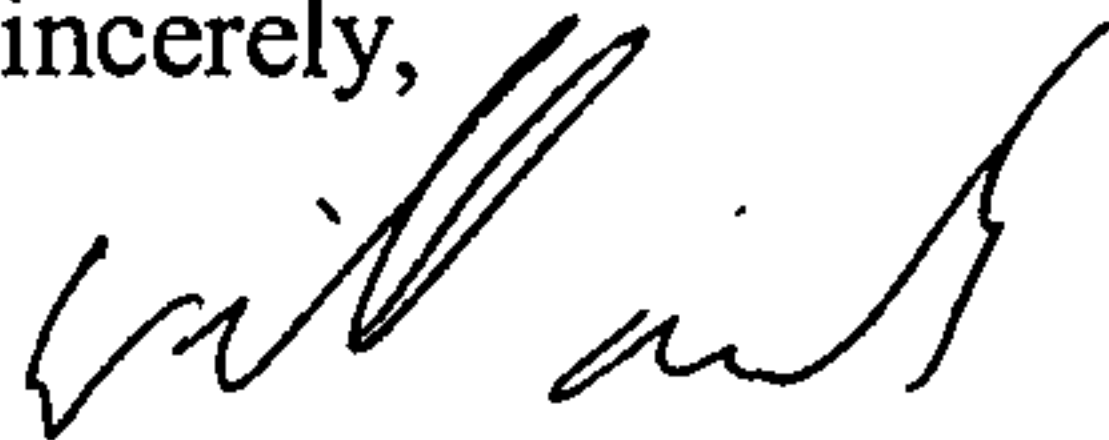
Dear Mr. Montalbano:

This letter is to inform the SILVER HILL N.A. that Wilson & Company, Inc., acting as agents for the City of Albuquerque, is requesting a vacation of a portion of an existing public waterline easement within Tract C-1, APS Central Office Addition. The vacated easement will be re-platted per the City of Albuquerque Development Process Manual. This action and subsequent platting is needed for future design and construction.

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If you have any questions concerning this project, please contact me at (505) 348-4091.

Sincerely,



WILSON & COMPANY, INC.
Will Neish
Land Surveyor
Email: Will.Neish@wilsonco.com

7007 2680 0001 3612 231E

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

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$.48	Postmark Here
Certified Fee	3.45	
Return Receipt Fee (Endorsement Required)	2.80	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.73	

Sent To Peter Schilke
 Street, Apt. No., or PO Box No. 1217 Coal Ave. SE
 City, State, ZIP+4 Albuquerque, NM 87106

PS Form 3800, August 2006 See Reverse for Instructions

7007 2680 0001 3612 231E

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.73	

Sent To Peter Feibelman
 Street, Apt. No., or PO Box No. 1401 Sigma Chi NE
 City, State, ZIP+4 Alb. NM 87106

PS Form 3800, August 2006 See Reverse for Instructions

7007 2680 0001 3612 231E

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Return Receipt Fee (Endorsement Required)	2.80	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.73	

Sent To Elizabeth Doaks
 Street, Apt. No., or PO Box No. 1606 Silver SE
 City, State, ZIP+4 Albuquerque, NM 87106

PS Form 3800, August 2006 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.73	

Sent To Valerie J. St. John
 Street, Apt. No., or PO Box No. P.O. Box 14203
 City, State, ZIP+4 Albuquerque, NM 87191

PS Form 3800, August 2006 See Reverse for Instructions

7007 2680 0001 3612 231E

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Restricted Delivery Fee (Endorsement Required)		
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Sent To James Montabano
 Street, Apt. No., or PO Box No. 1409 Silver Ave. SE
 City, State, ZIP+4 Albuquerque, NM 87106

PS Form 3800, August 2006 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	2.80	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.73	

Sent To Gwen Colonel
 Street, Apt. No., or PO Box No. South Broadway WA 900 Johnst SE
 City, State, ZIP+4 Albuquerque, NM 87102

PS Form 3800, August 2006 See Reverse for Instructions

7007 2680 0001 3612 2351

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.73	

Sent To Frances Armijo
 Street, Apt. No.,
 or PO Box No. South Broadway, N.A. 915
 City, State, ZIP+4 Albuquerque, NM 87102

PS Form 3800, August 2006 See Reverse for Instructions

7007 2680 0001 3612 2344

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Return Receipt Fee (Endorsement Required)	2.80	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.73	

Sent To Patty Willson
 Street, Apt. No.,
 or PO Box No. 505 Dartmouth SE
 City, State, ZIP+4 Alb, NM 87106

PS Form 3800, August 2006 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.73	

Sent To Robert Stenbridge
 Street, Apt. No.,
 or PO Box No. P.O. Box 40298
 City, State, ZIP+4 Albuquerque, NM 87196

PS Form 3800, August 2006 See Reverse for Instructions

7007 2680 0001 3612 2366

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Return Receipt Fee (Endorsement Required)	2.80	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.73	

Sent To Julie Kidder
 Street, Apt. No.,
 or PO Box No. 120 Vassar SE
 City, State, ZIP+4 Albuquerque, NM 87106

PS Form 3800, August 2006 See Reverse for Instructions

7007 2680 0001 3612 2375

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Return Receipt Fee (Endorsement Required)	2.80	
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$ 6.73	

Sent To Joe Gallegas
 Street, Apt. No.,
 or PO Box No. 301 Harvard SE #59
 City, State, ZIP+4 Albuquerque, NM 87106

PS Form 3800, August 2006 See Reverse for Instructions

7007 2680 0001 3612 2384

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Restricted Delivery Fee (Endorsement Required)		
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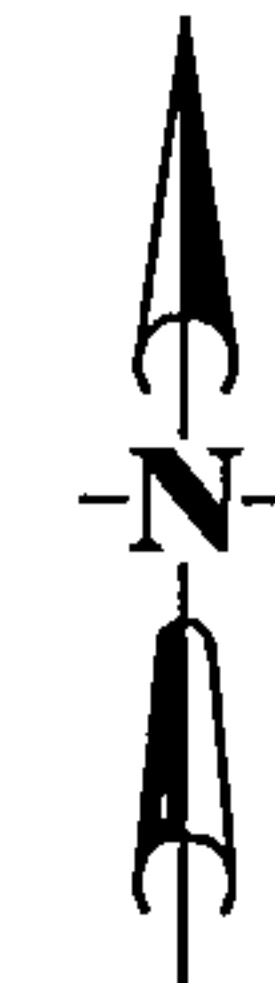
Sent To Mardon Gardella
 Street, Apt. No.,
 or PO Box No. 411 Maple St NE
 City, State, ZIP+4 Albuquerque, NM 87106

PS Form 3800, August 2006 See Reverse for Instructions

VACATION EXHIBIT
SHOWING PROPOSED VACATION OF A PUBLIC
WATERLINE EASEMENT

within
TRACT C-1
APS CENTRAL OFFICE ADDITION

SECTION 21, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2015



SCALE
1 inch = 50 ft.

LEGEND:

 EASEMENT TO BE VACATED

TRACT C-1

PROPOSED VACATION
OF A 20'X38' PORTION OF AN EXISTING
PUBLIC WATERLINE EASEMENT
(AREA OF VACATION = 760 SQ.FT.)

20' WATERLINE EASEMENT
(FD:7/8/88, BK:MISC 641A,
PGS:882-885)

20' WATERLINE EASEMENT
(FD:7/8/88, BK:MISC 641A,
PGS:882-885)

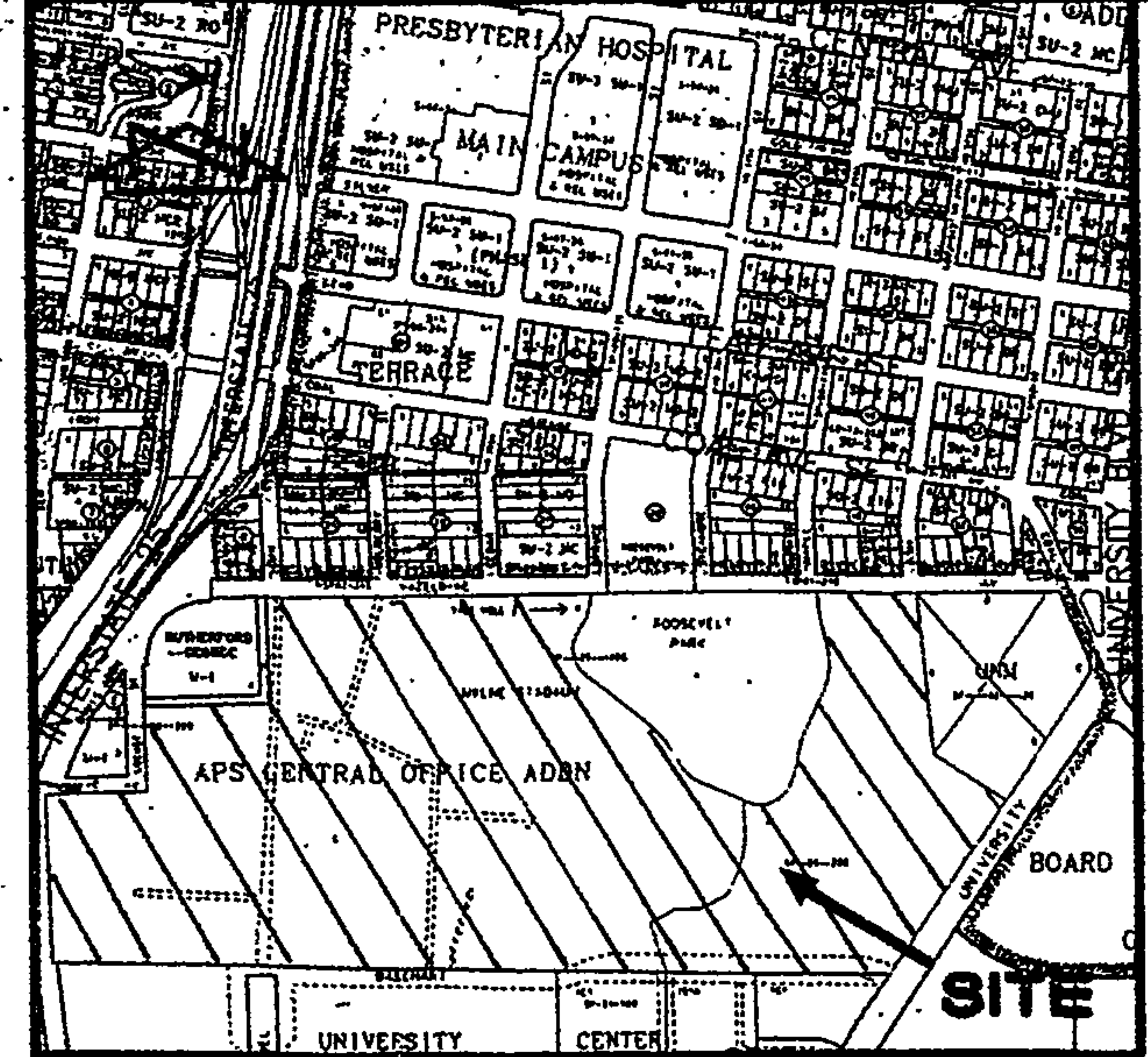
20' WATERLINE EASEMENT
(FD:7/8/88, BK:MISC 641A,
PGS:882-885)

25' PERMANENT UNDERGROUND
STORM SEWER EASEMENT
(FD:5/17/72, VOL:MISC 260,
FOLIO:610-612)

10' PNM UNDERGROUND
ELECTRIC EASEMENT
(FD:8/16/2009, DOC#:2009094302)

10' PNM & MST&T EASEMENT (UNFILED)
(APPROVED BY STATE BOARD OF FINANCE 3/12/74)

20' WATERLINE EASEMENT
(FD:7/8/88, BK:MISC 641A,
PGS:882-885)



VICINITY MAP K-15
SCALE: 1" = 750'

PLAT OF
A.P.S. TRACTS B-1 AND C-1, CENTRAL OFFICE ADDITION
ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 1999

BOARD OF EDUCATION (A.P.S.)
OWNER
PROJECTED SEC. 21, T 10 N, R 3 E,
N.M.P.M. (TOWN OF ALBUQUERQUE GRANT)
LOCATION
A.P.S. CENTRAL OFFICE ADDITION
SUBDIVISION

1999 138121
11/02/1999 Bk-99C Pg-303
COUNTY CLERK FILING DATA

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising Tracts B and C, A.P.S. Central Office Addition, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 20, 1990, Book 90C, Page 118.

SP# 99-196

APPROVALS: DRB CASE NO. 97-461

<i>Janet S...</i>	11/1/99
PLANNING DIRECTOR, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
<i>Roger A. Green</i>	10-13-99
UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
<i>Frank J. Aguin</i>	10-13-99
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
<i>Frank J. Aguin</i>	10-13-99
A.M.A.F.C.A.	DATE
<i>Rachel Douthett</i>	10-13-99
TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
<i>Edward A. Stang</i>	10-13-99
PARKS DESIGN & DEVELOPMENT, C.I.P., CITY OF ALBUQUERQUE, NEW MEXICO	DATE
<i>Whit U...</i>	09-24-99
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
N/A	DATE
REAL PROPERTY, CITY OF ALBUQUERQUE, NEW MEXICO	DATE
<i>Paul Phillips</i>	10-25-99
P.N.M. ELECTRIC SERVICES	DATE
<i>Marshall...</i>	10-14-99
U.S. WEST COMMUNICATIONS	DATE
<i>Paul Phillips</i>	10-25-99
P.N.M. GAS SERVICES	DATE
<i>Violet Watson</i>	10/14/99
JONES INTERCABLE	DATE

PROJECT: 101016-13
 DATE: 11-10-15
 APP: 15-70883
 RECALEST: VPC

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby dedicate in fee simple the public street rights-of-way and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

Michael J. Vigil 9/27/99
Michael J. Vigil, Chief Business Officer,
Albuquerque Public Schools Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 27 day of September, 1999, by Michael J. Vigil, Chief Business Officer, Albuquerque Public Schools.

Patricia M. Vigil
Notary Public My Commission Expires: 2/18/2001

Public Utility easements shown on this plat are ten (10) feet wide and are granted for the common and joint use of:

1. The P.N.M. Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The P.N.M. Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. U.S. West for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
4. Jones Intercable for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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 easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (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 the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # L015-057-274067-30136
PROPERTY OWNER OF RECORD:
Board of Education
BERNALILLO COUNTY TREASURER'S OFFICE:
Ruth Kanawaga 11/2/99

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.

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., a registered Professional Surveyor under the laws of the State of New Mexico do hereby certify that I conducted and am responsible for this plat, shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; meets the minimum requirement for Monumentation and surveys of the Albuquerque Subdivision Ordinance; complies with the minimum standards for surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr.
Charles G. Cala, Jr., NMPS 11184



9-23-1999
Date

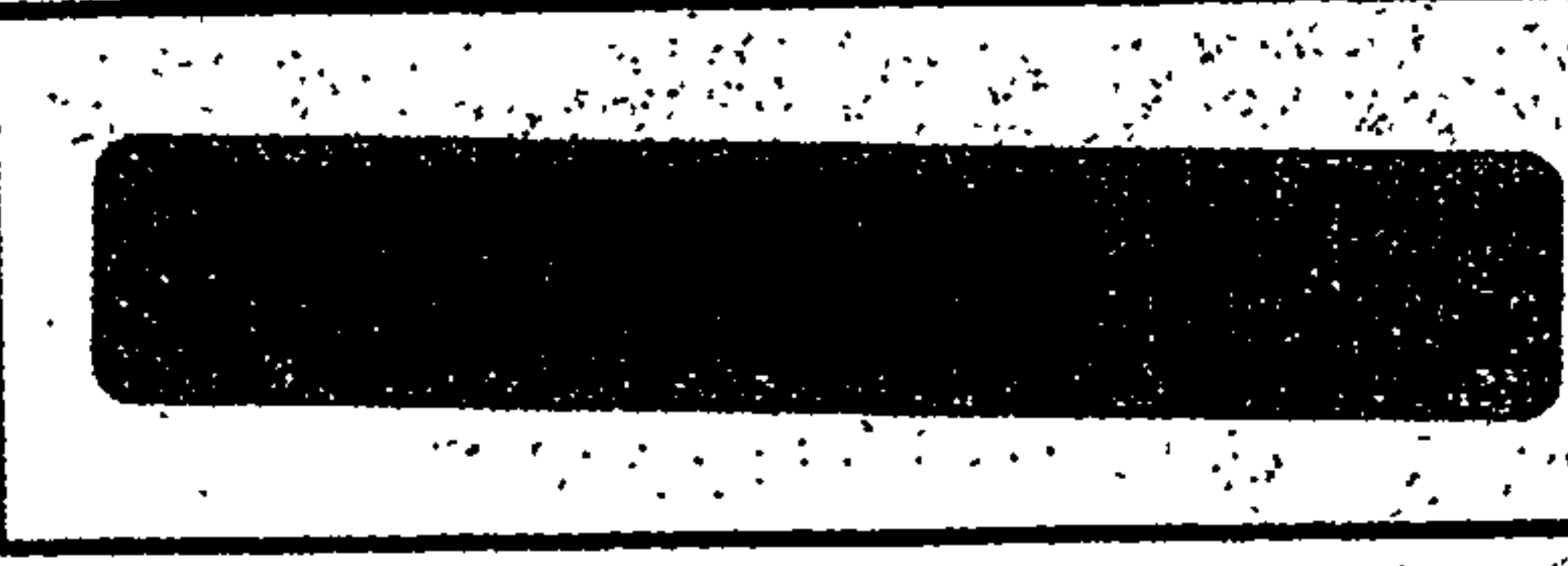


JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD, N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (SOS) 345-4250
JOB #970782 C1

NOTES:

1. A boundary survey was performed in September, 1997. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 21, Township 10 North, Range 3 East, N.M.P.M. (Town of Albuquerque Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone.
5. Street mileage created by this plat = 0.15 miles (full-width) and 0.05 miles (half-width).
6. Record bearings and distances are shown in parenthesis.
7. The purpose of this plat is to:
 - a. Dedicate public street rights-of-way as shown.
 - b. Grant the necessary easements as shown.
 - c. Create Tracts B-1 and C-1, from Tracts B and C, A.P.S. Central Office Addition.
 - d. Illustrate the easement vacated by V-97-134, and subsequently dedicated by this plat as public right-of-way.
8. Public Street Right-of-Way dedicated = 1.4775 acres ±.
9. Tracts A, B-1 and C-1 share a cross lot private drainage easement for the purpose of conveying historic runoff, granted by plat 90C-118.
10. In the event Grantor constructs any improvements within the easements on Tracts B-1 and C-1, A.P.S. Central Office Addition, the City has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the work effects any improvements of Encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing of Improvements of Encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements of Encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or Encroachments.

PLAT OF
A.P.S. TRACTS B-1 AND C-1, CENTRAL OFFICE ADDITION
 ALBUQUERQUE, NEW MEXICO
 SEPTEMBER, 1999



COUNTY CLERK FILING DATA

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
CL1	N 68°26'59" W	40.81'
CL3	N 89°04'53" W	775.38'
L1	S 29°54'33" W	44.69'
L2	S 50°41'18" E	234.47'
L3	S 44°00'38" E	44.30'
L4	S 31°12'38" E	71.98'
L5	S 65°16'44" E	166.54'
L6	S 65°16'44" E	17.18'
L7	N 21°48'54" E	9.23'
L8	N 11°56'36" E	83.10'
L9	N 24°27'38" E	174.54'
L10	N 14°18'11" W	37.71'
L11	N 04°39'45" W	37.47'
L12	S 34°20'16" W	60.86'
L13	N 89°04'53" W	643.93'
L14	N 89°04'53" W	131.44'
L15	N 17°37'52" W	112.86'
L16	N 60°46'05" E	101.29'
L17	N 87°42'23" E	88.26'
L18	N 35°51'16" E	19.39'
L19	N 16°51'12" E	49.81'
L20	N 09°06'54" E	49.51'
L21	N 01°19'15" W	141.61'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
CL2	300.00'	97.24'	96.81'	N 79°47'45" W	18°34'16"
CL3	300.00'	135.30'	134.15'	S 77°59'48" W	25°50'23"
C1	177.01'	94.73'	93.61'	S 14°34'39" W	30°39'49"
C2	117.92'	165.88'	152.54'	S 10°23'22" E	80°35'51"
C3	428.52'	49.94'	49.92'	S 47°20'58" E	06°40'40"
C4	240.71'	53.78'	53.66'	S 37°36'38" E	12°48'00"
C5	137.08'	81.51'	80.31'	S 48°14'41" E	34°04'06"
C6	102.00'	165.39'	147.86'	N 68°16'05" E	92°54'22"
C7	400.00'	68.92'	68.83'	N 16°52'45" E	09°52'18"
C8	136.00'	29.71'	29.65'	N 18°12'07" E	12°31'02"
C9	213.19'	144.23'	141.50'	N 05°04'44" E	38°45'49"
C10	712.00'	119.80'	119.66'	N 09°28'58" W	09°38'26"
C11	50.00'	21.21'	21.06'	S 46°29'33" W	24°18'34"
C12	150.00'	63.64'	63.17'	S 46°29'33" W	24°18'34"
C13	40.00'	52.47'	48.79'	S 71°54'50" W	75°09'07"
C14	330.00'	106.96'	106.49'	N 79°47'45" W	18°34'16"
C15	330.00'	148.84'	147.58'	S 77°59'51" W	25°50'31"
C16	270.00'	121.78'	120.75'	S 77°59'51" W	25°50'31"
C17	110.00'	99.55'	96.19'	N 61°46'46" E	51°51'10"
C18	216.00'	71.63'	71.30'	N 26°21'11" E	18°59'59"

EASEMENT TABLES

CURVE	RADIUS	LENGTH	CHORD	BEARING
E14	330.00'	130.63'	129.78'	S 77°44'28" E
E15	30.00'	41.50'	38.27'	N 73°58'08" E

LINE	DIRECTION	DISTANCE
E1	N 00°15' E	35.00'
E2	N 00°15' E	30.00'
E3	N 03°00'35" E	1271.08'
E4	N 03°00'35" E	1271.08'
E5	N 82°17' W	36.00'
E6	N 02°18'25" W	95.38'
E7	N 06°01'42" E	300.42'
E8	N 03°00'35" E	876.25'
E9	N 00°43'00" E	32.50'
E10	N 00°43'00" E	35.00'
E11	N 19°20'00" E	192.70'
E12	N 00°43'00" E	21.00'
E13	S 89°04'54" E	775.38'
E16	N 34°20'16" E	54.88'
E17	S 89°04'54" E	962.42'
E18	S 00°58'22" E	18.82'
E19	S 16°32'49" W	454.84'
E20	N 73°27'44" W	49.80'
E21	N 73°28'18" W	50.20'
E22	S 16°31'42" W	110.00'
E23	N 73°28'18" W	49.89'
E24	N 87°08'52" W	75.44'
E25	S 02°31'14" W	445.83'
E26	S 87°28'48" E	50.00'
E27	S 02°31'14" W	70.00'
E28	S 02°25'45" W	124.11'
E29	N 87°38'34" W	451.57'
E30	S 02°32'58" W	228.33'

LINE	DIRECTION	DISTANCE
E31	S 73°25'19" E	49.98'
E32	S 63°38'02" E	300.08'
E33	S 02°55'14" W	97.75'
E34	N 87°04'46" W	87.00'
E35	S 02°55'14" W	78.00'
E36	S 87°05'48" E	315.00'
E37	S 02°54'14" W	30.00'
E38	S 02°55'14" W	210.47'
E39	S 87°05'48" E	120.04'
E40	S 02°55'14" W	294.54'
E41	N 00°38'14" E	64.07'
E42	S 89°05'51" E	400.51'
E43	S 78°00'43" E	182.74'
E44	N 86°57'47" W	379.40'
E45	S 76°18'32" W	278.65'
E46	N 04°16'02" W	28.09'
E47	N 01°48'31" E	24.50'
E48	N 16°36'33" E	20.81'
E49	N 00°43'06" W	38.07'
E50	N 27°58'19" E	54.85'
E51	N 89°08'41" E	181.29'
E52	S 27°58'19" W	30.00'
E53	S 89°08'41" W	30.00'
E54	N 27°58'19" E	30.00'
E55	N 87°47'27" W	20.37'
E56	N 02°04'53" E	518.75'
E57	S 02°04'53" W	30.00'
E58	N 57°47'27" W	30.00'

KEYED NOTES

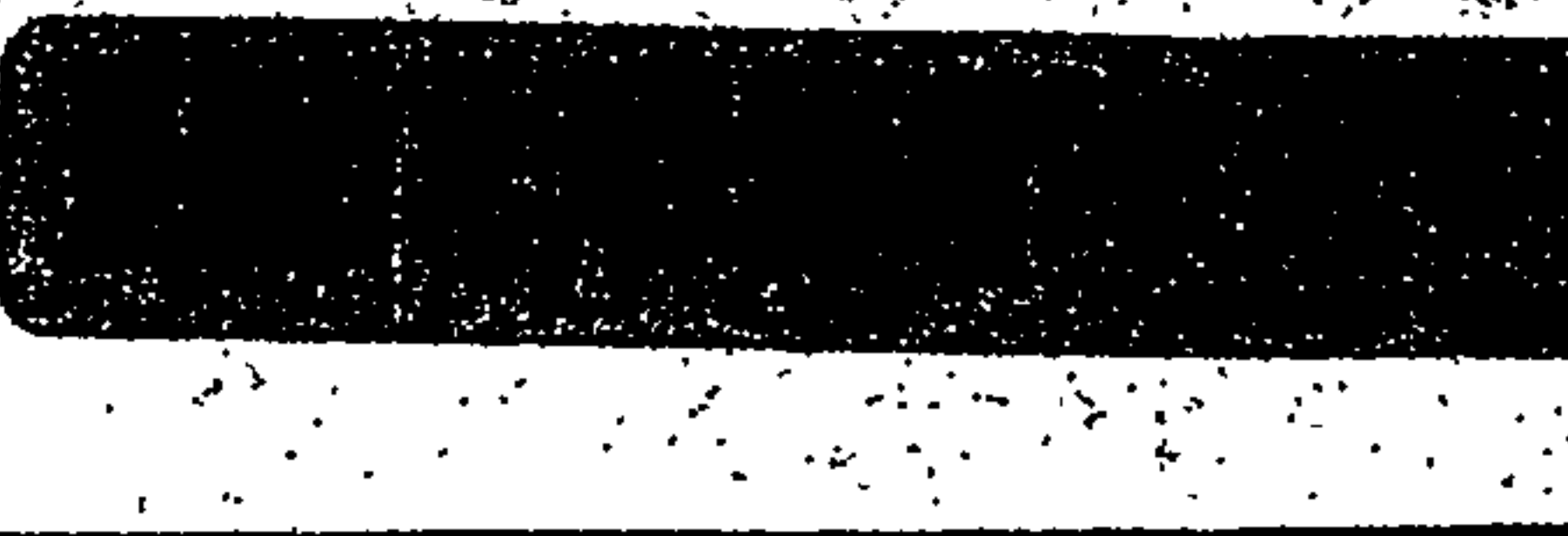
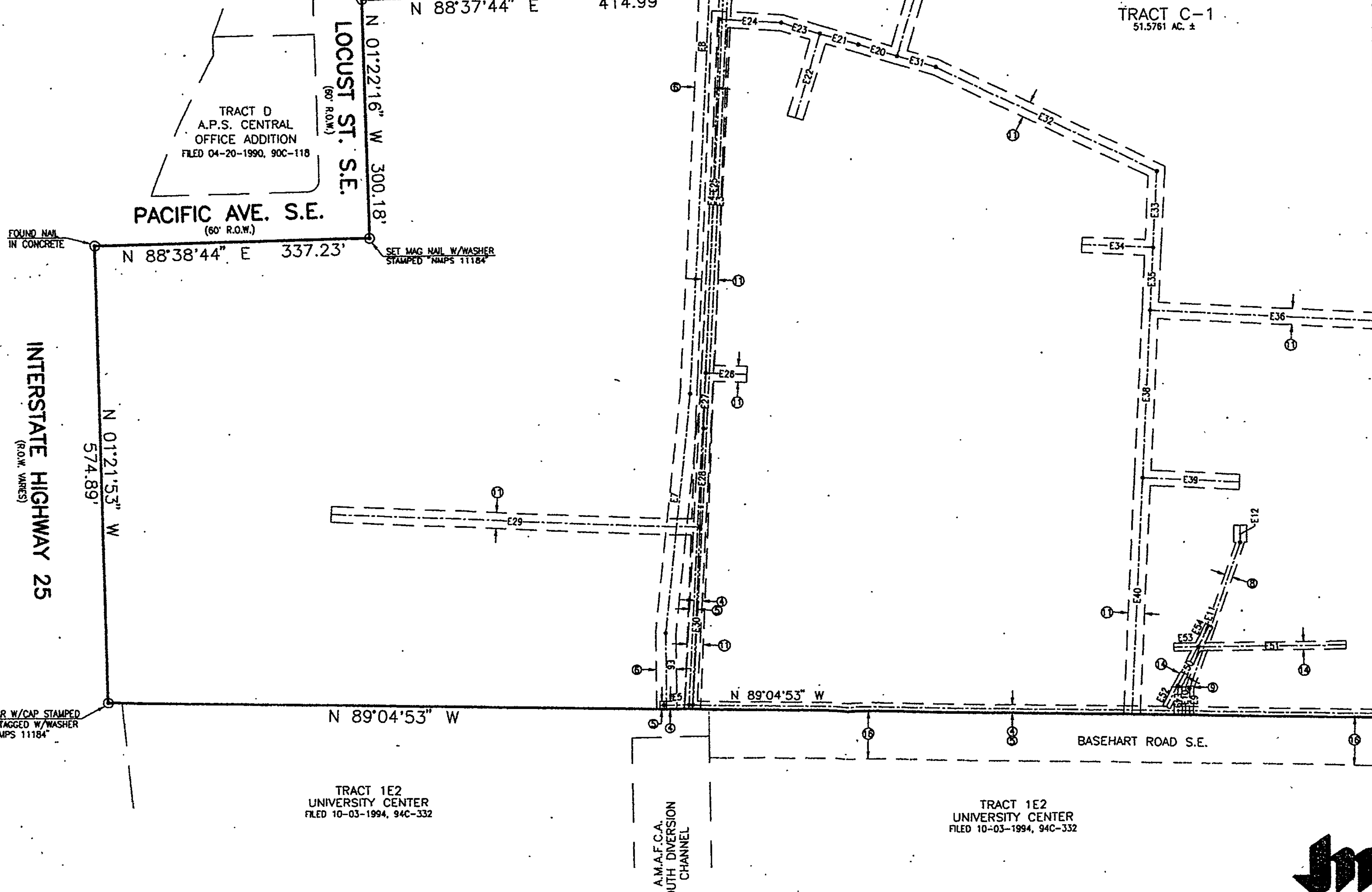
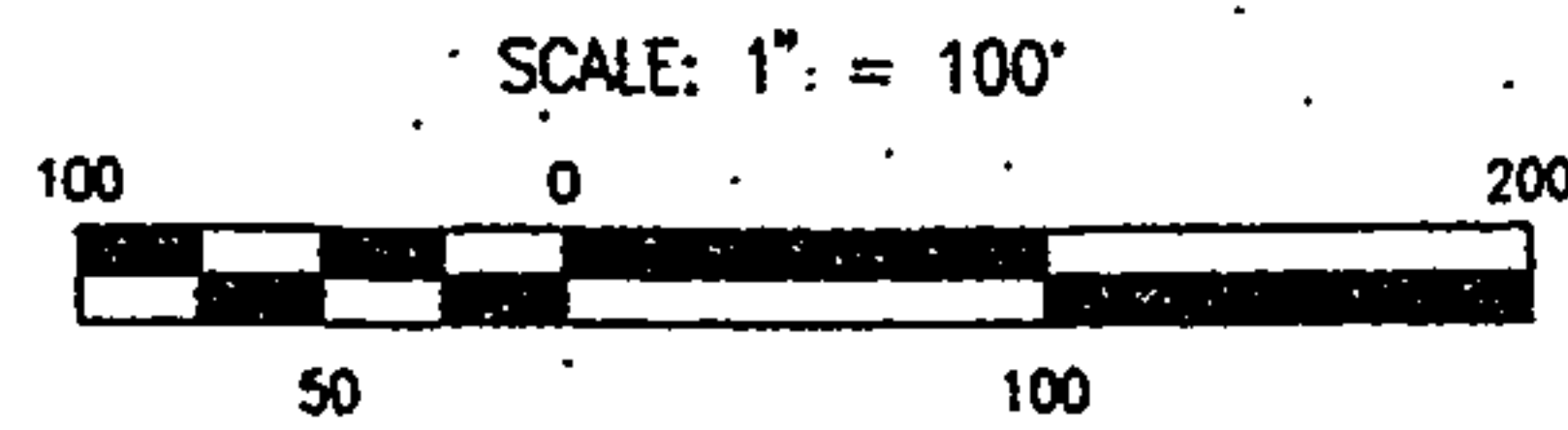
- ① 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- ② EXISTING 5'x35' PNM AND MST&T EASEMENT (UNRECORDED - DATED 07-07-1965)
- ③ EXISTING 10'x30' PNM AND MST&T EASEMENT GRANTED BY DOCUMENT FILED 07-16-1965, BK. D780, PG. 918, DOC. #63965.
- ④ EXISTING 10' PNM AND MST&T EASEMENT (UNRECORDED - DATED 02-19-1974)
- ⑤ EXISTING 10' PNM AND MST&T EASEMENT (UNRECORDED - DATED 01-21-1974)
- ⑥ EXISTING 25' UNDERGROUND STORM SEWER EASEMENT GRANTED BY DOCUMENT FILED 05-17-1972, BK. MISC. 260, PGS. 610-612, DOC. #87117
- ⑦ EXISTING 10'x28' PNM AND MST&T EASEMENT (UNRECORDED - DATED 10-27-1982)
- ⑧ EXISTING PNM AND MST&T EASEMENT GRANTED BY DOCUMENT FILED 04-04-1988, BK. MISC. 605-A, PGS. 294-295, DOC. #8828581
- ⑨ EXISTING 10'x35' PNM AND MST&T EASEMENT GRANTED BY DOCUMENT FILED 04-04-1988, BK. MISC. 605-A, PGS. 296-297, DOC. #8828582
- ⑩ EXISTING 60' PERPETUAL, NON-EXCLUSIVE ACCESS EASEMENT GRANTED TO UNM AND UCJV BY DOCUMENT FILED 04-17-1990, BK. BCR 90-6, PGS. 8451-8465, DOC. #9029896, ALSO PRIVATE ACCESS EASEMENT GRANTED BY PLAT 90C-118. (VACATED BY V-97-134 AND DEDICATED TO THE CITY OF ALBUQUERQUE AS PUBLIC RIGHT-OF-WAY BY THIS PLAT.)
- ⑪ EXISTING 20' PUBLIC WATERLINE EASEMENT GRANTED BY DOCUMENT FILED 07-08-1988, BK. MISC. 641A, PGS. 882-885, DOC. #8861959
- ⑫ EXISTING 15' PNM AND MST&T UNDERGROUND EASEMENT GRANTED BY DOCUMENT FILED 07-18-1990, BK. BCR 90-11, PGS. 9872-9874, DOC. #9055125
- ⑬ EXISTING 10' PNM AND US WEST COMMUNICATIONS EASEMENT GRANTED BY DOCUMENT FILED 03-22-1995, BK. 95-7, PGS. 3512-3513, DOC. #95028544
- ⑭ EXISTING 10' PNM AND US WEST COMMUNICATIONS EASEMENT GRANTED BY DOCUMENT FILED 11-02-1995, BK. 95-26, PGS. 8100-8101, DOC. #95112857
- ⑮ EXISTING 10' PNM AND US WEST COMMUNICATIONS EASEMENT GRANTED BY DOCUMENT FILED 03-01-1996, BK. 96-6, PGS. 4002-4003, DOC. #96023826
- ⑯ EXISTING 60' PERPETUAL, NON-EXCLUSIVE ACCESS EASEMENT GRANTED TO APS BY DOCUMENT FILED 04-17-1990, BK. BCR 90-6, PGS. 8451-8465, DOC. #9029896. (VACATED BY V-97-134 AND DEDICATED TO THE CITY OF ALBUQUERQUE AS PUBLIC RIGHT-OF-WAY BY SEPARATE PLATTING ACTION.)



JEFF MORTENSEN & ASSOCIATES, INC.
 6010-B MIDWAY PARK BLVD. N.E.
 ALBUQUERQUE, NEW MEXICO 87109
 ENGINEERS SURVEYORS (505) 345-4250
 JOB #970782 C2

PLAT OF TRACTS B-1 AND C-1, A.P.S. CENTRAL OFFICE ADDITION

ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 1999



COUNTY CLERK FILING DATA

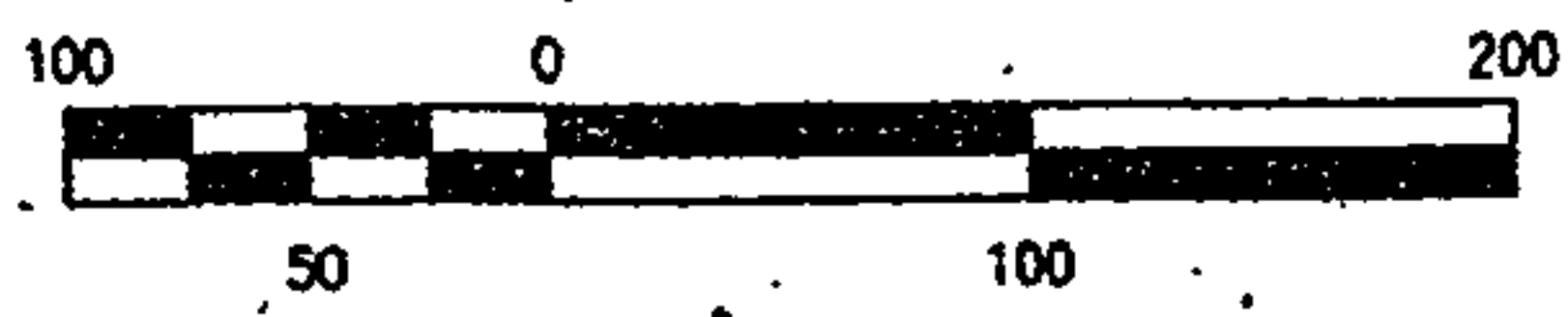
MATCH LINE -- FOR
CONTINUATION SEE SHEET 4



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JOB #970782 P3



SCALE: 1" = 100'



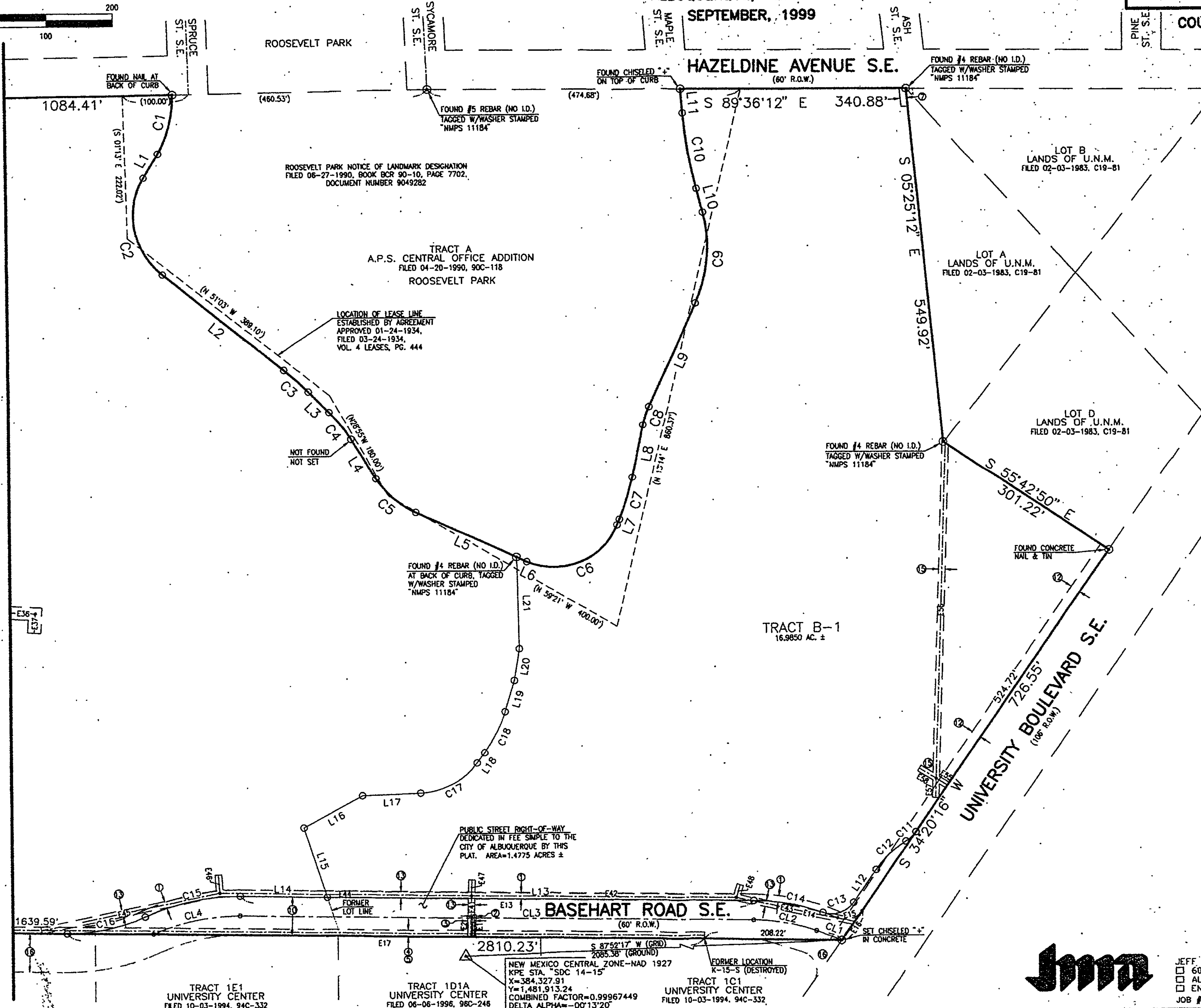
PLAT OF TRACTS B-1 AND C-1, A.P.S. CENTRAL OFFICE ADDITION

ALBUQUERQUE, NEW MEXICO

SEPTEMBER, 1999

COUNTY CLERK FILING DATA

MATCH LINE - FOR CONTINUATION SEE SHEET 3



TRACT 1E1 UNIVERSITY CENTER FILED 10-03-1994, 94C-332

TRACT 1D1A UNIVERSITY CENTER FILED 06-06-1996, 96C-248

TRACT 1C1 UNIVERSITY CENTER FILED 10-03-1994, 94C-332

NEW MEXICO CENTRAL ZONE-NAD 1927
KPE STA. "SDC 14-15"
X=384,327.91
Y=1,481,913.24
COMBINED FACTOR=0.99967449
DELTA ALPHA=-00'13'20"



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD, N.E.
ALBUQUERQUE NEW MEXICO 87109
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JOB #970782 P4

PROJECT #

1010613

NOVEMBER 10. 2015

VFE