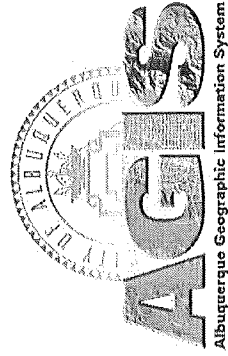
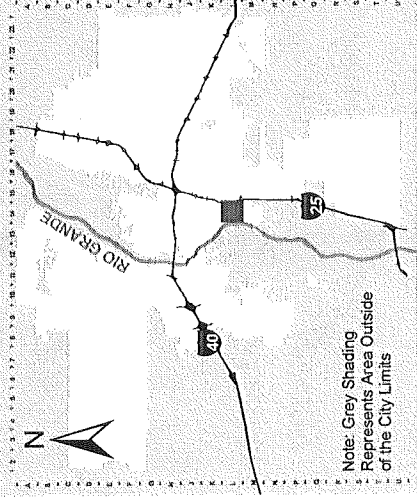




For more current information and details visit: <http://www.cabq.gov/gis>



Map amended through: 1/28/2016



Note: Grey Shading Represents Area Outside of the City Limits

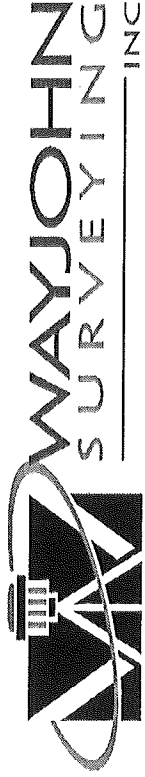
Zone Atlas Page:

## L-14-Z

Selected Symbols

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





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

December 5, 2017

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

RE: Minor Preliminary/Final Plat, Lots A-1 and B-1, Block 6, N.J. Sanchez Addition

Whom It May Concern:

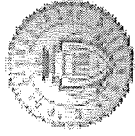
I am submitting a request for minor preliminary/final plat review. My client would like to create two parcels from five existing parcels. One parcel currently contains a Sonic Drive In restaurant, which is in the process of being demolished and reconstruction. The M.R.G.C.D. Tracts contain the ponding for the reconstructed Sonic Drive In. The purpose of this replat is to consolidate the M.R.G.C.D. Tracts with Lot A-1, so that the ponding and infrastructure is all on one parcel. Lot B-1 is included in the replat in order to adjust the lot line between Lots A and B to accommodate the larger Sonic Drive In design.

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', written in a cursive style.

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



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 ZONING & PLANNING**  
 Annexation

**V** 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

**P** Street Name Change (Local & Collector)

**D** **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 2<sup>nd</sup> 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) 255-2052  
 ADDRESS: 330 Louisiana Blvd NE FAX: (505) 255-2887  
 CITY: Albuquerque STATE NM ZIP 87108 E-MAIL: info@wayjohn.com

APPLICANT: B & B MERLETT REAL ESTATE/BOBBY & BETTY MERLETT PHONE: 575-644-0794  
 ADDRESS: 750 N. 17th STREET FAX: \_\_\_\_\_  
 CITY: LAS CRUCES STATE NM ZIP 88004 E-MAIL: JDM@ZIA.NET

Proprietary interest in site: OWNER List all owners: \_\_\_\_\_

DESCRIPTION OF REQUEST: MINOR PRELIMINARY/FINAL PLAT TO CREATE 2 LOTS FROM 5 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/ Tract No. A & B; TRACTS 32-A-1-B, 32-A-2-B, 32-B Block: 6 Unit: N/A  
 Subdiv/Addn/TBKA: N. J. SANCHEZ ADDITION  
 Existing Zoning: SU-2 Proposed zoning: SAME MRGCD Map No 41  
 Zone Atlas page(s): L-14 UPC Code: 1014056005432 209061, 1014056016 432 20902

CASE HISTORY:  
 List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): N/A

**CASE INFORMATION:**

Within city limits?  Yes  No Within 1000FT of a landfill? NO  
 No. of existing lots: 5 No. of proposed lots: 2 Total site area (acres): 1.6200  
 LOCATION OF PROPERTY BY STREETS: On or Near: BRIDGE BLVD SW  
 Between: 8th STREET SW and SUNSET ROAD SW

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

SIGNATURE [Signature] DATE 12-05-17  
 (Print Name) THOMAS D. JOHNSTON Applicant:  Agent:

**FOR OFFICIAL USE ONLY**

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

Application case numbers	Action	S.F.	Fees
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
_____	_____	_____	\$ _____
Hearing date _____			Total \$ _____

Revised: 4/2012

**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.

<sup>2/1A</sup> 5 Acres or more: Certificate of No Effect or Approval

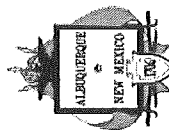
- Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- Signed & recorded Final Pre-Development Facilities Fee Agreement for Residential development only
- Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- Zone Atlas map with the entire property(ies) clearly outlined
- Letter briefly describing, explaining, and justifying the request
- Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- Fee (see schedule)
- List any original and/or related file numbers on the cover application
- Infrastructure list if required (**verify with DRB Engineer**)
- DXF file and hard copy of final plat data for AGIS is required.

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

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, P.S., P.E.  
Applicant name (print)

Applicant signature / date

Form revised **October 2007**

- Checklists complete
  - Fees collected
  - Case #s assigned
  - Related #s listed
- Application case numbers \_\_\_\_\_
- Project # \_\_\_\_\_
- Planner signature / date \_\_\_\_\_



- SUBDIVISION DATA**
1. DRB Project No.
  2. Zone Atlas Index No. L-14
  3. Gross acreage 1.6200 Ac.
  4. Existing number of lots 5
  - Replatted number of lots 2
- PURPOSE OF PLAT**  
This plat has been prepared for the purpose of creating two lots from five existing lots

- NOTES**
1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
  2. Perimeter distances are field measurements made on the ground.
  3. Monuments recovered and accepted or reset are noted on inscribed plat.
  4. 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 being proposed plat. The foregoing requirement shall be a condition to approval of this plat.
  5. Existing 20' Private Easement for Drainage, Utilities, Ingress and Egress, to be maintained by the owners of Lots A-1 and B-1, recorded 8/21/1987 in Plat Book C34, Page 113.

**PUBLIC UTILITY EASEMENTS** shown on this plat are granted for the common and joint use of:

A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.

B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.

C. Qwest 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.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgear, 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# 1 014 056 005 432 20901; 1 014 056 016 432 20902;  
1 013 056 520 453 10507; 1 014 056 011 451 20906; 1 014 056 006 448 20907  
PROPERTY OWNER OF RECORD:  
MERRITT BOBBY J. & BETTY L. B. & B. MERRITT REAL ESTATE LLC  
BERNALILLO COUNTY TREASURER'S OFFICE

COUNTY CLERK RECORDING LABEL HERE

**SURVEY LEGAL DESCRIPTION**

Lots lettered "A" and "B" in Block numbered Six (6) of the N.J. SANCHEZ Addition, an Addition to the City of Albuquerque, Bernalillo County, New Mexico, as the same one shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 21, 1987, in Volume C34, Folio 113;  
TOGETHER WITH:  
Tracts 32-A-1-B, 32-A-2-B and 32-B, of the Middle Rio Grande Conservancy District Property Map No. 41, and being more particularly described as follows:  
BEGINNING at the Southwest corner of the property herein described, being a point on the Northernly right-of-way line of Bridge Boulevard, SW, from whence the ACS Monument "B-113" (x=1,518,508.493, y=1,481,048.910, NMSPP Central Zone, NAD 83) bears S 84° 27' 30" W, 117.73 feet distant; THENCE along the Easternly line of the Albuquerque Riverside Drain, along a curve to the left, having a radius of 8565.15 feet, a central angle of 02° 06' 44", a chord bearing N 16° 06' 47" W, 315.74 feet, along an arc length of 315.76 feet to the Northwest corner, being the intersection of the Easternly line of the Albuquerque Riverside Drain and the Southernly Right-of-way line of Simpler Lane, SW; THENCE along said Southernly right-of-way line, S 88° 42' 28" E, 220.15 feet; THENCE leaving said Southernly right-of-way line, S 10° 53' 13" E, 60.54 feet; THENCE S 89° 20' 48" E, 71.51 feet to the Northeast corner, being a point on the Westernly right-of-way line of Eighth Street, SW; THENCE along said Westernly right-of-way line, S 00° 16' 18" W, 197.00 feet to the Southeast corner, being the intersection of the Westernly right-of-way line of Eighth Street, SW and the Northernly right-of-way line of Bridge Boulevard, SW; THENCE along said Northernly right-of-way line, S 42° 56' 16" W, 32.59 feet; THENCE S 84° 56' 42" W, 114.41 feet; THENCE S 84° 54' 32" W, 80.60 feet to the Point of Beginning and containing 1.6200 acres, more or less.

**FREE CONSENT**

The platting of the property as described above, granting of easements, and dedication of right-of-way in fee simple with warranty covenants 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.

Bobby J. Merritt  
ACKNOWLEDGMENT  
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, the foregoing instrument was acknowledged by:  
Bobby J. Merritt.  
My Commission expires \_\_\_\_\_  
Notary Public \_\_\_\_\_ Date \_\_\_\_\_

Betty L. Merritt  
ACKNOWLEDGMENT  
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, the foregoing instrument was acknowledged by:  
Betty L. Merritt.  
My Commission expires \_\_\_\_\_  
Notary Public \_\_\_\_\_ Date \_\_\_\_\_

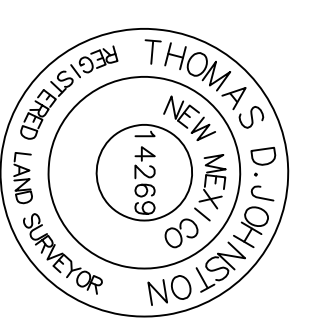
Authorized Representative of B & B Merritt Real Estate LLC  
ACKNOWLEDGMENT  
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
On this \_\_\_\_\_ day of \_\_\_\_\_, 2017, the foregoing instrument was acknowledged by:  
\_\_\_\_\_, authorized representative of B & B Merritt Real Estate LLC, a New Mexico Limited Liability Company.  
My Commission expires \_\_\_\_\_  
Notary Public \_\_\_\_\_ Date \_\_\_\_\_

PLAT OF  
**LOTS A-1 AND B-1, BLOCK 6**  
**N.J. SANCHEZ ADDITION**  
A REPLAT OF LOTS A & B, BLOCK 6, N.J. SANCHEZ ADDITION  
AND TRACTS 32-A-1-B, 32-A-2-B & 32-B, M.R.G.C.D. MAP 41  
WITHIN PROJECTED SECTION 29, T. 10 N., R. 3 E., N.M.P.M.  
WITHIN THE TOWN OF ALBUQUERQUE GRANT  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER 2017

PROJECT NUMBER:	_____
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:	_____ Date _____
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 New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

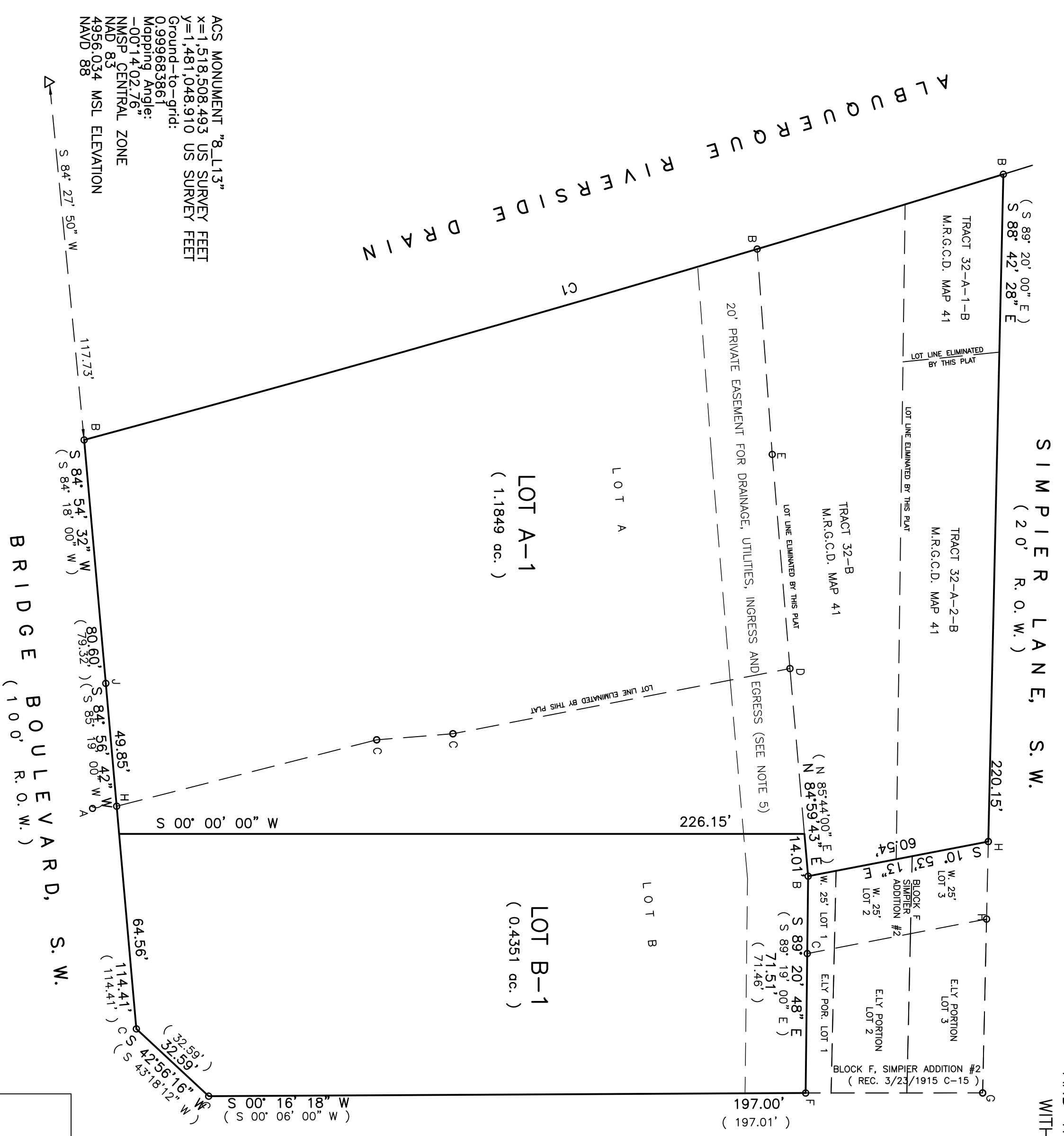
Thomas D. Johnston, N.M.P.S. No. 14269  
Date \_\_\_\_\_



INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-9-03-2017
OWNER: MERRITT BOBBY J. & BETTY L. B. & B. MERRITT REAL ESTATE LLC	CHECKED: T D J		
LOCATION: SECTION 29, T10N, R3E, MAP 41	DRAWING NO. SP90317.DWG	26 SEP 2017	SHEET 1 OF 2

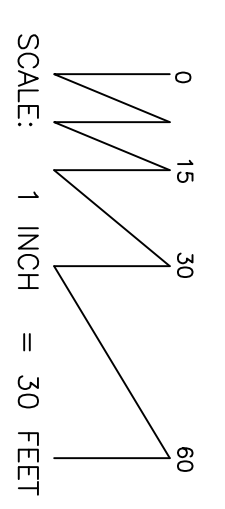
COUNTY CLERK RECORDING LABEL HERE

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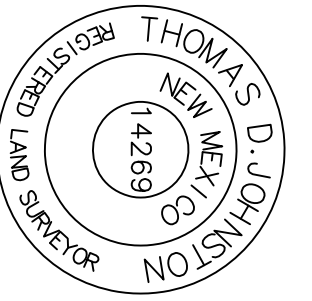


ACS MONUMENT "8\_113"  
 x=1,518,508.493 US SURVEY FEET  
 y=1,481,048.910 US SURVEY FEET  
 Ground-to-grid:  
 0.99983861  
 Mapping Angle:  
 -00°14'02.76"  
 NAD 83  
 NAD 83  
 4956.034 MSL ELEVATION  
 NAVD 88

CURVE INFORMATION			
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE
C1	8565.15'	315.76'	02° 06' 44"
(C1)	2728.37'	---	---



- o FOUND/SET MONUMENT LEGEND:
- A: FOUND CURB REFERENCE MARK
  - B: FOUND #4 REBAR - NO CAP
  - C: FOUND #1" CONCRETE CAP "1S 6446"
  - D: FOUND #4 REBAR AND CAP "1S 11463"
  - E: FOUND #4 REBAR AND CAP "1S 11808"
  - F: FOUND PK NAIL AND DISK "1S 11808"
  - G: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
  - H: FOUND PK NAIL AND DISK "PS 14269"
  - J: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
  - K: SET #4 REBAR AND CAP "WAYJOHN PS 14269"



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

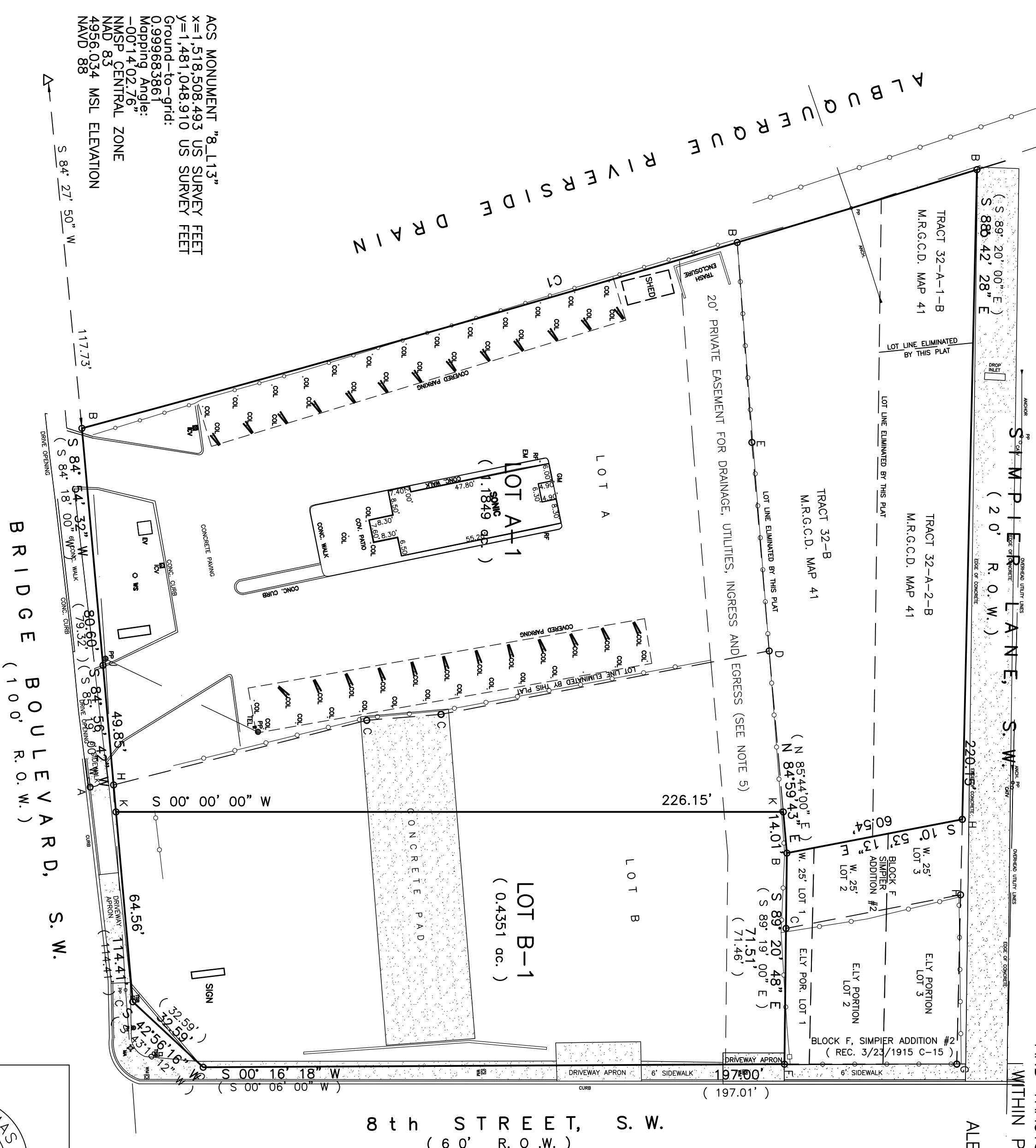
INDEXING INFORMATION FOR COUNTY CLERK  
 OWNER: MERRITT ROBBY J & BETTY L  
 B & B MERRITT REAL ESTATE LLC  
 LOCATION: SECTION 29, T10N, R3E  
 N.J. SANCHEZ ADDITION, M.R.G.C.D.  
 MAP 41

DRAWN: T R J SCALE: FILE NO.  
 CHECKED: T D J 1" = 30' SP-9-03-2017  
 DRAWING NO: SP90317.DWG 26 SEP 2017 SHEET 2 OF 2

COUNTY CLERK RECORDING LABEL HERE

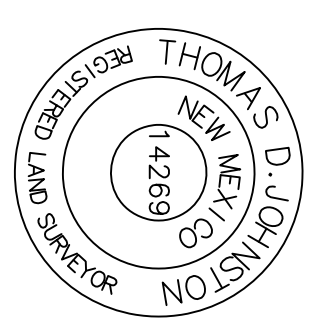
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 WITHIN THE TOWN OF ALBUQUERQUE GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER 2017

EXISTING CONDITIONS



ACS MONUMENT "8.113"  
 x=1,518,508.493 US SURVEY FEET  
 y=1,481,048.910 US SURVEY FEET  
 Ground-to-grid:  
 0.99983861  
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CURVE INFORMATION			
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330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

- FOUND/SET MONUMENT LEGEND:
- A: FOUND CURB REFERENCE MARK
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INDEXING INFORMATION FOR COUNTY CLERK  
 OWNER: MERRITT ROBBY J & BETTY L.  
 B & B MERRITT REAL ESTATE LLC  
 LOCATION: SECTION 29, T10N, R3E  
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DRAWN: T R J SCALE: 1" = 30'  
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 DRAWING NO. SP90317.DWG 26 SEP 2017 SHEET 2 OF 2