

Office Copy

City of Albuquerque



DEVELOPMENT REVIEW APPLICATION

Effective 5/17/18

Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Ben E Keith Company and Swire Pacific Holdings, Inc		Phone:
Address: 601 E 7th Street		Email:
City: Forth Worth	State: Texas	Zip: 76102
Professional/Agent (if any): Tierra West, LLC - Ronald R. Bohannon		Phone: 505-858-3100
Address: 5571 Midway Park Place NE		Email: rrb@tierrawestllc.com
City: Albuquerque	State: New Mexico	Zip: 87109
Proprietary Interest in Site: Owner	List all owners:	

BRIEF DESCRIPTION OF REQUEST

Major Amendment to Master Development Plan

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: LT 1A Bulk of Plat of Lot 1-A	Block:	Unit:
Subdivision/Addition: Unser Towne Crossing	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): J-10-Z	Existing Zoning: NR-BP	Proposed Zoning: NR-BP
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

101005807714730501, 101005803804830609

Site Address/Street: Unser Blvd. NW	Between: Los Volcanes Rd NW	and: Gallatin PL NW
-------------------------------------	-----------------------------	---------------------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

1000845, 1006833

Signature:	Date: 11-7-2018
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project #

FORM V: Vacations of Easements or Right-of-way and Variances – DRB

Please refer to the DRB case schedules for meeting / hearing dates and deadlines. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

- VARIANCE – DRB Requires Public Hearing**
 - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(B)
 - Scale drawing showing the location of the proposed variance or waiver, as applicable (7 copies, not to exceed 8.5" by 14")
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(L)(3), compliance with the DPM, and all improvements to be waived, as applicable
 - If the request is based on a bulk land transfer, an application for Subdivision of Land – Minor shall be filed concurrently with the variance request and notice shall be provided on that plat regarding the applicant's agreement that building permits shall not be issued before further action by the DRB
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives

- VACATION OF PRIVATE EASEMENT Requires Public Hearing**
- VACATION OF PUBLIC EASEMENT OR RIGHT-OF-WAY – DRB Requires Public Hearing**

- VACATION OF PUBLIC EASEMENT OR RIGHT-OF-WAY – COUNCIL Requires Public Hearing**
 - Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
 - Copy of the complete document which created the easement(s) (7 copies, folded)
Not required for City owned public right-of-way.
 - Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
 - If easements, list number to be vacated 1 ROW & 1 Easement
 - Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)(3)
 - Letter of authorization from the property owner if application is submitted by an agent
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
 - Sign Posting Agreement (not required for easements if IDO Section 14-16-6-6(K)(2)(a) is satisfied)

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

- TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
- EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION**
 - Drawing showing the sidewalks subject to the proposed deferral or extension (7 copies, not to exceed 8.5" by 14")
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the deferral or extension

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature:	Date: 11/7/2018
Printed Name: Ronald R. Bohannon	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

SIGN POSTING 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. Waterproofed signs will be provided at the time of application. If the application is mailed, you must still stop at the Planning Division 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 cause for deferral or denial of the application. Replacement signs for those lost or damaged are available from the Planning Division at a charge of \$3.00 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 two to seven feet from the ground.
- C. No barrier shall prevent a person from coming within five feet of the sign in order to read it.

2. NUMBER

- A. One sign shall be posted on each paved street frontage. Signs maybe 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 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.

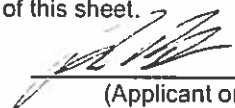
4. TIME

Signs must be posted from _____ To _____.

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 Planning Division staff. I understand (A) my obligation to keep the sign(s) posted for fifteen (15) days and (B) where the sign(s) are to be located. I am being given a copy of this sheet.

 _____, 11.7.2018
(Applicant or Agent) (Date)

I issued _____ signs for this application, _____, _____
(Date) (Staff Member)



TIERRA WEST, LLC

November 1, 2018

Ms. Kim Dicome, Chairwoman
Development Review Board
P.O. Box 1293
Albuquerque, NM 87103

**RE: ATRISCO BUSINESS PARK VACATION OF PRIVATE EASEMENT
AND VACATION OF PUBLIC RIGHT-OF-WAY APPROVAL
601 GALLATIN PL NW ALBUQUERQUE NM
ZONE ATLAS PAGE J-10-Z**

Dear Ms. Dicome:

Tierra West, LLC on behalf of Ben E Keith Foods and Swire Pacific Holdings, Inc., requests approval of a vacation of private easement and vacation of public right-of-way.

Towne Crossing Ave is a remnant of a roadway right of way that originally extended from Unser Blvd to Gallatin Pl. The eastern portion of the right of way was previously vacated. The remnant portion is an undeveloped 40' wide right-of-way that extends east from Unser Blvd for approximately 825 lineal feet. A roadway has not been constructed in the easement and the easement only serves the BEK and SPH properties. The owners of both of these properties are in agreement with the vacation request. A small access easement that exists at the east end of the Town Crossing Ave right of way will also be vacated. This easement was meant to accommodate a turnaround for the dead end easement. No properties, other than those of BEK and SWP will be affected by the right of way or easement vacation. Access to the affected properties either exists today or will be provided off Los Volcanes Rd, Gallatin Pl or Fortuna Rd.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

RR Ronald R. Bohannon, PE

cc: Ben E. Keith, Ben E. Keith Company
Jeff Edwards, Swire Pacific Holdings, Inc.

JN: 2018014
RRB/vc/jg

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



TIERRA WEST, LLC

November 1, 2018

Ms. Kym Dicome, Chair
Development Review Board
P.O. Box 1293
Albuquerque, NM 87103

**RE: AIRPORT PARKING SUNPORT
PURCHASE OF RIGHT OF WAY REQUEST
GOOD FAITH ATTEMPT OF PUBLIC NOTICE**

Dear Chairwoman Dicome:

This letter is inform you that on October 4, 2018 a required public notice was sent by certified mail to the following Neighborhood Association(s) per the City of Albuquerque's Integrated Development Ordinance (IDO):

- Los Volcanes Neighborhood Association
- Avalon Neighborhood Association

The neighborhood associations were notified of a pending request to vacate the remnant portion of Towne Crossing Ave NW. This undeveloped 40' wide right-of-way extends east from Unser Blvd for approximately 825 lineal feet. A roadway has not been constructed in the easement and the easement only serves the BEK and SPH properties. A small access easement that exists at the east end of the Town Crossing Ave right of way will also be vacated. This easement was meant to accommodate a turnaround for the dead end easement. No properties, other than those of BEK and SWP will be affected by the right of way or easement vacation. Per IDO section 14-16-6 6-4(K)(2)(e) the applicant shall be required to provide public notice 15 consecutive days before a monthly public meeting or hearing. Our good faith attempt to provide the information to the neighborhood associations was completed and within the requested timeframe. As of present day Ted Trujillo with Los Volcanes NA called to ask questions about the vacation and said he did not have any concerns with the vacation action and did not need to meet with Tierra West, LLC and/or the owner.

Attached, please find evidence of the stamped certified mail receipt.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,

For: Ronald R. Bohannon, P.E.

cc: Ted Trujillo, Los Volcanes NA

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

Doug Cooper, Los Volcanes NA
Lucy Anchondo, Avalon NA
Jerome Olander, Ben E. Keith Company
Jeff Edwards, Swire Pacific Holdings, Inc.

Enclosure/s:

JN: 2018014
RRB/vc/jg



FOODSERVICE DISTRIBUTORS

June 1, 2018

Mr. Hugh Floyd, Chair
Environmental Planning Commission
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: BEN E KEITH - ALBUQUERQUE

Dear Chairman Floyd:

The purpose of this better is to authorize Tierra West LLC to act as agent on behalf of BEN E KEITH COMPANY, pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Roy L. Markham
Vice President of Operations and Transportation

Signed June 1, 2018

October 1, 2018

Ms. Kym Dicome, Chairwoman
Development Review Board
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: DEVELOPMENT REVIEW BOARD APPROVAL FOR
VACATION OF PRIVATE EASEMENT AND
VACATION OF PUBLIC RIGHT-OF-WAY
TOWNE CROSSING AVE NW ALBUQUERQUE NM 87121**

Dear Chairwoman Dicome:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Swire Pacific Holdings, Inc. (DBA Swire Coca-Cola, USA) pertaining to all joint submittals to the City by Ben E Keith and Swire to vacate the existing common roadway between the properties of the two ownerships. If granted, it is agreed that the real property related to the vacation of the roadway will be purchased in equally sized parcels by the two parties and incorporated by plat into the respective tracts. Submittals made to the City of Albuquerque for the above-referenced site and agreed to by Tierra West LLC as shown by the signature below.

Jess Edwards
Print Name

Jess Edwards
Signature

SVP Supply Chain
Title

10/1/2018
Date



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

AGIS
Albuquerque Geographic Information System

RIO GRANDE

Zone Atlas Page:
J-10-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	

Note: Grey Shading Represents Area Outside of the City Limits

0 750 1500 Feet

Map amended through: 1/28/2016

Jaimie Garcia

From: Quevedo, Vicente M. <vquevedo@cabq.gov>
Sent: Tuesday, October 02, 2018 2:59 PM
To: Jaimie Garcia
Subject: Public Notice Inquiry 601 Gallatin Place NW_DRB
Attachments: IDOZoneAtlasPage_J-10-Z.PDF; Public Notice Inquiry_601 Gallatin Place NW_DRB.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

Jaimie,
See list of associations below and attached regarding your DRB submittal. In addition, we have included web links below that will provide you with additional details about the new Integrated Development Ordinance (IDO) requirements. The web links also include notification templates that you may utilize when contacting each association. Thank you.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
Los Volcanes NA	Ted	Trujillo	nedcarla@live.com	6601 Honeylocust Avenue NW	Albuquerque	NM	87121	5058508375	5058360:
Los Volcanes NA	Doug	Cooper	douglascooper@hotmail.com	6800 Silkwood Avenue NW	Albuquerque	NM	87121	5054171560	

IDO – Public Notice Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/public-notice>

IDO – Neighborhood Meeting Requirements & Template: <https://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

IDO - Administration & Enforcement section: <http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17-Part6.pdf>

Respectfully,

Vicente M. Quevedo, MCRP
Neighborhood Liaison
Office of Neighborhood Coordination
City of Albuquerque – City Council
(505) 768-3332

Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Tuesday, October 02, 2018 7:38 AM
To: Office of Neighborhood Coordination <anc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:
Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name Jaimie Garcia
Telephone Number 505-858-3100
Email Address jgarcia@tierrawestllc.com

Company Name Tierra West, LLC
Company Address 5571 Midway Park Place NE
City Albuquerque
State NM
ZIP 87109

Legal description of the subject site for this project:
LT 1A BULK OF PLAT OF LOT 1-A UNSER TOWNE CROSSING
Physical address of subject site:
601 GALLATIN PL NW
Subject site cross streets:

UNSER BLYD NW, LOS VOLCANES RD NW

Other subject site identifiers:

This site is located on the following zone atlas page:

J-10-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.

If this email is spam, report it to www.OnlyMyEmail.com

From: Jaimie Garcia
Sent: Wednesday, November 07, 2018 10:09 AM
To: nedcarla@live.com; douglascooper@hotmail.com
Cc: Ron Bohannon (rrb@tierrawestllc.com); Vince Carrica (VCarrica@tierrawestllc.com)
Subject: Vacation of Private Easement and Vacation of Public Right-of-Way
Attachments: 2018014 BEK Vacation Full Submittal Packet 11.07.18.pdf

Email Notice

To: Mr. Ted Trujillo (Los Volcanes NA) and Mr. Doug Cooper (Los Volcanes NA)

RE: **Public Notice of Vacation of Private Easement and Vacation of Public Right-of-Way**

Dear Mr. Ted Trujillo (Los Volcanes NA) and Mr. Doug Cooper (Los Volcanes NA),

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a [Neighborhood Association Representative that Tierra West, LLC on behalf of Ben E. Keith Company and Swire Pacific Holdings, Inc. will be submitting an application(s) for Vacation of Public Easement and a Vacation of Public Right-Of-Way, Towne Crossing Ave, to be reviewed and decided by the Development Review Board.

1. Property Owner **Ben E. Keith Company and Swire Pacific Holdings, Inc.**
2. Agent **Tierra West, LLC**
3. Subject Property Address **601 Gallatin Pl NW Albuquerque NM 87121**
4. Location Description **East of Unser Blvd and Towne Crossing Ave NW**
5. Zone Atlas Page **J-10-Z**
6. Legal Description **Lot 1-A Unser Towne Crossing**
7. Area of Property **50.3474 Acres**
8. IDO Zone **NR-BP**
9. Center or Corridor Area
10. Center or Corridor Area
11. Current Use **Undeveloped**
12. Deviation(s) **none**
13. Variance(s) **none**
14. More detailed Description of the Request/Project

Towne Crossing Ave is a remnant of a roadway right of way that originally extended from Unser Blvd to Gallatin Pl. The eastern portion of the right of way was previously vacated. The remnant portion is an undeveloped 40' wide right-of-way that extends east from Unser Blvd for approximately 825 lineal feet. A roadway has not been constructed in the easement and the easement only serves the BEK and SPH properties. The owners of both of these properties are in agreement with the vacation request. A small access easement that exists at the east end of the Town Crossing Ave right of way will also be vacated. This easement was meant to accommodate a turnaround for the dead end easement. No properties, other than those of BEK and SWP will be affected by the

right of way or easement vacation. Access to the affected properties either exists today or will be provided off Los Volcanes Rd, Gallatin PI or Fortuna Rd.

The anticipated public [meeting/hearing] for this request will be on December 5, 2018 at 9:00am in the Hearing Room (Basement Level) of Plaza Del Sol 600 2nd St NW, Albuquerque NM 87102. You can check the agenda for the relevant decision-making body online here: <http://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

Please contact me with any questions or concerns at 505-858-3100.

Useful Links

Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Sincerely,
Ronald R. Bohannon, P.E.

Enclosure/s

cc:
JN:
RRB/

PRIVILEGED AND CONFIDENTIAL

The information contained in this electronic mail message is confidential, may be privileged, and is intended only for the use of the individual(s) named above or their designee. If you are not the intended recipient of this message, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. Any unauthorized interception of this message is illegal under the law. If you have received this message in error, please immediately notify me by return message or by telephone and delete the original message from your email system. Thank you.



TIERRA WEST, LLC

Public Notice

November 6, 2018

RE: Public Notice of Vacation of Private Easement and Vacation of Public Right-of-Way

To whom it may concern,

In accordance with the procedures of the City of Albuquerque's Integrated Development Ordinance (IDO) **Subsection 14-16-6-4(K)(2) Mailed Public Notice**, we are notifying you as a nearby Property Owner that Tierra West, LLC on behalf of Ben E. Keith Company and Swire Pacific Holdings, Inc. will be submitting an application(s) for a Vacation of Public Easement and a Vacation of Public Right-Of-Way, Towne Crossing Ave., to be reviewed and decided by the Development Review Board.

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5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com

November 6, 2018
Page 2

<http://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860.

Please contact me with any questions or concerns at 505-858-3100.

Useful Links

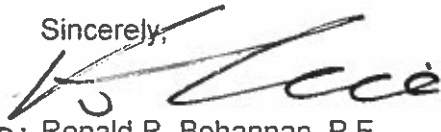
Integrated Development Ordinance (IDO):

<http://documents.cabq.gov/planning/IDO/IDO-Effective-2018-05-17.pdf>

City of Albuquerque Planning Department

<https://www.cabq.gov/planning>

Sincerely,



RRB

RRB: Ronald R. Bohannon, P.E.

Enclosure/s

cc:

JN:

RRB/

GREATER ALBUQUERQUE HABITAT FOR
HUMANITY NEW MEXICO 501C3 NON
PROFIT CORPORATION
4900 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3042

HAZELTON DENISE
755 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121

MERIDIAN REALTY LTD CO
PO BOX 6363
ALBUQUERQUE NM 87197-6363

CHAVEZ LEROY & GONZALES ANGELICA
801 CESARS PALACE DR NW
ALBUQUERQUE NM 87121-1312

MJ HOSPITALITY LLC
11900 GIACOMO AVE SE
ALBUQUERQUE NM 87123

CHAVEZ ROBERT E & CYNTHIA
7316 THUNDERBIRD CT NW
ALBUQUERQUE NM 87121

JIRON CANDIDO R JR & JUANITA M
10516 BOX CANYON PL NW
ALBUQUERQUE NM 87114

RSC PROPERTIES LLC
1717 LOUISIANA BLVD NE SUITE 111
ALBUQUERQUE NM 87110

FERNANDEZ MICHAEL J & DOROTHY A
7816 GRAYSON RD NW
ALBUQUERQUE NM 87120-5551

GARCIA FRANCISCO J & ALLENDE
FAZHCIRA A
7840 GRAYSON RD NW
ALBUQUERQUE NM 87120-5551

HERRERA MONICA
748 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121-1344

STATE HIGHWAY COMM
PO BOX 1149
SANTA FE NM 87504-1149

STAMPLEY MARIA A
863 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121

GORDON TRACY
PO BOX 5254
BERNALILLO NM 87004

GREATER ALBUQUERQUE HABITAT FOR
HUMANITY NEW MEXICO 501C3 NON
PROFIT CORPORATION
4900 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3042

MARTINEZ ROBERT A & GOOD
STEPHANIE J
747 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121

GDCLV LLC ATTN: GERALD LUCERO
7301 LOS VOLCANES RD NW
ALBUQUERQUE NM 87121-8452

MERIDIAN REALTY LTD CO
PO BOX 6363
ALBUQUERQUE NM 87197-6363

SANTISTEVAN PRISCILLA M TRUSTEE
SANTISTEVAN RVT
813 CESARS PALACE DR NW
ALBUQUERQUE NM 87121-1312

TRUJILLO CONNIE & DIEGO
555 N LUNA DR
LAS VEGAS NM 87701-9779

ANAYA DAISY ANN & ANAYA JASMINE
JESSICA
710 CESARS PALACE DR NW
ALBUQUERQUE NM 87105-1300

MERIDIAN REALTY LTD CO
PO BOX 6363
ALBUQUERQUE NM 87197-6363

G E RIO GRANDE DISTRIBUTION
CENTER LLC
123 W SAN FRANCISCO ST SUITE 200
SANTA FE NM 87501-2111

GREATER ALBUQUERQUE HABITAT FOR
HUMANITY NEW MEXICO 501C3 NON
PROFIT CORPORATION
4900 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3042

STATE HIGHWAY DEPT
PO BOX 1149
SANTA FE NM 87504-1149

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

LEGACY CHURCH INC
7201 CENTRAL AVE NW
ALBUQUERQUE NM 87121-2007

SWIRE PACIFIC HOLDINGS INC DBA
SWIRE COCA COLA USA
12634 S 265 W
DRAPER UT 84020-7930

DURAN LARRY
7828 GRAYSON RD NW
ALBUQUERQUE NM 87120-5551

EGGERS CYNTHIA TRUSTEE EGGERS
RVT
2928 PAYNE RD SW
ALBUQUERQUE NM 87121

KLEIN MARIA E
7712 BLOSSOM WOOD PL NW
ALBUQUERQUE NM 87120

MUIR ALAN M
815 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121

PINO KELLEN J
732 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121

G & A LTD CO
PO BOX 6363
ALBUQUERQUE NM 87197

GONZALES JAMES A & RAMONA C
821 CEASAR'S PALACE DR NW
ALBUQUERQUE NM 87121

MJ HOSPITALITY LLC
11900 GIACOMO AVE SE
ALBUQUERQUE NM 87123

DORE DANIEL L
7832 GRAYSON RD NW
ALBUQUERQUE NM 87120-5551

RODRIGUEZ PEGGY
717 CAESARS PALACE DR NW
ALBUQUERQUE NM 87121-1369

GUTIERREZ DANIELLE
723 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121

JARAMILLO ERICA L
756 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121

G BRUNACINI & SON DEVELOPMENT
LLC
P O BOX 6363
ALBUQUERQUE NM 87197-6363

GREATER ALBUQUERQUE HABITAT FOR
HUMANITY NEW MEXICO 501C3 NON
PROFIT CORPORATION
4900 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3042

STATE HIGHWAY DEPT
PO BOX 1149
SANTA FE NM 87504-1149

EAGLE INVESTORS INC
4505 ATHERTON WAY NW
ALBUQUERQUE NM 87120

TRUJILLO ERNEST A & ELIZABETH A
705 CESARS PALACE DR NW
ALBUQUERQUE NM 87105

BENAVIDEZ CHRISTINA A
7824 GRAYSON RD NW
ALBUQUERQUE NM 87120

BECKER LINDA M
7708 BLOSSOM WOOD PL NW
ALBUQUERQUE NM 87120-6537

BD DEVELOPMENT II LLC
PO BOX 6992
ALBUQUERQUE NM 87192

ENCHANTMENT HOMES OF NM LLC
PO BOX 67305
ALBUQUERQUE NM 87193

JARAMILLO ATANACIO JR & DOLORES
721 CEASARS PALACE DR NW
ALBUQUERQUE NM 87120

CLOWN MARIO G
731 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121-1345

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

LOPEZ ARISTEO
7405 MINT PL NW
ALBUQUERQUE NM 87105

PACHECO ANTONIO
739 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121

VP TIERRA POINTE LLC
850 NEW BURTON RD SUITE 201
DOVER DE 19901-5451

MARTINEZ LORETTA L
832 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121-1346

MORROW NICHOLAS S
859 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121

MCLAUGHLIN ROBERT J
2525 CAMINO ESTRIBO
SANTA FE NM 87505-5825

PRESBYTERIAN HEALTHCARE SERVICES
REAL ESTATE OFFICE
PO BOX 26666
ALBUQUERQUE NM 87125-6666

CARPENTER DANNY L
1220 BLOSSOM WOOD PL NW
ALBUQUERQUE NM 87120-6590

SANCHEZ CHRISTINA M
7416 MINT PL NW
ALBUQUERQUE NM 87121-1315

NYDES PROPERTIES LTC CO
PO BOX 4247
SANTA FE NM 87502

MENDEZ DAVID
852 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121-1346

PADILLA PETE S
7321 THUNDERBIRD CT NW
ALBUQUERQUE NM 87121

HOAK VICTOR
816 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121-1346

MYGRANT MICHAEL R & CATHERINE L
TRUSTEES MYGRANT LVT
3271 ARDEN RD
HAYWARD CA 94545-3901

RICKETSON VIRGINIA
7413 MINT PL NW
ALBUQUERQUE NM 87105

MTGLO INVESTORS LP C/O
SHELLPOINT MORTGAGE SERVICING
55 BEATTIE PL SUITE 500
GREENVILLE SC 29601-5116

GREATER ALBUQUERQUE HABITAT FOR
HUMANITY NEW MEXICO 501C3 NON
PROFIT CORPORATION
4900 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3042

G & A LTD
PO BOX 6363
ALBUQUERQUE NM 87197

GALLATIN DEVELOPMENT LLC &
CLIFFORD ABQ C/O BURKE &
ASSOCIATES LLC
3336 E 32ND ST SUITE 217
TULSA OK 74135-4442

RAEL JOSEPH J
7836 GRAYSON RD NW
ALBUQUERQUE NM 87120

PIJ PROPERTIES LLC
9400 HOLLY AVE NE BLDG 4
ALBUQUERQUE NM 87122-2948

STATE HIGHWAY DEPT
PO BOX 1149
SANTA FE NM 87501

GONZALES ANNA M
7409 MINT PL NW
ALBUQUERQUE NM 87121-1316

NEW MEXICO REAL ESTATE LIMITED
PARTNERSHIP
PO BOX 8000-351
V2S 6H1

GREATER ALBUQUERQUE HABITAT FOR
HUMANITY NEW MEXICO 501C3 NON
PROFIT CORP
4900 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3042

GALLEGOS ROBERT P & D PADILLA
800 CESARS PALACE RD NW
ALBUQUERQUE NM 87105-1307

IRON MOUNTAIN RECORDS MGMT INC
1 FEDERAL ST FLOOR 7
BOSTON MA 02110-2003

GALLARDO GUS & SUSIE
709 CAESARS PALACE DR NW
ALBUQUERQUE NM 87121

CASTILLO ASHLEY S
808 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121

STATE HIGHWAY DEPT
PO BOX 1149
SANTA FE NM 87501

SAENZ VERONICA
848 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121

RIO GRANDE ENGINEERING
9171 GLENDALE AVE NE
ALBUQUERQUE NM 87122-3805

JIMENEZ ANGELA A R
7820 GRAYSON RD NW
ALBUQUERQUE NM 87120

CARR STEVEN
754 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121

RIO GRANDE ENGINEERING
9171 GLENDALE AVE NE
ALBUQUERQUE NM 87122-3805

ENCHANTMENT HOMES OF NM LLC
PO BOX 67305
ALBUQUERQUE NM 87193

MAESTAS GEORGE L & LILLIAN M
7320 THUNDERBIRD CT NW
ALBUQUERQUE NM 87121-1325

GREATER ALBUQUERQUE HABITAT FOR
HUMANITY NEW MEXICO 501C3 NON
PROFIT CORPORATION
4900 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3042

WADE DENE
728 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121

TTK PROPERTIES LLC
713 CESARS PALACE DR NW
ALBUQUERQUE NM 87121-1369

GRAYLAND CORPORATION & J2C LLC &
CLIFFORD JACK J & LEE RVT & ETAL
PO BOX 35640
ALBUQUERQUE NM 87176-5640

GREATER ALBUQUERQUE HABITAT FOR
HUMANITY NEW MEXICO 501C3 NON
PROFIT CORPORATION
4900 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3042

GREATER ALBUQUERQUE HABITAT FOR
HUMANITY
4900 MENAUL BLVD NE
ALBUQUERQUE NM 87110

MERIDIAN REALTY LTD CO
PO BOX 6363
ALBUQUERQUE NM 87197-6363

GAIER ANTHONY LEWIS & TERESA
JEANNE
7716 BLOSSOM WOOD PL NW
ALBUQUERQUE NM 87120

ROYBAL JEANETTE
764 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121-1344

UNSER JERI
844 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121

GARCIA TONY L
1300 TARRINGTON DR NW
ALBUQUERQUE NM 87120

STATE HIGHWAY COMM
PO BOX 1149
SANTA FE NM 87504-1149

CASTILLO ROSARIO
724 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121

HINOJOS SONIA
824 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121-1346

YANKEE FANS LLC C/O MAYME
BRUNACINI
4310 WELLESLEY DR NE
ALBUQUERQUE NM 87107-4824

WATTS CHRISTINE D
751 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

BRUNACINI DEVELOPMENT LTD CO
PO BOX 6363
ALBUQUERQUE NM 87197

VIGIL GLORIA
7408 MINT PL NW
ALBUQUERQUE NM 87121-1315

HERRERA KRISTINA A
820 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121-1346

STATE HIGHWAY COMM
PO BOX 1149
SANTA FE NM 87504-1149

BONAVITA ANGELO M
1304 TARRINGTON DR NW
ALBUQUERQUE NM 87120-5540

ANGLADA PATRICIA
735 MESA DEL RIO ST NW
ALBUQUERQUE NM 87112

ESPARZA LORENA Y
828 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121-1346

LA MAME LLC
4310 WELLESLEY DR NE
ALBUQUERQUE NM 87107

GREATER ALBUQUERQUE HABITAT FOR
HUMANITY NEW MEXICO 501C3 NON
PROFIT CORPORATION
4900 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3042

GUTIERREZ DANIEL JOSEPH TRUSTEE
GUTIERREZ RVL
832 TRUMAN ST NE
ALBUQUERQUE NM 87110

GORDON TRACY
PO BOX 5254
BERNALILLO NM 87004

MALLORY KEITH J & SANDRA L
2717 SAN MATEO BLVD NE
ALBUQUERQUE NM 87110-3143

GUTIERREZ ROBERT C & DONNA J
805 CESARS PALACE DR NW
ALBUQUERQUE NM 87121

LOVATO EMILY A
759 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121-1345

NEW MEXICO STATE HIGHWAY DEPT
PO BOX 1149
SANTA FE NM 87501

MARTINEZ DIANE
812 CEASARS PALACE DR NW
ALBUQUERQUE NM 87121

LEH DEAN T
719 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121-1345

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

MARQUEZ ISAAC F
716 CESARS PALACE DR NW
ALBUQUERQUE NM 87121

HOHNER DUSTIN T & HOHNER SHAWN
P
760 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121

LOWE KIMBERLE
736 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121

BD DEVELOPMENT II LLC
PO BOX 6992
ALBUQUERQUE NM 87192

GALLEGOS ROSLYNN L
804 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121-1346

GREATER ALBUQUERQUE HABITAT FOR
HUMANITY NEW MEXICO 501C3 NON
PROFIT CORPORATION
4900 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3042

GREATER ALBUQUERQUE HABITAT FOR
HUMANITY NEW MEXICO 501C3 NON
PROFIT CORPORATION
4900 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3042

TORRES GERALD P & ROSALIE M
7719 BLOSSOMWOOD PL NW
ALBUQUERQUE NM 87120

HOWARD W HERBERT & BARBARA L
HERBERT RVT HERBERT W HOWARD JR
& JEAN F
5212 VALLE VISTA NW
ALBUQUERQUE NM 87120-2417

IRON MOUNTAN RECORDS
MANAGMENT INC
1 FEDERAL ST FLOOR 7
BOSTON MA 02110-2003

CLICK DAUNE D & CLICK LORIE
7401 MINT PL NW
ALBUQUERQUE NM 87121

JARAMILLO URSULA VICTORIANA
809 CESARS PALACE DR NW
ALBUQUERQUE NM 87121

CORDOVA RENEE A
812 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121-1346

GUTIERREZ LARRY P
512 CINLANTRO LN NW
ALBUQUERQUE NM 87104-1770

WAYMEL ROBERT FRANK & LINDSELL
STEPHANIE CLARE
743 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121-1345

BUSTILLOS MELISSA
836 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121-1346

LAMAR MONIKA
720 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121-1344

JONES GINA I CORVETTO
12047 SE 214TH ST
KENT WA 98031-2285

BACA SYLVIA
720 CEASARS PALACE DR NW
ALBUQUERQUE NM 87121-1300

PERALES ERIC
7800 GRAYSON RD NW
ALBUQUERQUE NM 87120

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

YANKEE FANS LLC C/O MAYME
BRUNACINI
4310 WELLESLEY DR NE
ALBUQUERQUE NM 87107-4824

GRAYLAND CORPORATION & J2C LLC &
CLIFFORD JACK J & LEE RVT & ETAL
PO BOX 35640
ALBUQUERQUE NM 87176-5640

CORDOVA CYNTHIA M
PO BOX 66883
ALBUQUERQUE NM 87193

GREATER ALBUQUERQUE HABITAT FOI
HUMANITY
4900 MENAUL BLVD NW
ALBUQUERQUE NM 87110

CHAVEZ JENNIFER L
1300 ALWOOD DR NW
ALBUQUERQUE NM 87120-4090

GUTIERREZ PHILIP L & JUANITA V
804 CESARS PALACE DR NW
ALBUQUERQUE NM 87105-1307

BRYANT SHADE K
840 MESA DEL RIO ST NW
ALBUQUERQUE NM 87121-1346

GREATER ALBUQUERQUE HABITAT FOF
HUMANITY NEW MEXICO 501C3 NON
PROFIT CORPORATION
4900 MENAUL BLVD NE
ALBUQUERQUE NM 87110-3042

I-40 GATEWAY WEST LLC
PO BOX 28216
SCOTTSDALE AZ 85255

STATE HIGHWAY DEPT
PO BOX 1149
SANTA FE NM 87501

STATE HIGHWAY DEPT
PO BOX 1149
SANTA FE NM 87501

STATE HIGHWAY DEPT
PO BOX 1149
SANTA FE NM 87501

AMAFCA
2600 PROSPECT AVE NE
ALBUQUERQUE NM 87107-1836

LORENTZEN JOHN
2909 YALE BLVD SE
ALBUQUERQUE NM 87106

LORENTZEN JOHN
2909 YALE BLVD SE
ALBUQUERQUE NM 87106

MARRUFO JEANETTE B & ANTONIA B
TORRES & MATTHEW BLEA & PATRICIA
GARCIA ETAL
2317 BARTOLO AVE SW
ALBUQUERQUE NM 87105

LORENTZEN JOHN
2909 YALE BLVD SE
ALBUQUERQUE NM 87106

LORENTZEN JOHN
2909 YALE BLVD SE
ALBUQUERQUE NM 87106

LORENTZEN JOHN & LOIS
2909 YALE BLVD SE
ALBUQUERQUE NM 87106-4232

INLAND PROPERTIES INC
2482 DOUGLAS RD
V5C 6C9 CANADA

LORENTZEN JOHN
2909 YALE BLVD SE
ALBUQUERQUE NM 87106

LORENTZEN JOHN
2909 YALE BLVD SE
ALBUQUERQUE NM 87106

LORENTZEN JOHN
2909 YALE BLVD SE
ALBUQUERQUE NM 87106

LORENTZEN JOHN
2909 YALE BLVD SE
ALBUQUERQUE NM 87106

LORENTZEN JOHN
2909 YALE BLVD SE
ALBUQUERQUE NM 87106

LORENTZEN JOHN
2909 YALE BLVD SE
ALBUQUERQUE NM 87106

LORENTZEN JOHN
2909 YALE BLVD SE
ALBUQUERQUE NM 87106

LORENTZEN JOHN
2909 YALE BLVD SE
ALBUQUERQUE NM 87106

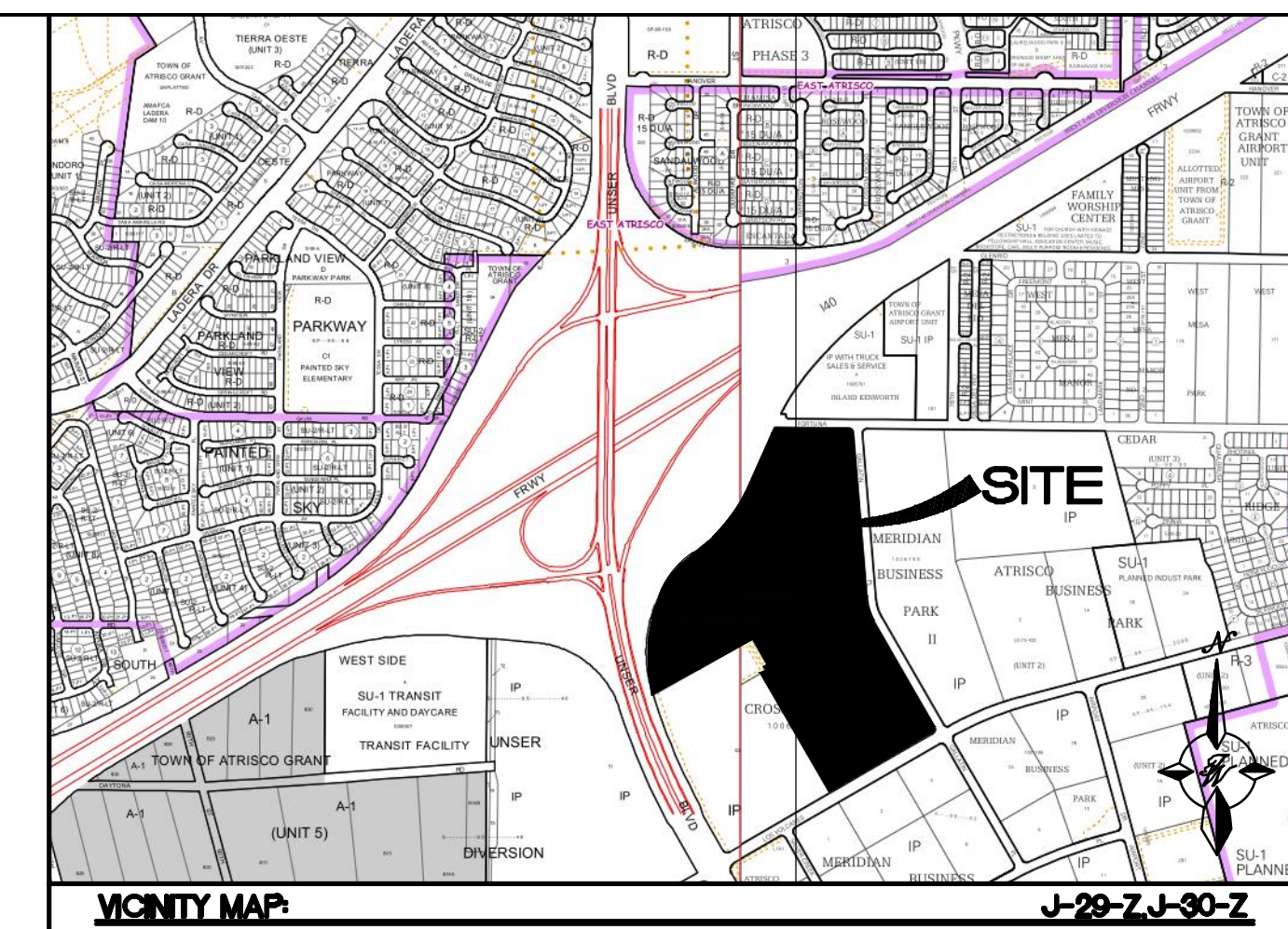
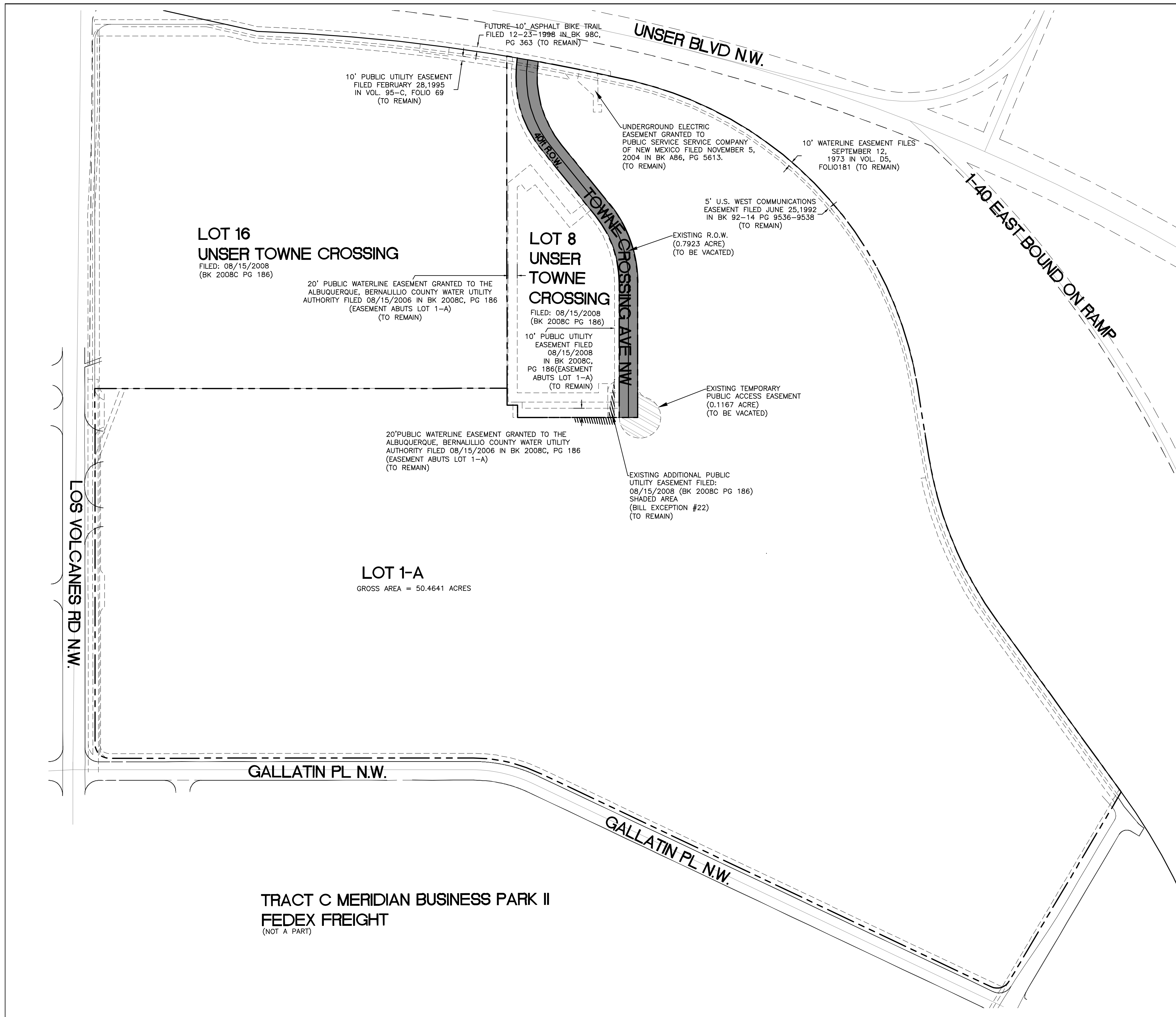
STATE HIGHWAY DEPT
PO BOX 1149
SANTA FE NM 87501

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE NM 87103

BEN E KEITH COMPANY
601 E 7TH ST
FORT WORTH TX 76102

SWIRE PACIFIC HOLDINGS INC DBA
SWIRE COCA-COLA USA
12634 S 265 W
DRAPER UT 84020-7930

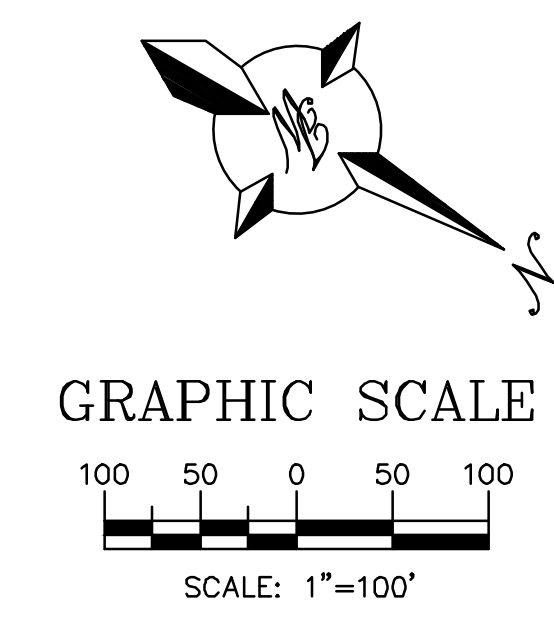


LEGAL DESCRIPTION LOT 1-A UNSER TOWNE CROSSING

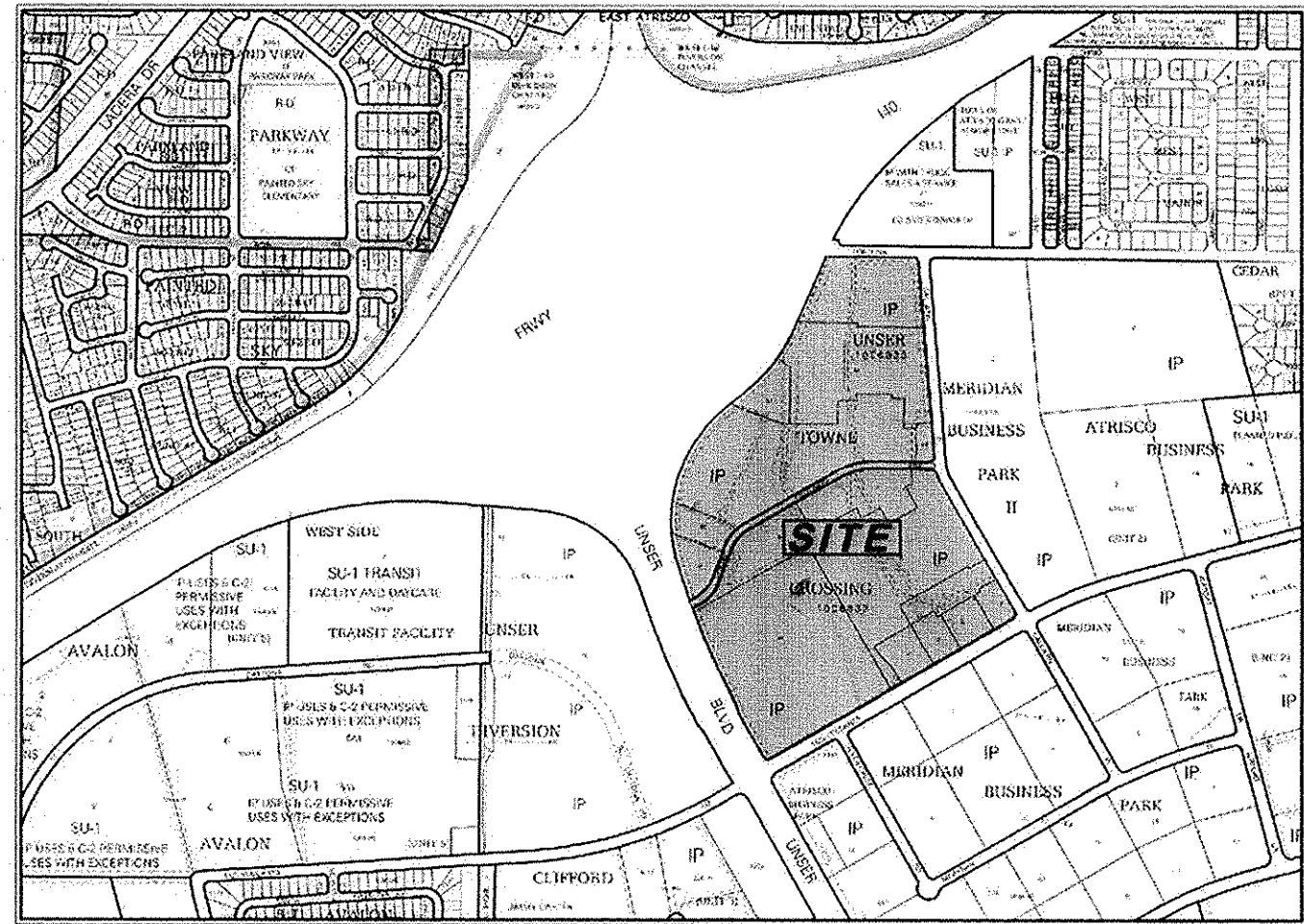
NOTES:
22. STORM DRAIN EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF THE CITY OF ALBUQUERQUE A NEW MEXICO MUNICIPAL CORPORATION, RECORDED JUNE 30, 1995 IN BOOK 95-15, PAGES 6361-6363 AS DOCUMENT NO. 2008092759, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (AS SHOWN IN SURVEY)

LEGEND

	BOUNDARY LINE
	EASEMENT
	CENTERLINE
	RIGHT-OF-WAY
	RIGHT OF WAY VACATION
	EASEMENT VACATION



ENGINEER'S SEAL	GREEN FIELD SERVICE DISTRIBUTION CENTER	DRAWN BY LA
	R.O.W. AND EASEMENT VACATION EXHIBIT	DATE 09/18/2018
RONALD R. BOHANNAN P.E. #7868	TERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2018014 ROADWAY VACATION
		SHEET # C1 JOB # 2018014



LOCATION MAP
NOT TO SCALE

PLAT DATA:

1. DRB No. 16DRB-70334
2. Zone Atlas Index No.: J-9-Z & J-10-Z
3. INTENTIONALLY OMITTED
4. Gross Acreage: 50.4641 Acres
5. Net Acreage: 50.3747 Acres (gross acres less total access easement acres)
6. Area of public right-of-way vacated: 0.7233 acre (31508 sq. ft.)
7. Number of existing Lots: 14
8. Number of Lots created: 1
9. No streets were created.
10. Date of Survey: August 2016

NOTICE OF SUBDIVISION PLAT CONDITIONS:

Future subdivision of lands with in this plat, zoning Site Development Plan approval, and development permits may be conditioned upon dedication of rights of way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to the availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and, excavation, filling or grading requirements. Any person intending developments of lands within this subdivision is cautioned to investigate the status of these terms.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

FILED: _____
(BK _____) PG _____
DOC. No. _____

PUBLIC UTILITY EASEMENTS:

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

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

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

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

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest 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 specifically described and shown on this plat.

PURPOSE OF PLAT:

The purpose of this plat as shown and described hereon is to consolidate fourteen (14) existing lots into one (1) lot, to vacate easements, to vacate public right-of-way, and to grant easements.

DESCRIPTION:

A certain tract of land situate within the Town of Atrisco Grant, within projected Sections 15, 16, 21, 22, Township 10 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), Bernalillo County, New Mexico, being and comprising all of Lots 1 through 7, 9 through 15, and a portion of Towne Crossing Avenue N.W. of UNSER TOWNE CROSSING, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk, Bernalillo County, New Mexico on August 15, 2008 in book 2008C, Page 186 as Document No. 2008092759.

Tract contains 50.4641 acres, more or less.

FREE CONSENT AND DEDICATION:

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of the City of Albuquerque, Bernalillo County, New Mexico. Said owner(s) hereby grant all new Easements as may be shown on this plat.

OWNER LOT 1-A:
TABEL LUMBER CO, INC., a New Mexico corporation

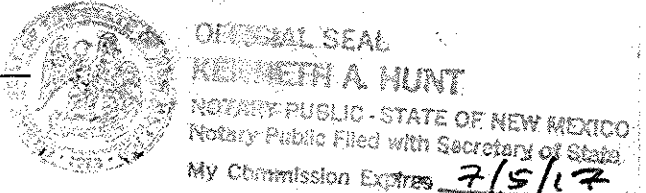
By: *[Signature]*
Name: _____

Title: *V.P.*

State of *New Mexico*)
County of *Bernalillo*)

This instrument was acknowledged before me on *9th* day of *September*, 2016, by *Herman Tabet, Vice President of Tabet Lumber Co., Inc.*
[Signature]
Notary Public

My Commission Expires: *7/5/17*



NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
2. Basis of Bearings is between City of Albuquerque Control Stations (ACS) "9-K10" and USC&GS "REWARD". Bearing = S76°26'17"E.
3. This survey was made on the ground and the instrumentation and field procedures utilized in preparation of this survey were RTK GPS using Trimble Survey grade instruments.
4. Distances are ground distances.
5. Record bearings and distances are shown in parenthesis ().
6. Lot 1-A is located in ZONE "X" (areas determined to be outside the 0.2% annual chance floodplain), per FEMA FIRM Maps No. 35001C0328H and 35001C0326H, with a revision date of August 12, 2012.
7. This plat was prepared with information included in the Title Commitment issued by Old Republic National Title Insurance Company, Commitment No. 1603542, Effective Date: May 19, 2016.
8. This plat includes all easements of record as provided in the aforementioned Title Commitment, as shown on the Plat of record or made known to me by the owner, utility companies, or other interested parties. (SEE SHEETS 3-5)
9. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this 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".
10. A portion of Lot 1-A is subject to Drainage Covenant recorded September 25, 1995 in Book 95-23, Pages 1540 - 1546 as Document No. 95097099, amended by Amendment to Drainage Covenant recorded June 24, 2002 in Book A37, Page 9402 as Document No. 2002079627, records of Bernalillo County, New Mexico. (SEE CROSSED AREA SHEETS 2, 4, & 5)
11. A portion of Lot 1-A is subject to Memorandum of Agreement Related to Land Division and Special Assessment recorded February 28, 1997 in Book 97-6, Pages 1141 - 1143 as Document No. 97021336; amended by Assignment and Assumption of Agreement Related to Land Division and Special Assessment recorded February 9, 1998 in Book 9805, Page 3054 as Document No. 1998014493, records of Bernalillo County, New Mexico.
12. INTENTIONALLY OMITTED.
13. A private, blanket cross lot drainage easement over Lot 1-A, for the benefit of Lot 8, Unser Towne Crossing, is granted with the filing of this plat to allow storm water drainage conveyance across Lot 1-A.
14. Lot 1-A is subject to Drainage Agreement recorded September 14, 1992 in Book BCR 92-21 Pages 6019 - 6031 as Document No. 9291790, Drainage Agreement recorded September 14, 1992 in Book BCR 92-21, Pages 6032 - 6044 as Document No. 9291791, and Drainage Agreement recorded September 14, 1992 in Book BCR 92-21, Pages 6045 - 6057 as Document No. 9291792, records of Bernalillo County, New Mexico.

DOCH 2017012563
02/10/2017 12:54 PM Page: 1 of 6
PLAT R:\$25.00 B: 2017C P: 0014 Linda Stover, Bernalillo County

**BULK PLAT OF
LOT 1-A
UNSER TOWNE CROSSING
(A REPLAT OF LOTS 1-7, 9-15, & A PORTION OF
TOWNE CROSSING AVE, UNSER TOWNE CROSSING)
WITHIN THE TOWN OF ATRISCO GRANT,
WITHIN PROJECTED SECTIONS 15, 16, 21, & 22,
TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.,
BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO**

SEPTEMBER 2016

PROJECT NUMBER: 1006833
APPLICATION NUMBER: 16DRB-70334

PLAT APPROVALS:

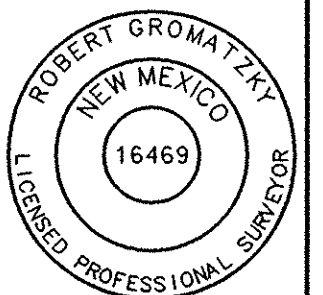
<i>[Signature]</i>	12-28-16
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
<i>[Signature]</i>	12-27-16
REAL PROPERTY DIVISION	DATE
<i>[Signature]</i>	12-15-16
CITY ENGINEER	DATE
<i>[Signature]</i>	12-7-16
PARKS & RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	12/7/16
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>[Signature]</i>	9/9/16
CITY SURVEYOR	DATE
<i>[Signature]</i>	12-07-16
ABQWA	DATE
<i>[Signature]</i>	12-15-16
A.M.A.F.C.A	DATE
<i>[Signature]</i>	12/10/2016
QWEST CORPORATION d/b/a CENTURYLINK QC	DATE
<i>[Signature]</i>	10/19/2016
COMCAST CABLE	DATE
<i>[Signature]</i>	10/19/16
PNM ELECTRIC SERVICES	DATE
<i>[Signature]</i>	10/18/16
NEW MEXICO GAS COMPANY	DATE

TAX CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # *101005805418130501 ; 101005809809930603*
PROPERTY OWNER OF RECORD *Tabet Lumber CO Inc Attn: Herman Tabet*
UPC # _____
PROPERTY OWNER OF RECORD _____
[Signature] *02/09/2017*
BERNALILLO COUNTY TREASURER'S OFFICE DATE

SURVEYOR'S CERTIFICATION:

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the City of Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

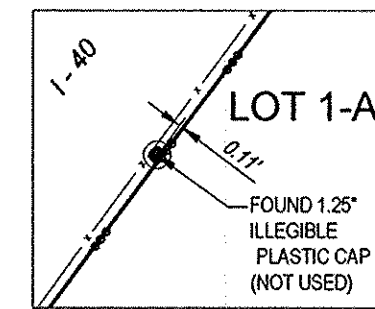
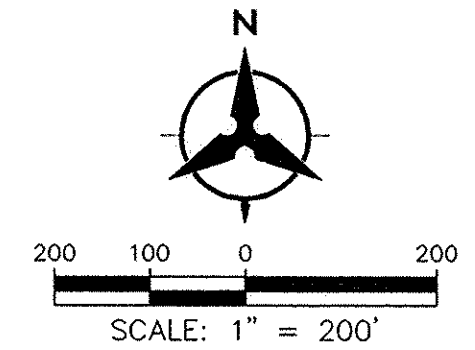


[Signature] *SEPTEMBER 9, 2016*
Robert Gromatzky DATE
New Mexico Professional Surveyor 16469

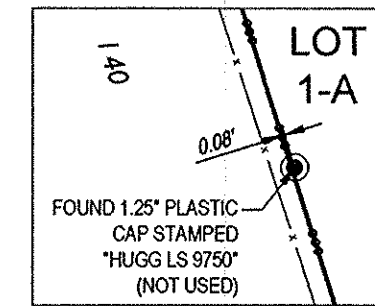
Bohannon & Huston
Court yard | 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000

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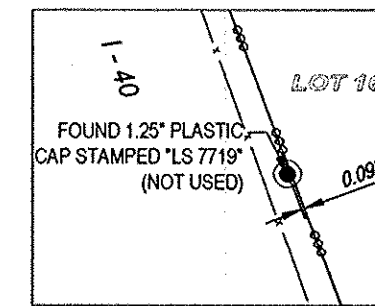
OCTOBER 2016



DETAIL "A"
SCALE 1" = 5'



DETAIL "B"
SCALE 1" = 5'



DETAIL "C"
SCALE 1" = 5'

LEGEND	
	FOUND BRASS CAP
	FOUND ALUMINUM CAP
	FOUND REBAR WITH CAP
	FOUND NAIL
	SET REBAR W/ YELLOW PLASTIC CAP STAMPED "GROMATZKY PS 16469"
	BOUNDARY LINE
	NEW EASEMENT LINE
	LOT LINE TO BE ELIMINATED
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING ACCESS CONTROL LINE
	EASEMENT / RIGHT-OF-WAY TO BE VACATED

LOT 1-A
GROSS AREA = 50.4641 ACRES
ACCESS ESMT = -0.1167 ACRE
NET AREA = 50.3474 ACRES

ACS: USC&GS BRASS CAP
STAMPED "REWARD 1969"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES
(CENTRAL ZONE)
N = 1487364.063, E = 1491190.819
GROUND TO GRID FACTOR = 0.999675005
MAPPING ANGLE = -0°17'12.26"
NAVD 1988 ELEVATION = 5319.688

VACATIONS:	
EASEMENTS VACATED PER VACATION ACTION	16DRB-70332
RIGHT-OF-WAY VACATED PER VACATION ACTION	16DRB-70317

DOCUMENTS USED IN THE PREPARATION OF THIS PLAT:

- Plat of TRACTS S-1A AND S-2A, ATRISCO BUSINESS PARK, UNIT 2, filed on February 28, 1995 in Book 95C, Page 69 as Document No. 95020183, records of Bernalillo County.
- Plat of TRACTS S-2A-1 AND S-2A-2, ATRISCO BUSINESS PARK, UNIT 2, filed on December 23, 1998 in Book 98C, Page 363 as Document No. 1998165532.
- Bulk Land Plat of TRACTS A THRU D, MERIDIAN BUSINESS PARK II, filed on April 29, 2008 in Book 2008C, Page 100 as Document No. 2008047900.
- Plat of UNSER TOWNE CROSSING, filed on August 15, 2008 in Book 2008C, Page 186 as Document No. 2008092759, records of Bernalillo County.

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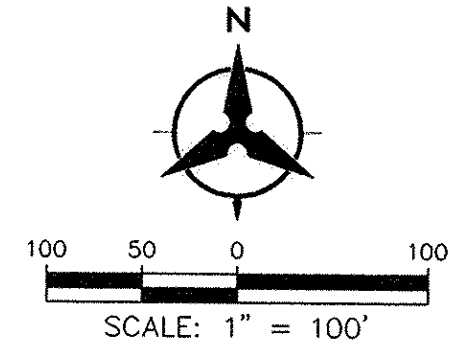
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PLAT R: 325.00 B: 2017C P: 0014 Linda Stover, Bernalillo County



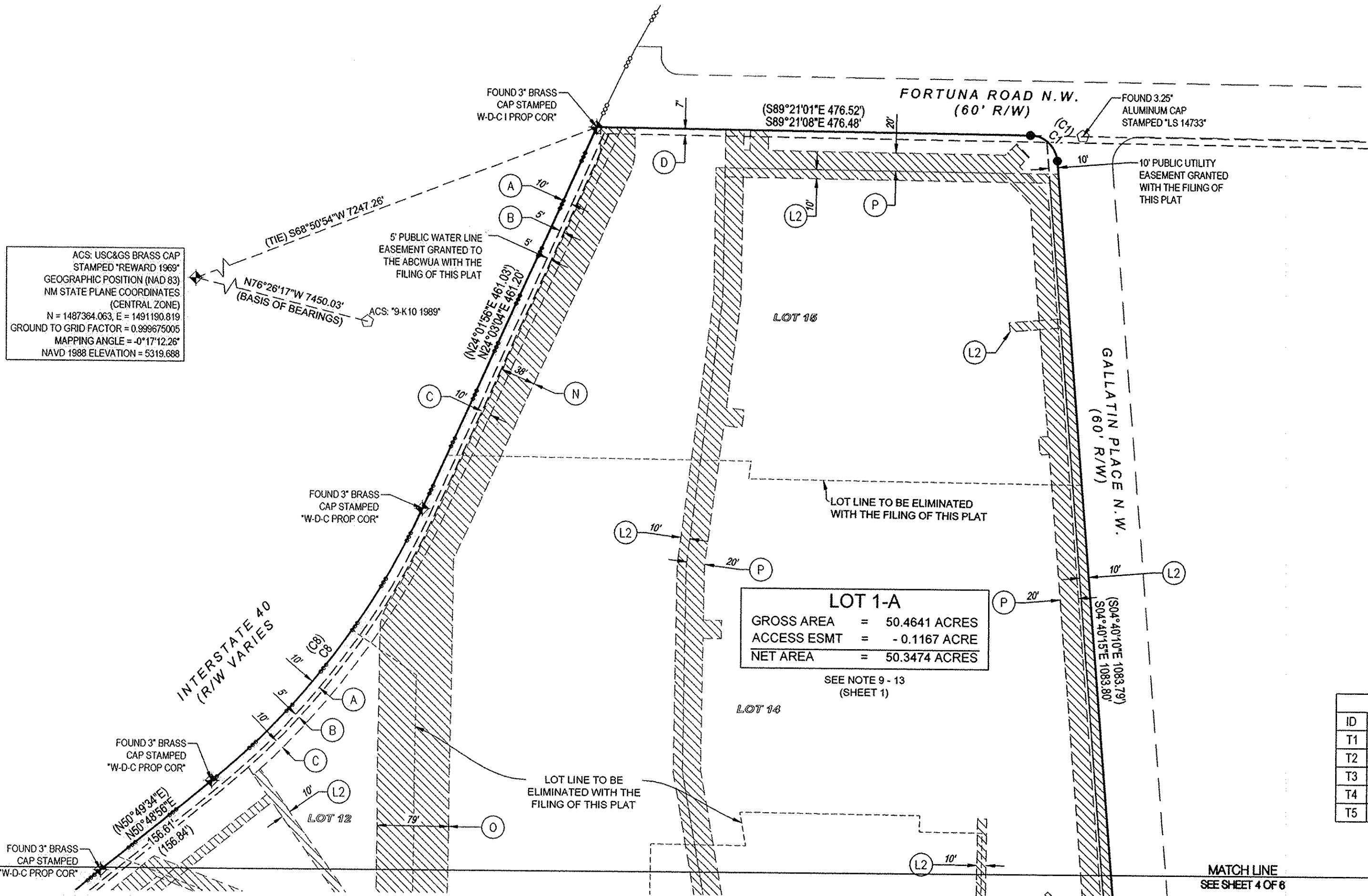
Bohannon & Huston
Court yard 1 7500 Jefferson St. NE
Albuquerque, NM 87110 (505) 823-1000

**BULK PLAT OF
LOT 1-A
UNSER TOWNE CROSSING**
(A REPLAT OF LOTS 1-7, 9-15, & A PORTION OF
TOWNE CROSSING AVE, UNSER TOWNE CROSSING)
WITHIN THE TOWN OF ATRISCO GRANT,
WITHIN PROJECTED SECTIONS 15, 16, 21, & 22,
TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.,
BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

OCTOBER 2016



ACS: USC&GS BRASS CAP
STAMPED "REWARD 1969"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES
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N = 1487364.063, E = 1491190.819
GROUND TO GRID FACTOR = 0.999675005
MAPPING ANGLE = -0°17'12.26"
NAVD 1988 ELEVATION = 5319.688



LEGEND

- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND REBAR WITH CAP
- FOUND NAIL
- SET REBAR W/ YELLOW PLASTIC CAP STAMPED "GROMATZKY PS 16469"
- BOUNDARY LINE
- NEW EASEMENT LINE
- LOT LINE TO BE ELIMINATED
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING ACCESS CONTROL LINE
- EASEMENT / RIGHT-OF-WAY TO BE VACATED

TANGENT DATA

ID	BEARING	DISTANCE
T1	N59°57'21"E	36.50'
T2	N30°02'39"W	22.89'
T3	N59°57'21"E	26.50'
T4	N30°02'39"W	40.00'
T5	S59°57'21"W	67.08'

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	84°40'54" RT	27.34'	44.34'	30.00'	40.41'	S47°00'42"E
C2	25°22'31" LT	74.29'	146.15'	329.99'	144.96'	S17°21'10"E
C3	89°59'34" RT	30.00'	47.12'	30.00'	42.42'	S14°57'22"W
C4	39°00'00" LT	95.61'	183.78'	270.00'	180.26'	S40°27'21"W
C5	47°01'04" RT	101.79'	192.02'	234.00'	186.68'	S44°27'53"W
C6	02°51'27" RT	104.37'	208.70'	4184.78'	208.68'	N18°15'14"W
C7	67°37'16" RT	544.15'	958.93'	812.51'	904.24'	N17°00'49"E
C8	26°47'53" LT	194.46'	381.80'	816.30'	378.33'	N37°25'25"E
C9	73°23'54" LT	18.63'	32.03'	25.00'	29.88'	N23°15'24"E
C10	253°23'54" RT	-----	199.02'	45.00'	72.16'	S66°44'36"E

RECORD TANGENT DATA

ID	BEARING	DISTANCE
(T1)	(N59°57'25"E)	(36.50')
(T2)	(N30°02'35"W)	(22.89')
(T3)	(N59°57'25"E)	(26.50')

RECORD CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
(C1)	(84°40'51" RT)	(27.33')	(44.34')	(30.00')	(40.41')	(S47°00'35"E)
(C2)	(25°22'32" LT)	(74.30')	(146.96')	(330.00')	(144.96')	(S17°21'26"E)
(C3)	(90°00'07" RT)	(30.00')	(47.12')	(30.00')	(42.43')	(N14°57'21"E)
(C4)	(39°00'00" LT)	(95.61')	(183.78')	(270.00')	(180.26')	(S40°27'25"W)
(C5)	(47°00'22" RT)	(101.76')	(191.98')	(234.00')	(186.64')	(N44°27'35"E)
(C6)	(02°51'24" RT)	(104.34')	(208.64')	(4184.78')	(208.62')	(S18°14'55"E)
(C7)	(67°37'32" RT)	(544.19')	(958.99')	(812.51')	(904.29')	(N17°00'38"E)
(C8)	(26°47'38" LT)	(194.42')	(381.74')	(816.30')	(378.27')	(N37°25'45"E)

EXISTING EASEMENTS:

- A. 10' Water Line Easement filed September 12, 1973 in VOL D5, Folio 181. (AFFECTS LOT 1-A)
- B. 5' U.S. West Communications Easement filed June 25, 1992 in BK 92-14, PG 9536-9538. (AFFECTS LOT 1-A)
- C. 10' Public Utility Easement filed February 28, 1995 in VOL 95-C, Folio 69. PORTION VACATED BY 08 DRB-70108. (portions not vacated with action 08 DRB-70108 AFFECT LOT 1-A) NO PORTION VACATED WITH THIS PLAT
- D. 7' Public Utility Easement filed September 12, 1973 in VOL D5-C, Folio 181. (AFFECTS LOT 1-A)
- E. Public Utility Easement filed February 28, 1995 in VOL 95-C, Folio 69. Existing easements "E" and "C" are one easement with varying width. (AFFECTS LOT 1-A)
- F. 10' Private Storm Drain Line Easement to serve Tract S-2A-1 (former Tract S-2A-1 is now all of Lot 16, a portion of Lot 8, and a portion of LOT 1-A) filed December 23, 1996 in VOL 98-C, PG 363. (AFFECTS LOT 1-A)
- G. 22' Public Storm Drain Easement granted to the City of Albuquerque by document filed June 30, 1995 in BK 95-15, PG 6361-6363. (AFFECTS LOT 1-A)
- H. Public Water Line Easement granted to the City of Albuquerque by document filed November 12, 1996 in BK BCR 96-30, PG 1982. (DOES NOT AFFECT LOT 1-A)
- I. Public Water Line Easement granted to the City of Albuquerque by document filed December 19, 1996 in BK BCR 96-33, PG 4420-4421. (DOES NOT AFFECT LOT 1-A)
- J. 15' x 35' U.S. West CEB Site Easement filed June 25, 1992 in BK 8CR 92-14, PG 9536. (DOES NOT AFFECT LOT 1-A)
- K. Underground Electric Easement granted to Public Service Company of New Mexico filed 11/5/2004 in BK A86, PG 5613. (ONLY THAT PORTION WITH IN FORMER LOT 9 AFFECT LOT 1-A) NO PORTION VACATED WITH THIS PLAT
- L1. 10' Public Utility Easement filed 08/15/2008 in BK 2008C, PG 186.
- L2. 10' Public Utility Easement filed 08/15/2008 in BK 2008C, PG 186. PORTIONS VACATED WITH THE FILING OF THIS PLAT
- L3. 10' Public Utility Easement filed 08/15/2008 in BK 2008C, PG 186. PORTIONS VACATED WITH THE FILING OF THIS PLAT
- M. 10' Underground Electric Easement granted to Public Service Company of New Mexico filed 08/15/2008 in BK 2008C, PG 186. (DOES NOT AFFECT LOT 1-A)
- N. 38' Public Roadway and Sidewalk Easement granted to the City of Albuquerque filed 08/15/2008 in BK 2008C, PG 186. VACATED WITH THE FILING OF THIS PLAT
- O. 79' Public Roadway and Sidewalk Easement granted to the City of Albuquerque filed 08/15/2008 in BK 2008C, PG 186. VACATED WITH THE FILING OF THIS PLAT
- P. 20' Public Water Line Easement granted to the Albuquerque Bernalillo County Water Utility Authority filed 08/15/2008 in BK 2008C, PG 186. PORTIONS VACATED WITH THE FILING OF THIS PLAT
- Q. 20' Public Sanitary Sewer Easement granted to the Albuquerque Bernalillo County Water Utility Authority filed 08/15/2008 in BK 2008C, PG 186. PORTIONS VACATED WITH THE FILING OF THIS PLAT
- R. 20' Public Storm Drain granted to the City of Albuquerque filed 08/15/2008 in BK 2008C, PG 186. VACATED WITH THE FILING OF THIS PLAT
- S. 10' Private Storm Drain Easement to serve Lot 16 granted filed 08/15/2008 in BK 2008C, PG 186.
- T. 27.50' Public Sanitary Sewer and Water Line Easement granted to the Albuquerque Bernalillo County Water Utility Authority filed 08/15/2008 in BK 2008C, PG 186. VACATED WITH THE FILING OF THIS PLAT
- U1. Sidewalk Easement granted to the City of Albuquerque filed 08/15/2008 in BK 2008C, PG 186. PORTIONS VACATED WITH THE FILING OF THIS PLAT
- U2. Sidewalk Easement granted to the City of Albuquerque filed 08/15/2008 in BK 2008C, PG 186.
- U3. Sidewalk Easement granted to the City of Albuquerque filed 08/15/2008 in BK 2008C, PG 186.

VACATIONS:
EASEMENTS VACATED PER VACATION ACTION 16DRB-70332
RIGHT-OF-WAY VACATED PER VACATION ACTION 16DRB-70317

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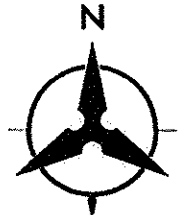


Bohannon & Huston
Courtyard I 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000

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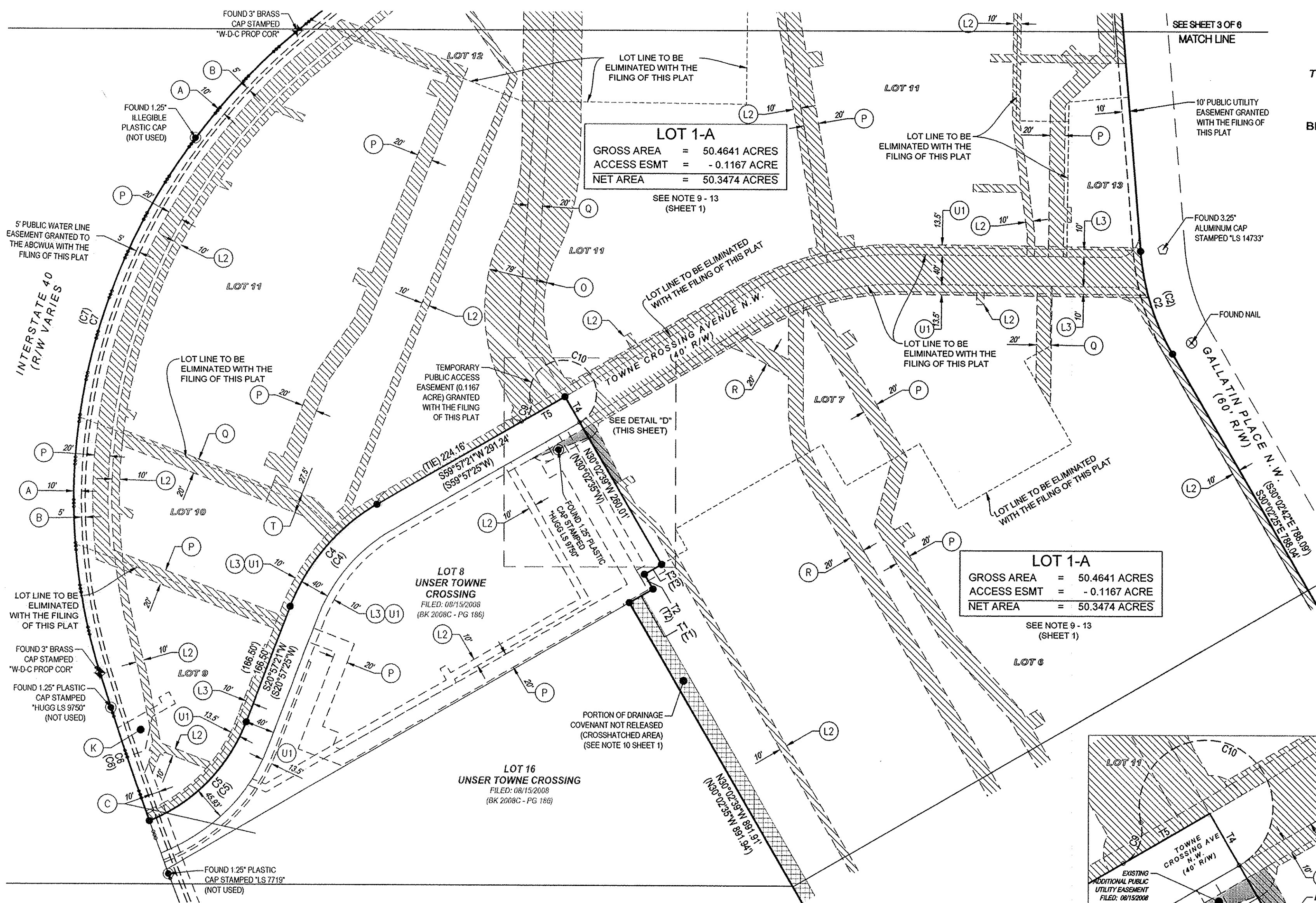
**BULK PLAT OF
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UNSER TOWNE CROSSING
(A REPLAT OF LOTS 1-7, 9-15, & A PORTION OF
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BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

OCTOBER 2016



100 50 0 100
SCALE: 1" = 100'

LEGEND	
	FOUND BRASS CAP
	FOUND ALUMINUM CAP
	FOUND REBAR WITH CAP
	FOUND NAIL
	SET REBAR W/ YELLOW PLASTIC CAP STAMPED "GROMATZKY PS 16469"
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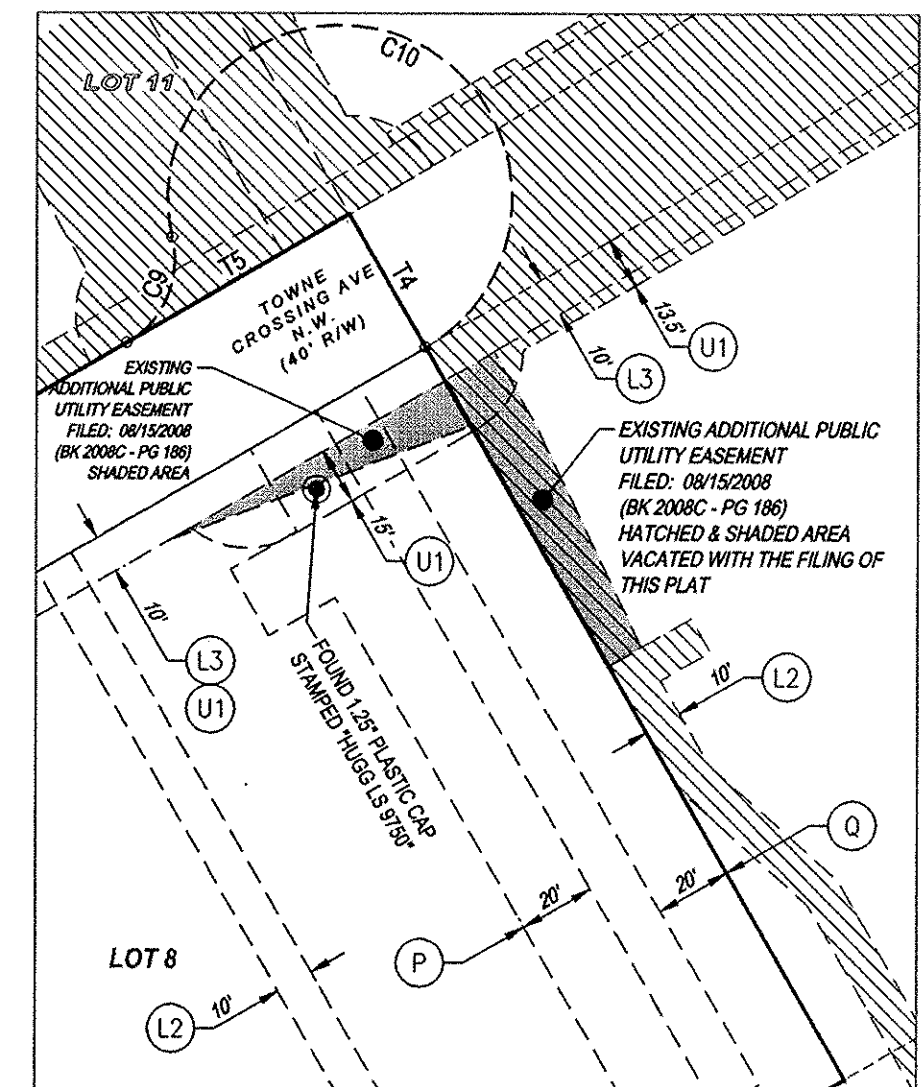


LOT 1-A
GROSS AREA = 50.4641 ACRES
ACCESS ESMT = -0.1167 ACRE
NET AREA = 50.3474 ACRES
SEE NOTE 9 - 13
(SHEET 1)

LOT 1-A
GROSS AREA = 50.4641 ACRES
ACCESS ESMT = -0.1167 ACRE
NET AREA = 50.3474 ACRES
SEE NOTE 9 - 13
(SHEET 1)

**LOT 8
UNSER TOWNE
CROSSING**
FILED: 08/15/2008
(BK 2008C - PG 186)

**LOT 16
UNSER TOWNE CROSSING**
FILED: 08/15/2008
(BK 2008C - PG 186)



DETAIL "D"
SCALE 1" = 50'

SEE SHEET 3 FOR EXISTING EASEMENTS LIST, CURVE AND TANGENT TABLES

VACATIONS:	
EASEMENTS VACATED PER VACATION ACTION	16DRB-70332
RIGHT-OF-WAY VACATED PER VACATION ACTION	16DRB-70317

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PLAT R 825.00 B: 2017C P. 0014 Linda Stover, Bernalillo County

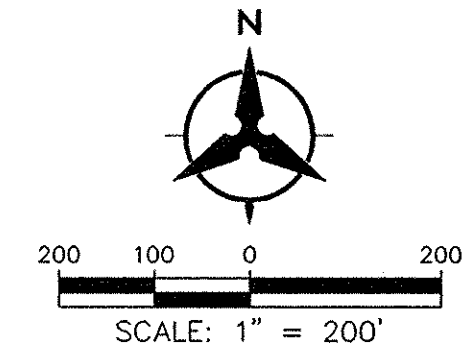


Bohannon & Huston
Surveyors
Courtland 17500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000

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**BULK PLAT OF
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ACS: USC&GS BRASS CAP
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Court yard 1 7500 Jefferson St. NE
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