



1609 2nd Street, NW. ♦ Albuquerque, NM 87102 ♦ Phone: (505) 255-2052 ♦ Fax: (505) 255-2887

October 15, 2018

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

RE: Minor Preliminary/Final Plat, Tracts A-2-A and A-2-B, Bel-Air Shopping Center, Project
No. PR-2018-001477

To Whom It May Concern:

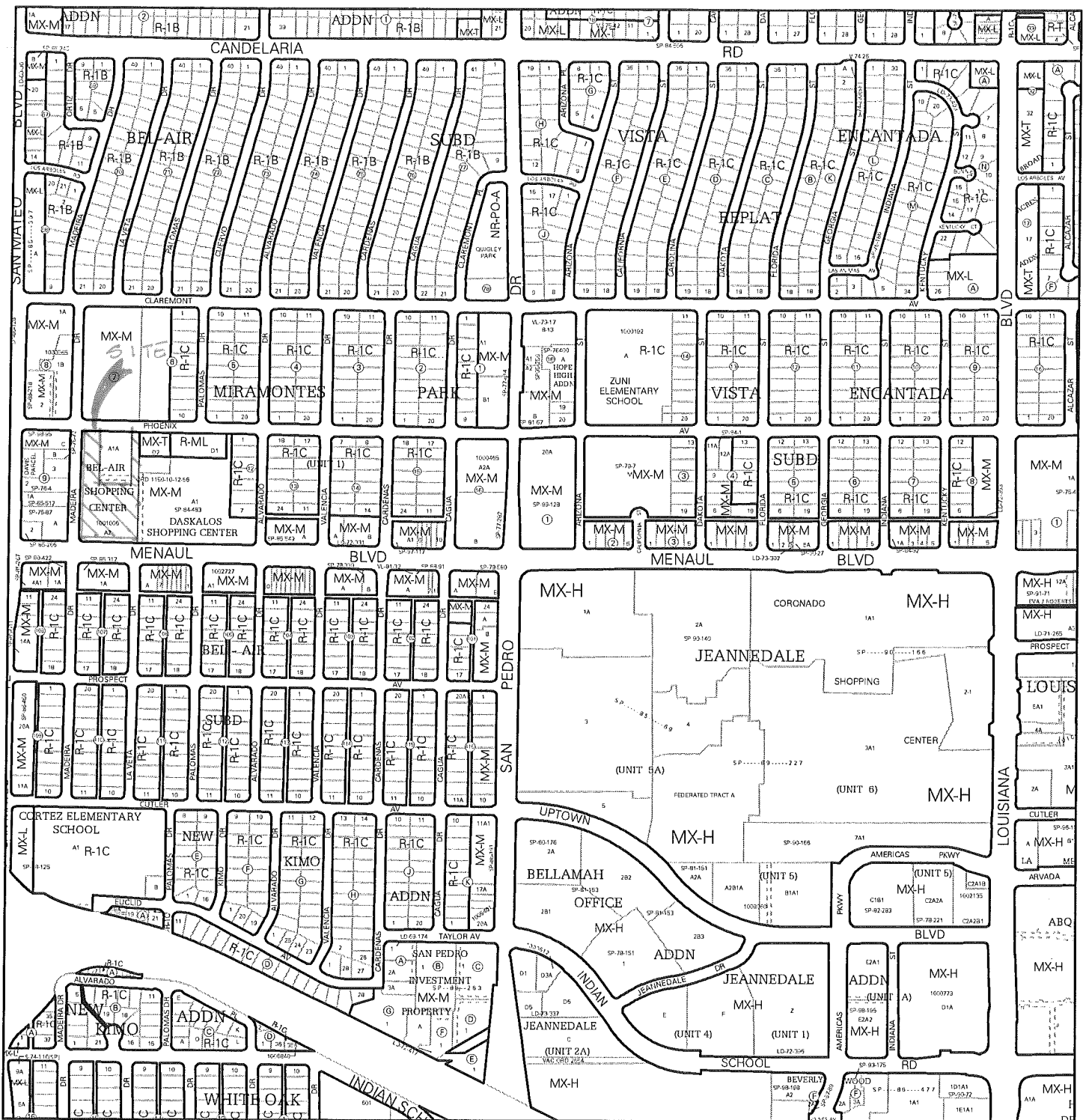
I am submitting a request for minor final plat review. My client would like to create two parcels from one parcel and to grant an additional access easement. The site currently contains commercial buildings. The client would like to separate the two buildings.

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". The signature is fluid and cursive, written over a white background.

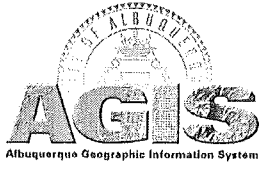
Thomas D. Johnston, PS, PE
President, Wayjohn Surveying Inc.



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

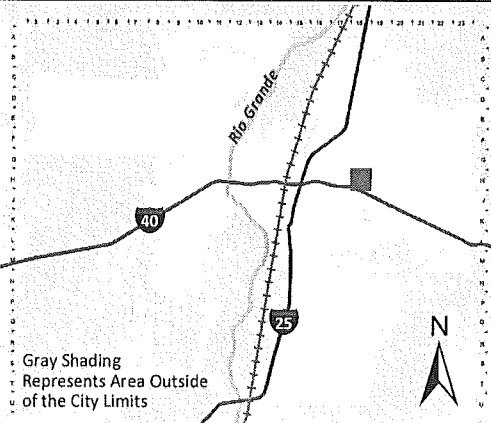
IDO Zone Atlas

May 2018



Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

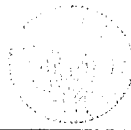


Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
H-18-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



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 checked="" 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: PJAB ENTERPRISES LTD. CO. /O MIKE CONTRERAS		Phone: 505.263.7334
Address: 11017 GREENVIEW NE		Email: MIKE@SENTINELREALTYSTATE-NM.COM
City: ALBUQUERQUE	State: NM	Zip: 87111
Professional/Agent (if any): WAYJOHN SURVEYING INC		Phone: 505.255.2052
Address: 1609 2ND STREET NW		Email: INFO@WAYJOHN.COM
City: ALBUQUERQUE	State: NM	Zip: 87102
Proprietary Interest in Site: OWNER	List all owners:	

BRIEF DESCRIPTION OF REQUEST **MINOR PRELIMINARY/FINAL PLAT TO CREATE TWO LOTS FROM ONE LOT AND TO CREATE EASEMENTS**

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

Lot or (Tract) No.: A-2	Block: N/A	Unit: N/A
Subdivision/Addition: BEL-AIR SHOPPING CENTER	MRGCD Map No.: N/A	UPC Code: 101805905228820201
Zone Atlas Page(s): H-18	Existing Zoning: MX-M	Proposed Zoning: SAME
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (acres): 2.9994

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **MENARD NE** Between: **SAN PEDRO NE** and: **SAN MATEO NE**

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

PR-2018-001477 PS-2018-00015

Signature:	Date: 10.15.18
Printed Name: THOMAS D. JOHNSTON, PS, PE	<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 S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. 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.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Copy of recorded IIA
- DXF file and hard copy of final plat data for AGIS submitted and approved
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

- N/A* Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- N/A* Cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- N/A* Proposed Infrastructure List, if applicable
- N/A* Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Infrastructure List, if applicable
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<p><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></p>	
<p>Signature: </p>	<p>Date: 10.15.18</p>
<p>Printed Name: THOMAS D. JOHNSTON, PS, PE</p>	<p><input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Project Number: _____</p>	<p>Case Numbers</p> <p style="text-align: center;">-</p> <p style="text-align: center;">-</p> <p style="text-align: center;">-</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: TRACTS A.2.A & A.2.B, BEL-AIR SHOPPING CENTER

AGIS MAP # H-18

LEGAL DESCRIPTIONS: TRACT A.2, BEL-AIR SHOPPING CENTER

 DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

Applicant/Agent

Date

Hydrology Division Representative

Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

 WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on _____ (date).

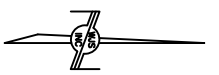
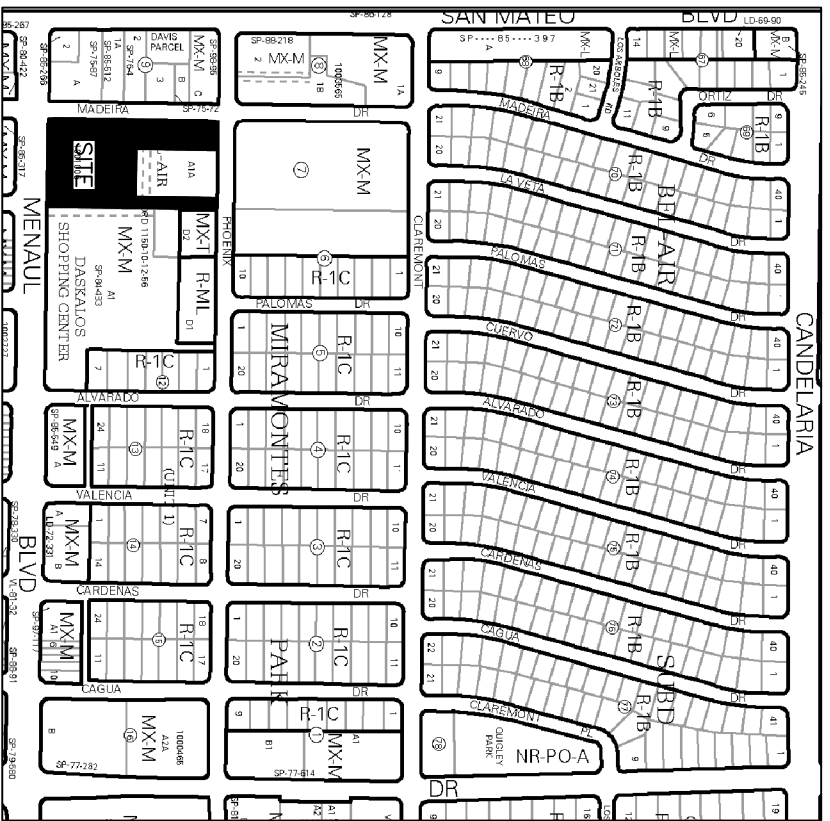
Applicant/Agent

Date

ABCWUA Representative

Date

PROJECT # PR-2018-001477



COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION
 Tract lettered A-2 of the BEL-AIR SHOPPING CENTER, City of Albuquerque, Bernalillo County, New Mexico, within the NW 1/4, Section 12, T. 10 N., R. 3 E., N.M.P.M., as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 29, 2001, in Plat Book 2001C, page 34.

PLAT OF
TRACTS A-2-A AND A-2-B
BEL-AIR SHOPPING CENTER
 A REPLAT OF TRACT A-2, BEL-AIR SHOPPING CENTER
 WITHIN SECTION 12, T. 10 N., R. 3 E., N.M.P.M.,
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2018

PURPOSE OF PLAT
 This plat has been prepared for the purpose of creating two lots from one existing lot.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
- A nonexclusive twenty-four foot (24') private access easement for the benefit of Tracts A-1-A and A-2-B is granted by this plat. Maintenance of this easement is the responsibility of the owners of Tracts A-2-A and A-2-B.
- A blanket drainage easement for the benefit of Tracts A-1-A, A-2-A and A-2-B is granted by this plat. Maintenance of this easement is the individual responsibility of the respective owners of Tracts A-1-A, A-2-A and A-2-B.
- A reciprocal cross-parking easement for the benefit of Tracts A-2-A and A-2-B is granted by this plat, as defined in separate Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements being recorded concurrently with this plat. Maintenance of this easement is the responsibility of the owners of Tracts A-2-A and A-2-B.
- A five foot (5') public utility easement granted by this plat.

EASEMENTS CONTINUED ON SHEET 2

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 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# 1 018 059 052 288 20201

PROPERTY OWNER OF RECORD:
 PAB ENTERPRISES LTD. CO.
 BERNALILLO COUNTY TREASURER'S OFFICE

- SUBDIVISION DATA**
- DRB Project No. --
 - Zone Atlas Index No. H-18
 - Gross acreage 2.9994 Ac.
 - Existing number of lots 2
 - Replotted number of lots 1

FREE CONSENT
 The platting of the property as described above and granting of easements 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.

Authorized Representative of P.J.A.B. Enterprises Ltd. Co., a New Mexico limited liability company. Date _____

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) ss
 COUNTY OF BERNALILLO)
 On this ____ day of _____, 2018, the foregoing instrument was acknowledged by:
 _____, Authorized Representative of P.J.A.B. Enterprises Ltd. Co.

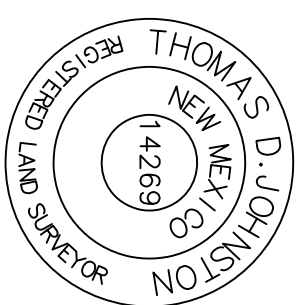
My Commission expires _____
 Notary Public _____

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 Stonumentation 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 _____

- PROJECT NUMBER: _____
 Application Number: _____
 Utility Company Approvals:
- PNM Electric Services _____ Date _____
 - New Mexico Gas Company _____ Date _____
 - Qwest Corporation D/B/A Centurylink QC _____ Date _____
 - Comcast _____ Date _____
 - City Approvals:
 - City Surveyor _____ Date _____
 - Real Property Division _____ Date _____
 - Environmental Health Department _____ Date _____
 - Traffic Engineering, Transportation Division _____ Date _____
 - ABCWUA _____ Date _____
 - Parks and Recreation Department _____ Date _____
 - AMAFCO _____ Date _____
 - City Engineering/Hydrology _____ Date _____
 - Code Enforcement _____ Date _____
 - DRB Chairperson, Planning Department _____ Date _____



INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: T R J	SCALE: 1" = 50'	FILE NO.
PAB ENTERPRISES LTD. CO.	CHECKED: T D J		SP-8-01-2018
LOCATION: SECTION 12, T10N, R3E BEL-AIR SHOPPING CENTER	DRAWING NO: SP80118.DWG	20 AUG 2018	SHEET 1 OF 2

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	39.24'	89° 57' 47"	N 44° 27' 07" W	35.34'
(C1)	25.00'	39.24'	89° 57' 47"	N 44° 07' 41" W	35.34'

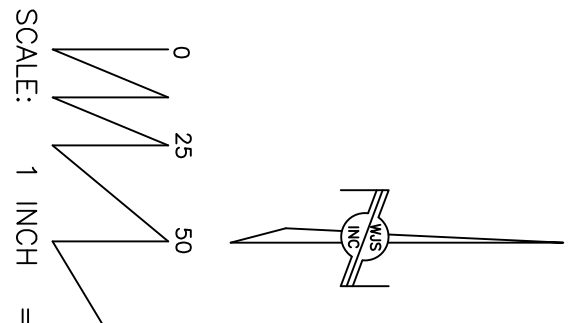
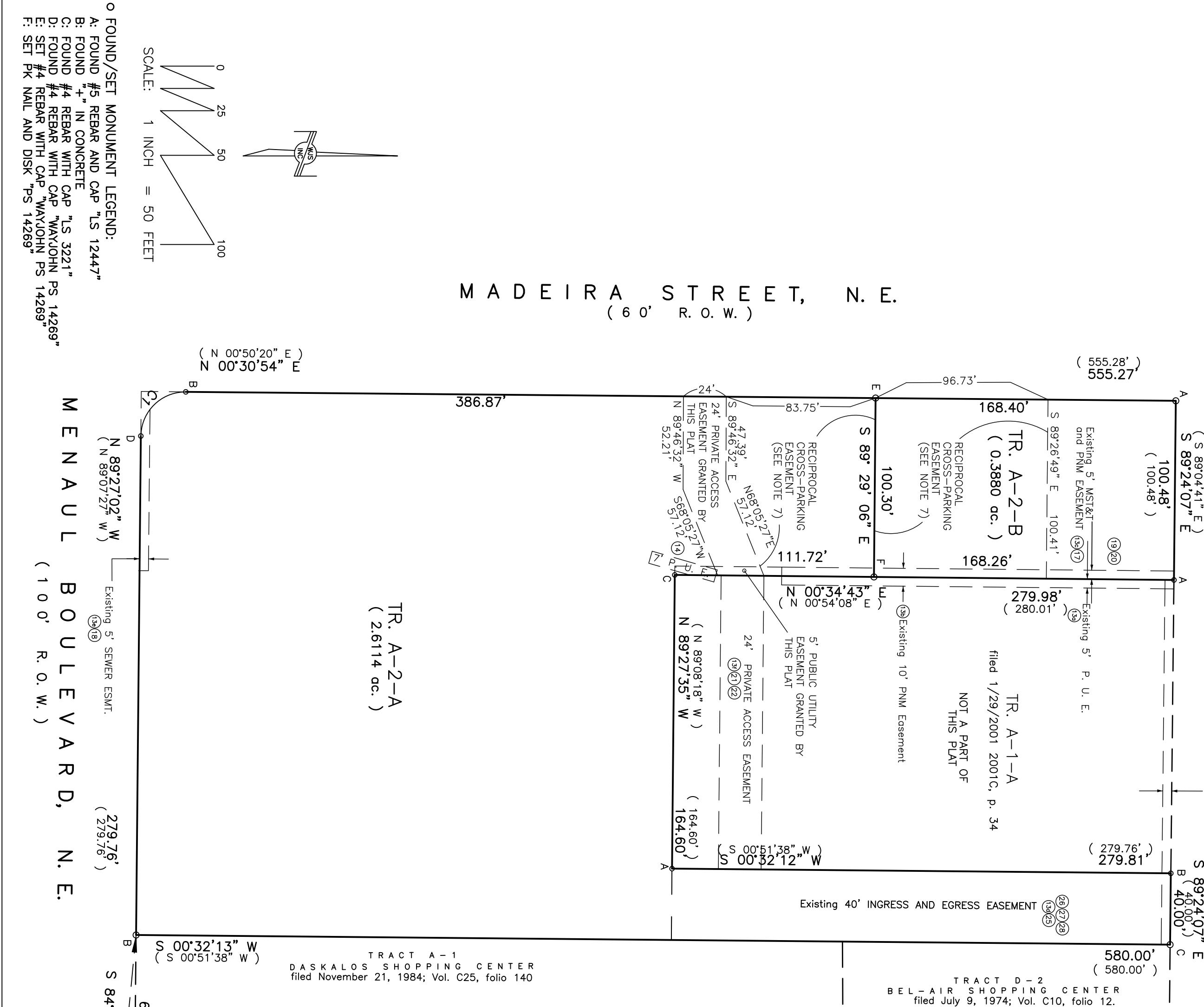
COUNTY CLERK RECORDING LABEL HERE

PLAT OF
TRACTS A-2-A AND A-2-B
BEL-AIR SHOPPING CENTER

A REPLAT OF TRACT A-2, BEL-AIR SHOPPING CENTER
 WITHIN SECTION 12, T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2018

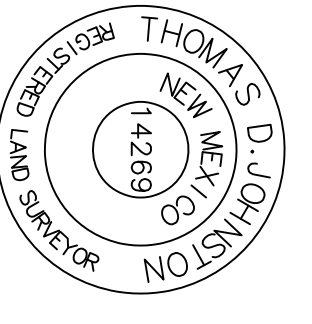
EASEMENT NOTES CONTINUED

- (13) EASEMENTS AS SHOWN AND PROVIDED FOR ON THE RECORDED PLATS FILED FOR RECORD IN BOOKS 2001C, PAGE 34, IN BOOK 91C, PAGE 149, AND IN BOOK B, PAGE 63, IN BOOK C10, PAGE 100, AND IN BOOK C3, PAGE 62. ITEMS SHOWN GRAPHICALLY HEREON.
 - a: FIVE FOOT PUBLIC UTILITY EASEMENT, BOOK C3, P. 62; BOOK 91C, P. 149; BOOK 2001C, P. 34.
 - b: TEN FOOT PNM EASEMENT, BOOK 91C, P. 149; BOOK 2001C, P. 34.
 - c: FIVE FOOT MST&T AND PNM EASEMENT, BOOK 91C, P. 149; BOOK 2001C, P. 34 (ALSO ITEM 17)
 - d: FORTY FOOT NON-EXCLUSIVE INGRESS/EGRESS EASEMENT, BOOK 2001C, P. 34 (ALSO ITEMS 25, 26, 27 & 28)
 - e: FIVE FOOT SEWER EASEMENT, BOOK 2001C, P. 34 (ALSO ITEM 18)
 - f: TWENTY-FOUR FOOT PRIVATE ACCESS EASEMENT, BOOK 2001C, P. 34 (ALSO ITEMS 21 AND 22)
- NOTE: THERE ARE NO EASEMENTS OF RECORD ON PLATS RECORDED IN BOOK B, P. 63; BOOK C10, P. 100.
- (14) EASEMENT AND RIGHTS INCIDENT THERETO FOR UTILITIES, AS SET FORTH IN INSTRUMENT FILED FOR RECORD DECEMBER 23, 1985, IN BOOK MISC. 3044A, PAGE 566 AS DOCUMENT NO. 85-8261A. ITEM IS SHOWN GRAPHICALLY HEREON.
- (15) RIGHT OF WAY AND EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING BY INSTRUMENT DATED JULY 27, 1937, RECORDED SEPTEMBER 23, 1937, IN BOOK 152, PAGE 245. NOT SHOWN GRAPHICALLY HEREON. ITEM IS BLANKET IN NATURE.
- (17) EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AND PUBLIC SERVICE COMPANY OF NEW MEXICO BY INSTRUMENT DATED APRIL 5, 1956, FILED FOR RECORD APRIL 27, 1956, AS DOCUMENT NO. 93282. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEM 13c)
- (18) 5' SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY INSTRUMENT DATED SEPTEMBER 30, 1965 FILED FOR RECORD DECEMBER 26, 1965 AS DOCUMENT NO. 73932. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEM 13e)
- (21) RECIPROCAL EASEMENTS FOR COMMON ACCESS WITH THE CITY OF ALBUQUERQUE, FILED FOR RECORD AUGUST 14, 1997, IN BOOK 97-22, PAGE 1461 AS DOCUMENT NO. 97083473. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEM 13f AND 22)
- (22) RECIPROCAL EASEMENTS FOR COMMON ACCESS WITH THE CITY OF ALBUQUERQUE, FILED FOR RECORD AUGUST 15, 1997, IN BOOK 97-22, PAGE 3043 AS DOCUMENT NO. 970833991. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEM 13f AND 21)
- (26) NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY GRANTED TO DIVERSIFIED INVESTMENTS, INC. A NEW MEXICO CORPORATION, FILED JANUARY 6, 1967, IN BOOK R/W 143, P. 588, AS DOC. NO. 35444. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEMS 13d, 25, 27 & 28)
- (28) NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY GRANTED TO DIVERSIFIED INVESTMENTS, INC. A NEW MEXICO CORPORATION, FILED JANUARY 6, 1967, IN BOOK R/W 143, P. 590, AS DOC. NO. 35444. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEMS 13d, 25, 26 & 27)



- FOUND/SET MONUMENT LEGEND:
- A: FOUND #5 REBAR AND CAP "LS 12447"
 - B: FOUND #4 REBAR WITH CAP "LS 3221"
 - C: FOUND #4 REBAR WITH CAP "WAYJOHN PS 14269"
 - D: FOUND #4 REBAR WITH CAP "WAYJOHN PS 14269"
 - E: SET #4 REBAR WITH CAP "WAYJOHN PS 14269"
 - F: SET PK NAIL AND DISK "PS 14269"

ACS MONUMENT "18, H18"
 X=1,541,177.063 US SURVEY FOOT
 Y=1,495,167.854 US SURVEY FOOT
 Ground-to-grid: 0.939964864
 Mapping Angle: -0°11'27.04"
 NAD83 CENTRAL ZONE NAD 83
 ELEV: 5232.741 US SURVEY FOOT
 NAVD 88



WAYJOHN SURVEYING INC.
 1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK PAB ENTERPRISES LTD. CO.	DRAWN: T R J	SCALE: 1" = 50'	FILE NO. SP-8-01-2018
LOCATION: SECTION 12, T10N, R3E BEL-AIR SHOPPING CENTER	CHECKED: T D J	DATE: 20 AUG 2018	SHEET 2 OF 2

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	39.24'	89° 57' 47"	N 44° 27' 07" W	35.34'
(C1)	25.00'	39.24'	89° 57' 47"	N 44° 07' 41" W	35.34'

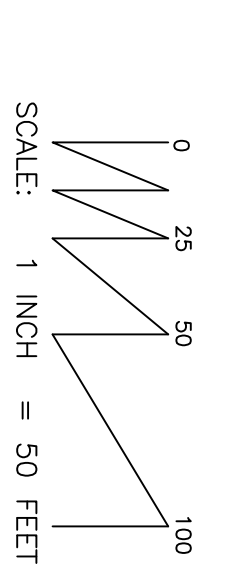
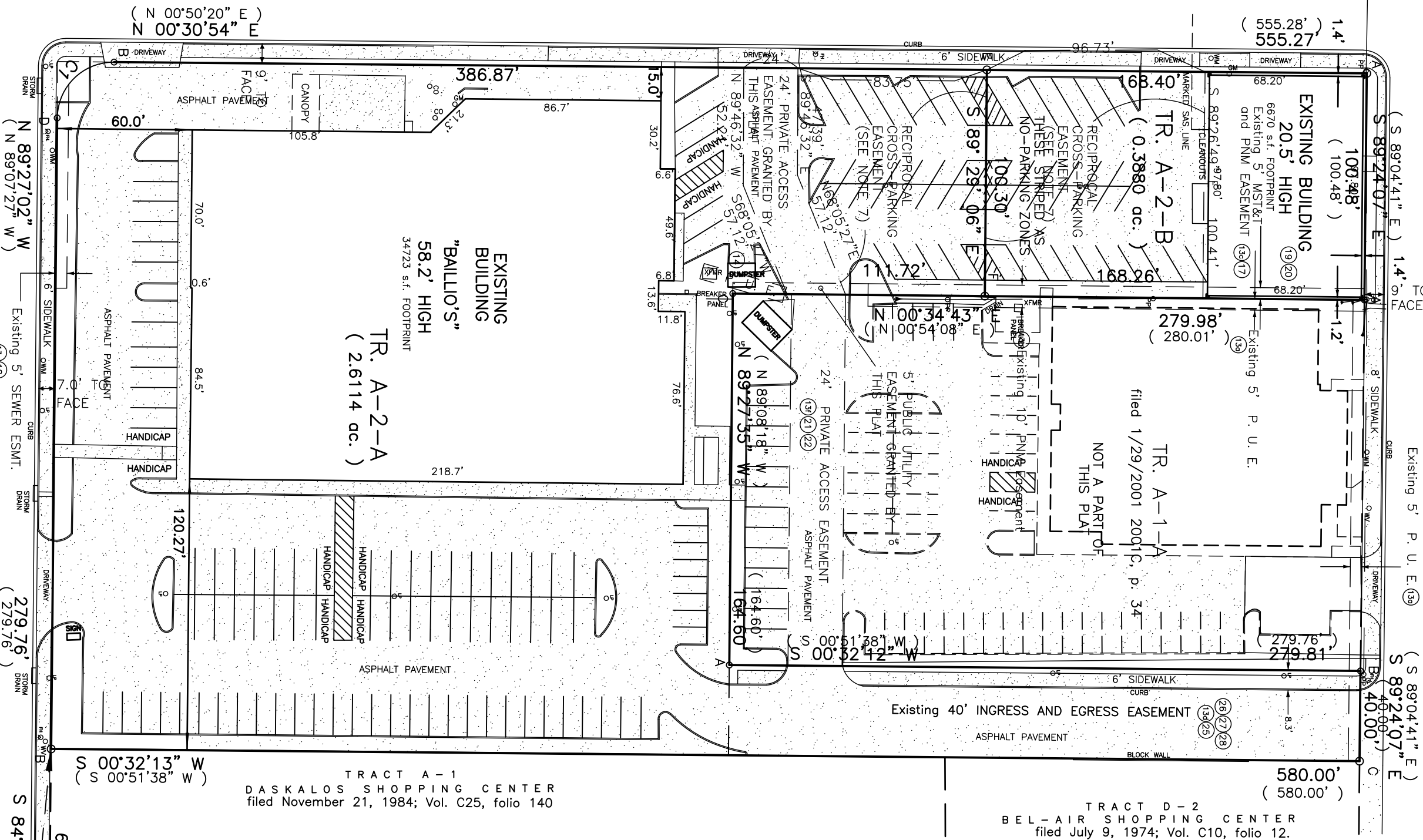
PHOENIX AVENUE, N E
(6 0' R. O. W.)
EXISTING CONDITIONS

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
TRACTS A-2-A AND A-2-B
BEL-AIR SHOPPING CENTER
A REPLAT OF TRACT A-2, BEL-AIR SHOPPING CENTER
WITHIN SECTION 12, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2018

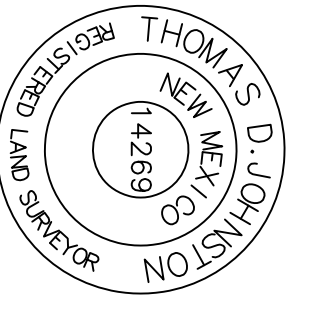
EASEMENT NOTES CONTINUED

- (13) EASEMENTS AS SHOWN AND PROVIDED FOR ON THE RECORDED PLATS FILED FOR RECORD IN BOOKS 2001C, PAGE 34, IN BOOK 91C, PAGE 149, AND IN BOOK B, PAGE 63, IN BOOK C10, PAGE 100, AND IN BOOK C3, PAGE 62. ITEMS SHOWN GRAPHICALLY HEREON.
 - a: FIVE FOOT PUBLIC UTILITY EASEMENT, BOOK C3, P. 62; BOOK 91C, P. 149; BOOK 2001C, P. 34.
 - b: TEN FOOT PNM EASEMENT, BOOK 91C, P. 149; BOOK 2001C, P. 34.
 - c: FIVE FOOT MSTR&T AND PNM EASEMENT, BOOK 91C, P. 149; BOOK 2001C, P. 34 (ALSO ITEM 17)
 - d: FORTY FOOT NON-EXCLUSIVE INGRESS/EGRESS EASEMENT, BOOK 2001C, P. 34 (ALSO ITEMS 25, 26, 27 & 28)
 - e: FIVE FOOT SEWER EASEMENT, BOOK 2001C, P. 34 (ALSO ITEM 18)
 - f: TWENTY-FOUR FOOT PRIVATE ACCESS EASEMENT, BOOK 2001C, P. 34 (ALSO ITEMS 21 AND 22)
- NOTE: THERE ARE NO EASEMENTS OF RECORD ON PLATS RECORDED IN BOOK B, P. 63; BOOK C10, P. 100.
- (14) EASEMENT AND RIGHTS INCIDENT THERETO FOR UTILITIES, AS SET FORTH IN INSTRUMENT FILED FOR RECORD DECEMBER 23, 1985, IN BOOK MISC. 304A, PAGE 566 AS DOCUMENT NO. 85-8261A. ITEM IS SHOWN GRAPHICALLY HEREON.
- (15) RIGHT OF WAY AND EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING BY INSTRUMENT DATED JULY 27, 1937, RECORDED SEPTEMBER 23, 1937, IN BOOK 152, PAGE 245. NOT SHOWN GRAPHICALLY HEREON. ITEM IS BLANKET IN NATURE.
- (17) EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AND PUBLIC SERVICE COMPANY OF NEW MEXICO BY INSTRUMENT DATED APRIL 5, 1956, FILED FOR RECORD APRIL 27, 1956, AS DOCUMENT NO. 93282. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEM 13c)
- (18) 5' SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY INSTRUMENT DATED SEPTEMBER 30, 1963 FILED FOR RECORD DECEMBER 26, 1963 AS DOCUMENT NO. 73932. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEM 13e)
- (21) RECIPROCAL EASEMENTS FOR COMMON ACCESS WITH THE CITY OF ALBUQUERQUE, FILED FOR RECORD AUGUST 14, 1997, IN BOOK 97-22, PAGE 1461 AS DOCUMENT NO. 97083473. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEM 13f AND 22)
- (22) RECIPROCAL EASEMENTS FOR COMMON ACCESS WITH THE CITY OF ALBUQUERQUE, FILED FOR RECORD AUGUST 15, 1997, IN BOOK 97-22, PAGE 3043 AS DOCUMENT NO. 97083991. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEM 13f AND 21)
- (25) NON-EXCLUSIVE EASEMENT FOR EGRESS AND INGRESS, AS SET FORTH IN WARRANTY DEED FILED MAY 18, 1966, IN BOOK D804, P. 149, AS DOC. NO. 8204, AND IN WARRANTY DEED REC. MARCH 2, 1971, IN BOOK D890, P. 363. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEMS 13d, 26, 27 & 28)
- (26) NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY GRANTED TO DIVERSIFIED INVESTMENTS, INC. A NEW MEXICO CORPORATION, FILED JANUARY 6, 1967, IN BOOK R/W 143, P. 588, AS DOC. NO. 35444. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEMS 13d, 25, 27 & 28)
- (27) LICENSE TO USE A FORTY FOOT STRIP OF LAND FOR INGRESS AND EGRESS, AS SET FORTH IN INSTRUMENT FILED JANUARY 6, 1967, IN BOOK D821, P. 185 AS DOC. NO. 35443. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEMS 13d, 25, 26 & 28)
- (28) NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FILED JANUARY 6, 1967, IN BOOK R/W 143, P. 590, AS DOC. NO. 35444. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEMS 13d, 25, 26 & 27)



FOUND/SET MONUMENT LEGEND:
 A: FOUND #5 REBAR AND CAP "LS 12447"
 B: FOUND #4 REBAR WITH CAP "LS 3221"
 C: FOUND #4 REBAR WITH CAP "WAYJOHN PS 14269"
 D: FOUND #4 REBAR WITH CAP "WAYJOHN PS 14269"
 E: SET #4 REBAR WITH CAP "WAYJOHN PS 14269"
 F: SET PK NAIL AND DISK "PS 14269"

ACS MONUMENT "18, H18"
 X=1,541,177.063 US SURVEY FOOT
 Y=1,495,167.854 US SURVEY FOOT
 Ground-to-grid: 0.939964864
 Mapping Angle: -0°11'27.04"
 NAD83 CENTRAL ZONE NAD 83
 ELEV: 5232.741 US SURVEY FOOT
 NAVD 88



1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
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INDEXING INFORMATION FOR COUNTY CLERK PUB ENTERPRISES LTD. CO.	DRAWN: T R J	SCALE: 1" = 50'	FILE NO. SP-8-01-2018
LOCATION: SECTION 12, T10N, R3E BEL-AIR SHOPPING CENTER	CHECKED: T D J	DRAWING NO. SP80118.DWG	SHEET 2 OF 2