



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SNW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Change property line at NW corner of the site to correct an encroachment of a garden / retaining wall		

APPLICATION INFORMATION		
Applicant: Dan Barnsley		Phone: 505 264-0251
Address: 6309 Wilmington LN NE		Email:
City: Albuquerque	State: NM	Zip: 87111
Professional/Agent (if any): Scott Anderson		Phone: 505 401-7575
Address: 4419 4th St NW Ste B		Email: scott@scaarchitects.com
City: Albuquerque	State: NM	Zip: 87017
Proprietary Interest in Site: Fee Simple	List <u>all</u> owners: John Pitcher	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: C-2-A-1-A-1 & C-1-A	Block:	Unit:
Subdivision/Addition: Sauvignon	MRGCD Map No.:	UPC Code: 102206231051610606
Zone Atlas Page(s): E-22	Existing Zoning: R1-D / NR-PO-C	Proposed Zoning R1-D / NR-PO-C
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 1.7 Ac
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: San Antonio Dr NE	Between: Eubank	and: Tramway
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
PR2020-003918 PS-2020-00052 PR 2018-001881 PR 2019-002038 2010C033 99C298		

Signature:	Date: 7/12/2021				
Printed Name: Scott Anderson	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent				
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting 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 or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

- Interpreter Needed for Hearing? No if yes, indicate language: _____
- A Single PDF file of the complete application including all 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. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request
 - 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)

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all 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. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Proposed Final Plat (7 copies, 24" x 36" folded)
 - Design elevations & cross sections of perimeter walls (3 copies)
 - Copy of recorded IIA
 - Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all 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. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
 - 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)
 - 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)
 - Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
 - Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
 - Proposed Infrastructure List, if applicable
 - Required notice with content per IDO Section 14-16-6-4(K)
 - Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
 - Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
 - DXF file and hard copy of final plat data for AGIS submitted and approved

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

MINOR AMENDMENT TO PRELIMINARY PLAT

- Interpreter Needed for Hearing? _____ if yes, indicate language: _____
- A Single PDF file of the complete application including all 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. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
 - Zone Atlas map with the entire site clearly outlined and labeled
 - Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
 - 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

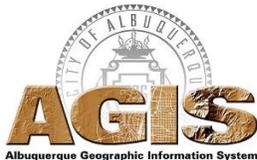
Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<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>	
Signature: <u>[Handwritten Signature]</u>	Date: <u>7/11/2021</u>
Printed Name: _____	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number: _____	Case Numbers: _____
Staff Signature: _____	
Date: _____	

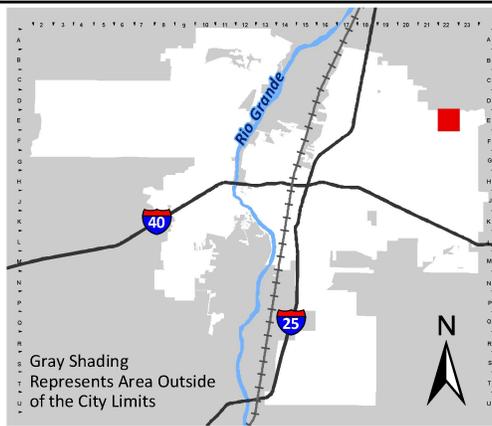


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018

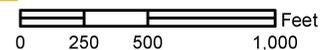


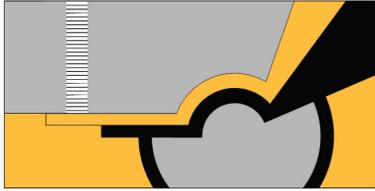
IDO Zoning information as of May 17, 2018
The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:
E-22-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





SCOTT C. ANDERSON
& associates architects

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albuquerque, nm 87120
andersonscottc@comcast.net
505.401.7575

July 11, 2021

Jolene Wolfley, Chair
Development Review Board
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

RE: Sketch Plat for Tr C-2-A-1-A Sauvignon Subdivision

Dear Chairperson Wolfley:

Scott Anderson agent for Dan Barnsley requests approval of a Sketch Plat for the above referenced site.

Site location and history

The project site is located on the south side of San Antonio Dr NE between of Lowell Dr and Burgundy Way NE. The site shares a property line with Sauvignon Subdivision to the west. There are several case numbers associated with the property the most recent being PR2020-003918 a sketch plat review. This submission mirrors that request with different property owners and owner's agent. The purpose of this request is to correct an encroachment of an existing garden / retaining wall separating the two properties that have different zoning designations.

Site Orientation and Pedestrian Circulation

The property owner wishes to develop a home for himself and his family on this property. The front door will face San Antonio Dr. There are no sidewalks along San Antonio in this area and it is anticipated that a sidewalk waiver will be requested.

Traffic Impact and On-Site Parking

The site will be accessed directly from San Antonio Dr and the drive entrance will be unaffected by this request.

Drainage and Landscaping

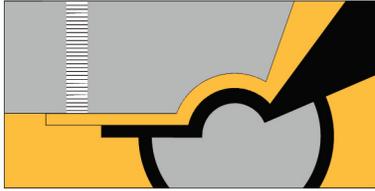
The existing topography drains from north to south. There is a grade change between the subject property and the property to the west. This grade change is the impetus for this sketch plat. No exceptions to the IDO landscape requirements is anticipated.

Neighborhood Meeting

The two property owners (Sauvignon and Dan Barnsley) have met and negotiated the revised property line.

Summary

We are requesting approval of the proposed Sketch Plat by DRB. The proposed project furthers numerous policies of applicable plans and solves an issue for both parties. The proposed plan Sketch Plat is consistent with the spirit and intent of the ABC Comp, Plan. The proposed changes comply with the IDO if it were applied to this site. The proposed



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Sketch Plat promotes the efficient use of public facilities by maintaining the status quo and does not require expansion of public utilities and infrastructure.

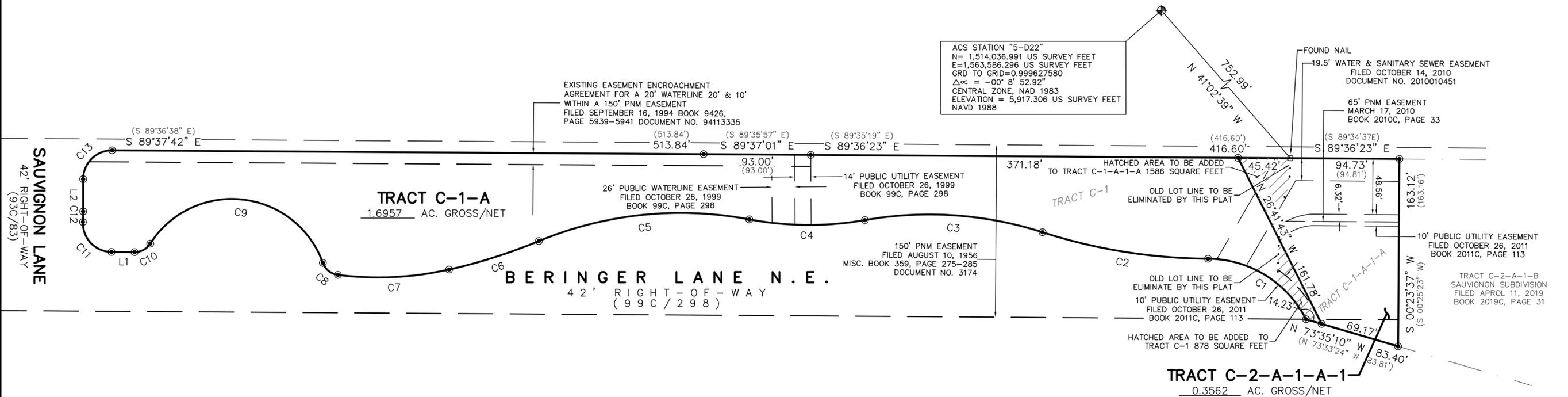
If you have any questions or need additional information regarding this project, please do not hesitate to contact me.

Respectfully,

Scott C. Anderson AIA
Principal
Scott Anderson & Associates Architects

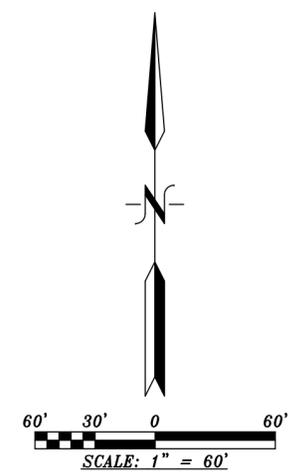
PLAT OF TRACTS C-1-A & C-2-A-1-A-1 SAVIGNON SUBDIVISION

WITHIN
PROJECTED SECTION 27, T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2020



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°37'42" W	20.06'
(L1)	(N 89°36'38" W)	(20.06')
L2	N 00°01'03" W	28.14'
(L2)	(N 00°00'01" E)	(28.14')

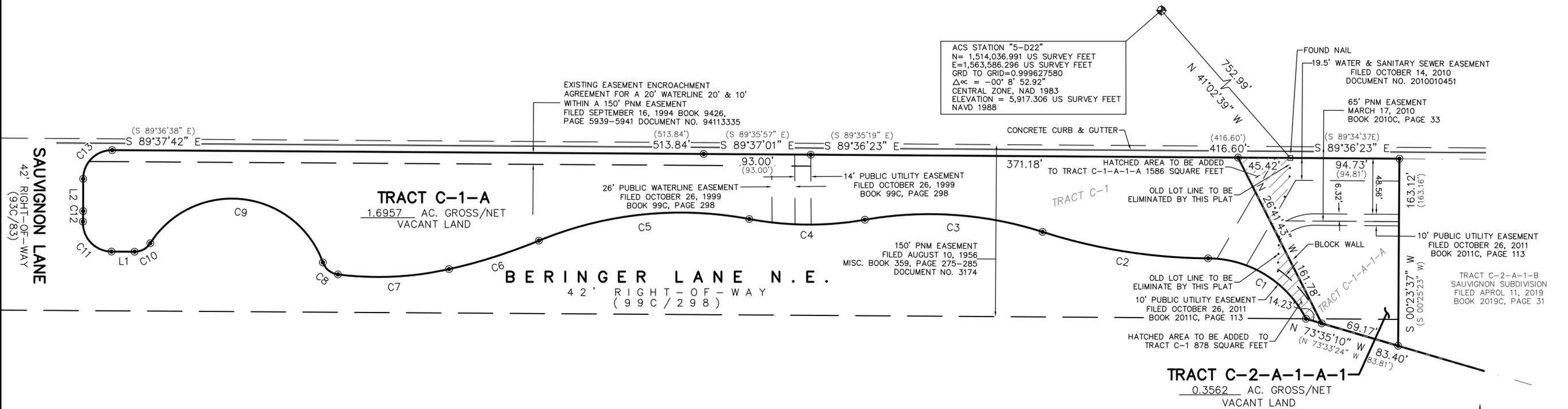
CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	105.26'	96.00'	62°49'29"	N 58°13'24" W	100.07'
(C1)	(104.99')	(96.00')	(62°39'37")	(N 58°17'17" W)	(99.83')
C2	146.25'	479.00'	17°29'36"	N 80°53'21" W	145.68'
(C2)	(146.25')	(479.00')	(17°29'36")	(N 80°52'17" W)	(145.68')
C3	156.14'	321.00'	27°52'14"	N 86°04'40" W	154.61'
(C3)	(156.14')	(321.00')	(27°52'14")	(N 86°03'36" W)	(154.61')
C4	100.99'	279.00'	20°44'22"	N 89°38'36" W	100.44'
(C4)	(100.99')	(279.00')	(20°44'22")	(N 89°37'32" W)	(100.44')
C5	186.31'	321.00'	33°15'20"	S 84°05'55" W	183.71'
(C5)	(186.31')	(321.00')	(33°15'20")	(S 84°06'59" W)	(183.71')
C6	81.96'	479.00'	9°48'13"	S 72°22'22" W	81.86'
(C6)	(81.96')	(479.00')	(9°48'13")	(S 72°23'26" W)	(81.86')
C7	97.17'	279.00'	19°57'18"	S 87°15'07" W	96.68'
(C7)	(97.17')	(279.00')	(19°57'18")	(S 87°16'11" W)	(96.68')
C8	17.60'	16.00'	63°02'32"	N 51°14'58" W	16.73'
(C8)	(17.60')	(16.00')	(63°02'32")	(N 51°13'54" W)	(16.73')
C9	187.37'	84.00'	127°48'08"	N 83°37'46" W	150.87'
(C9)	(187.37')	(84.00')	(127°48'08")	(N 83°36'42" W)	(150.87')
C10	16.17'	16.00'	57°54'08"	S 61°25'14" W	15.49'
(C10)	(16.17')	(16.00')	(57°54'08")	(S 61°26'18" W)	(15.49')
C11	40.20'	25.00'	92°07'50"	N 43°33'47" W	36.01'
(C11)	(40.15')	(25.00')	(92°00'36")	(N 43°35'50" W)	(35.97')
C12	9.19'	209.00'	02°31'11"	N 01°14'33" E	9.19'
(C12)	(8.81')	(209.00')	(02°31'11")	(N 01°12'30" E)	(8.81')
C13	39.45'	25.00'	90°24'19"	N 45°10'09" E	35.48'
(C13)	(39.45')	(25.00')	(90°24'19")	(N 45°11'12" E)	(35.48')



19-0034H Plat.dwg

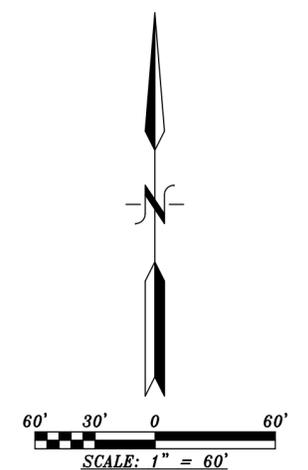
SKETCH PLAT OF TRACTS C-1-A & C-2-A-1-A-1 SAVIGNON SUBDIVISION

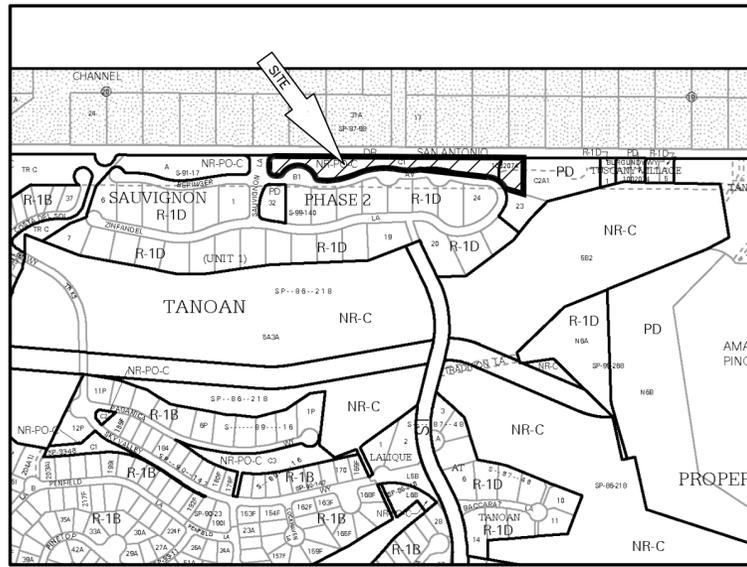
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(C13)	(39.45')	(25.00')	(90°24'19")	(N 45°11'12" E)	(35.48')





VICINITY MAP No. E-22-Z

LEGAL DESCRIPTION

PLAT OF
TRACTS C-1-A & C-2-A-1-A-1
SAUVIGNON SUBDIVISION

WITHIN
PROJECTED SECTION 27, T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2020

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

COMCAST _____ DATE _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____

*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____

**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWUA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

CODE ENFORCEMENT _____ DATE _____

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO REALIGN THE LOT LINES BETWEEN TRACT C-1, SAUVIGNON SUBDIVISION PHASE II AND TRACT C-2-A-1-A, SAUVIGNON SUBDIVISION AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 2.0519 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: MAY, 2020.
- 8: 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 9: PLATS USED TO ESTABLISH BOUNDARY.
 - A: PLAT OF TRACTS C-1 AND C-2, SAUVIGNON SUBDIVISION PHASE II FILED MARCH 1, 2005 IN BOOK 2005C, PAGE 83 DOCUMENT NO. 2005028696
 - B: TRACTS C-2-A-1-A, C-2-A-1-B & C-2-A-1-C, SAUVIGNON SUBDIVISION FILED APRIL 11, 2019 IN BOOK 2019C, PAGE 31, DOCUMENT NO. 2019028567
- 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C0142H DATED 08/16/2012

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 D/B/A CENTURYLINK 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/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), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC 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.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS _____, DAY OF _____, 20____,

BY: _____
 OWNERS NAME

MY COMMISSION EXPIRES: _____ BY: _____
 NOTARY PUBLIC

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS _____ DAY OF _____, 2020

ANTHONY L. HARRIS. P.S. # 11463

19-0034H Plat.dwg.dwg PRINTED: 12/15/2020

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____