



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application. Please note that these applications are not reviewed in a public meeting.

SUBDIVISIONS	MISCELLANEOUS APPLICATIONS
<input type="checkbox"/> Major – Preliminary Plat / Major Amendment (Forms S & S1)	<input type="checkbox"/> Sidewalk Waiver (Form V2)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	<input type="checkbox"/> Waiver to IDO (Form V2)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Waiver to DPM (Form V2)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major - Final Plat (Forms S & S2)	<input type="checkbox"/> Vacation of Public Easement(s) DHO (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input checked="" type="checkbox"/> Vacation of Private Easement(s) (Form V)
APPEAL	<input type="checkbox"/> Extension of Vacation (Form V)
<input type="checkbox"/> Decision of DHO (Form A)	

BRIEF DESCRIPTION OF REQUEST

Request vacation of waterline and utility easements as part of preliminary / final plat of a minor subdivision to create 1 new parcel from two existing parcels. Grants drainage easements throughout the property.

APPLICATION INFORMATION

Applicant/Owner: La Vide Llana		Phone:
Address: 10501 Lagrima de Oro Rd NE		Email:
City: Albuquerque	State: NM	Zip: 87111
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050
Address: PO Box 44414		Email: cartesianryan@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List <u>all</u> owners:	

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

Lot or Tract No.: Section 33, T.11N., R.4E., amended plat of La Vida Llana	Block:	Unit:
Subdivision/Addition: La Vida Llana	MRGCD Map No.:	UPC Code: 102106137909740340
Zone Atlas Page(s): F-21-Z	Existing Zoning: R-ML	Proposed Zoning:
# of Existing Lots: 2	# of Proposed Lots: 1	Total Area of Site (Acres): 16.8937

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 10501 Lagrima de Oro Rd NE Between: Morris Street NE and: Juan Tabo Blvd NE

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

PR-2019-002114 / PS-2023-00052

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:	Date: September 5, 2023
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM V: VACATIONS OF EASEMENTS OR RIGHT-OF-WAY - DHO

Please refer to the DHO public meeting schedule for meeting dates and deadlines. Your attendance is required.

_ VACATION OF RIGHT-OF-WAY - DHO**_ VACATION OF RIGHT-OF-WAY - COUNCIL**

A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below. Divide the PDF with a title sheet for each of the three documentation sections in **bold** below.

VACATION DOCUMENTATION

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Copy of the complete document which created the easement(s)
Not required for City owned public right-of-way
- ___ 5) Drawing showing the easement or right-of-way to be vacated
- ___ 6) If easements, list number to be vacated _____
- ___ 7) Square footage to be vacated (see IDO Section 14-16-6-6(M)) _____

SUPPORTIVE DOCUMENTATION

- ___ 8) Letter of authorization from the property owner if application is submitted by an agent
- ___ 9) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- ___ 10) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)

PUBLIC NOTICE DOCUMENTATION

- ___ 11) Sign Posting Agreement
- ___ 12) Proof of a Pre-Submittal Neighborhood Meeting per IDO 14-16-6-4(C)
 - ___ Office of Neighborhood Coordination neighborhood meeting inquiry response
 - ___ Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - ___ Completed neighborhood meeting request form(s)
 - ___ If a meeting was requested or held, copy of sign-in sheet and meeting notes

- ___ 13) Required Content of Notice at Submittal per IDO Section 14-16-6-4(K)(1) (not required for an extension)
 - ___ Office of Neighborhood Coordination notice inquiry response
 - ___ Completed notification form(s), proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
 - ___ Proof of emailed notice to affected Neighborhood Association representatives
 - ___ Proof of first class mailing to affected Neighborhood Association representatives and property owners within 100 feet
- ___ 14) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ VACATION OF PRIVATE EASEMENT

_ VACATION OF PUBLIC EASEMENT

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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Copy of the complete document which created the easement(s)
- ___ 5) Drawing showing the easement or right-of-way to be vacated
- ___ 6) List number to be vacated _____
- ___ 7) Letter of authorization from the property owner if application is submitted by an agent
- ___ 8) Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- ___ 9) Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- ___ 10) Interpreter Needed for Hearing? ___ if yes, indicate language: ___

_ EXTENSION OF VACATION

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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DHO Application form completed, signed, and dated
- ___ 2) Form V with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Drawing showing the vacated easement or right-of-way
- ___ 5) Vacated square footage (see IDO Section 14-16-6-6(M) _____)
- ___ 6) Letter of authorization from the property owner if application is submitted by an agent
- ___ 7) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 8) Interpreter Needed for Hearing? ___ if yes, indicate language: ___



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).

Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:
F-21-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

1-91-020

1-91-020

DESCRIPTION

A certain tract of land situate within Section 33, T11N, R4E, N.M.P.M., Bernalillo County, New Mexico, and including a southerly portion of TRACT "SS" of the Redivision of Lots 45, 46, and a certain tract situate in Section 33, T11N, R4E, N.M.P.M., as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 30, 1975, and being more particularly described by New Mexico State Plane Grid bearings (Central Zone) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, whence the southwest corner of said Section 33, T11N, R4E, N.M.P.M., (having New Mexico State Plane Coordinates, Central Zone, X = 415,452.61, Y = 1,502,902.07) bears S81°34'12"W, 3337.49 feet and from beginning point running thence, N00°08'56"E, 851.31 feet to the northwest corner of the tract herein described, said corner being a point on the southerly boundary of the ELENA GALLEGOS GRANT; thence, S89°49'07"E, 990.19 feet along s.d. southerly boundary of ELENA GALLEGOS GRANT and the northerly boundary of the tract herein described to a point; thence, S00°09'19"W, 443.32 feet to a point of curvature; thence, 344.54 feet along the arc of a curve to the right having a radius of 480.00 feet and a chord bearing N69°32'11"E, 337.19 feet to a point of tangency; thence, S89°54'02"E, 14.46 feet to a point on the westerly boundary of said TRACT "SS"; thence, S89°54'02"E, 582.14 feet to a point of curvature; thence, 39.24 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing N45°07'50"E, 35.34 feet to the northeast corner of the tract herein described, said corner being a point on the easterly boundary of said TRACT "SS" and a point on the westerly right-of-way of Juan Tabo Blvd., N.E.; thence, S00°09'42"W, 54.97 feet along said westerly right-of-way of Juan Tabo Blvd., N.E., and along the easterly boundary of said TRACT "SS" to the southeast corner of said TRACT "SS"; thence continuing along said westerly right-of-way of Juan Tabo Blvd., N.E., S00°09'42"W, 55.03 feet to the southeast corner of the tract herein described, said corner being a point of curvature on the said westerly right-of-way of Juan Tabo Blvd., N.E., thence leaving said right-of-way, 39.30 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing N44°52'10"W, 35.7 feet to a point of tangency; thence, continuing along the southerly boundary of the tract herein described, N89°54'02"W, 596.48 feet to a point of curvature; thence, 324.62 feet along the arc of a curve to the left having a radius of 420.00 feet and a chord bearing S67°57'27"W, 316.60 feet to a point of tangency; thence, S45°48'56"W, 342.74 feet to a point of curvature; thence, 200.39 feet along the arc of a curve to the right having a radius of 480.00 feet and a chord bearing S57°46'32"W, 198.94 feet to a point of tangency; thence, N89°54'02"W, 599.48 feet to the point and place of beginning.

Tract contains 19.4068 acres, more or less.

DEDICATION

The subdivision of the land hereon described is with free consent and in accordance with the desires of the undersigned owners and/or proprietors thereof, and said owners and/or proprietors do hereby dedicate the public rights-of-way shown hereon, together with all easements shown on this plat. Power and communication easements are reserved where shown by dashed lines, as noted, including the right of ingress and egress and the right to trim interfering trees.

CITY OF ALBUQUERQUE, NEW MEXICO
A MUNICIPAL CORPORATION

By Anthony J. Huenke Chief Administrative Officer Attest Carmen L. Castillo Municipal Clerk

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 12th day of January, 1982, the foregoing instrument was acknowledged before me, a Notary Public, by Mark A. Krawitz of the City of Albuquerque, a municipal corporation; that said instrument was signed on behalf of said municipal corporation.

My Commission Expires 2/21/82 Barbara Ann Smith Notary Public

St. Stephens United Methodist Church, Inc.

By Paul E. Sycant

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 2nd day of November, 1981, the foregoing instrument was acknowledged before me, a Notary Public, by R. C. Sycant of St. Stephens United Methodist Church, Inc., and that said instrument was signed on behalf of said Church.

My Commission Expires 11/2/81 Ann G. John Notary Public

By Alfred L. Lopez Sr. Alfred L. Lopez, Sr. By Eppie Lopez Eppie Lopez

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 28th day of October, 1981, before me, a Notary Public in and for the said County, personally appeared Alfred L. Lopez, Sr. and Eppie Lopez, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My Commission Expires 10/4/84 Jenneth G. John Notary Public

I, under the laws of New Mexico, certify that I am a Registered Land Surveyor and that this plat was prepared by me or under my supervision and meets the minimum requirements for monuments and surveys of the Albuquerque Subdivision Ordinance and shows all easements of record and is true and accurate to the best of my knowledge and belief.

A. Dwan Weaver A. Dwan Weaver N.M.P.L.S. No. 6544

82-2244 82-4766 42766

AMENDED PLAT
LAND IN
SECTION 33, T11N, R4E, N.M.P.M.
LA VIDA LLENA
ALBUQUERQUE, NEW MEXICO
SCALE 1"=100'
APRIL 1981

By Jack Whitaker Jack Whitaker By Gloria Whitaker Gloria Whitaker

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 23 day of October, 1981, before me, a Notary Public in and for the said County, personally appeared Jack Whitaker and Gloria Whitaker, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My Commission Expires 10-12-83 Beverly J. Edwards Notary Public

By Curtis Bryant Curtis Bryant By Ann Bryant Ann Bryant

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 23 day of October, 1981, before me, a Notary Public in and for the said County, personally appeared Curtis Bryant and Ann Bryant, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My Commission Expires 10-12-83 Beverly J. Edwards Notary Public

By W. Vern Sawyer W. Vern Sawyer By Zora Fitzhugh Sawyer Zora Fitzhugh Sawyer

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 16th day of December, 1981, before me, a Notary Public in and for the said County, personally appeared W. Vern Sawyer and Zora Fitzhugh Sawyer, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My Commission Expires 3-26-83 Myra S. McKeown Notary Public

APPROVALS ENE 8/1/82
Eugene Marcel F-21 reg 1-13-82 SP-82-12
Planning Director, City of Albuquerque, NM Date

Carol Embury 8/17/82 12/4/81
AMAFCA Date

Harold K. Kern 8/17/82 11/2/82
City Engineer, City of Albuquerque, NM Date

Thomas W. Kennedy 8/17/82 11/19/81
Traffic Engineer, City of Albuquerque, NM Date

Walt Cobb 8/17/82 3/7/82
Parks & Recreation Date

John L. Urban 8/17/82 11/19/81
Chief Surveyor, City of Albuquerque, NM Date

Mountain States Telephone & Telegraph Co. EWP 08/11/82 11/19/81
Date

Doug Hendren 8/16/82 11/19/81
Public Service Company of New Mexico Date

Gas Company of New Mexico 8/16/82 11-19-81
Date

Property Management, City of Albuquerque, NM 8/17/82 11/19/81
Date

Water Resources, City of Albuquerque, NM 12/3/81 11/19/82
Date

NOTE: THIS AMENDED PLAT IS IDENTICAL TO THE PLAT FILED JANUARY 15, 1982 (C19-63-1, 63-2, 63-3) EXCEPT FOR ADDITIONAL UTILITY EASEMENTS AND DELETING ONE (1) WATERLINE EASEMENT.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
This instrument was filed for record on 1982 By Ray O. Esquibel Ray O. Esquibel By Donna Esquibel Donna Esquibel

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 28th day of October, 1981, before me, a Notary Public in and for the said County, personally appeared Ray O. Esquibel and Donna Esquibel, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My Commission Expires 10/4/84 Jenneth G. John Notary Public

By Alfred L. Lopez Jr. Alfred L. Lopez, Jr. By Susan L. Lopez Susan L. Lopez

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 28th day of October, 1981, before me, a Notary Public in and for the said County, personally appeared Alfred L. Lopez, Jr. and Susan L. Lopez, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My Commission Expires 10/4/84 Jenneth G. John Notary Public

By Leonard DeLayo Leonard DeLayo By Helan DeLayo Helan DeLayo

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 1st day of December, 1981, before me, a Notary Public in and for the said County, personally appeared Leonard DeLayo and Helan DeLayo, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My Commission Expires Nov 5, 1982 Richard DeLayo Notary Public

By Richard Volk Richard Volk By Barbara Volk Barbara Volk

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 1st day of December, 1981, before me, a Notary Public in and for the said County, personally appeared Richard Volk and Barbara Volk, his wife, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My Commission Expires Nov 5, 1982 Barbara Ann Smith Notary Public

By Barbara Ann Smith Barbara Ann Smith

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 15th day of December, 1981, before me, a Notary Public in and for the said County, personally appeared Barbara Ann Smith, to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

My Commission Expires 2-14-85 Barbara Ann Smith Notary Public

By Norma Krogdahl Norma Krogdahl, as Personal Representative of the Estate of Paul Krogdahl, Deceased (or the heirs or devisees if distribution occurs) By Norma Krogdahl Norma Krogdahl

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 1st day of November, 1981, before me, a Notary Public in and for the said County, personally appeared Norma Krogdahl, as Personal Representative of the Estate of Paul Krogdahl, deceased (or the heirs or devisees if distribution occurs) and as an individual in her own right, to me known to be the person described herein and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

My Commission Expires Sept. 4, 1984 Norma Krogdahl Notary Public

By Norma Krogdahl Norma Krogdahl

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 12th day of January, 1982, the foregoing instrument was acknowledged before me, a Notary Public, by Wendell Carter, President of La Vida Llena and that said instrument was signed on behalf of La Vida Llena.

My Commission Expires June 3, 1985 Wendell Carter Notary Public

By Wendell Carter Wendell Carter, President (La Vida Llena)

10305

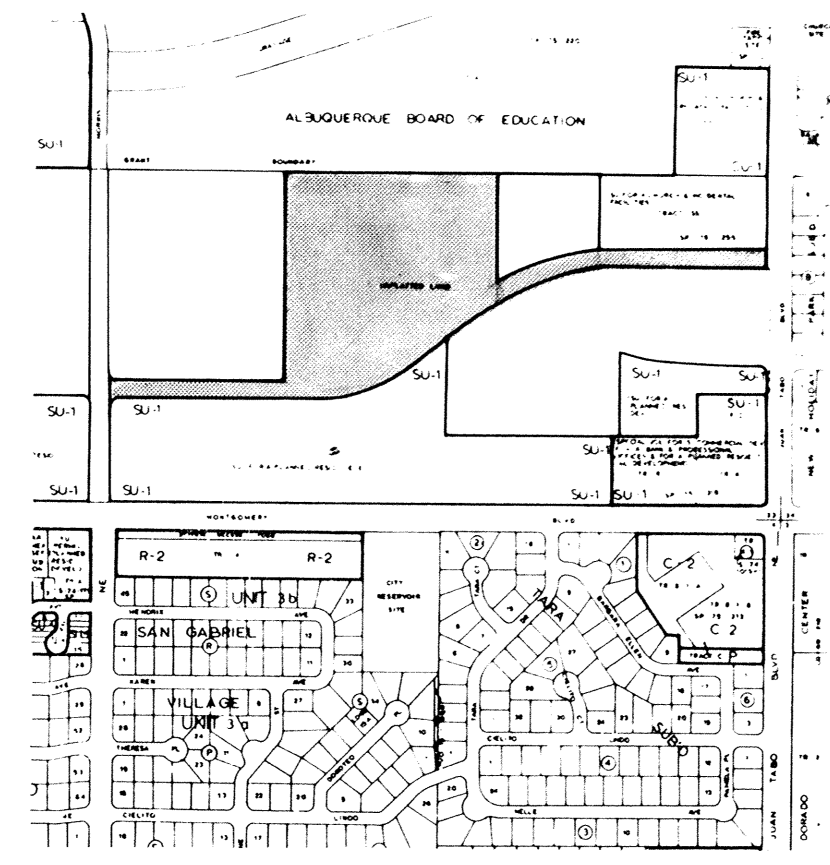
291-020

8-17-82

291-020

82 42766

VICINITY MAP
NO SCALE



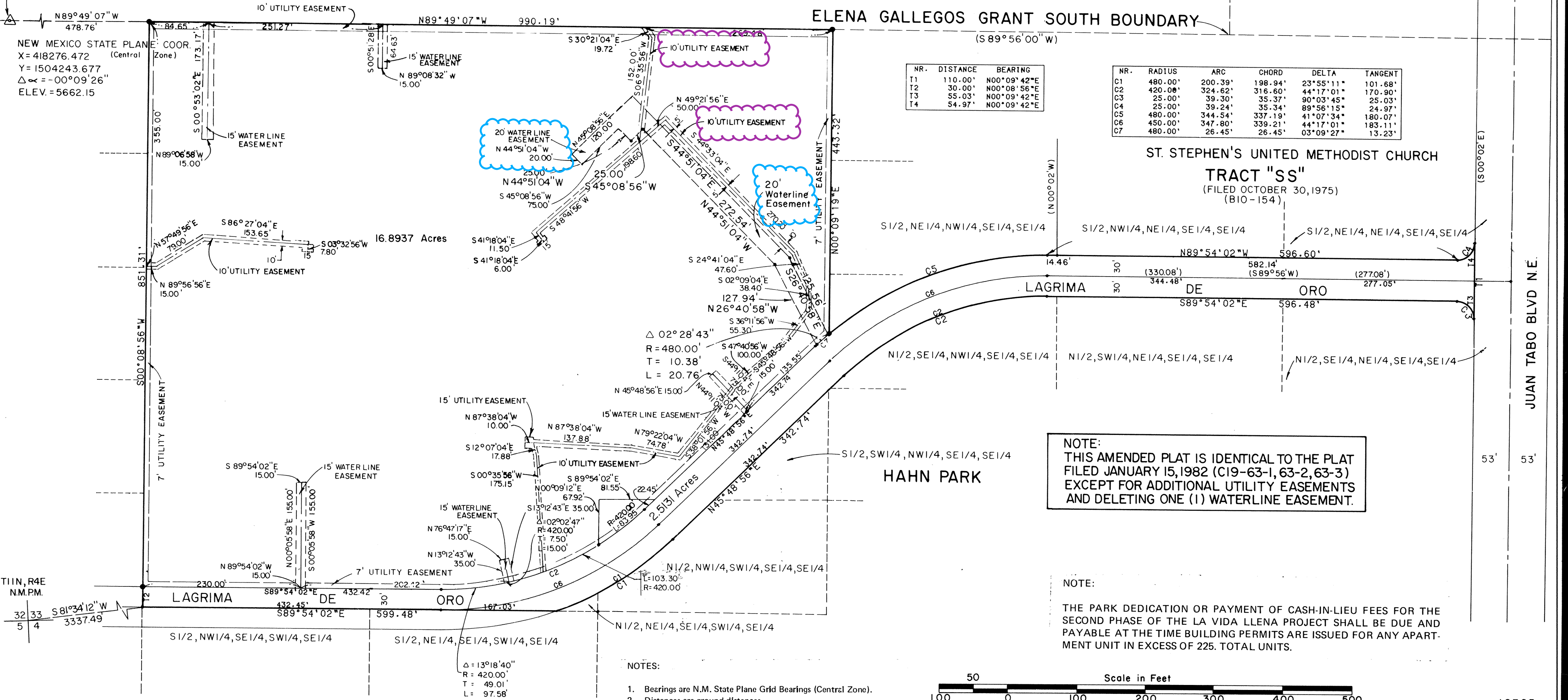
AMENDED PLAT
LAND IN
SECTION 33, T11N, R4E, N.M.P.M.
LA VIDA LLENA
ALBUQUERQUE, NEW MEXICO
SCALE 1" = 100'
APRIL 1981

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record
on 4:29 P.M. 7 1982
Recorded by Vol. C20
said County Folio 16-2
Clerk & Recorder
Deputy Clerk

LOT A
AMENDED PLAT
ALBUQUERQUE PUBLIC SCHOOL TRACT NO. 34
FILED: SEPT. 24, 1975
(D6-179)

LOT C

FOUND USGLOS
BRASS CAP
6 MILE POST



NEW MEXICO STATE PLANE COOR. (Central Zone)
X = 418276.472
Y = 1504243.677
Δ = -00°09'26"
ELEV. = 5662.15

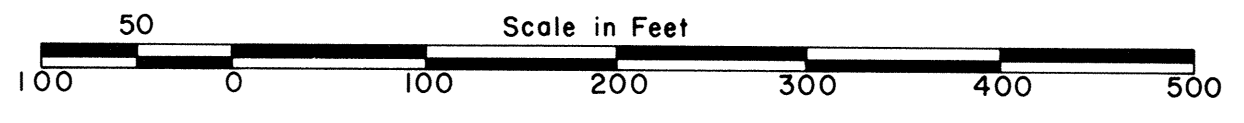
NR.	DISTANCE	BEARING
T1	110.00'	N00°09'42"E
T2	30.00'	N00°08'56"E
T3	55.03'	N00°09'42"E
T4	54.97'	N00°09'42"E

NR.	RADIUS	ARC	CHORD	DELTA	TANGENT
C1	480.00'	200.39'	198.94'	23°55'11"	101.68'
C2	420.00'	324.62'	316.60'	44°17'01"	170.90'
C3	25.00'	39.30'	35.37'	90°03'45"	25.03'
C4	25.00'	39.24'	35.34'	89°56'15"	24.97'
C5	480.00'	344.54'	337.19'	41°07'34"	180.07'
C6	450.00'	347.80'	339.21'	44°17'01"	183.11'
C7	480.00'	26.45'	26.45'	03°09'27"	13.23'

NOTE:
THIS AMENDED PLAT IS IDENTICAL TO THE PLAT FILED JANUARY 15, 1982 (C19-63-1, 63-2, 63-3) EXCEPT FOR ADDITIONAL UTILITY EASEMENTS AND DELETING ONE (1) WATERLINE EASEMENT.

NOTE:
THE PARK DEDICATION OR PAYMENT OF CASH-IN-LIEU FEES FOR THE SECOND PHASE OF THE LA VIDA LLENA PROJECT SHALL BE DUE AND PAYABLE AT THE TIME BUILDING PERMITS ARE ISSUED FOR ANY APARTMENT UNIT IN EXCESS OF 225. TOTAL UNITS.

- NOTES:
- Bearings are N.M. State Plane Grid Bearings (Central Zone).
 - Distances are ground distances.
 - Elevations are field elevations (City of Albuquerque Datum).
 - Number 5 rebar with plastic survey cap stamped PE & LS 2455 were set on corners designated by a small solid circle.
 - Record bearings and distances are shown in parenthesis.
 - Zone Atlas No. F-21.
 - Number of miles of streets: 0.396 miles



T11N, R4E
N.M.P.M.

10305



C20-16-2

C20-16-2

C20-16-3

82 2241

82 42766

AMENDED PLAT
 LAND IN
 SECTION 33, T11N, R4E, N.M.P.M.
 LA VIDA LLENA
 ALBUQUERQUE, NEW MEXICO
 SCALE 1"=100' APRIL 1981

State of New Mexico } SS
 County of Bernalillo }
 This instrument was filed for record on
 JAN 15 1982 6:19
 Clerk of said County

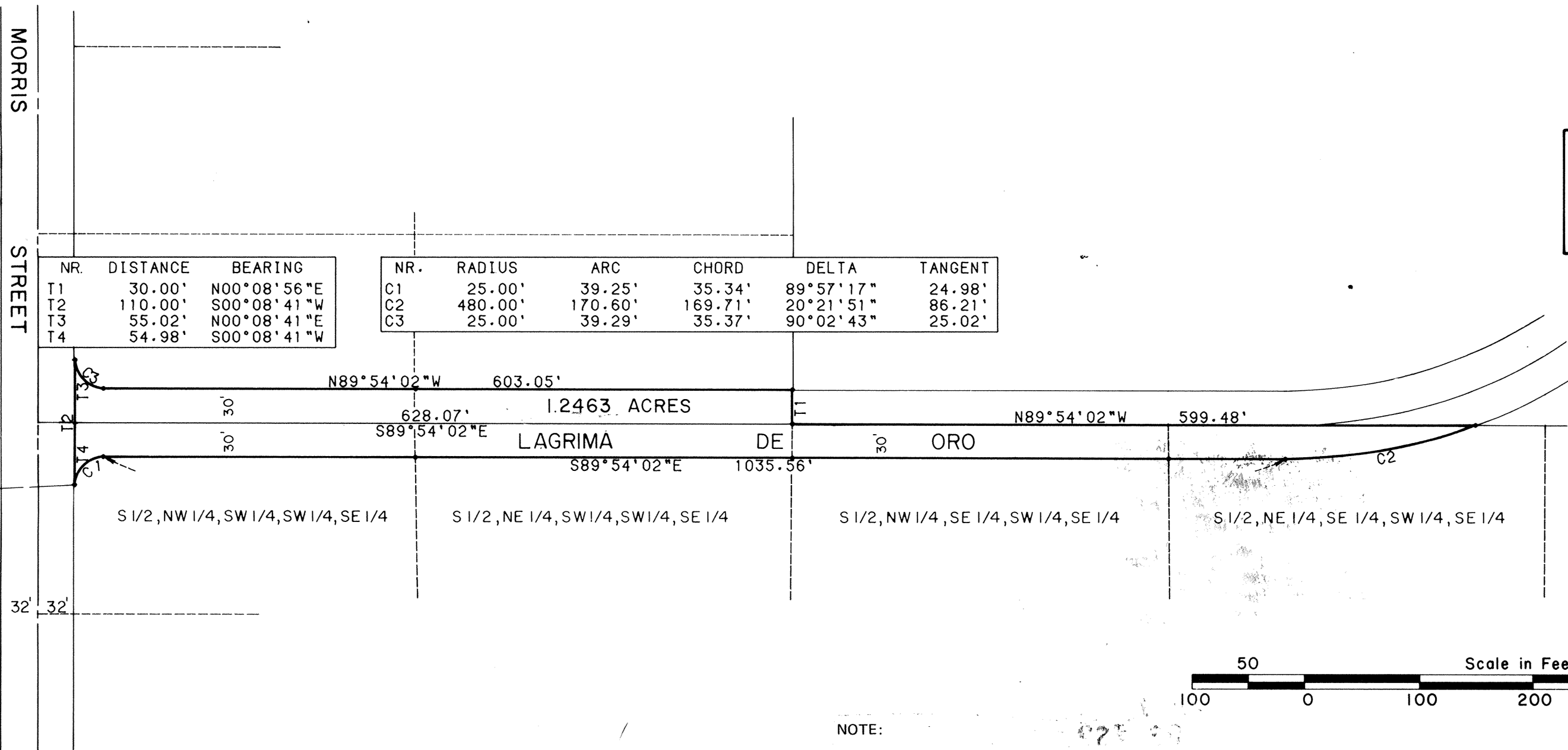
State of New Mexico } SS
 County of Bernalillo }
 This instrument was filed for record
 on
 APRIL 7 1982 4:29 P
 Clerk of said County
 Deputy Clerk

DESCRIPTION

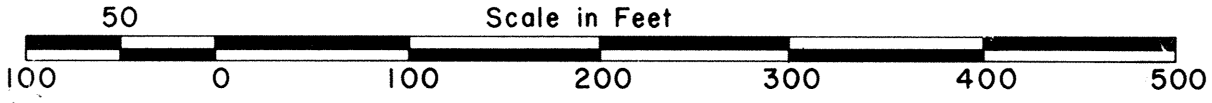
A certain tract of land situate within Section 33, T11N, R4E, N.M.P.M., Bernalillo County, New Mexico and being more particularly described by New Mexico State Plane Grid bearings (Central Zone) and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, said corner being a point on the easterly right-of-way of Morris Street, whence the southwest corner of said Section 33, T11N, R4E, N.M.P.M., (having New Mexico State Plane Coordinates, Central Zone, X = 415,452.61, Y = 1,502,902.07) bears S80°44'58"W, 2708.45 feet and from beginning point running thence, N00°08'41"E, 110.00 feet along said easterly right-of-way of Morris Street to the northwest corner of the tract herein described, a point of curvature; thence, 39.29 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing S44°52'41"E, 35.37 feet to a point of tangency; thence, S89°54'02"E, 603.05 feet to a point; thence, S00°08'56"W, 30.00 feet to a point; thence, S89°54'02"E, 599.48 feet to the most easterly corner of the tract herein described, a point of curvature; thence, 170.60 feet along the arc of a curve to the right having a radius of 480.00 feet and a chord bearing S79°55'02"W, 169.71 feet to a point of tangency; thence, N89°54'02"W, 1035.56 feet to a point of curvature; thence, 39.25 feet along the arc of a curve to the left having a radius of 25.00 feet and a chord bearing S45°07'19"W, 35.34 feet to the point and place of beginning.

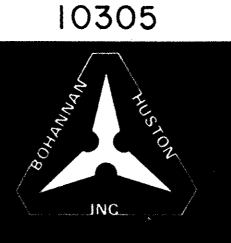
Tract contains 1.2463 acres, more or less.



NOTE:
 THIS AMENDED PLAT IS IDENTICAL TO THE PLAT
 FILED JANUARY 15, 1982 (C19-63-1, 63-2, 63-3)
 EXCEPT FOR ADDITIONAL UTILITY EASEMENTS
 AND DELETING ONE (1) WATERLINE EASEMENT.

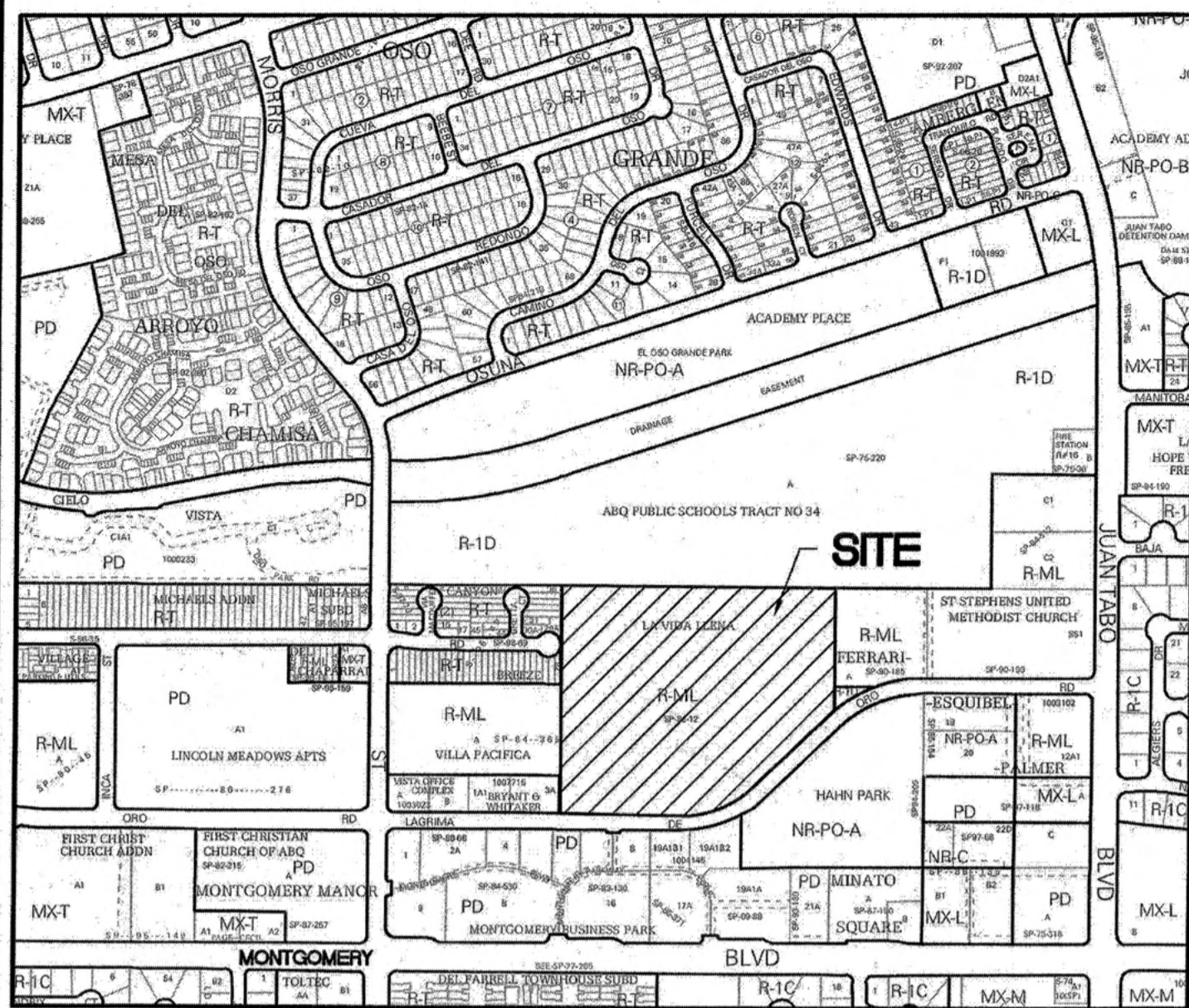


NOTE:
 Number of miles of streets: 0.119 miles



C20-16-3

C20-16-3



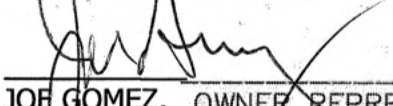
Vicinity Map - Zone Atlas F-21-Z

Documents


1. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 17, 1982, IN BOOK C20, PAGE 16.
2. QUIT CLAIM DEED FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 26, 2019, AS DOCUMENT NO. 2019110294.

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.


 JOE GOMEZ, OWNER REPRESENTATIVE
 LA VIDA LLENA RETIREMENT COMMUNITY
 DATE: 08-29-2023

STATE OF NEW MEXICO }
 COUNTY OF Sandoval } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 08/29, 2023
 BY: JOE GOMEZ, OWNER REPRESENTATIVE, LA VIDA LLENA RETIREMENT COMMUNITY

By: 
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 09/07/25

STATE OF NEW MEXICO
 NOTARY PUBLIC
 MONICA JARAMILLO
 COMMISSION # 1135421
 COMMISSION EXPIRES 09/07/2025

Indexing Information

Projected Section 33, Township 11 North, Range 4 East,
 N.M.P.M. Elena Gallegos Grant
 Subdivision: La Vida Llena
 Owner: La Vida Llena
 UPC #: 102106137909740340

Purpose of Plat

1. ELIMINATE INTERIOR LOT LINES AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 16.8937 ACRES
 ZONE ATLAS PAGE NO. F-21-Z
 NUMBER OF EXISTING LOTS. 2
 NUMBER OF LOTS CREATED. 1
 MILES OF FULL-WIDTH STREETS. 0.0000 MILES
 MILES OF HALF-WIDTH STREETS. 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
 DATE OF SURVEY. JULY 2023

Notes

1. FIELD SURVEY PERFORMED IN JULY 2023.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

Legal Description

LA VIDA LLENA AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "AMENDED PLAT LAND IN PROJECTED SECTION 33, T11N, R4E, N.M.P.M., LA VIDA LLENA, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 17, 1982, IN PLAT BOOK C20, PAGE 16.

TOGETHER WITH:

A PORTION OF LAND DESCRIBED BY QUITCLAIM DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 26, 2019, AS DOC. NO. 2019110294.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0144G, DATED SEPTEMBER 26, 2008.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC #: 102106137909740340

PROPERTY OWNER OF RECORD

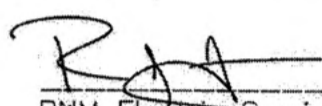
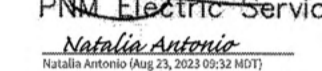
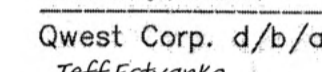
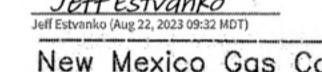
BERNALILLO COUNTY TREASURER'S OFFICE

Plat for Tract A
La Vida Llena
 Being comprised of Tracts of Land within Projected Section 33, T.11N., R.4E., N.M.P.M., La Vida Llena
 City of Albuquerque
 Bernalillo County, New Mexico
 August 2023

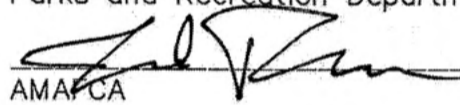
Project Number: PR-2019-002114

Application Number:

Plat Approvals:

-  08/15/2023
PNM Electric Services
-  Aug 23, 2023
Natalia Antonio (Aug 23, 2023 09:32 MDT)
-  Aug 22, 2023
Jeff Estvanko (Aug 22, 2023 09:32 MDT)
-  Aug 22, 2023
Mike Mortus (Aug 22, 2023 11:05 MDT)

City Approvals:


- City Surveyor
- Traffic Engineering, Transportation Division
- ABCWUA
- Parks and Recreation Department
-  8/21/2023
AMAPCA
- Hydrology
- Code Enforcement
- Planning Department
- City Engineer

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN J. MARTINEZ
 N.M.R.P.S. No. 18374
 Date

CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com



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.


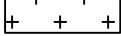
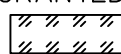
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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/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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM 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.

Easement Notes

- 1 EXISTING 7' P.U.E. (08/07/1982, C20-16)
- 2 EXISTING 10' UTILITY EASEMENT (08/07/1982, C20-16), PORTIONS VACATED BY THIS PLAT SHOWN HEREON AS 
- 3 EXISTING 15' UTILITY EASEMENT (08/07/1982, C20-16)
- 4 EXISTING 15' WATERLINE EASEMENT (08/07/1982, C20-16)
- 5 EXISTING 20' WATERLINE EASEMENT (08/07/1982, C20-16), PORTIONS VACATED BY THIS PLAT SHOWN HEREON AS 
- 6 EXISTING 10' PUBLIC UTILITY EASEMENT (09/21/2021, DOC. NO. 2021112474)
- 7 PRIVATE DRAINAGE EASEMENT, BENEFITING AND MAINTAINED BY THE OWNERS OF TRACT A, GRANTED WITH THE FILING OF THIS PLAT
- 8 20' PUBLIC WATER EASEMENT BENEFITING ABCWUA GRANTED WITH THE FILING OF THIS PLAT SHOWN HEREON AS 

Tie from SW Corner

ACS Monument "31_F21"
 NAD 1983 CENTRAL ZONE
 X=1558298.549*
 Y=1503005.627*
 Z=5639.332* (NAVD 1988)
 G-G=0.999641835
 Mapping Angle=-0°09'28.96"

*U.S. SURVEY FEET

Line Table		
Line #	Direction	Length (ft)
L1	S 00°31'45" W	17.16'
L2	S 89°50'53" E	20.54'
L3	S 44°50'53" E	49.57'
L4	S 00°09'09" W	175.15'
L5	N 44°52'21" W	28.27'
L6	N 00°09'07" E	47.53'
L7	N 89°50'53" W	90.85'
L8	S 00°09'07" W	27.09'
L9	N 89°50'53" W	10.00'
L10	N 00°09'07" E	27.09'
L11	N 89°50'50" W	16.66'
L12	S 00°07'38" W	7.50'
L13	N 89°52'22" W	35.00'
L14	N 00°07'38" E	35.00'
L15	S 89°52'22" E	35.00'
L16	S 00°07'38" W	7.50'
L17	S 89°50'53" E	117.52'
L18	N 00°09'07" E	79.36'
L19	N 44°50'53" W	33.00'
L20	N 89°50'53" W	32.39'

Line Table		
Line #	Direction	Length (ft)
L21	N 00°31'47" E	37.16'
L22	N 89°50'25" W	20.00'
L23	S 64°19'30" E	409.79'
L24	S 89°48'24" E	121.36'
L25	S 28°51'44" W	94.89'
L26	S 57°07'15" W	39.47'
L27	N 90°00'00" E	42.41'
L28	N 00°00'00" E	104.94'
L29	S 40°17'04" E	225.60'
L30	N 90°00'00" E	141.73'
L31	S 00°00'00" E	128.87'
L32	N 90°00'00" W	97.33'
L33	N 00°00'00" E	73.13'
L34	N 38°32'10" W	71.26'
L35	S 24°30'17" E	464.71'
L36	N 90°00'00" E	81.61'
L37	S 16°23'05" W	118.47'
L38	S 88°32'47" W	48.21'
L39	N 00°00'00" E	114.88'
L40	N 17°24'16" E	37.89'

Line Table		
Line #	Direction	Length (ft)
L41	N 00°00'00" E	172.51'
L42	N 90°00'00" E	41.39'
L43	S 53°11'28" E	64.52'
L44	S 06°56'22" E	43.90'
L45	S 24°13'52" W	99.00'
L46	N 90°00'00" W	57.71'
L47	S 00°40'25" E	37.21'
L48	S 56°05'07" W	41.97'
L49	N 47°24'49" W	81.83'
L50	N 33°05'21" E	11.23'
L51	S 87°18'37" E	88.61'
L52	N 82°55'15" E	155.71'
L53	N 62°18'46" E	415.44'
L54	S 58°58'26" W	63.25'
L55	N 45°15'49" W	59.76'
L56	N 60°24'25" E	77.06'
L57	S 31°57'28" E	56.00'
L58	S 86°15'51" W	295.01'
L59	S 45°02'11" W	46.61'
L60	S 89°40'34" W	118.71'

Line Table		
Line #	Direction	Length (ft)
L61	N 00°00'00" E	21.53'
L62	N 49°41'29" E	86.31'
L63	N 90°00'00" E	42.68'
L64	S 44°38'04" E	61.48'
L65	N 80°56'41" W	245.34'
L66	N 47°01'01" W	73.89'
L67	N 01°59'17" W	21.77'
L68	N 45°21'44" E	45.06'
L69	S 88°35'33" E	19.50'
L70	S 45°18'39" E	68.54'
L71	S 65°53'02" W	32.03'
L72	S 09°37'56" W	12.55'
L73	S 13°35'59" E	12.36'
L74	S 43°59'45" W	24.53'
L75	S 55°40'14" W	848.37'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	26.45' (26.45')	480.00' (480.00')	3°09'27"	26.45'	S 47°21'30" W
C2	324.62' (324.62')	420.00' (420.00')	44°17'01"	316.60'	S 67°56'09" W

Plat for Tract A La Vida Llena Being comprised of Tracts of Land within Projected Section 33, T.11N., R.4E., N.M.P.M., La Vida Llena City of Albuquerque Bernalillo County, New Mexico August 2023

Drainage Easement Language for Subdivision Plat

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT WITH ENGINEER'S STAMP DATE 07/31/2019 AND THE GRADING AND DRAINAGE PLAN WITH ENGINEER'S STAMP DATE 07/31/2019 WHICH REPORT AND PLANS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER FILE # F21D028. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION. THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

CSI-CARTESIAN SURVEYS INC.

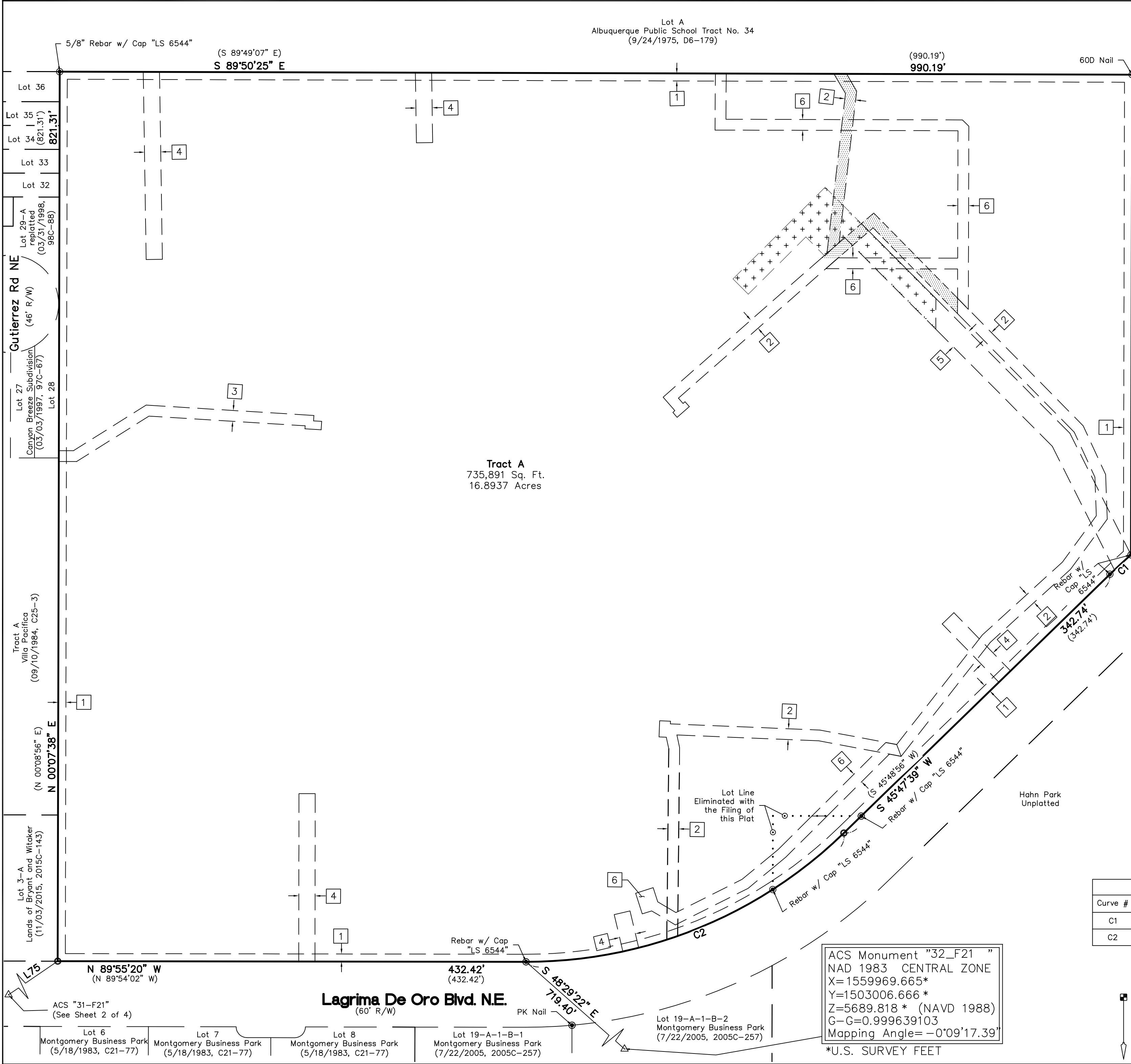
P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896 - 3050 Fax (505) 891 - 0244
 cartesianbrian@gmail.com

Plat for Tract A

La Vida Llena
Being comprised of Tracts of Land within Projected Section 33, T.11N., R.4E., N.M.P.M., La Vida Llena
 City of Albuquerque
 Bernalillo County, New Mexico
 August 2023

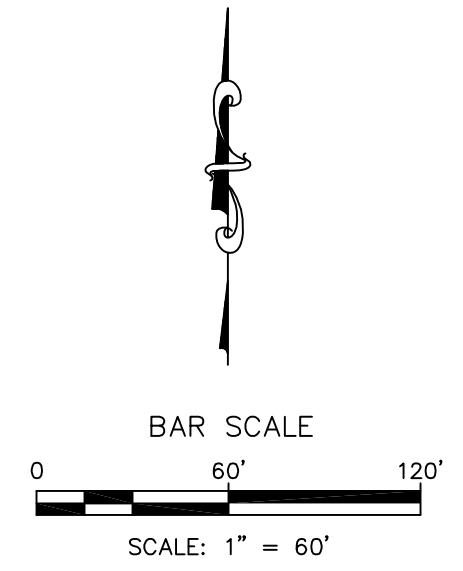
This Sheet Shows Existing Conditions and Easements to be Eliminated

*See Easement Notes on Sheet 2 of 4



Tract A
 735,891 Sq. Ft.
 16.8937 Acres

Unplatted Land for City of Albuquerque
 North Portion OF N 1/2, SE 1/4, NW 1/4, SE 1/4, T11N R4E, NMPM



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	26.45' (26.45')	480.00' (480.00')	3°09'27"	26.45'	S 47°21'30" W
C2	324.62' (324.62')	420.00' (420.00')	44°17'01"	316.60'	S 67°56'09" W

ACS Monument "32_F21"
 NAD 1983 CENTRAL ZONE
 X=1559969.665*
 Y=1503006.666*
 Z=5689.818* (NAVD 1988)
 G-G=0.999639103
 Mapping Angle=-0°09'17.39"
 *U.S. SURVEY FEET

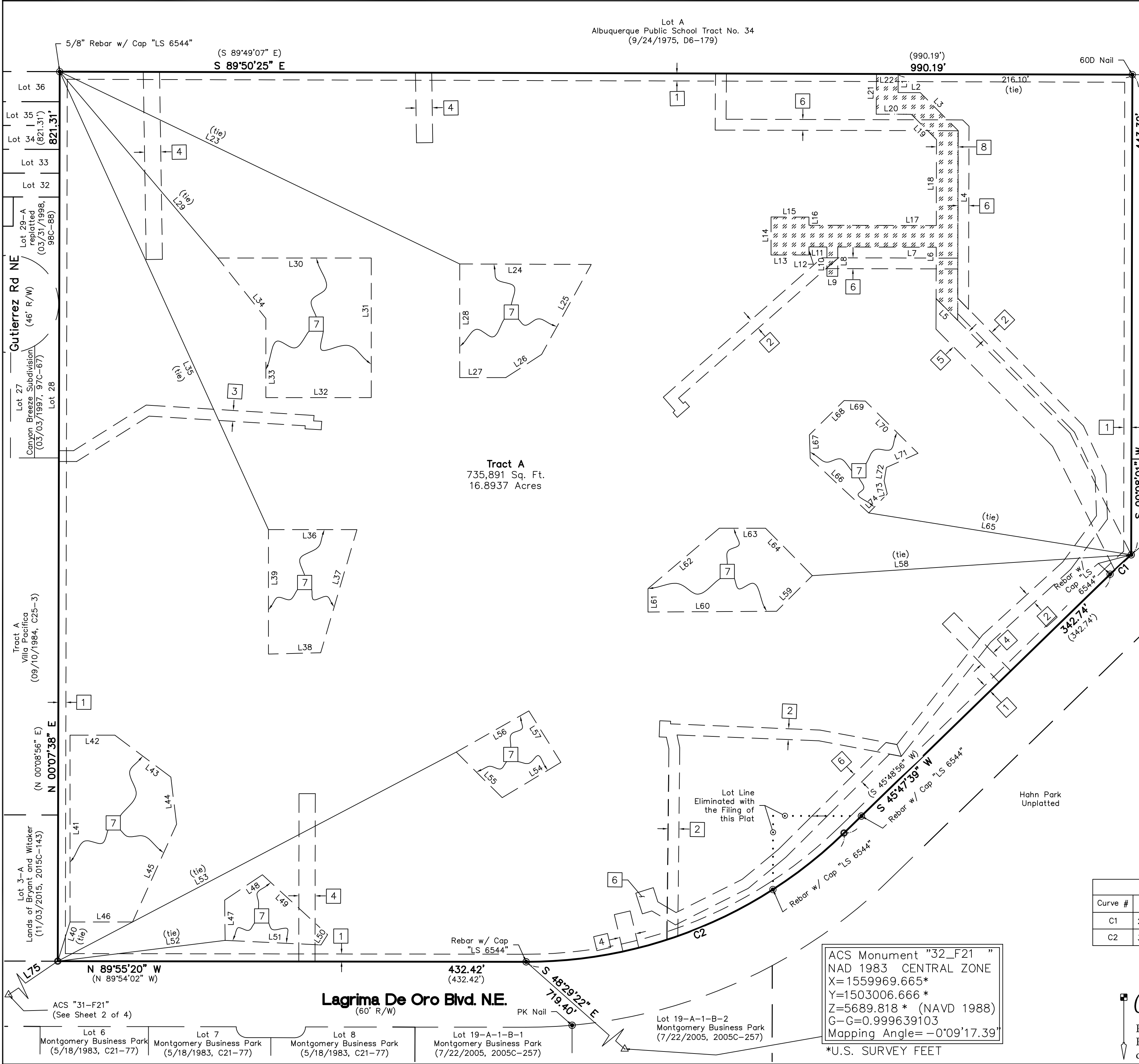
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Plat for Tract A

La Vida Llena
Being comprised of Tracts of Land within Projected Section 33, T.11N., R.4E., N.M.P.M., La Vida Llena
 City of Albuquerque
 Bernalillo County, New Mexico
 August 2023

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/17/1982, C20-16)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (10/10/1990, 90C-241)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

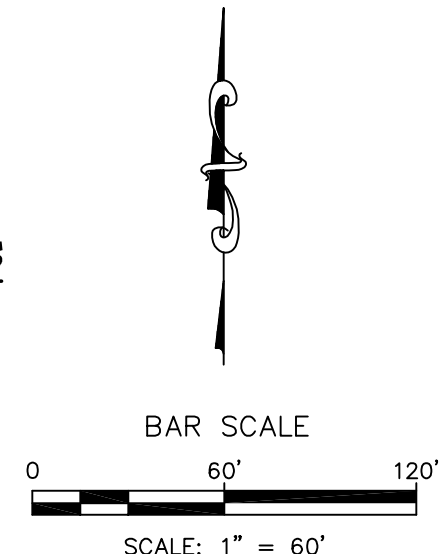


Tract A
 735,891 Sq. Ft.
 16.8937 Acres

Unplatted Land for City of Albuquerque
 North Portion OF N 1/2, SE 1/4, NW 1/4, SE 1/4, T11N R4E, NMPM

This Sheet Shows Post-Plat Conditions

*See Easement Notes on Sheet 2 of 4



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	26.45' (26.45')	480.00' (480.00')	3°09'27"	26.45'	S 47°21'30" W
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 G-G=0.999639103
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 *U.S. SURVEY FEET

CSI-CARTESIAN SURVEYS INC.

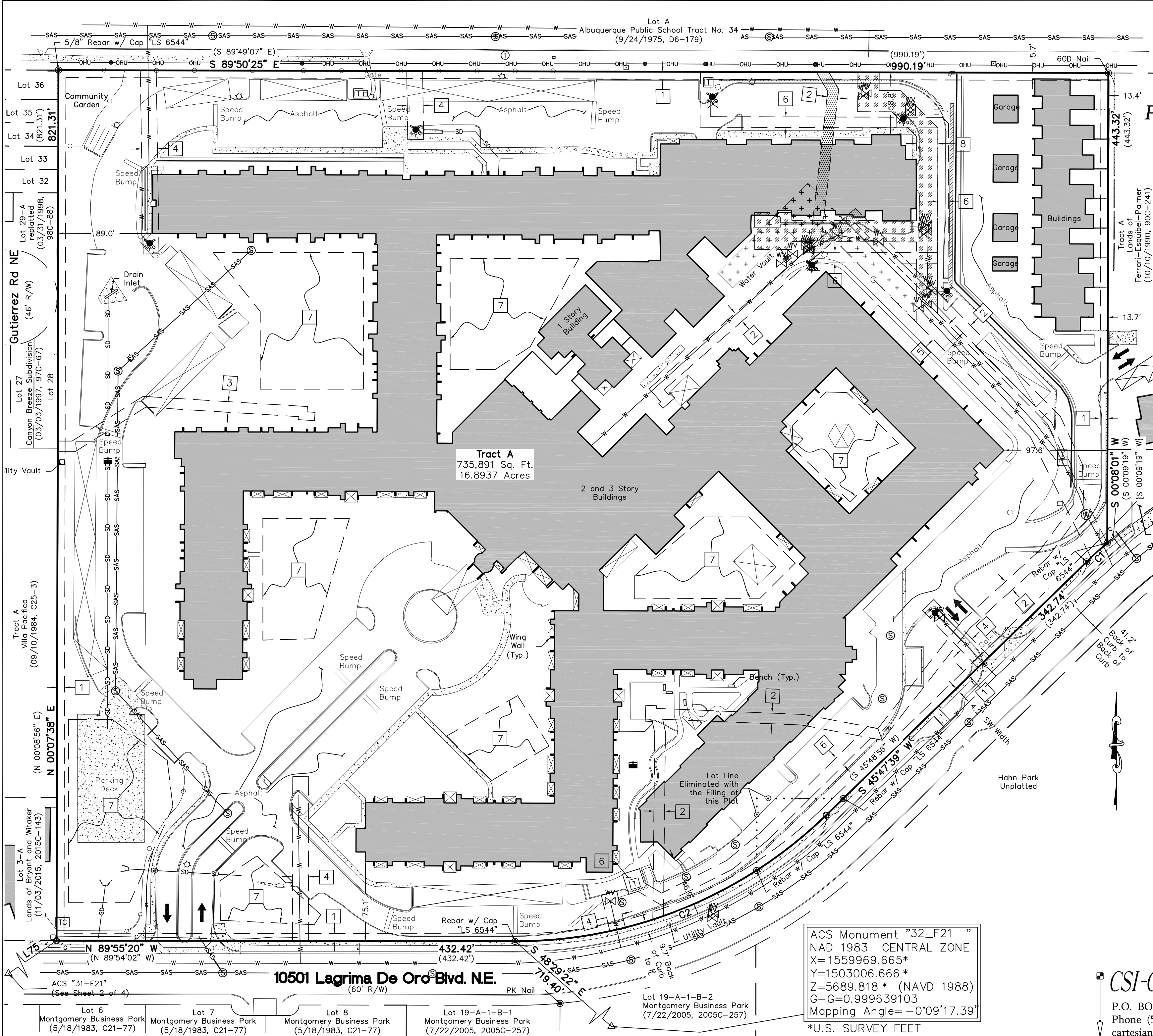
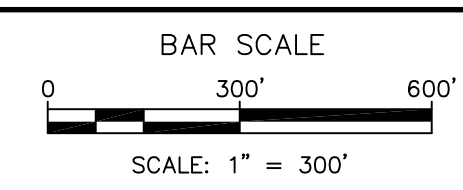
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Site Sketch for Tract A

La Vida Llena
 Being Comprised of
 Projected Section 33, T11N, R4E,
 N.M.P.M., La Vida Llena
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2023

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/17/1982, C20-16)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (08/17/1982, C20-16)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▭	COVERED AREA
▭	CONCRETE
▭	METAL FENCE
▭	BLOCK WALL
▭	CHAINLINK FENCE
▭	BOLLARD
▭	UTILITY PEDESTAL
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⊠	PULL BOX
☆	LIGHT POLE
⊕	ELECTRIC METER
⊕	TRANSFORMER
⊕	ELECTRIC CABINET
⊕	GAS METER
⊕	GAS VALVE
⊕	TELEPHONE CABINET
⊕	TELEPHONE MANHOLE
⊕	WATER VALVE
⊕	WATER METER
⊕	FIRE HYDRANT
⊕	SANITARY SEWER MANHOLE
⊕	SAS CLEANOUT
⊕	SIGN
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—SD—	UNDERGROUND STORM DRAIN UTILITY LINE



Tract A
 735,891 Sq. Ft.
 16.8937 Acres

ACS Monument "32_F21"
 NAD 1983 CENTRAL ZONE
 X=1559969.665*
 Y=1503006.666*
 Z=5689.818* (NAVD 1988)
 G-G=0.999639103
 Mapping Angle = -0°09'17.39"
 *U.S. SURVEY FEET

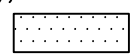
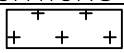
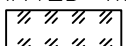
10501 Lagrima De Oro Blvd. N.E.
 (60' R/W)

Lot 6 Montgomery Business Park (5/18/1983, C21-77)
 Lot 7 Montgomery Business Park (5/18/1983, C21-77)
 Lot 8 Montgomery Business Park (5/18/1983, C21-77)
 Lot 19-A-1-B-1 Montgomery Business Park (7/22/2005, 2005C-257)
 Lot 19-A-1-B-2 Montgomery Business Park (7/22/2005, 2005C-257)

CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com

**Site Sketch for
Tract A
La Vida Llena
Being Comprised of
Projected Section 33, T11N, R4E,
N.M.P.M., La Vida Llena
City of Albuquerque
Bernalillo County, New Mexico
August 2023**

Easement Notes

- 1 EXISTING 7' P.U.E. (08/07/1982, C20-16)
- 2 EXISTING 10' UTILITY EASEMENT (08/07/1982, C20-16), PORTIONS VACATED BY THIS PLAT SHOWN HEREON AS 
- 3 EXISTING 15' UTILITY EASEMENT (08/07/1982, C20-16)
- 4 EXISTING 15' WATERLINE EASEMENT (08/07/1982, C20-16)
- 5 EXISTING 20' WATERLINE EASEMENT (08/07/1982, C20-16), PORTIONS VACATED BY THIS PLAT SHOWN HEREON AS 
- 6 EXISTING 10' PUBLIC UTILITY EASEMENT (09/21/2021, DOC. NO. 2021112474)
- 7 PRIVATE DRAINAGE EASEMENT, BENEFITING AND MAINTAINED BY THE OWNERS OF TRACT A, GRANTED WITH THE FILING OF THIS PLAT
- 8 20' PUBLIC WATER EASEMENT BENEFITING ABCWUA GRANTED WITH THE FILING OF THIS PLAT SHOWN HEREON AS 

Indexing Information

Projected Section 33, Township 11 North, Range 4 East,
N.M.P.M. Elena Gallegos Grant
Subdivision: La Vida Llena
Owner: La Vida Llena
UPC #: 102106137909740340

Purpose of Plat

1. ELIMINATE INTERIOR LOT LINES AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Documents

1. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 17, 1982 IN BOOK C20, PAGE 16.
2. QUIT CLAIM DEED FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 26, 2019, AS DOCUMENT NO. 2019110294.

Legal Description

LA VIDA LLENA AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "AMENDED PLAT LAND IN PROJECTED SECTION 33, T11N, R4E, N.M.P.M., LA VIDA LLENA, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 17, 1982, IN PLAT BOOK C20, PAGE 16.

TOGETHER WITH:

A PORTION OF LAND DESCRIBED BY QUITCLAIM DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 26, 2019, AS DOC. NO. 2019110294.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	26.45' (26.45')	480.00' (480.00')	3'09'27"	26.45'	S 47'21'30" W
C2	324.62' (324.62')	420.00' (420.00')	44'17'01"	316.60'	S 67'56'09" W

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0144G, DATED SEPTEMBER 26, 2008.

Tie from SW Corner

ACS Monument "31_F21"
NAD 1983 CENTRAL ZONE
X=1558298.549*
Y=1503005.627*
Z=5639.332* (NAVD 1988)
G-G=0.999641835
Mapping Angle=-0°09'28.96"

*U.S. SURVEY FEET

Line Table		
Line #	Direction	Length (ft)
L75	S 55°40'14" W	848.37'

* L1 THRU L74 INTENTIONALLY OMITTED

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com

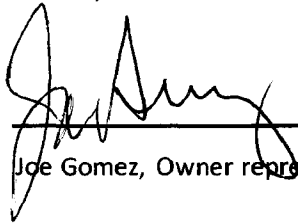
Joe Gomez (Owner Representative)
La Vida Llena Apartments
701 Central Ave. NW
Albuquerque, NM 87102

City of Albuquerque
Plaza del Sol Building
600 Second St. NW
Albuquerque, NM 87102

RE: Letter of Authorization

I, Joe Gomez, owner representative in fee simple of the La Vida Llena located at the property described below, do hereby give authorization to Cartesian Surveys, Inc. to act as my agent in the obtaining documentation, certificates, vacations of easement waivers from the city as needed for the platting action at 10501 Lagrima De Oro Rd NE (Sec 33 T11N R4E) between Montgomery Blvd NE and Spain Rd. NE.

Thank you.



Joe Gomez, Owner representative La Vida Llena

08-29-2023

Date

CSI-Cartesian Surveys Inc.
PO Box 44414, Rio Rancho, NM 87174
896-3050 Fax 891-0244

September 5, 2023

Development Hearing Officers and Development Facilitation Team
City of Albuquerque

Re: Preliminary / Final Plat Review for Proposed Subdivision of La Vida Llena and Vacation of Portions of Easements [2] and [5]

Members of the Board:

Cartesian Surveys is acting as an agent for the owner, La Vida Llena, to request a final plat review to create one new tract from the two (2) existing parcels. The proposed plat also grants a private drainage easement in several spaces across the tract, and a 20-foot public water easement. Finally, the proposed plat vacates portions of utility easement [2] and portions of waterline easement [5].

The property is currently zoned R-ML (Residential – Multi-Family Low Density). The subject properties were evaluated for sketch plat at a DFT meeting on March 15, 2023 under PR-2019-002114 / PS-2023-00052.

To vacate the portions of easement [2], a utility easement, and [5], a waterline easement we provide the justifications below:

- **Existing Private Utility Easement [2]**

The existing private utility easement was granted to benefit our subject lots back before the buildings and other improvements for the retirement community were constructed, and so there are encroachment issues and areas where the utility easement is no longer needed. So, our vacation intends to remove the easement.

Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, as the easement was privately held and there are no public infrastructure items within it that will be jeopardized with the release of the easement. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears up the record to allow the property to be replatted to grant new, more correctly placed easements.

- **Existing Private Waterline Easement [5]**

The existing private waterline easement was granted to benefit our subject lots back before the buildings and other improvements for the retirement community were constructed, and so there are encroachment issues and areas where the utility easement is no longer needed. So, our vacation intends to remove the easement. Easement 8 will be the effective replacement for the vacated portions, serving the same purpose but in the correct / necessary locations.

Per section 6-6(M)(3)(a) of the City of Albuquerque IDO, the public welfare does not require the easement to be retained, as the easement was privately held and there are no public infrastructure items within it that will be jeopardized with the release of the easement. Thus, no substantial property right will be abridged against the will of the property owners or the public by the vacation of this easement.

Per section 6-6(M)(3)(b) of the City of Albuquerque IDO, there is a net benefit to the public welfare as the vacated easement clears up the record to allow the property to be replatted to grant new, more correctly placed easements. These easements will be more protective to the public and so there is a net benefit from the actions of the plat.

Thank you for your consideration,
Ryan J. Mulhall

See PR-2019-002114
on Sheet 3



DEVELOPMENT FACILITATION TEAM REVIEW SHEET

CASES FOR REVIEW AND COMMENT FOR:

March 15, 2023

DRB - CASES FOR REVIEW AND COMMENT

Comments Due by: Tuesday, March 14, 2023 @ noon

MAJOR CASES

PR-2022-007875

SI-2022-02109 – SITE PLAN

IDO - 2021

DEVELOPMENT MANAGING CONSULTANTS agent for BETA INVESTMENTS LLC requests the aforementioned action(s) for all or a portion of: **LOT 1, VOLCANO CLIFFS SUBDIVISION** zoned **R-ML**, located on **ROSA PARKS** between **KIMMICK** and **VALIENTE** containing approximately **3.24** acre(s). **(C-11)** [Deferred from 12/7/22, 1/11/23, 1/18/23, 2/15/23]

PROPERTY OWNERS: BETA INVESTMENTS LLC

REQUEST: MULTI-FAMILY TOWNHOME COMMUNITY

PR-2020-004596

SD-2022-00212 – PRELIMINARY PLAT

(SKETCH PLAT 1-11-23)

HUITT-ZOLLARS, INC. | DONALD DUNEMAN agent for ISSA RABADI requests the aforementioned action(s) for all or a portion of: **LOT 1 BLOCK 8, VOLCANO CLIFFS SUBDIVISION** zoned **MX-L**, located on **UNIVERSE BLVD NW** between **PEREZOSO TR NW** and **ROSA PARKS RD NW** containing approximately **30.126** acre(s). **(D-10)** [Deferred from 1/18/23, 2/15/23, 3/1/23]

PROPERTY OWNERS: RABADI ISSA & NANCY

REQUEST: 30 ACRE DEVELOPMENT TO INCLUDE 162 TOWNHOME LOTS, 2 MULTI-FAMILY RESIDENTIAL LOTS WITH 196 APARTMENT UNITS AND 2 COMMERCIAL LOTS WITH A TOTAL OF APPROXIMATELY 29,000 SQUARE FEET OF BUILDING SPACE

MINOR CASES

[PR-2022-006146](#)

SD-2022-00206 – PRELIMINARY/FINAL

PLAT

SKETCH PLAT 11-3-21

IDO - 2021

ARCH + PLAN LAND USE CONSULTANTS agent for **SUNPORT STORAGE LLC** requests the aforementioned action(s) for all or a portion of: **LOTS 5, 6, 7, 12 & 13, BLOCK 14, CLAYTON HEIGHTS** zoned **MX-M**, located at **1824 BUENA VISTA SE between ROSS AVE and GIBSON BLVD** containing approximately **0.7174** acre(s). **(L-15)** *[Deferred from 12/14/22, 1/11/23, 2/1/22]*

PROPERTY OWNERS: SUNPORT STORAGE LLC

REQUEST: LOT CONSOLIDATION FOR 5 LOTS INTO 2 LOTS

[PR-2022-007324](#)

SD-2022-00203 – PRELIMINARY/FINAL

PLAT

SKETCH PLAT 7-20-22

IDO - 2021

ARCH + PLAN LAND USE CONSULTANTS agent for **VIA REAL ESTATE LLC** requests the aforementioned action(s) for all or a portion of: **BLOCK 4, TRACTION PARK & CITY ELECTRIC ADDITION** zoned **MX-M**, located at **2100 & 2124 CENTRAL SW between RIO GRANDE BLVD and CLAYTON ST** containing approximately 1.0665 acre(s). **(J-13)** *[Deferred from 12/14/22, 1/18/22, 2/15/22]*

PROPERTY OWNERS: VIA REAL ESTATE LLC

REQUEST: REPLAT & CREATE 2 LOTS FROM EXISTING UNPLATTED TRACTS

DFT - CASES FOR REVIEW AND COMMENT

Comments Due by: Tuesday, March 14, 2023 @ noon

[PR-2022-007851](#)

SI-2023-00441 – EPC FINAL SIGN-OFF

REQUEST: EPC SITE PLAN FINAL SIGN-OFF

LOCATION: 320 LOUISIANA

[PR-2018-001695](#)

SD-2023-00047 – IIA EXTENSION

REQUEST: EXTEND CONSTRUCTION COMPLETION DEADLINE, DELAYS DUE TO ADDITIONAL NMDOT REQUIREMENTS

LOCATION: PASEO DEL NORTE NW between EAGLE RANCH RD NW and RICHLAND HILLS NW

[PR-2023-008274](#)

PS-2023-00048 – SKETCH PLAT

REQUEST: REPLAT 2 LOTS TO DEDICATE EASEMENTS AND ROW WITH INFRASTRUCTURE TO SERVE LOTS

LOCATION: 7310 & 7330 CARMEL

PR-2022-006469

PS-2023-00051 – SKETCH PLAT

REQUEST: LOT LINE ADJUSTMENT TO CREATE TWO NEW TRACTS FROM TWO EXISTING TRACTS

LOCATION: 3024 BROADWAY between WOODWARD RD SE and WESMECO DR SE

PR-2019-002114

PS-2023-00052 – SKETCH PLAT

REQUEST: CREATE ONE LOT FROM TWO EXISTING UNPLATTED LOTS, VACATE PORTIONS OF UTILITY AND WATERLINE EASEMENTS

LOCATION: 10501 LAGRIMA DE ORO between MORRIS ST and JUAN TABO BLVD

PR-2023-008300

PS-2023-00053 – SKETCH PLAT

REQUEST: SUBDIVIDE ON EXISTING TRACT INTO TWO NEW TRACTS AND DEDICATE EASEMENTS

LOCATION: 3800-3812 CARLISLE between PALO DURO AVE NE and COMANCHE RD NE

PR-2023-008315

PS-2023-00054 – SKETCH PLAT

REQUEST: DRIVE THRU ESPRESSO SHOP THE THE INTERSECTION OF SAN ANTONIO & WYOMING IN THE ALBERTSON'S PARKING LOT

LOCATION: 7301 WYOMING BLVD between SAN ANTONIO and WYOMING

PR-2023-008325

PS-2023-00055 – SKETCH PLAT

REQUEST: SITE PLAN FOR 115 ROOM HOTEL

LOCATION: 2026 CENTRAL AVE SW between RIO GRANDE BLVD and SAN PASQUALE AVE

PR-2021-005037

PS-2023-00056 – SKETCH PLAT

REQUEST: INTERIOR LOT LINE ELIMINATION BETWEEN 3 EXISTING LOTS TO CREATE ON NEW LOT

LOCATION: 1203 COAL between CEDAR ST SE and SYCAMORE ST SE

PR-2021-005684

PS-2023-00058 – SKETCH PLAT

REQUEST: SKETCH PLAT FOR MESA DEL SOL TRACT 6, BULK LAND PLAT OF MESA DEL SOL TRACTS 1-15 REPLAT TO CREATE A NEW SINGULAR TRACT

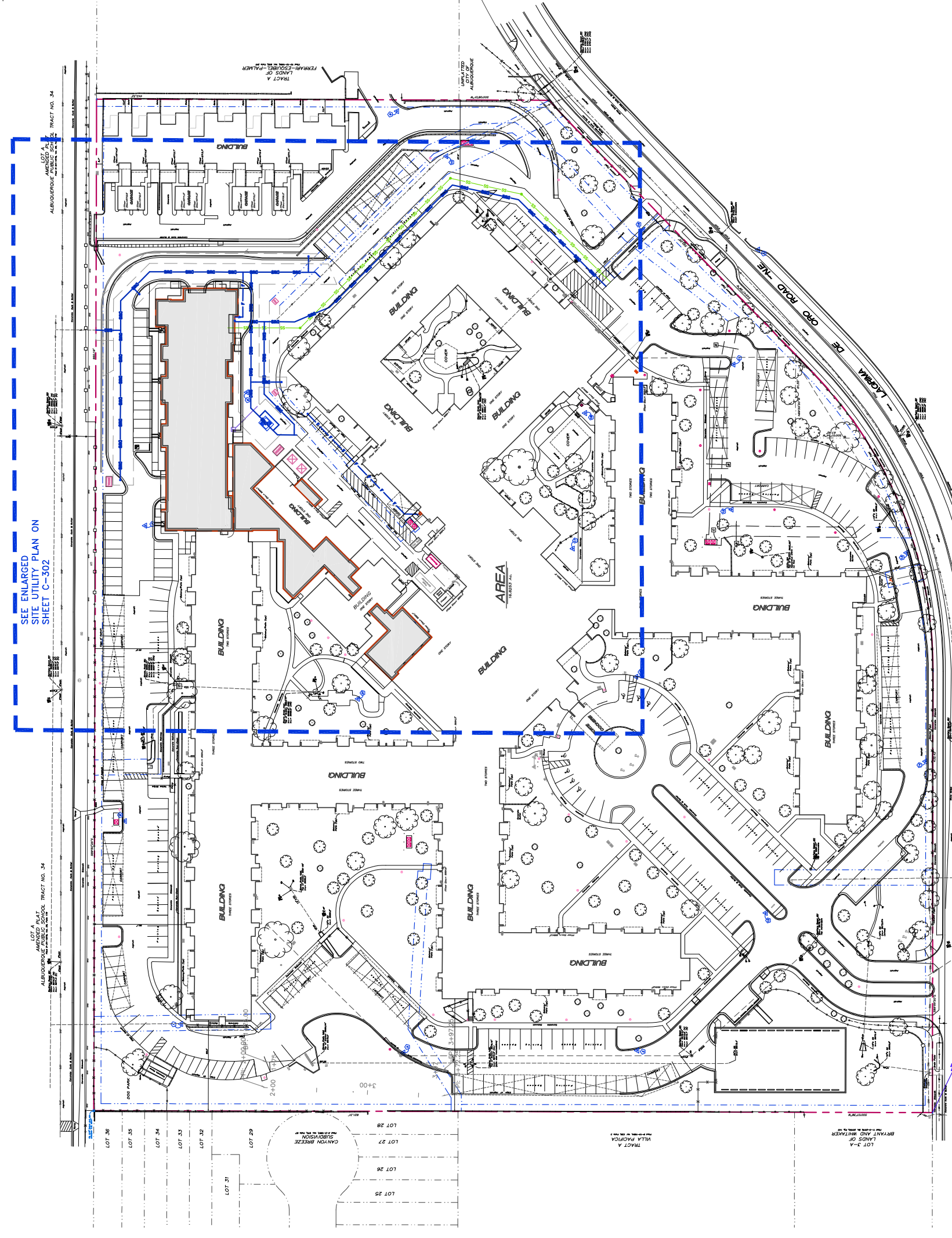
LOCATION: BETWEEN BROADWAY DRIVE SE and HISTORIC ROUTE 66

UTILITY PLAN GENERAL NOTES

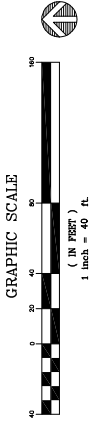
- I. SEE SHEET C0001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/INVENTORY LEGEND THAT APPLY TO ALL SHEETS.
- II. NEW FIRE LINE LOOP AND HYDRANTS TO BE INSTALLED BEFORE STORAGE OR ERECTION OF ANY COMBUSTIBLE STRUCTURES. CONSTRUCT UNDER PUBLIC WORK ORDER PLANS. ITEMS ARE SHOWN HERE FOR COORDINATION PURPOSES.
- III. SEE SHEET C0001 FOR COMPLETE LIST OF GENERAL NOTES AND SYMBOL/INVENTORY LEGEND THAT APPLY TO ALL SHEETS.

UTILITY PLAN KEYED NOTES

1. EXISTING 6" PVC CR80 WATERLINE.
2. DUCTILE IRON TEE, 6"X6"X6", RESTRAIN JOINTS PER DETAIL A1C-503.
3. FIRE HYDRANT PER DETAIL A4C-503.
4. WATERLINE BENDS, VALVES, FIRE HYDRANTS, AND APPURTENANCES TO BE INSTALLED UNDER WORK ORDER PER DETAIL A1C-503.
5. WATERLINE 6"X6" CR80 DR14, PER DETAILS A5C-503, A1C-503, AND D4C-503.
6. WATER LINE, 6"X6" CR80 DR14, PER DETAILS A5C-503, A1C-503, AND D4C-503.
7. CONNECTING WATER LINES. RESTRAIN JOINTS PER DETAIL A1C-503.
8. 45° DUCTILE IRON BEND, SIZE TO MATCH THE CONNECTING WATER LINES. RESTRAIN JOINTS PER DETAIL A1C-503.
9. CONNECTING WATER LINES. RESTRAIN JOINTS PER DETAIL A1C-503.
10. GATE VALVE ASSEMBLY, 6"X6"X6" VALVE BOX AND CONCRETE COLLAR PER DETAIL C5C-503.
11. 6"X6" DUCTILE IRON TEE, 6"X6"X6", VALVE BOX AND CONCRETE COLLAR PER DETAIL C5C-503.
12. DUCTILE IRON TEE, 6"X6"X6", RESTRAIN JOINTS PER DETAIL A1C-503.
13. DUCTILE IRON TEE, 6"X6"X6", RESTRAIN JOINTS PER DETAIL A1C-503.
14. POST INDICATOR VALVE PER DETAIL C8C-503.
15. WALL MOUNTED FIRE DEPARTMENT CONNECTION PER DETAIL A6C-503.
16. 6"X6" DUCTILE IRON REDUCER.
17. CONNECT WATER LINE TO BUILDING. SEE PLUMBING SHEETS.
18. CONNECT TO EXISTING WATERLINE. PROVIDE DUCTILE IRON TRANSITION COUPLING AS REQUIRED.
19. 6" DOMESTIC WATER METER AND TRAFFIC RATED VAULT PER DETAIL A1C-503, INCLUDING BYPASS LINES AND ASSOCIATED VALVES.
20. SANITARY SEWER LINE, 6"X6" PVC SDR35, PER DETAIL D2C-504.
21. SANITARY SEWER LINE, 6"X6" PVC SDR35, PER DETAIL D2C-504.
22. CONNECT SANITARY SEWER LINE ONTO BUILDING SEWER LINES. SEE PLUMBING SHEETS.
23. CONNECT TO 8" LINE STUBBED OUT IN PHASE 2.
24. TERMINAL CLEANOUT PER DETAIL D1C-504.
25. SANITARY SEWER LINE, 6"X6" PVC SDR35, PER DETAIL D2C-504.
26. 6"X6" WYE IN SAS LINE.
27. 6"X6" WYE IN SAS LINE.
28. 4" SANITARY SEWER MANHOLE PER DETAIL A1C-504.
29. 4" SANITARY SEWER MANHOLE PER DETAIL A1C-504.
30. GENERATOR. SEE ELECTRICAL SHEETS.
31. ELECTRICAL LINES (PRIMARY OR SECONDARY). SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
32. ELECTRICAL PULL BOX. SEE ELECTRICAL SHEETS.
33. ELECTRICAL PULL BOX. SEE ELECTRICAL SHEETS.
34. 4" PVC SDR35 ROOF DRAIN LINE PER DETAIL D2C-504.
35. 4" PVC ROOF DRAIN LINE THROUGH CURB FACE.
36. 4" PVC WYE IN DOWN DRAIN LINE.
37. 4" PVC WYE IN DOWN DRAIN LINE.
38. 4" PVC WYE IN DOWN DRAIN LINE.
39. CONNECT TO ROOF DRAIN LINE. SEE PLUMBING FOR CONNECTION TO ROOF DRAIN LEADER WITH RUBBER TRANSITION BOOT.
40. CONNECT TO ROOF DRAIN LINE. SEE PLUMBING FOR CONNECTION TO ROOF DRAIN LEADER WITH RUBBER TRANSITION BOOT.
41. DUCTILE IRON TEE, 6"X6"X6", RESTRAIN JOINTS PER DETAIL A1C-503.
42. A1C-503 AND D4C-503.
43. 6"X4" DUCTILE IRON REDUCER.



SEE ENLARGED SITE UTILITY PLAN ON SHEET C-302



A1 OVERALL SITE UTILITY PLAN
1"=40'

dg
DESIGN GROUP
 Architects • Engineers • Interior Design
 120 Vassar Drive SE Suite 100
 Atlanta, Georgia 30333
 P: 404.242.6880 • F: 404.242.6883

CONSULTANT

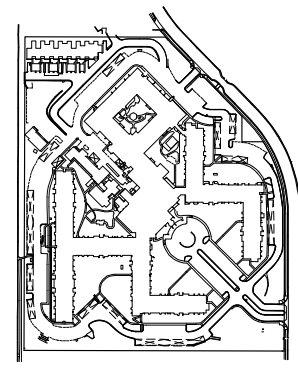
STAMP

PERMIT SET
PROJECT NAME
MASTERPLAN BUILDOUT - INDEPENDENT LIVING
 10201 LAGRIMA DE ORO, NE.
 ALBUQUERQUE, NEW MEXICO 87111

HAVERLAND CARTER
LIFESTYLE GROUP

REVISIONS	No.	Description	Date
	1	AS 1	10.31.14

Prepared by:	DAA
Checked by:	DAA
Date:	August 7, 2019
Project number:	2811
CAD filename:	
SHEET TITLE:	



A6 KEY PLAN
NOT TO SCALE

OVERALL SITE UTILITY PLAN

SHEET NUMBER

C-301

