



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

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (<i>Form S3</i>)
<input type="checkbox"/> Site Plan Administrative DFT (<i>Forms SP & P2</i>)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (<i>Form P2</i>)	<input type="checkbox"/> Sketch Plat Review and Comment (<i>Form S3</i>)
<input type="checkbox"/> Infrastructure List or Amendment to Infrastructure List (<i>Form S3</i>)	<input type="checkbox"/> Sketch Plan Review and Comment (<i>Form S3</i>)
<input type="checkbox"/> Temporary Deferral of S/W (<i>Form S3</i>)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (<i>Form S3</i>)	<input type="checkbox"/> Decision of Site Plan Administrative DFT (<i>Form A</i>)

BRIEF DESCRIPTION OF REQUEST

APPLICATION INFORMATION		
Applicant/Owner:		Phone:
Address:		Email:
City:	State:	Zip:
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
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.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s):	Existing Zoning:	Proposed Zoning
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (Acres):

LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between:	and:

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

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:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022**_ AMENDMENT TO INFRASTRUCTURE LIST**

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) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

**_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA)
EXTENSION**

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.*

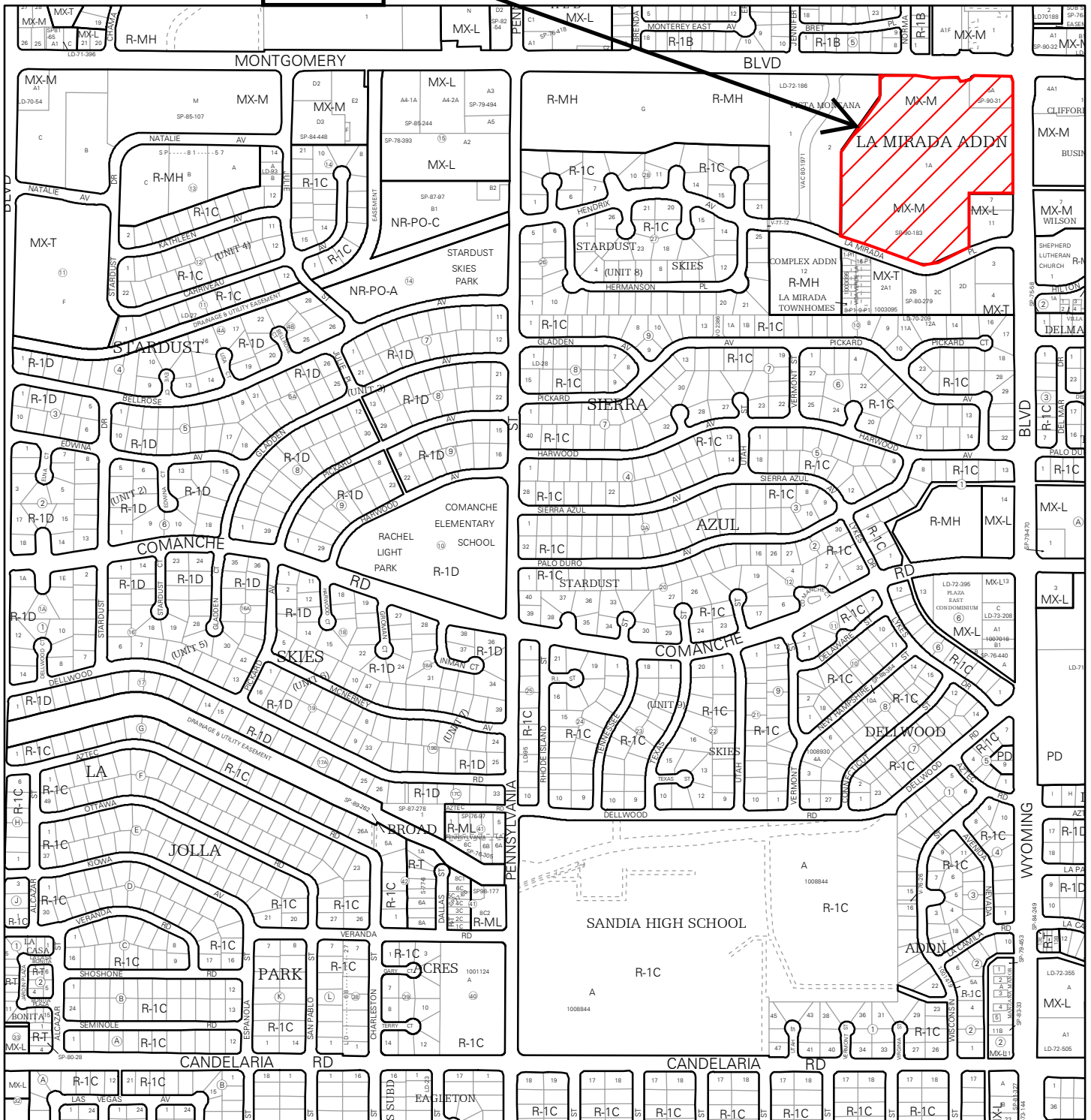
- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter describing, explaining, and justifying the request
- ___ 5) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

SITE



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

AGIS
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).

Rio Grande

40

25

Gray Shading
Represents Area Outside
of the City Limits

N

Zone Atlas Page:
G-19-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



January 16, 2025

Jolene Wolfley, Associate Director
Planning Department
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Landscape Architecture
Urban Design
Planning Services

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

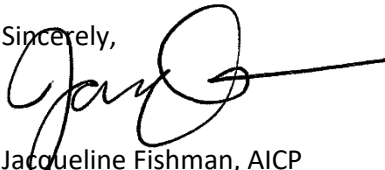
Dear Ms. Wolfley,

The purpose of this application is to request a sketch plat review for a Minor Subdivision of the property located at 4311 Wyoming Boulevard NE. The Applicant wishes to subdivide an approximately 1.238-acre site located on Wyoming between La Mirada Place and Montgomery Boulevard to allow the future development of the property. The applicant intends to subdivide the existing tract into two new parcels as shown on the proposed plat that is attached to the application. The existing tract is currently vacant and undeveloped. The proposed subdivision of Tract 8 will create two new tracts, 8-A and 8-B, which will each have a total lot area of .5458 acres and .6927 acres, respectively.

The property is designated as being within an Area of Change as shown in the Comprehensive Plan. Additionally, the site is not located within the boundaries of a Character Protection Overlay zone, nor does it fall within a Comprehensive Plan Center or Corridor area as shown on the attached Zone Atlas map.

Enclosed with the application documents is a preliminary sketch plat, which serves as the basis for our application. We kindly seek your review and feedback from the Development Facilitation Team, ensuring compliance with the Integrated Development Ordinance (IDO) and all relevant regulations of the Development Process Manual (DPM).

Thank you in advance for your attention to this matter. Please feel free to contact me directly should you require any further details or clarifications.

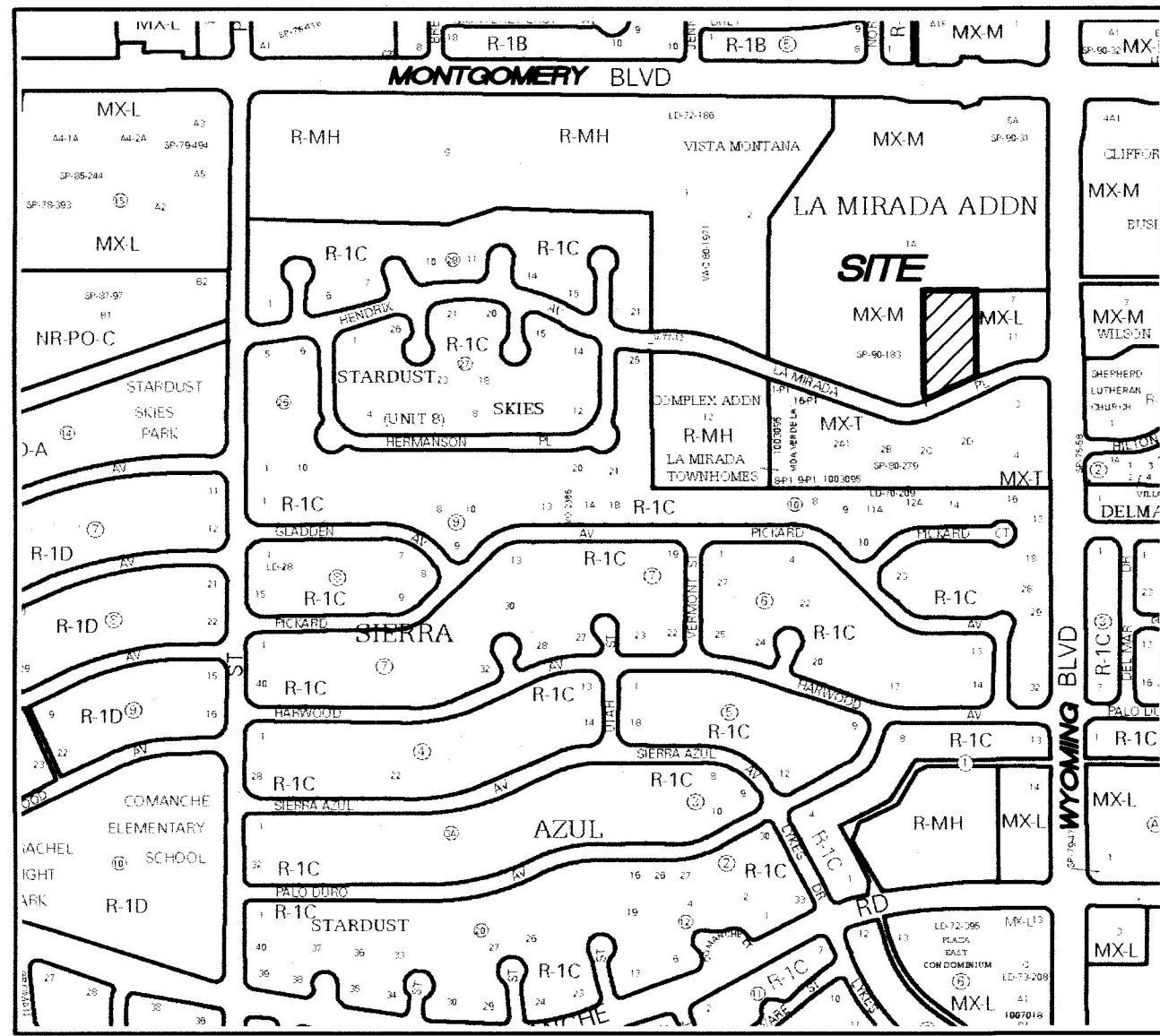
Sincerely,

Jacqueline Fishman, AICP
Principal

PRINCIPALS

James K. Strozier, FAICP
Jacqueline Fishman, AICP

ASSOCIATES

Ken Romig, PLA, ASLA
Margaret Ambrosino, AICP



VICINITY MAP
Not to Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat bearings and distances, do not differ from those established by Plat filed July 11, 2023 in Plat Book 2023C, Page 55..
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page: G-19-Z

PURPOSE OF PLAT

- The purpose of this plat is to:
- Divide existing Tract 8 into Two (2) Tracts as shown hereon.
 - Vacate an Existing PNM Easement as shown hereon.
 - Grant the new Public Utility Easement as shown hereon.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 2
- No new Public Street right of way dedicated.
- Gross Subdivision acreage: 1.2385 acres.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer _____ Date _____

PUBLIC UTILITY EASEMENTS

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

- 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.
- 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.
- Qwest 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.
- 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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QC 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.

ABCWUA PUBLIC WATER AND SANITARY SEWER EASEMENTS

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and public sanitary sewer lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with the use of the easement.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMPS No. 9750
July 12, 2023



PLAT OF
TRACTS 8-A AND 8-B
WYMONT SUBDIVISION

(BEING A REPLAT OF TRACT 8, WYMONT SUBDIVISION)

WITHIN

SECTION 6, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2024

PROJECT NUMBER: PR-_____

APPLICATION NUMBER: PS-2024

PLAT APPROVAL

UTILITY APPROVALS:

[Signature]
Public Service Company of New Mexico

11/4/2024
Date

[Signature]
New Mexico Gas Company

10/16/2024
Date

[Signature]
Qwest Corporation d/b/a CenturyLink QC

11/4/2024
Date

[Signature]
Comcast

10/18/24
Date

CITY APPROVALS:

[Signature]
City Surveyor
Department of Municipal Development

10/29/2024
Date

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

ABCWUA _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

Code Enforcement _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

M.R.G.C.D.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

NOT WITHIN M.R.G.C.D. JURISDICTION

APPROVED _____ DATE _____

PLAT OF
TRACTS 8-A AND 8-B
WYMONT SUBDIVISION

(BEING A REPLAT OF TRACT 8, WYMONT SUBDIVISION)

WITHIN

SECTION 6, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2024

LEGAL DESCRIPTION

Tract numbered Eight (8), Plat for WYMONT SUBDIVISION, Being Comprised of Lot 1-A-1, La Mirada Subdivision, City of Albuquerque, Bernalillo County, New Mexico, 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 February 1, 2022 in Plat Book 2022C, Page 6 as Document No. 2022010933.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising "PLAT OF TRACTS 8-A AND 8-B, WYMONT SUBDIVISION (BEING A REPLAT OF TRACT 8, WYMONT SUBDIVISION) WITHIN SECTION 6, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements (if any) as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

Mira al Sol, LLC, a New Mexico limited liability company



By: **BEN PERICH**, Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 18th
day of October, 2024, by Ben Perich as
Managing Member of Mira al Sol, LLC, a New Mexico limited
liability company.


Notary Public My commission expires 10/02/27



240011_PLAT. DWG

DOCUMENTS USED IN PREPARATION OF THIS SURVEY:

- Plat for WYMONT SUBDIVISION, Being Comprised of Lot 1-A-1, La Mirada Subdivision, City of Albuquerque, Bernalillo County, New Mexico, 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 February 1, 2022 in Plat Book 2022C, Page 6 as Document No. 2022010933.
- Plat of La Mirada Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 20, 1981 in Volume C18, Folio 32.
- Plat entitled "PLAT FOR LOTS 1-A-1 AND 5-A-1, LA MIRADA SUBDIVISION", filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 23, 2019 in Plat Book 2019C, Page 137.
- Plat entitled "PLAT FOR TRACT 1-A AND 2-A, WYMONT SUBDIVISION", filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 15, 2022 in Plat Book 2022C, Page 140.
- Title Commitment prepared for this property by Old Republic National Title Insurance Company Commitment Number 2108656-1.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

FLOOD ZONE DETERMINATION

The subject property lies within a Zone X (Area of minimal flood hazard) flood hazard area as shown on the National Flood Insurance Program, Flood Insurance Rate Maps Panel 35001C0143 G, dated September 6, 2008.



SHEET 2 OF 3

SURV TEK, INC.

Consulting Surveyors

P.O. Box 66885, Albuquerque, New Mexico 87193

Phone: 505-897-3366

PLAT OF
TRACTS 8-A AND 8-B
WYMONT SUBDIVISION

(BEING A REPLAT OF TRACT 8, WYMONT SUBDIVISION)

WITHIN

SECTION 6, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2024

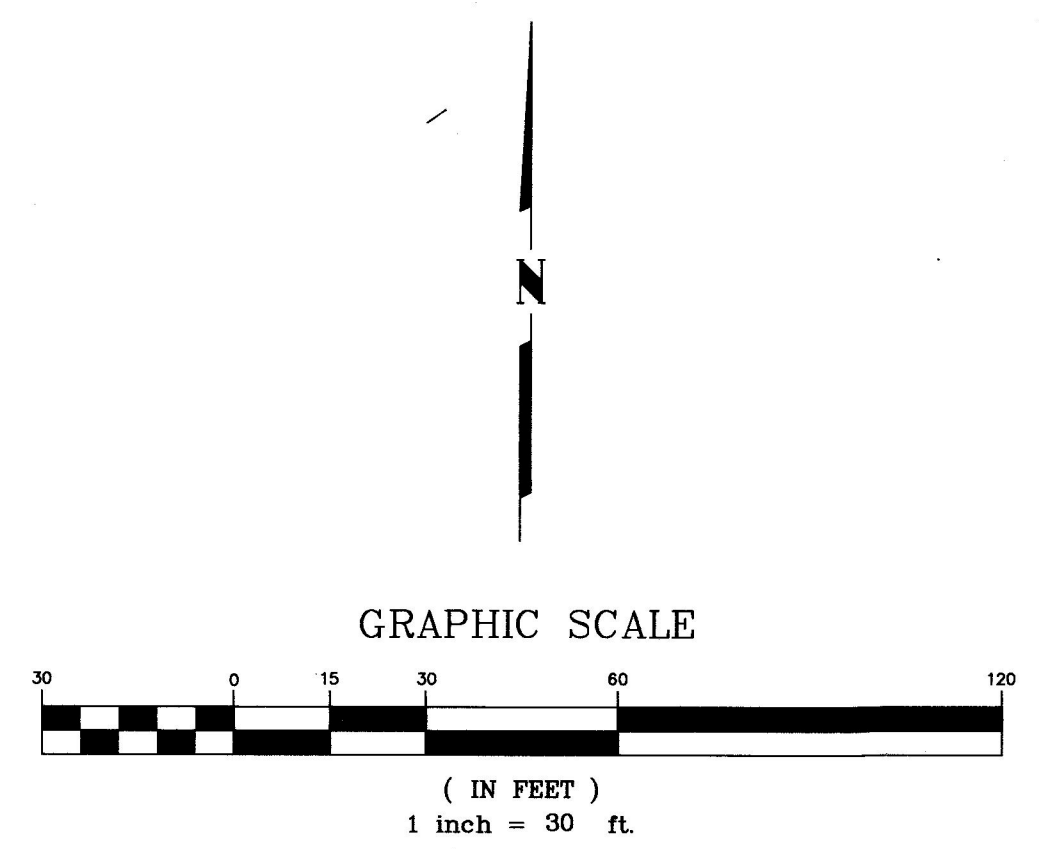
NOTE:

- A. Tract 8 is subject to those certain Parking, Drainage and Access Easements identified on Sheet 7 of 8 as "Easement Notes 42, 43, 46, 48 and 51" as the same are shown and designated on the Plat recorded February 1, 2022 in Plat Book 2022C, Page 6.
- B. Declaration of Easements, Covenants and Restrictions for The Wymont, recorded February 1, 2022 as Document No. 2022010934, First Amendment to Declaration of Easements, Covenants and Restrictions for The Wymont filed March 31, 2022 as Document No. 2022031678, Master Declaration of Covenants, Conditions and Restrictions for Wymont Place Subdivision filed May 31, 2023 as Document No. 2023033788, records of Bernalillo County, New Mexico.

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.44	S89°47'49"E
L2	55.96	N08°21'52"E
L3	96.78	N00°12'11"E
L4	139.85	N00°12'11"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	3.67'	138.00'	1.84'	3.67'	S66°25'29"W	1°31'33"

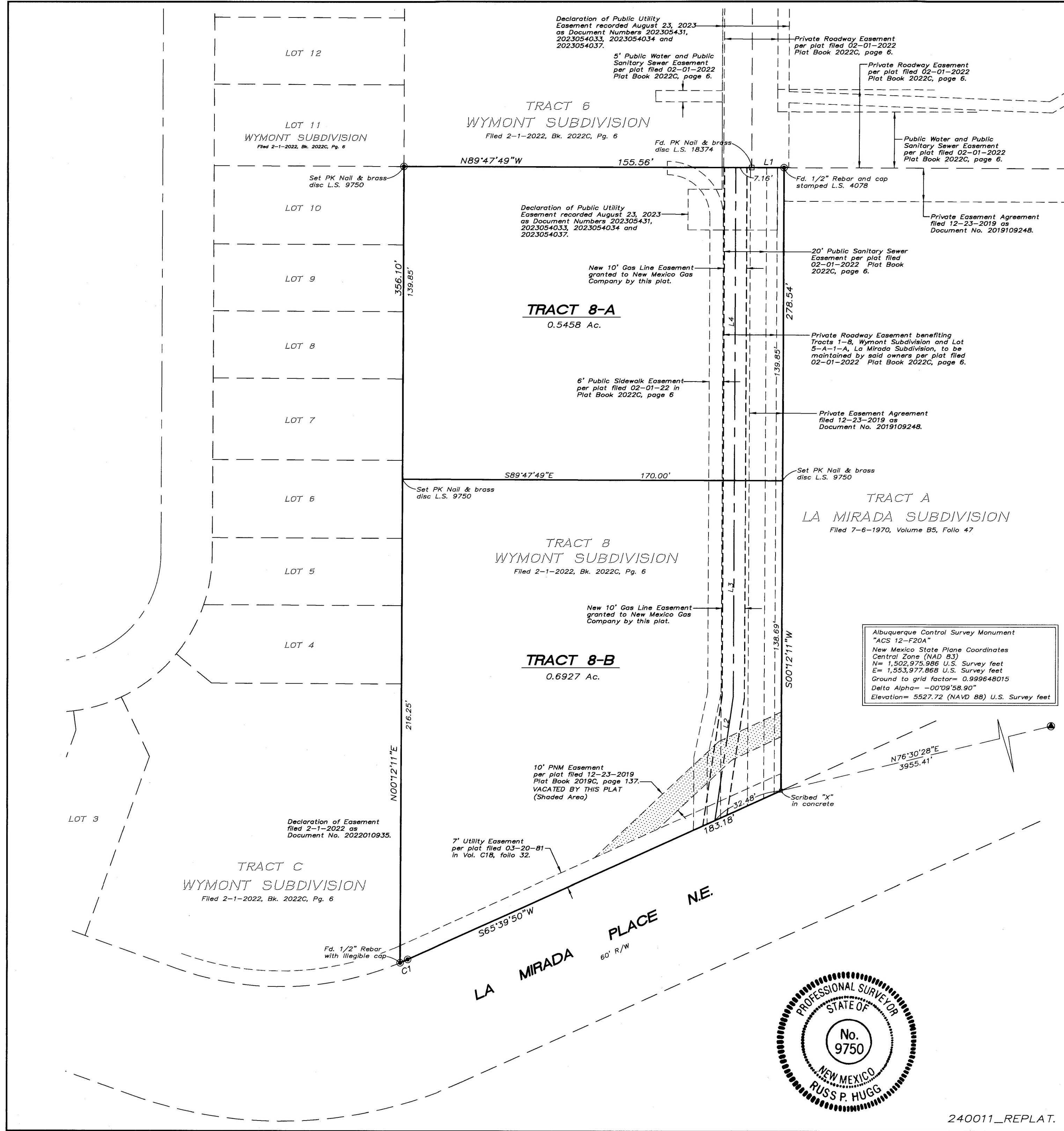
Albuquerque Control Survey Monument
"ACS 12-F20A"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
N= 1,502,975.986 U.S. Survey feet
E= 1,553,977.868 U.S. Survey feet
Ground to grid factor= 0.999648015
Delta Alpha= -00°09'58.90"
Elevation= 5527.72 (NAVD 88) U.S. Survey feet



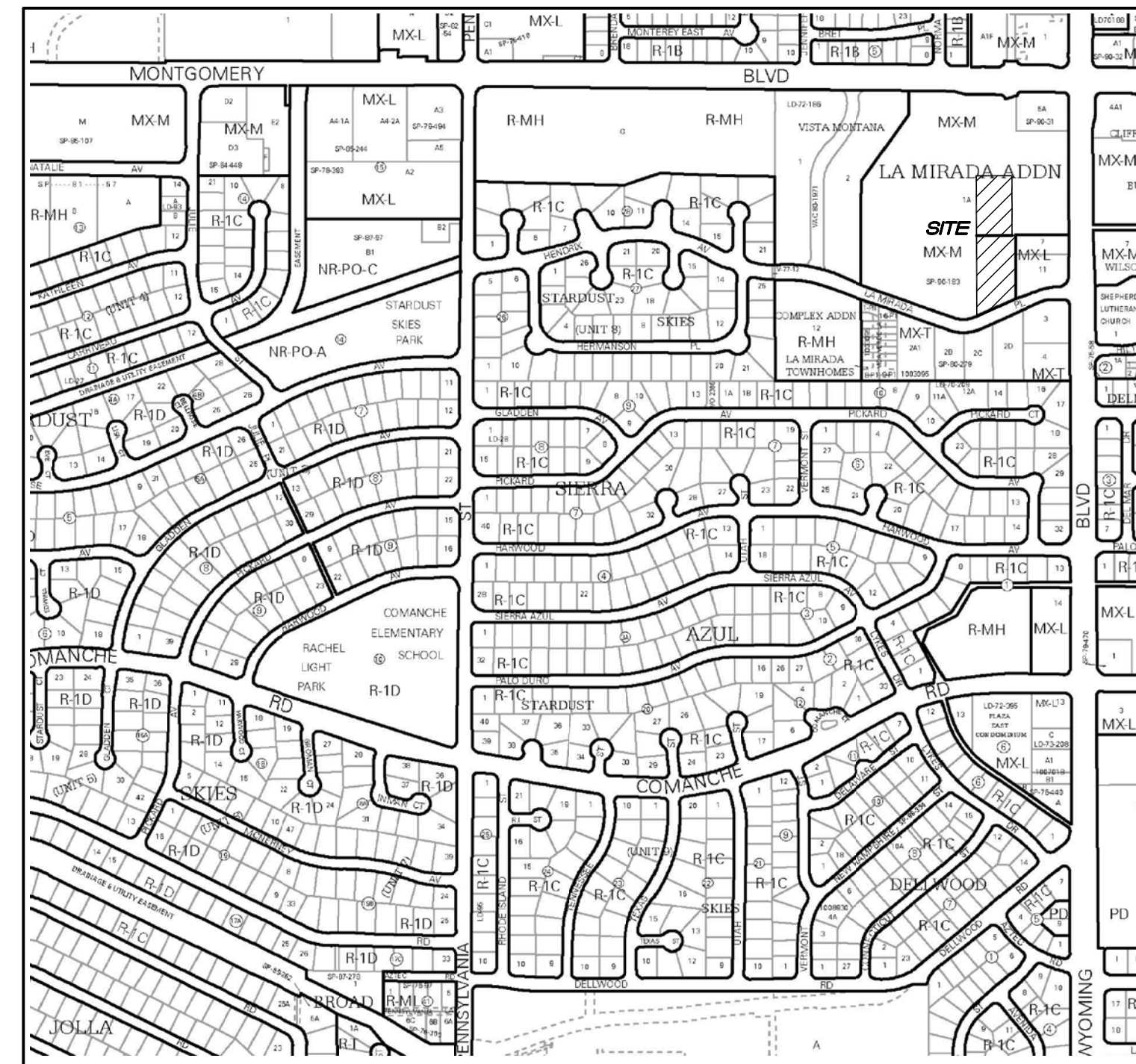
240011_REPLAT. DWG

SHEET 3 OF 3

SURVOTEK, INC.
Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87193 Phone: 505-897-3366



AL.T.A./A.C.S.M. LAND TITLE SURVEY OF
TRACTS 6 AND 8
WYMONT SUBDIVISION
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2024



VICINITY MAP

UTILITY DISCLAIMER

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY. NM 811 LOCATE REQUEST TICKET NUMBER 24AP230445, CREATION DATE: 04/23/24. THERE MAY BE PRIVATE UNDERGROUND UTILITY LINES NOT WITHIN DOCUMENTED EASEMENTS THAT WERE NOT MARKED OUT BY UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NM811. THIS PROJECT WAS CALLED IN TO NM811 AS A "DESIGN LOCATE". SOME UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NM811 CONSIDER "DESIGN LOCATE" CALLS AS LOW PROBABILITY AND IN SOME CASES DELAY RESPONSE, PARTIALLY COMPLETE OR NOT RESPOND AT ALL.

THE RETAINING OF A PRIVATE UTILITY LINE-SPOTTING COMPANY MAY BE NECESSARY FOR COMPLETE UTILITY LINE-SPOTTING OF A SUBJECT PROPERTY.

PAINT MARKS AND FLAGGING SET ON THE GROUND BY UTILITY COMPANIES AND OTHERS ARE USED TO DESIGNATE UNDERGROUND UTILITIES AS SHOWN HEREON: RED FOR ELECTRIC, BLUE FOR WATER, YELLOW FOR GAS, ORANGE FOR COMMUNICATIONS, GREEN FOR SEWER.

ANY PIPE SIZES OR MATERIAL TYPES SHOWN HEREON WERE DERIVED FROM ASBUILT PLANS AS PROVIDED BY THE VARIOUS UTILITY COMPANIES.

SURV-TEK, INC. MAKES NO REPRESENTATION THAT SAID INFORMATION IS CURRENT OR CORRECT.

ARCHITECT, ENGINEER, AND CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF SAID INFORMATION DURING THEIR DESIGN PROCESS.

QUALIFIED SUBSURFACE UTILITY ENGINEERING (SUE) SERVICES MAY BE REQUIRED.

UTILITIES LABELED WITH AN ASTERISK (*) ARE DERIVED OR TRANSMIBED FROM PROVIDED PLANS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

UTILITIES LABELED WITH AN POUND SIGN (#) ARE ASSUMED UTILITY LOCATIONS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

SCHEDULE B, PART II - EXCEPTIONS

As contained in the Title Commitment prepared for this property by Old Republic National Title Insurance Company Commitment Number 2108656-1, Effective Date: April xx, 2024.

9. Reservations contained in the Patent from the United States of America, recorded May 1, 1933 in Book 77, Page 175, records of Bernalillo County, New Mexico. (Affects subject property- not plottable)
10. Easements and notes as shown, noted and provided for on the Amended Summary Plat recorded March 20, 1981 in Volume C18, folio 32, records of Bernalillo County, New Mexico. (Affects subject property- Easements platted hereon)
11. Easements and notes as shown, noted and provided for on the Plat recorded December 23, 2019 in Plat Book 2019C, Page 137, records of Bernalillo County, New Mexico. (Affects subject property- Easements platted hereon)
12. Private Easement Agreement by and between Bank of America, National Association, and M-M Co., a New Mexico general partnership, recorded December 23, 2019 as Document No. 2019109248, records of Bernalillo County, New Mexico. (Affects subject property- Easements platted hereon)
13. Reservations contained in Mineral and Water Rights, Quitclaim Deed recorded August 27, 2021 as Document No. 2021101738, records of Bernalillo County, New Mexico. (Affects subject property- Non survey matter)
14. Declaration of Easements, Covenants and Restrictions for The Wymont, recorded February 1, 2022 as Document No. 2022010934, First Amendment to Declaration of Easements, Covenants and Restrictions for The Wymont filed March 31, 2022 as Document No. 2022031678, Master Declaration of Covenants, Conditions and Restrictions for Wymont Place Subdivision filed May 31, 2023 as Document No. 2023033788, records of Bernalillo County, New Mexico. NOTE: This exception omits any covenant, condition, or restriction based upon race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Sec. 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Sec. 3604, or (c) relates to a handicap, but does not discriminate against handicapped people. (Affects subject property- Not plottable)
15. Easements and notes as shown on the Plat recorded February 1, 2022 in Plat Book 2022C, Page 6, records of Bernalillo County, New Mexico. (Affects subject property- Easements platted hereon)
16. Declaration of Easement, recorded February 1, 2022 as Document No. 2022010935, records of Bernalillo County, New Mexico. (Affects subject property- Easements platted hereon)
17. Temporary Construction Easement, recorded February 1, 2022 as Document No. 2022095669, records of Bernalillo County, New Mexico. (Affects subject property- Not plottable)
18. Private Infrastructure Assessment Covenants for Residential Homes in Wymont Subdivision, recorded June 1, 2023 as Document No. 2023033895, records of Bernalillo County, New Mexico. (Does not appear to apply to Tract 6 and 8)
19. Alternative Sidewalk Construction Agreement, recorded August 18, 2023 as Document No. 2023053013, records of Bernalillo County, New Mexico. (Affects subject property- Not plottable)
20. Declaration of Public Utility Easement, recorded August 23, 2023 as Document No. 2023054031, records of Bernalillo County, New Mexico. (Affects subject property- Easements platted hereon)
21. Declaration of Public Utility Easement, recorded August 23, 2023 as Document No. 2023054033, records of Bernalillo County, New Mexico. (Affects subject property- Easements platted hereon)
22. Declaration of Public Utility Easement, recorded August 23, 2023 as Document No. 2023054034, records of Bernalillo County, New Mexico. (Affects subject property- Easements platted hereon)
23. Declaration of Public Utility Easement, recorded August 23, 2023 as Document No. 2023054037, records of Bernalillo County, New Mexico. (Affects subject property- Easements platted hereon)
24. Notice of Homeowners Association (Wymont Place Homeowners Association Inc.), recorded September 11, 2023 as Document No. 2023058124, First Amended Notice of Homeowners Association recorded January 10, 2024 as Document No. 2024001494, Second Amended Notice of Homeowners Association recorded April 11, 2024 as Document No. 2024024391, records of Bernalillo County, New Mexico. (Affects subject property- Non survey matter)

TITLE COMMITMENT LEGAL DESCRIPTION

As contained in the Title Commitment prepared for this property by Old Republic National Title Insurance Company Commitment Number 2108656-1, Effective Date: April xx, 2024.

Tracts numbered Six (6) and Eight (8), Plat for WYMONT SUBDIVISION, Being Comprised of Lot 1-A-1, La Mirada Subdivision, City of Albuquerque, Bernalillo County, New Mexico, 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 February 1, 2022 in Plat Book 2022C, Page 6 as Document No. 2022010933.

DOCUMENTS USED IN PREPARATION OF THIS SURVEY:

- a. Plat for WYMONT SUBDIVISION, Being Comprised of Lot 1-A-1, La Mirada Subdivision, City of Albuquerque, Bernalillo County, New Mexico, 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 February 1, 2022 in Plat Book 2022C, Page 6 as Document No. 2022010933.
- b. Plat of La Mirada Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 20, 1981 in Volume C18, Folio 32.
- c. Plat entitled "PLAT FOR LOTS 1-A-1 AND 5-A-1, LA MIRADA SUBDIVISION", filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 23, 2019 in Plat Book 2019C, Page 137.
- d. Plat entitled "PLAT FOR TRACT 1-A AND 2-A, WYMONT SUBDIVISION", filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 15, 2022 in Plat Book 2022C, Page 140.
- e. Title Commitment prepared for this property by Old Republic National Title Insurance Company Commitment Number 2108656-1, Effective Date: xxx, 2024

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
 2. Distances are ground.
 3. Distances along curved lines are arc lengths.
 4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
 5. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
 6. Field surveys were performed during the month of April, 2024
 7. Vertical Datum is based upon Albuquerque Control Survey Monument "ACS 13-F19", Elevation = 5434.32 feet (NAVD 88).
 8. Contour interval is one foot.
 9. This property is subject to all exceptions pertaining to this property as listed in the Title Commitment prepared for this property by Old Republic National Title Insurance Company Commitment Number 2108656-1, Effective Date: xxx, 2024.
 10. The above described Title Commitment was used in defining easements as shown hereon. Numbers in circles by the easements description correspond to the Title Commitments SCHEDULE B, SECTION II item number. Where possible, said easements have been platted.
 11. Subject property is currently Vacant Land and contains No existing painted parking spaces.
 12. The word Certify or Certification as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief, as such, and does not constitute a guarantee, nor a warranty, expressed or implied.
 13. There is no observed evidence of any new current earth moving work, building construction or building additions.
 14. Apparent changes in street line right of way is shown hereon and has been dedicated by replat filed June 10, 2022. There is no observed evidence of street and sidewalk construction in the the process of conducting the fieldwork.
 15. With regard to Table A, item 11, source information from Plans and markings will be combined with observed evidence of utilities to develop a view of those underground utilities. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary.
- NM 811 LOCATE REQUEST TICKET NUMBER 24AP230445, CREATION DATE: 4/23/2024.
16. The subject properties are currently Zoned MX-M as shown and designated on the City of Albuquerque GIS Zone Atlas Page G-19, dated May 17, 2018.

FLOOD ZONE DETERMINATION

The subject property lies within a Zone X (Area of minimal flood hazard) flood hazard area as shown on the National Flood Insurance Program, Flood Insurance Rate Maps Panel 35001C0143 G, dated September 6, 2008.

SURVEYORS CERTIFICATION

To: Mira al Sol, LLC, a New Mexico limited liability company, WYMONT, LLC, a New Mexico limited liability company and Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11(a), 13, 16, 17 and 18 of Table A thereof. The field work was completed on April 1, 2024.

Russ P. Hugg
 Russ P. Hugg
 NMPS No. 9750
 April 3, 2024



AL.T.A./A.C.S.M. LAND TITLE SURVEY OF
TRACTS 6 AND 8
WYMONT SUBDIVISION
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2024

TRACT 2-A
 WYMONT SUBDIVISION
 Filed 12-15-2022, Bk. 2022C, Pg. 140

TRACT 3
 WYMONT SUBDIVISION
 Filed 2-1-2022, Bk. 2022C, Pg. 6

TRACT 7
 WYMONT SUBDIVISION
 Filed 2-1-2022, Bk. 2022C, Pg. 6

LOT 18
 WYMONT SUBDIVISION
 Filed 2-1-2022, Bk. 2022C, Pg. 6

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11
 WYMONT SUBDIVISION
 Filed 2-1-2022, Bk. 2022C, Pg. 6

LOT 10

LOT 9

LOT 8

TRACT 6
 0.9336 Ac.
 (Vacant Land - No Buildings)
 WYMONT SUBDIVISION
 Filed 2-1-2022, Bk. 2022C, Pg. 6

TRACT 4
 WYMONT SUBDIVISION
 Filed 2-1-2022, Bk. 2022C, Pg. 6

TRACT 5
 WYMONT SUBDIVISION
 Filed 2-1-2022, Bk. 2022C, Pg. 6

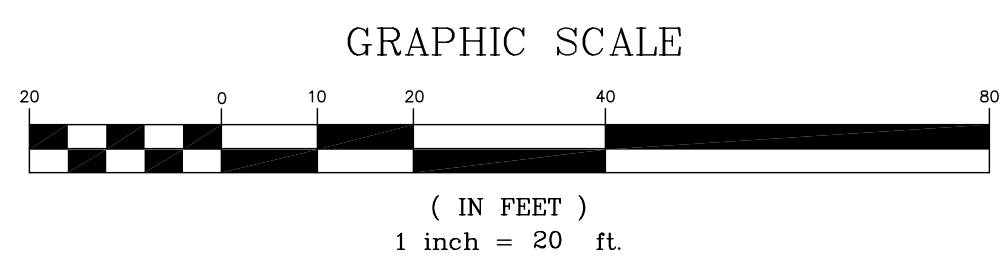
NOTE:
 Tracts 6 and 8 are subject to those certain Parking, Drainage and Access Easements identified on Sheet 7 of 8 as "Easement Notes 42, 43, 46, 48 and 51" as the same are shown and designated on the Plat recorded February 1, 2022 in Plat Book 2022C, Page 6.

SANITARY SEWER MANHOLES

- Ⓐ RIM ELEV. = 5425.04
INV. ELEV. = 5416.04 (S)
- Ⓑ RIM ELEV. = 5420.15
INV. ELEV. = 5412.85 (N)
INV. ELEV. = 5412.65 (S)
- Ⓒ RIM ELEV. = 5416.59
INV. ELEV. = 5409.39 (N)
- Ⓓ RIM ELEV. = 5411.49

STORM SEWER MANHOLES AND INLETS

- 1 RIM ELEV. = 5411.28
- 2 RIM ELEV. = 5417.02
- 3 RIM ELEV. = 5413.75
INV. ELEV. = 5404.05 (CTR)
- 4 RIM ELEV. = 5419.63
INV. ELEV. = 5412.13 (CTR)
- 5 RIM ELEV. = 5420.57
INV. ELEV. = Not accessible
- 6 TOP OF GRATE = 5419.93
INV. ELEV. = Not accessible
- 7 TOP OF GRATE = 5418.80
INV. ELEV. = Not accessible
- 8 TOP OF GRATE = 5412.97
INV. ELEV. = Not accessible



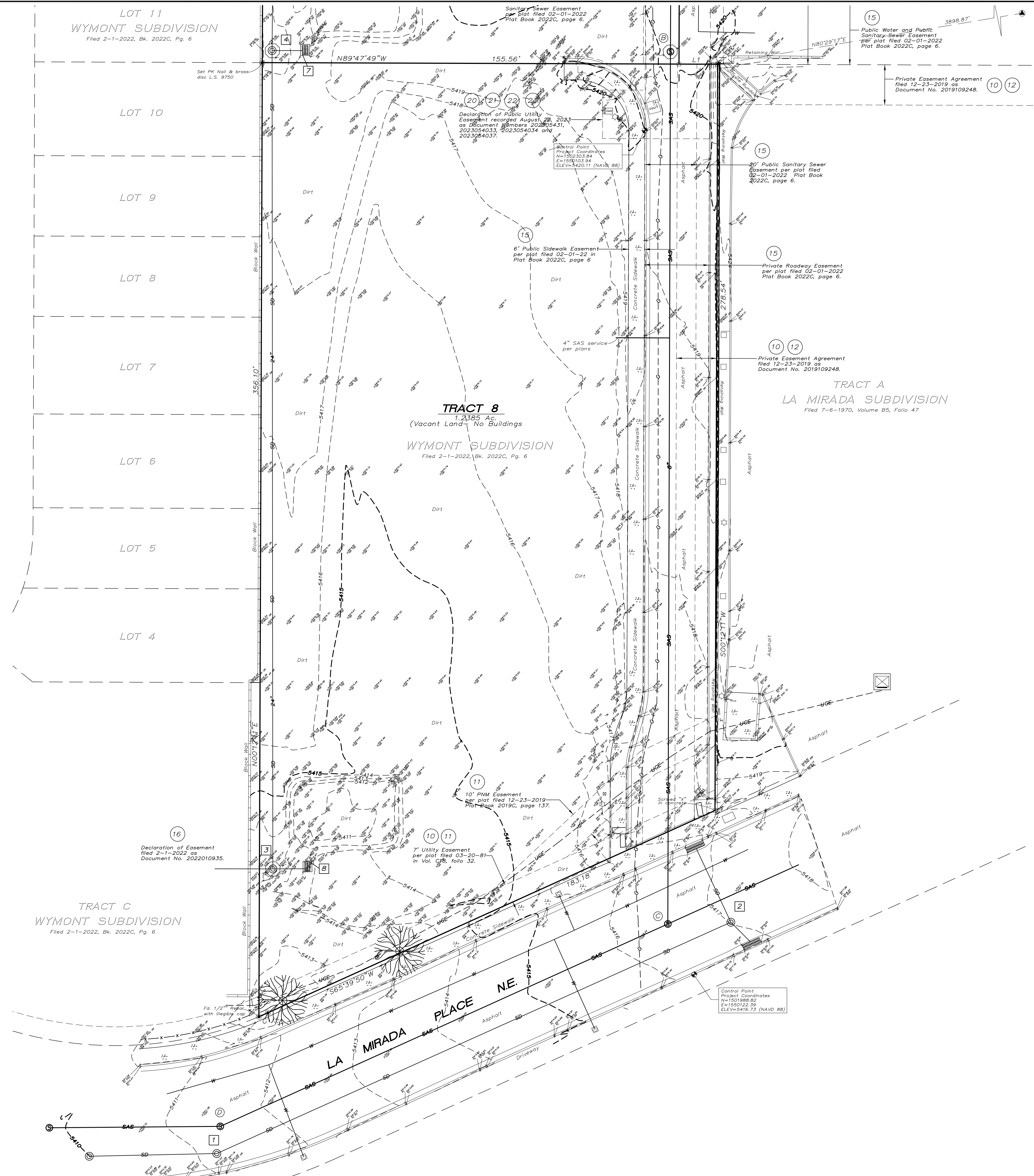
SHEET 3 OF 3

SURV TEK, INC.

Consulting Surveyors
 P.O. Box 66885, Albuquerque, New Mexico 87193

ALTA./A.C.S.M. LAND TITLE SURVEY OF
TRACTS 6 AND 8
WYMONT SUBDIVISION
 CITY OF ALBUQUERQUE
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 APRIL, 2024

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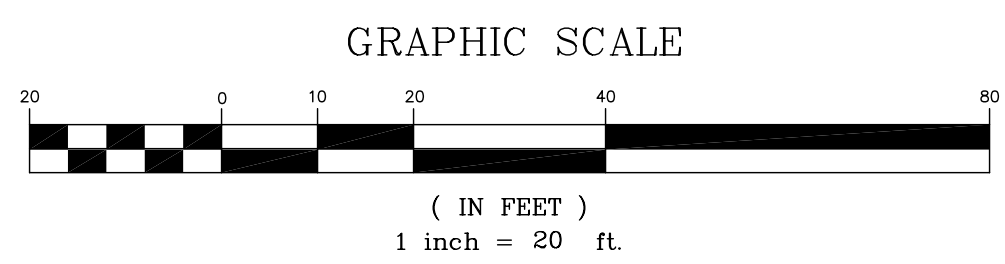


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SHEET 3 OF 3

SURVTEK, INC.

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