



**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 checked="" type="checkbox"/> Vacation of Public Easement(s) DHO (Form V) |
| <input type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)             | <input 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 review of our minor subdivision plat eliminating an existing 6' public sidewalk easement [41] by vacation and replacing it with a new, 6' public sidewalk easement that follows the installed sidewalk traversing existing Tract 4 of Wymont Subdivision.

**APPLICATION INFORMATION**

|   |                                |
|---|--------------------------------|
| Applicant/Owner: Tallgrass Holdings II, LLC                 | Phone:                         |
| Address: 8100 E. 22nd St North, Building 300, Suite 100     | Email:                         |
| City: Witchita  | State: KS                      |
|   | Zip: 67226                     |
| 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.: Tract 4                | Block:                | Unit:                                 |
| Subdivision/Addition: Wymont Subdivision | MRGCD Map No.:        | UPC Code: 101906051947310448          |
| Zone Atlas Page(s): G - 19 - Z           | Existing Zoning: MX-M | Proposed Zoning                       |
| # of Existing Lots: 1                    | # of Proposed Lots: 1 | Total Area of Site (Acres): 0.7279 AC |

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: Wyoming Between: Montgomery and: La Mirada Pl. NE

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

PR-2019-002309 / SD-2021-00264 (Parent plat for Tr. 4, Wymont)

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: October 3, 2023   |
| Printed Name: Ryan 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](mailto: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](mailto: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](mailto: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: \_\_\_

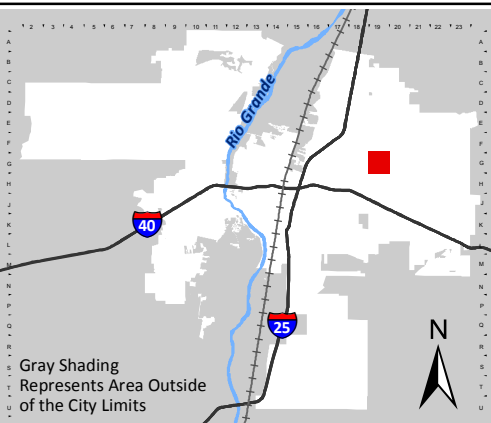


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## 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).

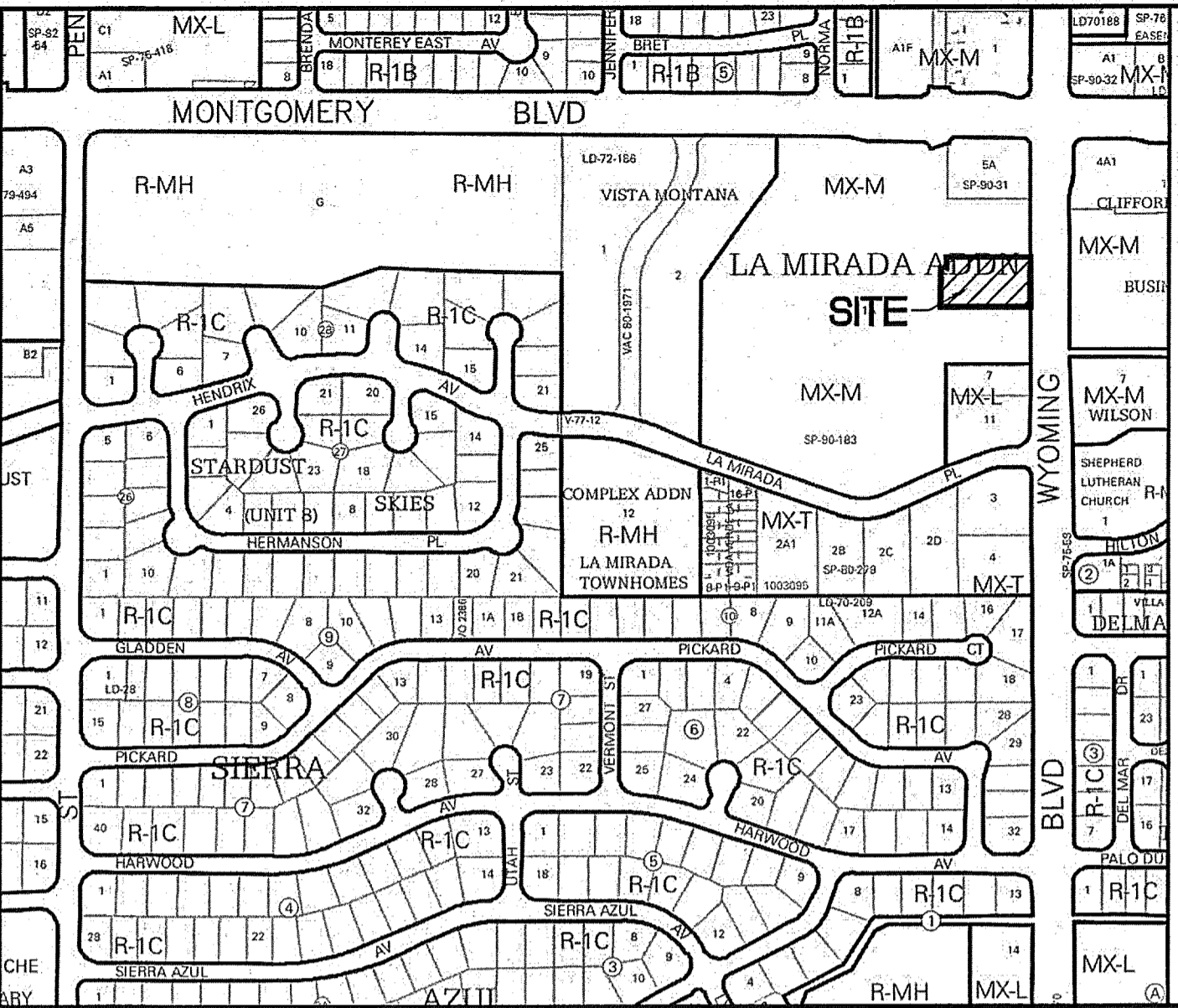


Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**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



Vicinity Map - Zone Atlas G-19-Z

**Documents**

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2300214 AND AN EFFECTIVE DATE OF JANUARY 17, 2023.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 1, 2022, IN PLAT BOOK 2022C, PAGE 6, AS DOCUMENT NO. 2022010933.
- SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 28, 2023, AS DOCUMENT NO. 2023018338.

**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. 35001C0143G, DATED SEPTEMBER 26, 2008.

**Free Consent and Dedication**

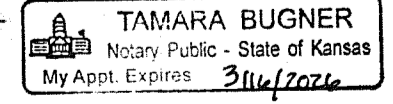
THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION 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.

Paul Hoover 9/15/23  
 PAUL HOOVER, MEMBER TALLGRASS HOLDINGS II, LLC, A KANSAS LIMITED LIABILITY COMPANY DATE

Kansas  
 STATE OF NEW MEXICO } SS  
 COUNTY OF Sedwick }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 16, 2023  
 BY: PAUL HOOVER, MEMBER, WYMONT LLC, TALLGRASS HOLDINGS II, LLC

By: Tamara Bugner  
 NOTARY PUBLIC



MY COMMISSION EXPIRES 31/16/2026

**Indexing Information**

Section 6, Township 10 North, Range 4 East, N.M.P.M.  
 Subdivision: Wymont Subdivision  
 Owner: Tallgrass Holdings II, LLC  
 UPC #: 101906051947310448

**Purpose of Plat**

- VACATE EASEMENTS AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE. . . . . 0.7279 ACRES  
 ZONE ATLAS PAGE NO. . . . . G-19-Z  
 NUMBER OF EXISTING LOTS. . . . . 1  
 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**

- FIELD SURVEY PERFORMED IN MARCH 2021 AND SUPPLEMENTAL DATA IN JULY 2023.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- FIELD MEASUREMENTS MATCH RECORD INFORMATION EXACTLY, AS SHOWN ON THE PLAT OF RECORD.

**Legal Description**

TRACT NUMBERED FOUR (4), PLAT FOR WYMONT SUBDIVISION, BEING COMPRISED OF LOT 1-A-1, LA MIRADA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE 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.

**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 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.
  - 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.

**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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC #: 101906051947310448  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 PROPERTY OWNER OF RECORD  
 \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for Tract 4-A**  
**Wymont Subdivision**  
 Being Comprised of Tract 4  
**Wymont Subdivision**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 September 2023

**Project Number:** PR-2019-002309

**Application Number:** \_\_\_\_\_

**Plat Approvals:**

- PNM Electric Services Sep 12, 2023
- Natalia Antonio Sep 12, 2023
- Qwest Corp. d/b/a CenturyLink QC Sep 12, 2023
- Jeff Estevanco Sep 12, 2023
- New Mexico Gas Company Sep 12, 2023
- Mike Morhus Sep 12, 2023
- Comcast

**City Approvals:**

Loren N. Risenhoover P.S. 9/11/2023  
 City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA 9/5/2023

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 10/3/23  
 BRIAN J. MARTINEZ Date  
 N.M.R.P.S. No. 18374



**CSI-CARTESIAN SURVEYS INC.**

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

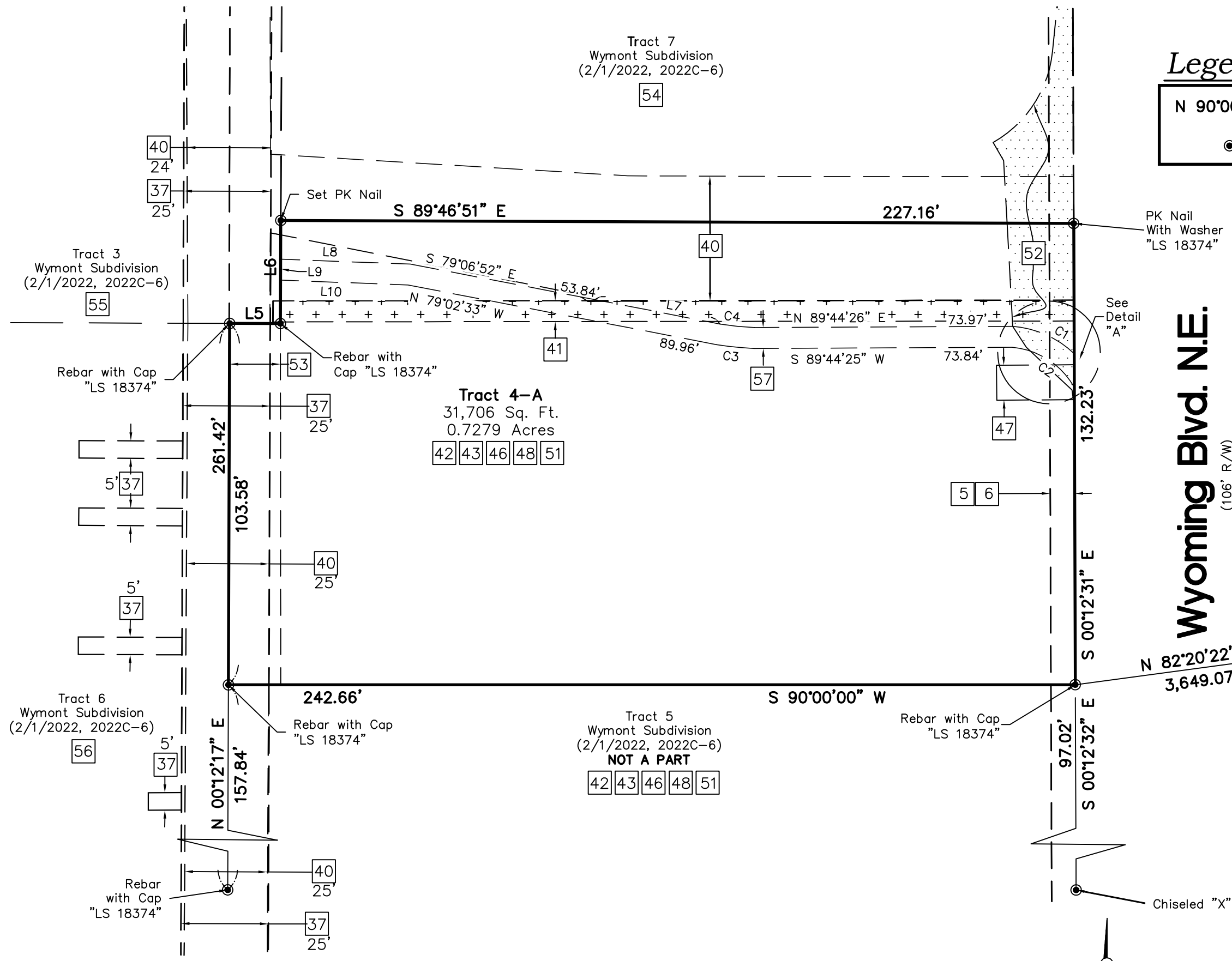
# Easement Notes

- [5] EXISTING 7' UTILITY EASEMENT (3/19/1974, C9-165), AMENDED BY PLAT, (3/20/1981, C18-32) ACROSS THE EASTERLY 7' OF LOT 1-A-1. \*
  - [6] EXISTING 7' EASEMENT FOR POWER TRANSMISSION LINES 53' ABOVE GROUND LEVEL, (9/24/1968, BK. 116. PG. 158, DOC. NO. 8889) ACROSS THE EASTERLY 7' OF LOT 1-A-1 AND 5-A-1. \*
  - [37] EXISTING PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT (2/1/2022, 2022C-6)
  - [40] EXISTING PRIVATE ROADWAY EASEMENT BENEFITING TRACTS 1-8, WYMONT SUBDIVISION AND LOT 5-A-1, LA MIRADA SUBDIVISION. TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-8. (2/1/2022, 2022C-6)
  - [41] EXISTING 6' PUBLIC SIDEWALK EASEMENT (2/1/2022, 2022C-6) VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [Symbol]
  - [42] EXISTING PRIVATE CROSS LOT PARKING EASEMENTS WITHIN THE PARKING AREAS AS REGULATED, STRIPED AND MODIFIED OVER TIME BY THE OWNER OF TRACTS 1-8, WYMONT SUBDIVISION, WITHIN TRACTS 1-8, WYMONT SUBDIVISION, BENEFITING LOT 5-A-1, LA MIRADA SUBDIVISION, AND TRACTS 1-8, WYMONT SUBDIVISION, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, TO BE MAINTAINED BY THE UNDERLYING OWNERS OF SAID TRACTS 1-8, WYMONT SUBDIVISION (2/1/2022, 2022C-6)
  - [43] EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT OVER TRACTS 1-8, WYMONT SUBDIVISION BENEFITING LOT 5-A-1, LA MIRADA SUBDIVISION, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS. TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-8, WYMONT SUBDIVISION. (2/1/2022, 2022C-6)
  - [46] EXISTING EASEMENTS AS SPECIFIED IN THAT CERTAIN DECLARATION OF EASEMENTS OF COVENANTS AND RESTRICTIONS FOR THE WYMONT, BENEFITING TRACTS 1-8, AND TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-8. BLANKET IN NATURE. (2/1/2022, AS DOC. NO. 2022010934) AND AS SHOWN ON PLAT (2/1/2022, 2022C-6)
  - [47] EXISTING PRIVATE SIGN EASEMENT PURSUANT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE WYMONT, FOR THE BENEFIT OF TRACTS 1-8, TO BE MAINTAINED AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS. (2/1/2022, AS DOC. NO. 2022010934) AND AS SHOWN ON PLAT (2/1/2022, 2022C-6)
  - [48] EXISTING PRIVATE DRAINAGE EASEMENT FOR SURFACE STORM WATERS FOR THE BENEFIT OF TRACTS 1-8, TO BE MAINTAINED BY THE WYMONT PLACE HOME OWNERS ASSOCIATION. BLANKET IN NATURE. (2/1/2022, AS DOC. NO. 2022010935) AND AS SHOWN ON PLAT (2/1/2022, 2022C-6)
  - [51] EXISTING PRIVATE CROSS LOT ACCESS EASEMENT BENEFITING LOTS 5-A-1, LA MIRADA SUBDIVISION AND TRACTS 1-8, WYMONT SUBDIVISION, OVER THE DRIVE AISLES WITHIN LOTS 5-A-1 AND TRACTS 1-8 AS MAY BE STRIPED AND MODIFIED OVER TIME AND MAINTAINED BY THE RESPECTIVE UNDERLYING OWNERS OF LOT 5-A-1 AND TRACTS 1-8, EXCLUDING BUILDING ENVELOPES FOR BOTH FUTURE AND EXISTING BUILDINGS (2/1/2022, 2022C-6)
  - [52] EXISTING PUBLIC ACCESS EASEMENT (2/1/2022, 2022C-6) SHOWN HEREON AS [Symbol]
  - [53] EXISTING 15' GAS LINE EASEMENT (2/1/2022, 2022C-6)
  - [54] EXISTING TEMPORARY CONSTRUCTION EASEMENT OVER TRACT 7 FOR THE BENEFIT OF THE SUBJECT PROPERTY (4/1/2022, DOC. NO. 2022032211)
  - [55] EXISTING TEMPORARY CONSTRUCTION EASEMENT OVER TRACT 3 FOR THE BENEFIT OF THE SUBJECT PROPERTY (4/8/2022, DOC. NO. 2022034941) AND (4/12/2022, DOC. NO. 2022036036)
  - [56] EXISTING TEMPORARY CONSTRUCTION EASEMENT OVER TRACTS 6 & 8 FOR THE BENEFIT OF THE SUBJECT PROPERTY (10/31/2022, DOC. 2022095669)
  - [57] 6' PUBLIC SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- EASEMENT LABELS [1] - [4], [7] - [36], [38], [39], [44], [45], [49] & [50] INTENTIONALLY OMITTED
- \*LOT 1-A-1 NOW REPLACED BY TRACTS 1-8 AS SHOWN ON THE PLAT (2/1/2022, 2022C-6)

| Curve Table |        |        |           |              |                 |
|-------------|--------|--------|-----------|--------------|-----------------|
| Curve #     | Length | Radius | Delta     | Chord Length | Chord Direction |
| C1          | 19.60' | 28.85' | 38°56'21" | 19.23'       | S 66°05'57" E   |
| C2          | 22.05' | 22.85' | 55°17'11" | 21.20'       | N 57°20'47" W   |
| C3          | 10.93' | 91.61' | 6°50'10"  | 10.92'       | N 84°13'34" W   |
| C4          | 9.98'  | 85.61' | 6°40'46"  | 9.97'        | S 84°12'42" E   |

| Line Table |               |             |
|------------|---------------|-------------|
| Line #     | Direction     | Length (ft) |
| L1         | S 42°19'12" W | 17.80'      |
| L2         | S 47°40'48" E | 5.07'       |
| L3         | N 89°47'29" E | 8.30'       |
| L4         | S 00°12'31" E | 45.12'      |
| L5         | S 89°47'49" E | 14.53'      |
| L6         | N 00°13'30" E | 29.58'      |
| L7         | S 78°57'12" E | 36.52'      |

**Plat for**  
**Tract 4-A**  
**Wymont Subdivision**  
*Being Comprised of*  
**Tract 4**  
**Wymont Subdivision**  
*City of Albuquerque*  
**Bernalillo County, New Mexico**  
**September 2023**



**Legend**

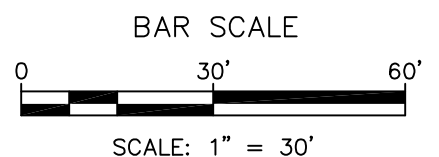
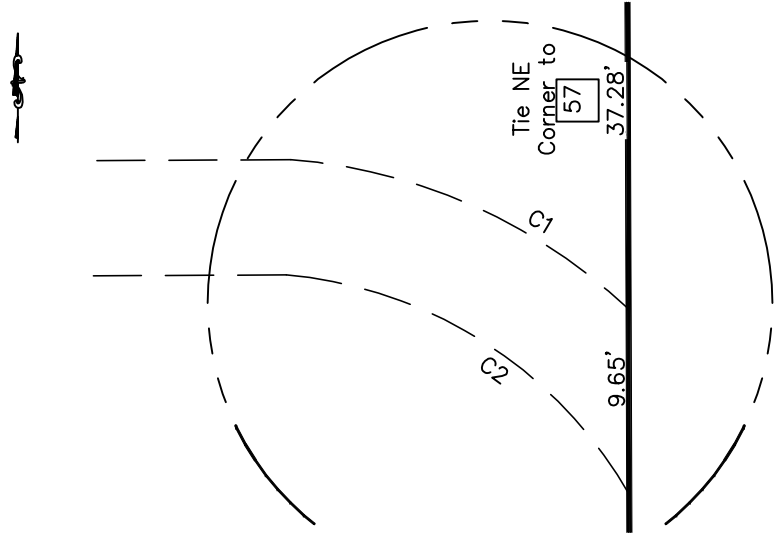
N 90°00'00" E MEASURED BEARINGS AND DISTANCES

● FOUND MONUMENT AS INDICATED

ACS Monument "12\_F20A"  
 NAD 1983 CENTRAL ZONE  
 X=1553977.868\*  
 Y=1502975.986\*  
 Z=5527.721\* (NAVD 1988)  
 G-G=0.999648015  
 Mapping Angle=-0°09'58.90"  
 \*U.S. SURVEY FEET

ACS Monument "12\_G19"  
 NAD 1983 CENTRAL ZONE  
 X=1550374.701\*  
 Y=1497804.45\*  
 Z=5406.575\* (NAVD 1988)  
 G-G=0.999654538  
 Mapping Angle=-0°10'23.53"  
 \*U.S. SURVEY FEET

**Detail A** N.T.S.



**ABCWUA Public Water and Sanitary Sewer Easements**

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND/OR PUBLIC RIGHT-OF-WAY AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE OPERATION OF PUBLIC WATER AND/OR PUBLIC SANITARY SEWER INFRASTRUCTURE.

**CSI-CARTESIAN SURVEYS INC.**

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

# Easement Notes

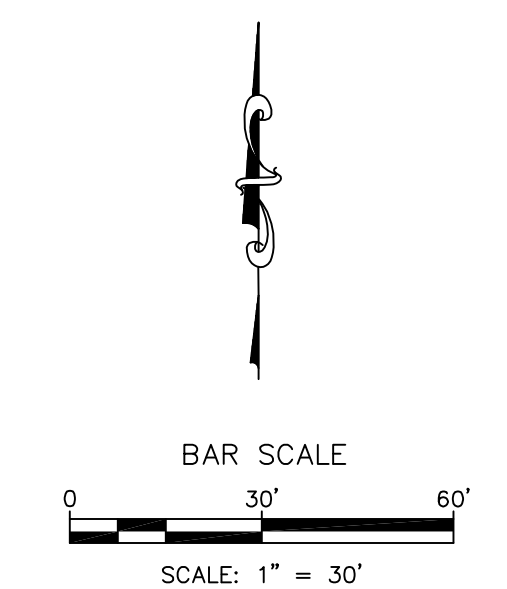
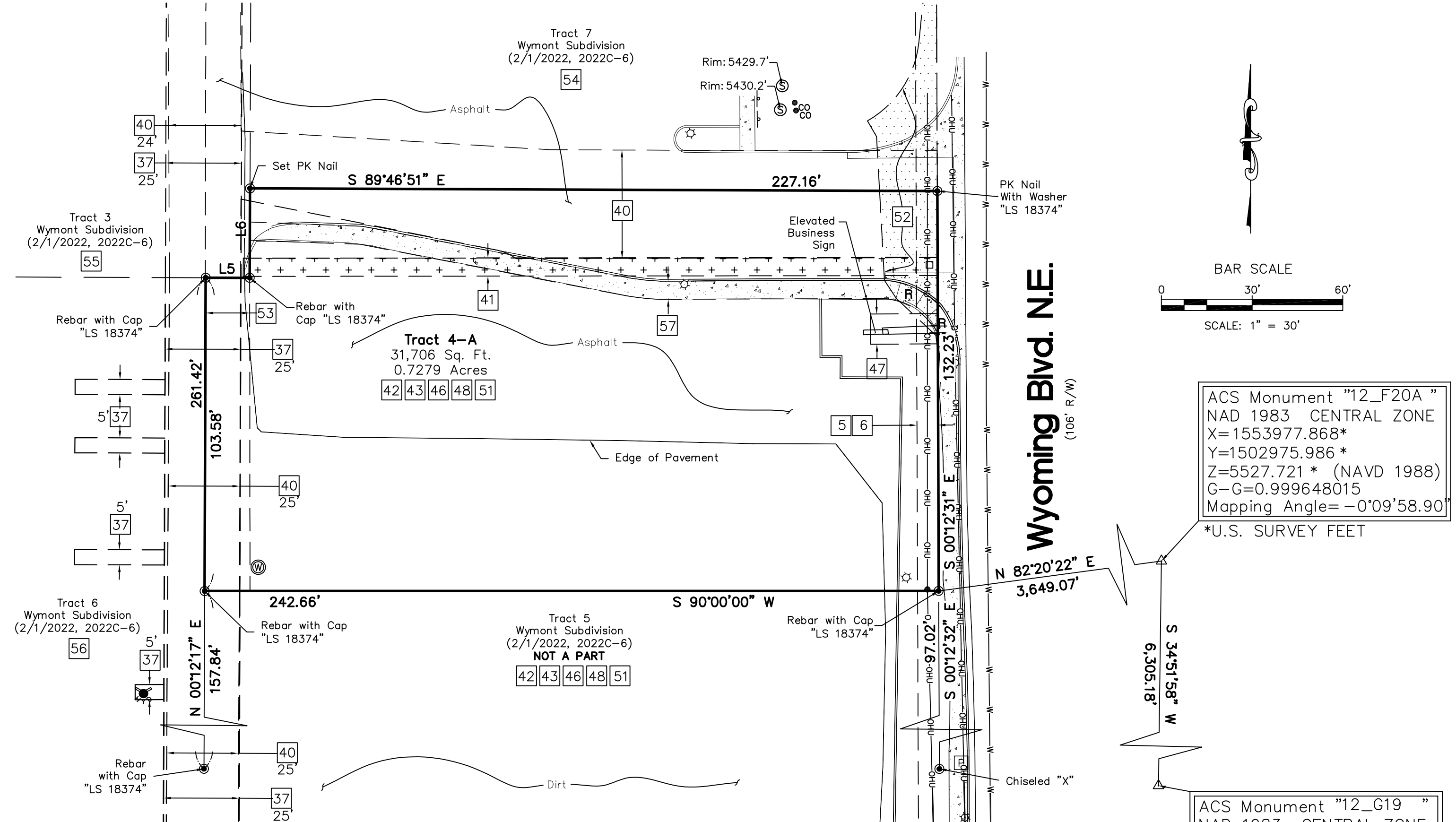
- 51 EXISTING 7' UTILITY EASEMENT (3/19/1974, C9-165), AMENDED BY PLAT, (3/20/1981, C18-32) ACROSS THE EASTERLY 7' OF LOT 1-A-1. \*
  - 6 EXISTING 7' EASEMENT FOR POWER TRANSMISSION LINES 53' ABOVE GROUND LEVEL, (9/24/1968, BK. 116. PG. 158, DOC. NO. 8889) ACROSS THE EASTERLY 7' OF LOT 1-A-1 AND 5-A-1. \*
  - 37 EXISTING PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT (2/1/2022, 2022C-6)
  - 40 EXISTING PRIVATE ROADWAY EASEMENT BENEFITING TRACTS 1-8, WYMONT SUBDIVISION AND LOT 5-A-1, LA MIRADA SUBDIVISION. TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-8. (2/1/2022, 2022C-6)
  - 41 EXISTING 6' PUBLIC SIDEWALK EASEMENT (2/1/2022, 2022C-6) VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [Symbol]
  - 42 EXISTING PRIVATE CROSS LOT PARKING EASEMENTS WITHIN THE PARKING AREAS AS REGULATED, STRIPED AND MODIFIED OVER TIME BY THE OWNER OF TRACTS 1-8, WYMONT SUBDIVISION, WITHIN TRACTS 1-8, WYMONT SUBDIVISION, BENEFITING LOT 5-A-1, LA MIRADA SUBDIVISION, AND TRACTS 1-8, WYMONT SUBDIVISION, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, TO BE MAINTAINED BY THE UNDERLYING OWNERS OF SAID TRACTS 1-8, WYMONT SUBDIVISION (2/1/2022, 2022C-6)
  - 43 EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT OVER TRACTS 1-8, WYMONT SUBDIVISION BENEFITING LOT 5-A-1, LA MIRADA, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS. TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-8, WYMONT SUBDIVISION. (2/1/2022, 2022C-6)
  - 46 EXISTING EASEMENTS AS SPECIFIED IN THAT CERTAIN DECLARATION OF EASEMENTS OF COVENANTS AND RESTRICTIONS FOR THE WYMONT, BENEFITING TRACTS 1-8, AND TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-8. BLANKET IN NATURE. (2/1/2022, AS DOC. NO. 2022010934) AND AS SHOWN ON PLAT (2/1/2022, 2022C-6)
  - 47 EXISTING PRIVATE SIGN EASEMENT PURSUANT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE WYMONT, FOR THE BENEFIT OF TRACTS 1-8, TO BE MAINTAINED AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS. (2/1/2022, AS DOC. NO. 2022010934) AND AS SHOWN ON PLAT (2/1/2022, 2022C-6)
  - 48 EXISTING PRIVATE DRAINAGE EASEMENT FOR SURFACE STORM WATERS FOR THE BENEFIT OF TRACTS 1-8, TO BE MAINTAINED BY THE WYMONT PLACE HOME OWNERS ASSOCIATION. BLANKET IN NATURE. (2/1/2022, AS DOC. NO. 2022010935) AND AS SHOWN ON PLAT (2/1/2022, 2022C-6)
  - 51 EXISTING PRIVATE CROSS LOT ACCESS EASEMENT BENEFITING LOTS 5-A-1, LA MIRADA SUBDIVISION AND TRACTS 1-8, WYMONT SUBDIVISION, OVER THE DRIVE AISLES WITHIN LOTS 5-A-1 AND TRACTS 1-8 AS MAY BE STRIPED AND MODIFIED OVER TIME AND MAINTAINED BY THE RESPECTIVE UNDERLYING OWNERS OF LOT 5-A-1 AND TRACTS 1-8, EXCLUDING BUILDING ENVELOPES FOR BOTH FUTURE AND EXISTING BUILDINGS (2/1/2022, 2022C-6)
  - 52 EXISTING PUBLIC ACCESS EASEMENT (2/1/2022, 2022C-6) SHOWN HEREON AS [Symbol]
  - 53 EXISTING 15' GAS LINE EASEMENT (2/1/2022, 2022C-6)
  - 54 EXISTING TEMPORARY CONSTRUCTION EASEMENT OVER TRACT 7 FOR THE BENEFIT OF THE SUBJECT PROPERTY (4/1/2022, DOC. NO. 2022032211)
  - 55 EXISTING TEMPORARY CONSTRUCTION EASEMENT OVER TRACT 3 FOR THE BENEFIT OF THE SUBJECT PROPERTY (4/8/2022, DOC. NO. 2022034941) AND (4/12/2022, DOC. NO. 2022036036)
  - 56 EXISTING TEMPORARY CONSTRUCTION EASEMENT OVER TRACTS 6 & 8 FOR THE BENEFIT OF THE SUBJECT PROPERTY (10/31/2022, DOC. 2022095669)
  - 57 6' PUBLIC SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- EASEMENT LABELS 1-4, 7-36, 38, 39, 44, 45, 49 & 50 INTENTIONALLY OMITTED
- \*LOT 1-A-1 NOW REPLACED BY TRACTS 1-8 AS SHOWN ON THE PLAT (2/1/2022, 2022C-6)

# Indexing Information

Section 6, Township 10 North, Range 4 East, N.M.P.M.  
 Subdivision: Wymont Subdivision  
 Owner: Tallgrass Holdings II, LLC  
 UPC #: 101906051947310448

| Line # | Direction     | Length (ft) |
|--------|---------------|-------------|
| L1     | S 42°19'12" W | 17.80'      |
| L2     | S 47°40'48" E | 5.07'       |
| L3     | N 89°47'29" E | 8.30'       |
| L4     | S 00°12'31" E | 45.12'      |
| L5     | S 89°47'49" E | 14.53'      |
| L6     | N 00°13'30" E | 29.58'      |

**Site Sketch for  
 Tract 4-A  
 Wymont Subdivision  
 Being Comprised of  
 Tract 4  
 Wymont Subdivision  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 August 2023**



ACS Monument "12\_F20A"  
 NAD 1983 CENTRAL ZONE  
 X=1553977.868\*  
 Y=1502975.986\*  
 Z=5527.721\* (NAVD 1988)  
 G-G=0.999648015  
 Mapping Angle=-0°09'58.90"  
 \*U.S. SURVEY FEET

ACS Monument "12\_G19"  
 NAD 1983 CENTRAL ZONE  
 X=1550374.701\*  
 Y=1497804.45\*  
 Z=5406.575\* (NAVD 1988)  
 G-G=0.999654538  
 Mapping Angle=-0°10'23.53"  
 \*U.S. SURVEY FEET

# Legend

|               |                                 |          |  |
|---------------|---------------------------------|----------|--|
| N 90°00'00" E | MEASURED BEARINGS AND DISTANCES | [Symbol] | TELEPHONE MANHOLE                        |
| [Symbol]      | FOUND MONUMENT AS INDICATED     | [Symbol] | WATER VALVE                              |
| [Symbol]      | CONCRETE                        | [Symbol] | WATER METER                              |
| [Symbol]      | BLOCK WALL                      | [Symbol] | FIRE HYDRANT                             |
| [Symbol]      | UTILITY PEDESTAL                | [Symbol] | SANITARY SEWER MANHOLE                   |
| [Symbol]      | OVERHEAD UTILITY LINE           | [Symbol] | SAS CLEANOUT                             |
| [Symbol]      | UTILITY POLE                    | [Symbol] | SIGN                                     |
| [Symbol]      | ANCHOR                          | [Symbol] | CURB CUT/INDICATION OF ACCESS TO ROADWAY |
| [Symbol]      | PULL BOX                        | [Symbol] | RAMP                                     |
| [Symbol]      | LIGHT POLE                      | [Symbol] | UNDERGROUND WATER UTILITY LINE           |

# Purpose of Plat

1. VACATE EASEMENTS AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

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

**Sheet 1 of 1**  
230216



Paul Hoover  
8100 E. 22<sup>nd</sup> Street N  
Building 300, Suite 100  
Wichita, KS 67226

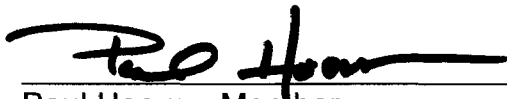
City of Albuquerque  
600 2<sup>nd</sup> Street NW,  
Albuquerque, NM 87102

**RE: Letter of Authorization for Subdivision Plat**

To whom it may concern,

I, Paul Hoover, member of Tallgrass Holdings II, LLC, do hereby give authorization to Cartesian Surveys Inc. to submit the preliminary/final plat for the proposed subdivision of Tract 4, Wymont Subdivision, located along Wyoming Blvd NE between Montgomery Blvd NE and Harwood Ave NE. The agent shall have the authority to submit any necessary documents for the subdivision platting action, vacation of easements or any deviations, waivers, or certificates associated with the project.

Thank You,



---

Paul Hoover, Member  
Tallgrass Holdings II, LLC

9/15/23

Date

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

October 2, 2023

Development Hearing Officers and Development Facilitation Team  
City of Albuquerque

**Re: Preliminary / Final Plat Review for Review for Proposed Tract 4-A, Wymont  
Subdivision and Vacation of Easement [41]**

Members of the Board:

Cartesian Surveys is acting as an agent for Tallgrass Holdings II, LLC and we request preliminary / final plat review of our plat to vacate the public sidewalk easement on one existing tract, being Tract 4 of Wymont Subdivision, and grant a public sidewalk easement that follows the installed sidewalk. The property is on a vacant parcel along Wyoming Blvd NE, south of Montgomery Blvd NE and North of La Mirada Place NE. The property is currently zoned as MX-X (Mixed Use - Moderate Intensity).

The purpose of the plat is to replace the existing sidewalk easement [41], to match the installed position of the sidewalk rather than the planned location the easement was meant to cover.

Our proposed plat was heard for sketch review on August 16, 2023 under PR-2023-08998 / PS-2023-00133. To vacate the portions of easement [2] we provide the justification below:

- **Existing Public Sidewalk Easement [41]**

The existing sidewalk easement was granted ahead of construction and the planned sidewalk was slightly repositioned to better work on the site. So, we request it be vacated and another which was granted to benefit our subject lot back before the buildings and other improvements for the residence were constructed, and so there are encroachment issues and areas where the building envelope needs to be adjusted and some where the easement is no longer needed. So, our vacation intends to modify the easement to resolve the encroachment.

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-is, since the easement was placed prior to the construction of public sidewalk by our client and does not adequately protect the sidewalk like our proposed replacement easement will. 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 easement.

Thank you for your consideration,  
Ryan J. Mulhall

See pg 2 of agenda  
for Wymont sketch



## DEVELOPMENT FACILITATION TEAM REVIEW SHEET

### CASES FOR REVIEW AND COMMENT FOR:

**August 30, 2023**

**Join Zoom Meeting:**

<https://cabq.zoom.us/j/89785314995>

Meeting ID: 897 8531 4995

Dial by your location

+1 346 248 7799 US (Houston)

Find your local number: <https://cabq.zoom.us/u/kceqFf3L0L>

### **DFT - CASES FOR REVIEW AND COMMENT**

**Comments due – August 29**

1. [\*\*PR-2023-008908\*\*](#)

**PS-2023-00121- SKETCH PLAT**

**REQUEST:** COMBINE LOTS 18 AND 19 INTO ONE LOT

**LOCATION:** 905 ARNO NE

*IDO 2022*

*ZONING: MX-L*

2. [\*\*PR-2021-005394\*\*](#)

**PS-2023-00142 - SKETCH PLAT**

**REQUEST:** RE-DEVELOP SUBJECT PROPERTY AS A 2,500 SQ FT DUNKIN RESTAURANT WITH DRIVE-THRU

**LOCATION:** 1600 EUBANK

*IDO 2022*

*ZONING: MX-L*

3. [\*\*PR-2023-009121\*\*](#)

**PS-2023-00143 - SKETCH PLAT**

**REQUEST:** RE-DEVELOP SUBJECT PROPERTY AS A 2,500 SQ FT DUNKIN RESTAURANT WITH DRIVE-THRU

**LOCATION:** 3520 MENAUL

*IDO 2022*

*ZONING: MX-M*

---

4. [PR-2021-005904](#)

**PS-2023-00145 - SKETCH PLAT**

**REQUEST:** RE-DEVELOP SUBJECT PROPERTY AS A 2,500 SQ FT DUNKIN RESTAURANT WITH DRIVE-THRU AND 6,000 SQ FT RETAIL BUILDING. PROJECT WILL BE PHASED WITH THE DUNKIN BUILT FIRST. EXISTING 9 LOTS TO BE CONSOLIDATED INTO ONE LOT

**LOCATION:** 9722 CENTRAL

*IDO 2022*

*ZONING: MX-M*

---

5. [PR-2023-009123](#)

**PS-2023-00146 - SKETCH PLAT**

**REQUEST:** RE-DEVELOP SUBJECT PROPERTY AS 1,674 SQ FT DUNKIN RESTAURANT WITH DRIVE THRU

**LOCATION:** 310 AVENIDA CESAR CHAVEZ

*IDO 2022*

*ZONING: MX-H & NR-GM*

---

6. [PR-2023-009125](#)

**PS-2023-00147- SKETCH PLAT**

**REQUEST:** COMBINE LOTS 2220 & 2210 EDNA AVE TO MAKE A FIVE UNIT COTTAGE DEVLEOPMENT. APPLICANT DOES NOT YET OWN LOT 2210 BUT IN NEGOTIATIONS TO BUY PROPERTY IF PLAN IS FEASIBLE

**LOCATION:** 2210 & 2220 EDNA AVE NW

*IDO 2022*

*ZONING: R-1A*

---

7. [PR-2019-002309](#)

**PS-2023-00148 - SKETCH PLAT**

**REQUEST:** ELIMINATE 6 FT PUBLIC SIDEWALK EASEMENT [41] AND REPLACE WITH NEW 6 FT SIDEWALK EASEMENT THAT FOLLOWS INSTALLED SIDEWALK TRAVERSING TRACT 4 OF WYMONT SUBDIVISION

**LOCATION:** WYOMING BLVD NE between MONTGOMERY BLVD NE and LA MIRADA PL NE

*IDO 2022*

*ZONING: MX-M*

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8. [PR-2023-009139](#)

**PS-2023-00151 – SKETCH PLAT**

**REQUEST:** LOT LINE ADJUSTMENT FOR FUTURE DUPLEX

**LOCATION:** 704 SANTA FE AVE SE

*IDO 2022*

*ZONING: R-1A*

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9. [PR-2023-009115](#)

**SI-2023-01388 - SITE PLAN DFT**

**REQUEST:** DFT APPROVAL TO A DRB SITE PLAN APPROVED PRIOR TO THE EFFECTIVE DATE OF THE IDO TO ALLOW A FENCE AND TO PERMANANTLY REMOVE A PARCEL FROM THE SITE PLAN

**LOCATION:** 6301 & 6401 UPTOWN

*IDO 2022*

*ZONING: MX-H*

---

10. [PR-2021-005689](#)

**SI-2023-01391- SITE PLAN DFT**

**REQUEST:** MAJOR AMENDMENT TO PREVIOUSLY APPROVED SITE PLAN DRB (PR-2020-005689\_SI-2021-00987) FOR BUILDING HEIGHT, NUMBER OF UNITS, PARKING, AND OPEN SPACE

**LOCATION:** 7050 CONSTITUTION

*IDO 2022*

*ZONING: MX-M*

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11. [PR-2023-008086](#)

**SI-2023-01123 - EPC SITE PLAN FINAL SIGN-OFF**

**REQUEST:** *THIRD SUBMITTAL*

**LOCATION:** 8041 VENTURA ST NE between PALOMAS AVE and PASEO DEL NORTE NE

*IDO 2021*

*ZONING: MX-L*

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12. [PR-2021-005461](#)

**SI-2023-01170 – EPC SITE PLAN SIGN-OFF**

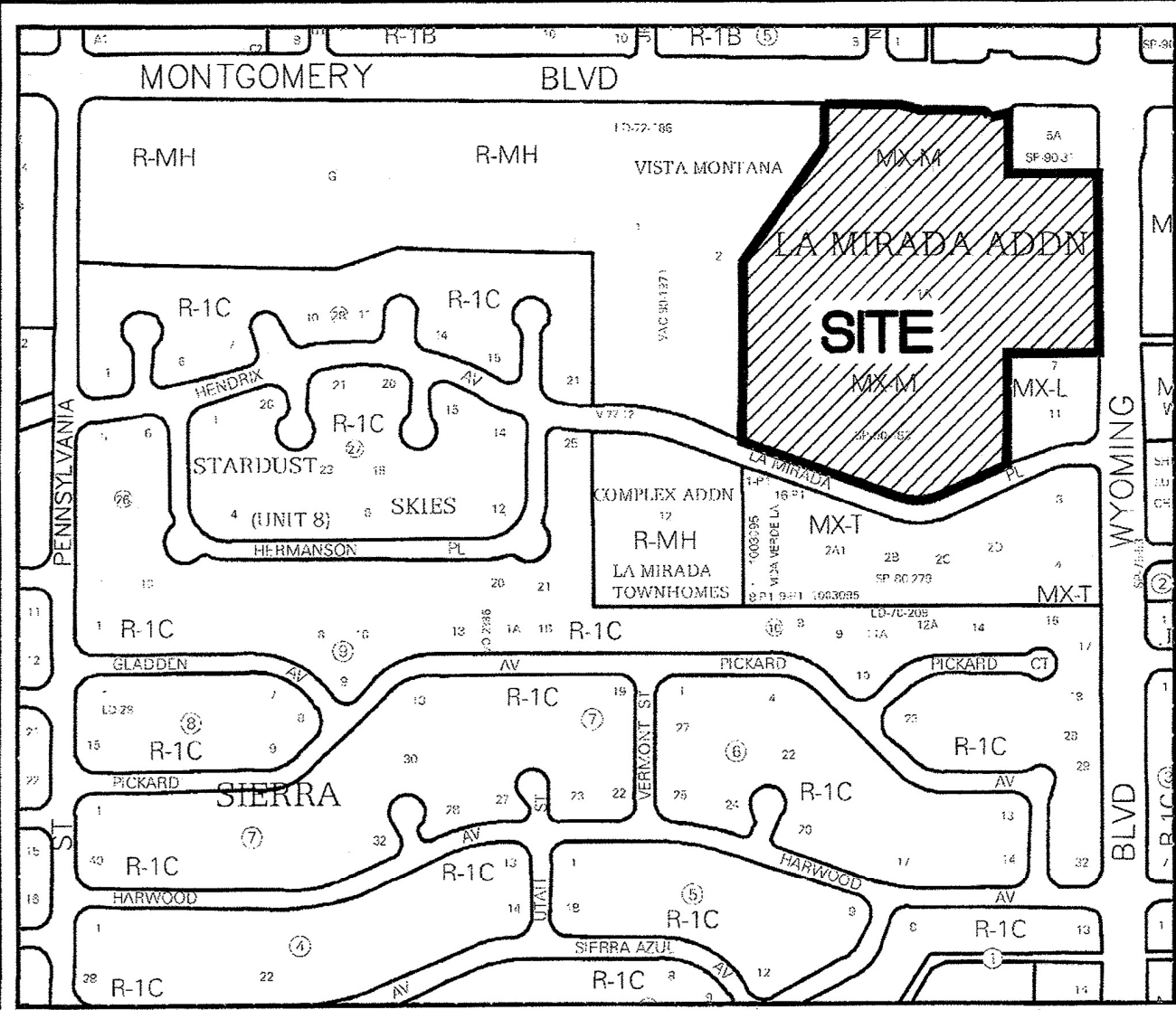
**REQUEST:** *SECOND SUBMITTAL*

**LOCATION:** 2004 WYOMING BLVD between WYOMING and NORTHEASTERN BLVD NE

*IDO 2021*

*ZONING: MX-M*

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Vicinity Map - Zone Atlas G-19-Z

**Notes**

1. FIELD SURVEY PERFORMED IN IN DECEMBER 2018 THROUGH AUGUST 2019, AND SUPPLEMENTAL DATA IN MARCH 2021.
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. FIELD MEASUREMENTS MATCH RECORD INFORMATION EXACTLY, AS SHOWN ON THE PLAT OF RECORD.

**Free Consent & Dedication**

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. 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.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN WYOMING BLVD NE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

*Carey A. Plant*  
 CAREY A. PLANT, VICE PRESIDENT  
 WYMONT LLC A NEW MEXICO LIMITED LIABILITY COMPANY  
 DATE: 12/27/21

STATE OF *New Mexico* )  
 COUNTY OF *Sandoval* ) SS

OFFICIAL SEAL  
 CHARLES CALDERON  
 Notary Public  
 State of New Mexico  
 My Comm. Expires 6-11-22

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 27<sup>th</sup> December, 2021  
 BY: CAREY A. PLANT, VICE PRESIDENT, WYMONT LLC A NEW MEXICO LIMITED LIABILITY CO.

By: *Charles Calderon*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES June 11, 2022

**Indexing Information**

Section 6, Township 10 North, Range 4 East, N.M.P.M.  
 Subdivision: La Mirada Subdivision  
 Owner: Wymont, LLC  
 UPC #: 101906048047020404L1

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.
4. DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE..... 15.1868 ACRES  
 ZONE ATLAS PAGE NO..... G-19-Z  
 NUMBER OF EXISTING LOTS..... 1  
 NUMBER OF COMMERCIAL TRACTS CREATED IN COMMERCIAL AREA..... 8  
 NUMBER OF RESIDENTIAL LOTS CREATED..... 66  
 NUMBER OF TRACTS CREATED WITHIN RESIDENTIAL AREA..... 4  
 MILES OF FULL-WIDTH PRIVATE STREETS..... 0.2760 MILES  
 MILES OF HALF-WIDTH STREETS..... 0.000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0050 ACRES  
 DATE OF SURVEY..... AUGUST 2021

**Documents**

1. TITLE POLICY ISSUED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2011162 AND AN EFFECTIVE DATE OF JUNE 24, 2021.
2. PLAT FOR LA MIRADA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 6, 1990 IN BOOK 90C, PAGE 274.
3. PLAT FOR LA MIRADA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 19, 1974 IN BOOK C9, PAGE 165 AND CORRECTION PLAT, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 20, 1981 IN BOOK C18, PAGE 32.
4. PLAT FOR VISTA MONTAÑA COMPLEX, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 14, 1972 IN BOOK C8, PAGE 126.
5. PLAT OF RECORD FOR LOTS 1-A-1 AND 5-A-1, LA MIRADA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 23, 2019, IN PLAT BOOK 2019C, PAGE 137.
6. PLAT FOR TRACTS A AND B, BEING A REPLAT OF LOTS 7 & 11, OF LA MIRADA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 6, 1970, IN BOOK B5, PAGE 47.
7. WARRANTY DEED FOR SUBJECT PROPERTY, FROM M & M CO. TO WYMONT LLC, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 24, 2021, AS DOCUMENT NO. 2021074872.

**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.

**Legal Description**

LOT NUMBERED ONE-A-ONE (1-A-1) OF LA MIRADA SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT FOR LOTS 1-A-1 AND 5-A-1, LA MIRADA SUBDIVISION, BEING COMPRISED OF LOTS 1-A AND 5-A, LA MIRADA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 23, 2019, IN PLAT BOOK 2019C, PAGE 137.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: 101906048047020404L1

PROPERTY OWNER OF RECORD  
 H. & M. CO.  
 BERNALILLO COUNTY TREASURER'S OFFICE  
*Michelle Rodriguez*

DOC# 2022010933  
 02/01/2022 04:40 PM Page: 1 of 8  
 PLAT R: 525: 00 8 - 2022C P: 0006 Linda Stover, Bernalillo County

**Plat for Wymont Subdivision**  
 Being Comprised of  
 Lot 1-A-1, La Mirada Subdivision  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 December 2021

Project Number: PR-2019-002309

Application Number: SD-2021-00264

Plat Approvals:  
*[Signature]* Jan 24, 2022

PNM Electric Services  
*Natalia Antonio* Jan 6, 2022

Qwest Corp. d/b/a CenturyLink QC  
*Jeff Escobar* Jan 25, 2022

New Mexico Gas Company  
*Mike Mortus* Jan 6, 2022

Comcast

**City Approvals:**

*Loran N. Risanhoover P.S.* 12/27/2021  
 City Surveyor

*Jeanne Wolfenbarger* Jan 27, 2022  
 Traffic Engineer

*Blaine Carter* Jan 27, 2022  
 Planning Director

*Chris Longwell* Jan 27, 2022  
 Parks and Recreation Department

*Angelo Matzgan* Jan 27, 2022  
 Code Enforcement

*Ernest Armijo* 1/18/2022  
 AMCA

*Willy* Jan 27, 2022  
 City Engineer

*[Signature]* Jan 31, 2022  
 City Chairperson, Planning Department

**Surveyor's Certificate**

I, WILL PLOTNER JR., 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.

*Will Plotner Jr.* 12/27/2021  
 Will Plotner Jr.  
 N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

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

2022C-6

**Easement Notes**

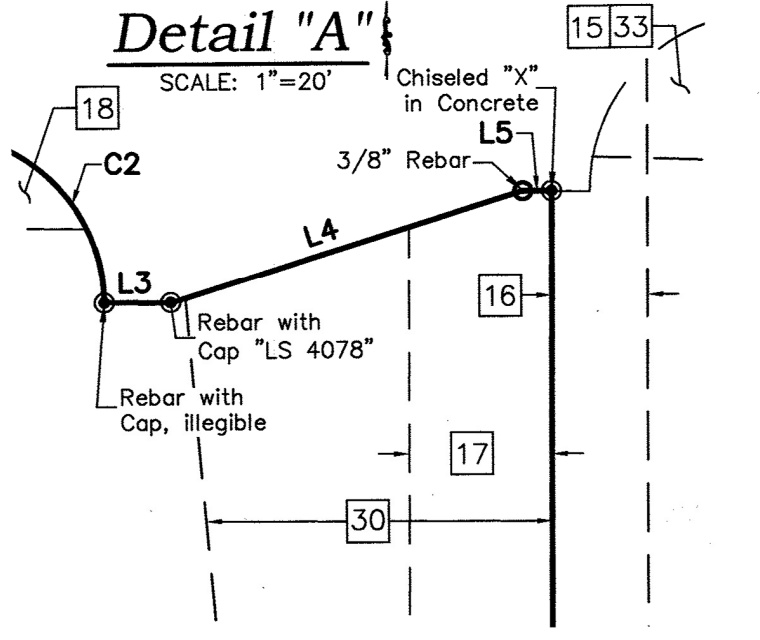
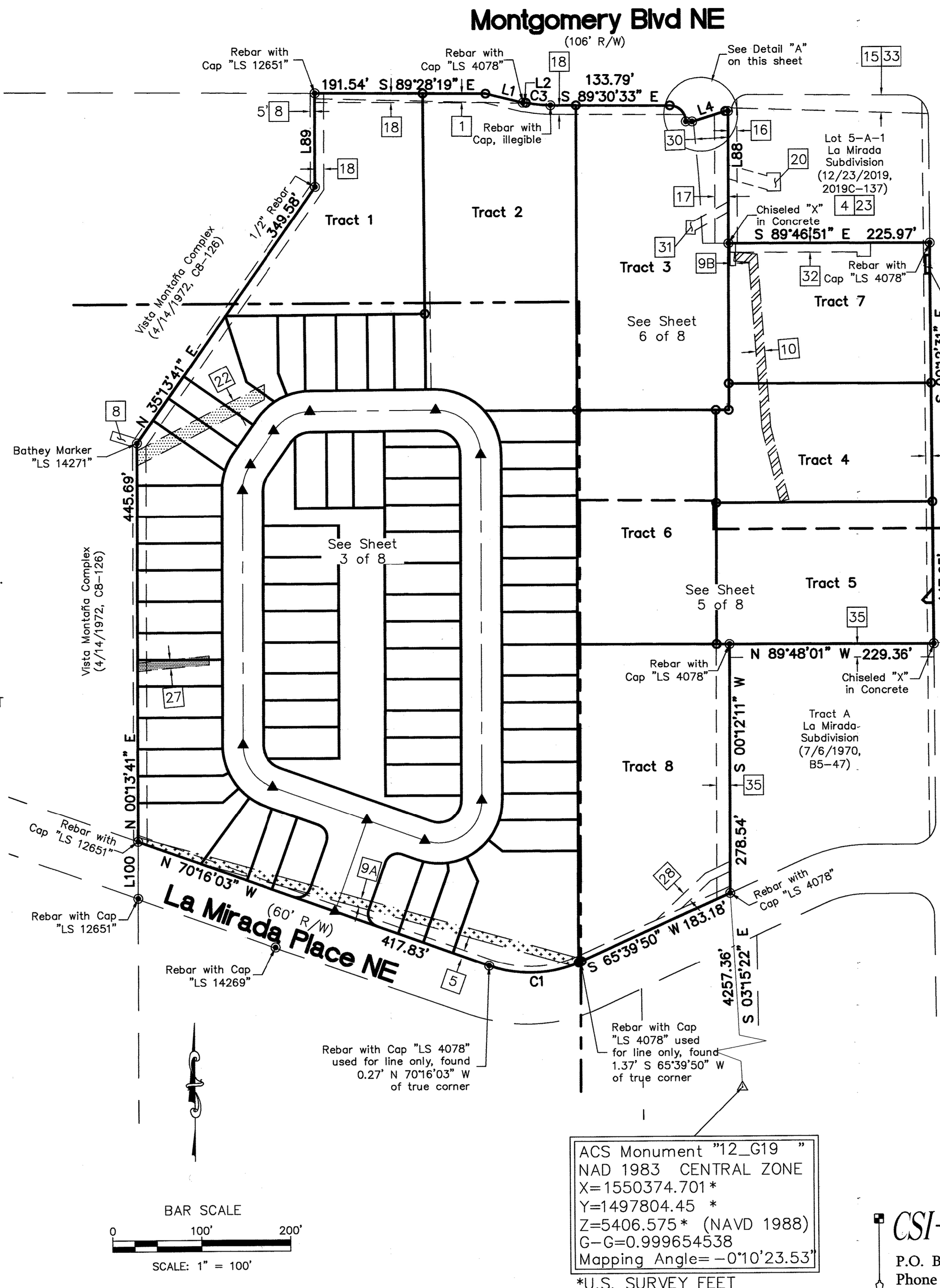
- 1 EXISTING PNM TRANSMISSION LINE EASEMENT (4/24/1973, BK. MISC. 309, FOL. 334, DOC. NO. 47734)
- 4 CENTERLINE OF 32.5 FOOT OPENING AT THE PROPERTY LINE BEING A PRIVATE RECIPROCAL DRIVEWAY OPENING EASEMENT BENEFITING LOT 1-A-1 AND 5-A-1 FOR ACCESS TO AND FROM LOT 1-A-1 AND LOT 5-A-1 INTO THE DRIVE AISLES FOR USE WITHIN LOT 1-A-1 AND 5-A-1 AS SUCH DRIVE AISLES ARE ESTABLISHED AND/OR RELOCATED FROM TIME TO TIME BY THE RESPECTIVE OWNERS OF LOT 1-A-1 AND LOT 5-A-1. EACH OWNER IS TO BE RESPONSIBLE TO MAINTAIN THAT PORTION OF THE RECIPROCAL DRIVEWAY OPENING AND THE DRIVE AISLES THAT ARE SITUATE UPON THAT OWNER'S LOT (12/23/2019, 2019C-137)
- 5 EXISTING 7' UTILITY EASEMENT (3/19/1974, C9-165), AMENDED BY PLAT (3/20/1981, C18-32) ACROSS THE EASTERLY 7' OF LOT 1-A-1
- 6 EXISTING 7' EASEMENT FOR POWER TRANSMISSION LINES 53' ABOVE GROUND LEVEL (9/24/1968, BK. 116, PG. 158, DOC. NO. 8889) ACROSS THE EASTERLY 7' OF LOT 1-A-1 AND 5-A-1
- 8 EXISTING UTILITY EASEMENT (4/14/1972, C8-126) LOCATED ON VISTA MONTANA COMPLEX
- 9A EXISTING 10' PNM EASEMENT (6/21/1977, BK. MISC. 542, PG. 844, DOC. NO. 77-36542) VACATED WITH THIS PLAT, SHOWN HEREON AS [Symbol]
- 9B EXISTING 6' ANCHOR EASEMENT (6/21/1977, BK. MISC. 542, PG. 844, DOC. NO. 77-36542)
- 10 EXISTING 10' UNDERGROUND PNM & MST&T EASEMENT (10/28/1986, BK. MISC. 412A, PG. 15, DOC. NO. 86105149) VACATED BY WITH THIS PLAT, SHOWN HEREON AS [Symbol]
- 15 EXISTING PNM EASEMENT (4/24/1973, BK. MISC. 309, PG. 333, DOC. NO. 47733) LOCATED ON LOT 5-A-1
- 16 EXISTING 10' PNM EASEMENT (6/21/1977, BK. MISC. 542, PG. 845, DOC. 7736543) LOCATED ON LOT 5-A-1
- 17 EXISTING 15' GAS EASEMENT (12/23/2019, 2019C-137)
- 18 EXISTING 10' PUE (12/23/2019, 2019C-137) LOCATED ON LOT 1-A-1
- 20 EXISTING PNM & US WEST EASEMENT (1/22/1996, BK. 96-2, PG. 6187-6188, DOC. NO. 96007364)
- 22 15' PNM & CENTURYLINK EASEMENT (12/23/2019, 2019C-137) VACATED WITH THIS PLAT, SHOWN HEREON AS [Symbol]
- 23 EXISTING PRIVATE CROSS LOT ACCESS EASEMENT BENEFITING LOTS 5-A-1 AND 1-A-1 OVER THE DRIVE AISLES WITHIN LOTS 5-A-1 AND 1-A-1 AS MAY BE STRIPED AND MODIFIED OVER TIME AND MAINTAINED BY THE RESPECTIVE UNDERLYING OWNERS OF LOT 5-A-1 AND LOT 1-A-1, EXCLUDING BUILDING ENVELOPES FOR BOTH FUTURE AND EXISTING BUILDINGS (12/23/2019, 2019C-137) VACATED WITH THIS PLAT
- 24 EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT, BENEFITING LOT 5-A-1, OVER LOT 1-A-1 EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, TO BE MAINTAINED BY THE UNDERLYING OWNER OF LOT 1-A-1 (12/23/2019, 2019C-137) VACATED WITH THE FILING OF THIS PLAT
- 27 EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137) VACATED WITH THIS PLAT SHOWN HEREON AS [Symbol]
- 28 EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137)
- 29 EXISTING PRIVATE CROSS LOT PARKING EASEMENTS WITHIN THE PARKING AREAS AS REGULATED, STRIPED AND MODIFIED OVER TIME BY THE OWNER OF LOT 1-A-1, WITHIN LOT 1-A-1, BENEFITING LOT 5-A-1 AND LOT 1-A-1, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, TO BE MAINTAINED BY THE UNDERLYING OWNER OF SAID LOT 1-A-1 (12/23/2019, 2019C-137) VACATED WITH THE FILING OF THIS PLAT
- 30 EXISTING PRIVATE DRIVEWAY EASEMENT BENEFITING LOTS 5-A-1 AND 1-A-1 TO BE MAINTAINED BY THE OWNER OF LOT 1-A-1 FOR ACCESS TO AND FROM MONTGOMERY BOULEVARD FOR LOTS 5-A-1 AND 1-A-1 AND FOR ACCESS BETWEEN LOTS 5-A-1 AND 1-A-1 (12/23/2019, 2019C-137) VACATED WITH THIS PLAT
- 31 EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137) VACATED WITH THIS PLAT
- 32 EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137)
- 33 EXISTING CENTURYLINK EASEMENT (12/23/2019, 2019C-137)
- 35 EXISTING PRIVATE EASEMENT AGREEMENT BETWEEN THE BANK OF AMERICA AND THE OWNER OF THE SUBJECT PROPERTY FOR RETAINING WALL MAINTENANCE (12/23/2019, DOC. 2019109248)

\* EASEMENT LABELS [2] [3] [7] [11] [12] [13] [14] [19] [21] [25] & [26] NOT USED

**Existing & Vacated Easements Only Shown on this sheet**

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02/01/2022 04:40 PM Page: 2 of 8  
PLAT R. 525.00 B. 2022C P. 0008 Linda Stover, Bernalillo County

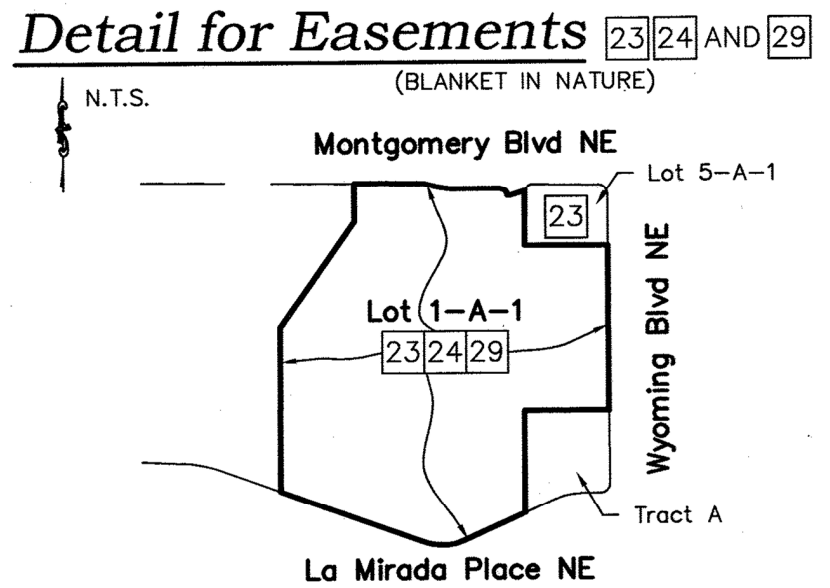
**Plat for  
Wymont Subdivision  
Being Comprised of  
Lot 1-A-1, La Mirada Subdivision  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2021**



ACS Monument "12\_F20A"  
NAD 1983 CENTRAL ZONE  
X=1553977.868\*  
Y=1502975.986\*  
Z=5527.721\* (NAVD 1988)  
G-G=0.999648015  
Mapping Angle=-0°09'58.90"  
\*U.S. SURVEY FEET

**Legend**

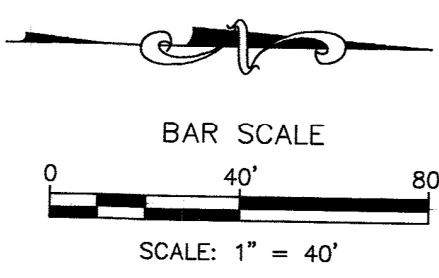
|               |   |
|---------------|---|
| N 90°00'00" E | MEASURED BEARINGS AND DISTANCES                                   |
| ●             | FOUND MONUMENT AS INDICATED                                       |
| ○             | SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED         |
| ▲             | SET CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED |



ACS Monument "12\_G19"  
NAD 1983 CENTRAL ZONE  
X=1550374.701\*  
Y=1497804.45\*  
Z=5406.575\* (NAVD 1988)  
G-G=0.999654538  
Mapping Angle=-0°10'23.53"  
\*U.S. SURVEY FEET

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

202266



DOCH 2022010933  
 02/01/2022 04:40 PM Page: 3 of 8  
 PLAT R: 525 00 B: 2022C P: 0006 Linda Stover, Bernalillo County

**Plat for**  
**Wymont Subdivision**  
 Being Comprised of  
**Lot 1-A-1, La Mirada Subdivision**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 December 2021



Matchline  
 See Sheet 6  
 of 8

Matchline  
 See Sheet 5  
 of 8

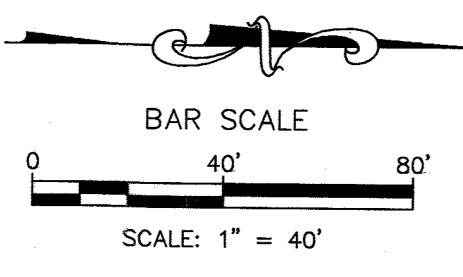
Matchline  
 See Sheet 6  
 of 8

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 wplotnerjr@gmail.com

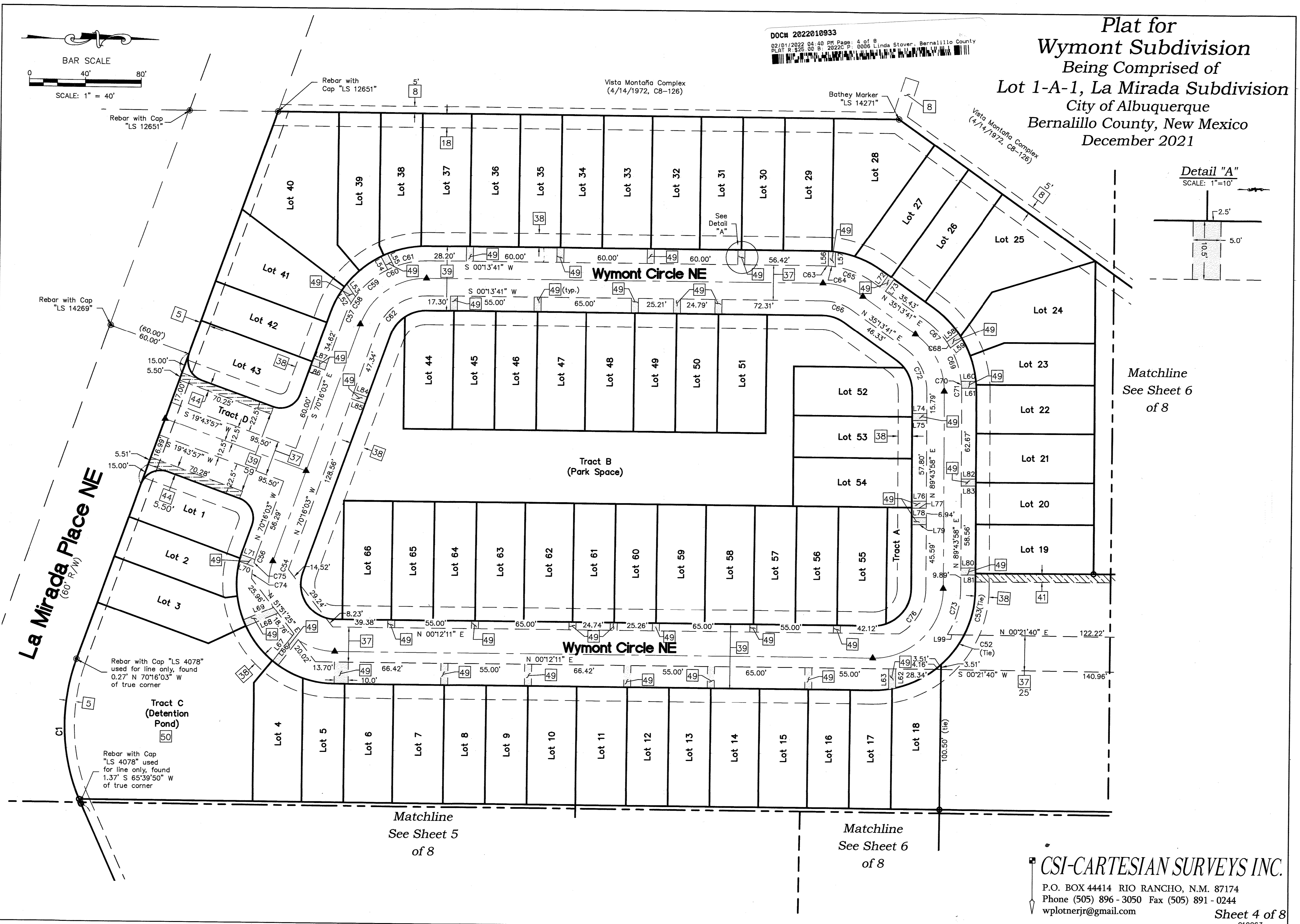
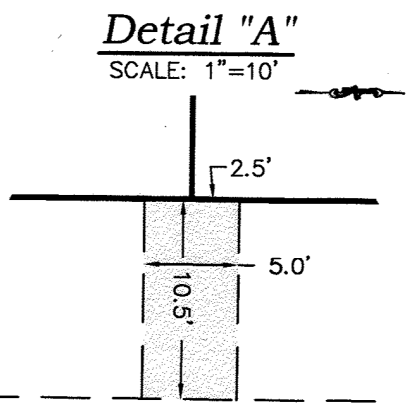
20226





DOCH 2022010933  
 02/01/2022 04:40 PM Page: 4 of 8  
 PLAT R-525, 00 B - 2022C P: 0006 Linda Stover, Bernalillo County

**Plat for**  
**Wymont Subdivision**  
 Being Comprised of  
**Lot 1-A-1, La Mirada Subdivision**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 December 2021



Matchline  
 See Sheet 6  
 of 8

Matchline  
 See Sheet 5  
 of 8

Matchline  
 See Sheet 6  
 of 8

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

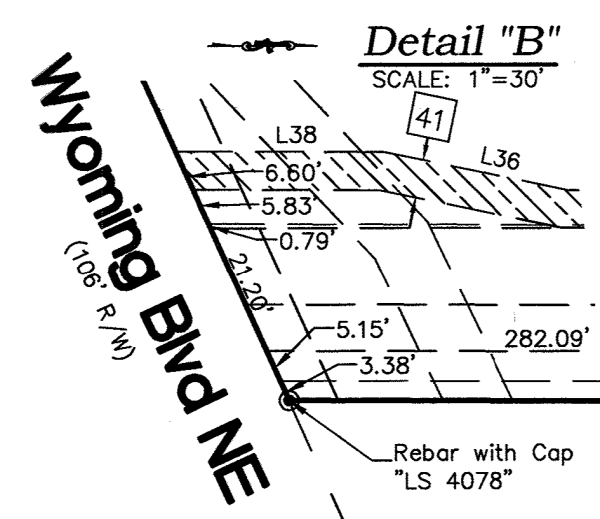
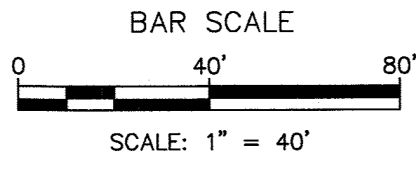
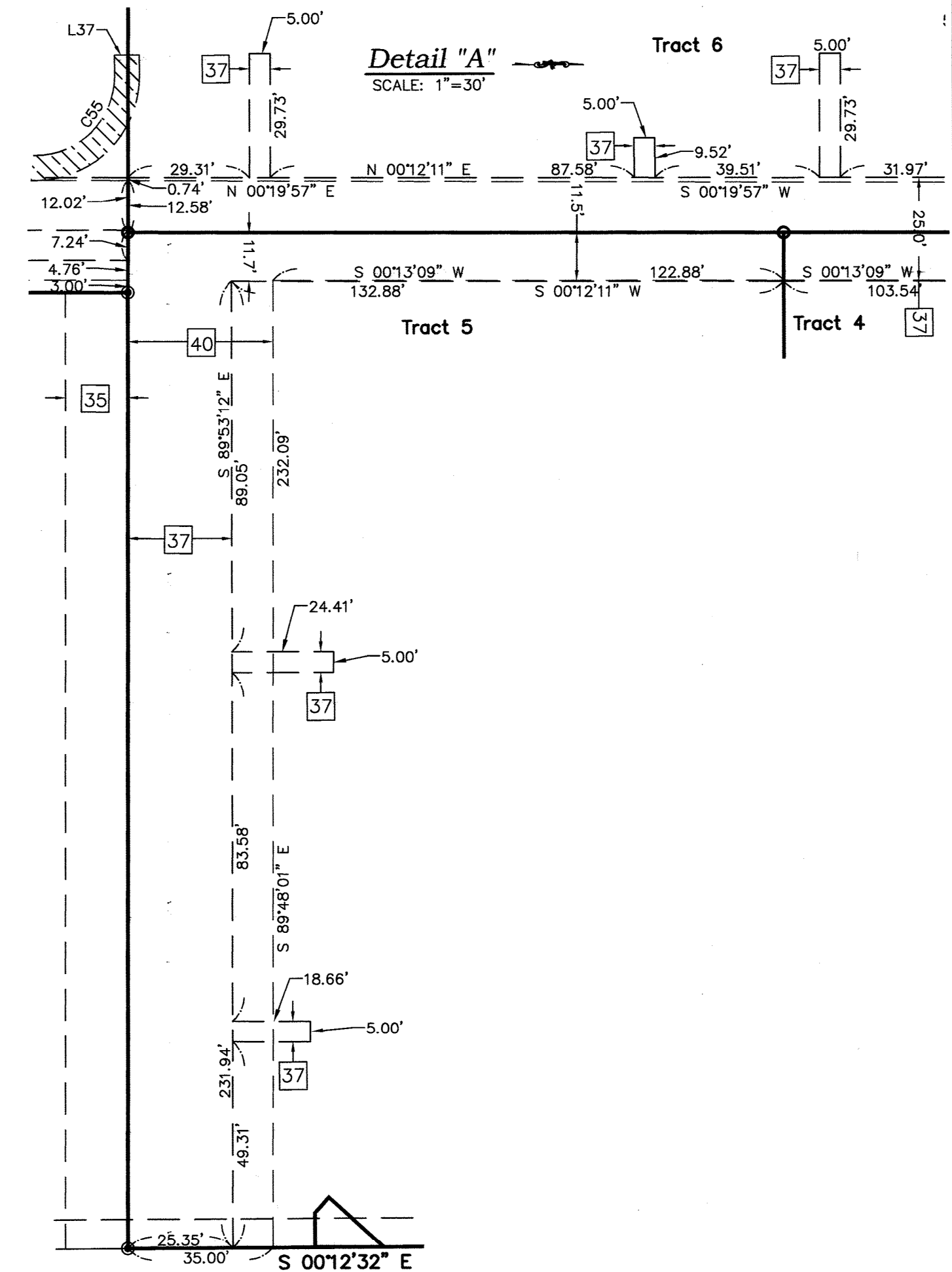
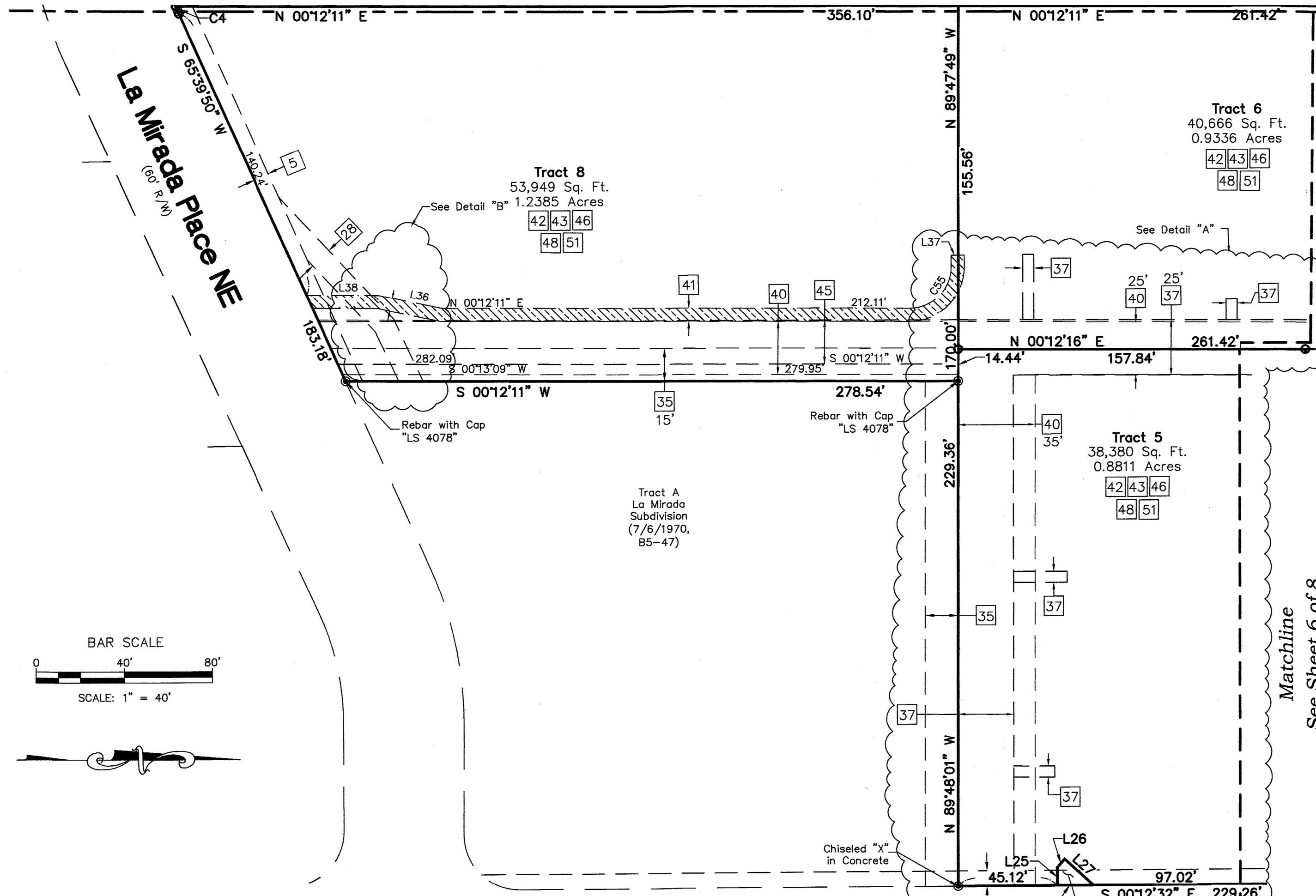
2022-6

Matchline  
See Sheet 4 of 8

**Plat for  
Wymont Subdivision**  
Being Comprised of  
**Lot 1-A-1, La Mirada Subdivision**  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2021

Matchline  
See Sheet 6 of 8

DOCH 2022010933  
02/01/2022 04:40 PM Page: 5 of 8  
PLAT R: \$25.00 B: 2022C P: 0006 Linda Stover, Bernalillo County



**Wyoming Blvd NE**  
(106' R/W)

**Right of Way Dedicated To  
The City of  
Albuquerque  
in Fee Simple**  
114 Sq. Ft.  
0.0026 Acres

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

20 2266

**Plat for  
Wymont Subdivision  
Being Comprised of  
Lot 1-A-1, La Mirada Subdivision  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2021**

DOCH 2022010933  
02/01/2022 04:40 PM Page: 6 of 8  
PLAT R: \$25.00 B: 2022 P: 0006 Linda Stover, Bernalillo County  
12/23/2019, 2019C-137

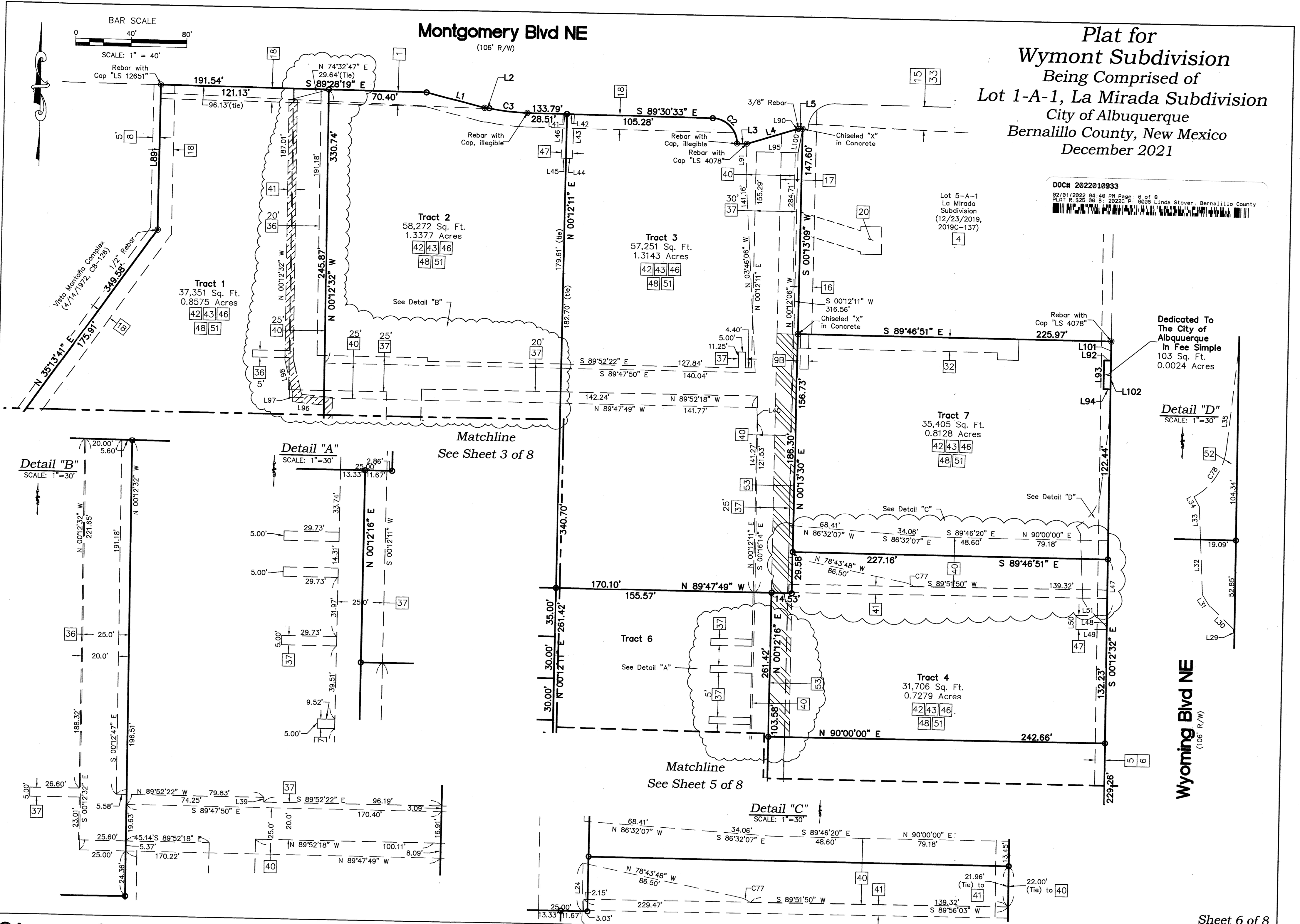
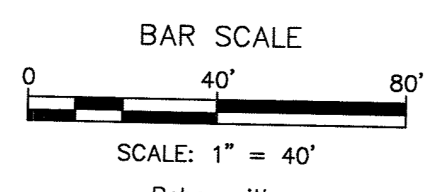
Lot 5-A-1  
La Mirada  
Subdivision  
(12/23/2019,  
2019C-137)

Dedicated To  
The City of  
Albuquerque  
in Fee Simple  
103 Sq. Ft.  
0.0024 Acres

Detail "D"  
SCALE: 1"=30'

**Wyoming Blvd NE**  
(106' R/W)

**Montgomery Blvd NE**  
(106' R/W)



Detail "B"  
SCALE: 1"=30'

Detail "A"  
SCALE: 1"=30'

Detail "C"  
SCALE: 1"=30'

2022C-6

**Easement Notes**

- 1 EXISTING PNM TRANSMISSION LINE EASEMENT (4/24/1973, BK. MISC. 309, FOL. 334, DOC. NO. 47734)
- 4 CENTERLINE OF 32.5 FOOT OPENING AT THE PROPERTY LINE BEING A PRIVATE RECIPROCAL DRIVEWAY OPENING EASEMENT BENEFITING LOT 1-A-1 AND 5-A-1 FOR ACCESS TO AND FROM LOT 1-A-1 AND LOT 5-A-1 INTO THE DRIVE AISLES FOR USE WITHIN LOT 1-A-1 AND 5-A-1 AS SUCH DRIVE AISLES ARE ESTABLISHED AND/OR RELOCATED FROM TIME TO TIME BY THE RESPECTIVE OWNERS OF LOT 1-A-1 AND LOT 5-A-1. EACH OWNER IS TO BE RESPONSIBLE TO MAINTAIN THAT PORTION OF THE RECIPROCAL DRIVEWAY OPENING AND THE DRIVE AISLES THAT ARE SITUATE UPON THAT OWNER'S LOT (12/23/2019, 2019C-137)\*
- 5 EXISTING 7' UTILITY EASEMENT (3/19/1974, C9-165), AMENDED BY PLAT, (3/20/1981, C18-32) ACROSS THE EASTERLY 7' OF LOT 1-A-1.
- 6 EXISTING 7' EASEMENT FOR POWER TRANSMISSION LINES 53' ABOVE GROUND LEVEL, (9/24/1968, BK. 116, PG. 158, DOC. NO. 8889) ACROSS THE EASTERLY 7' OF LOT 1-A-1 AND 5-A-1.
- 8 EXISTING UTILITY EASEMENT (4/14/1972, C8-126) LOCATED ON VISTA MONTANA COMPLEX
- 9A EXISTING 10' PNM EASEMENT (6/21/1977, BK. MISC. 542, PG. 844, DOC. NO. 77-36542) VACATED WITH THIS PLAT, SHOWN HEREON AS [ ]
- 9B EXISTING 6' ANCHOR EASEMENT (6/21/1977, BK. MISC. 542, PG. 844, DOC. NO. 77-36542) REMAINING PORTION OF EASEMENT, SEE SHEET 2 (9A AND 9B)
- 10 EXISTING 10' UNDERGROUND PNM & MST&T EASEMENT (10/28/1986, BK. MISC. 412A, PG. 15, DOC. NO. 86105149) VACATED BY WITH THIS PLAT, SHOWN HEREON AS [ ]
- 15 EXISTING PNM EASEMENT (4/24/1973, BK. MISC. 309, PG. 333, DOC. NO. 47733) LOCATED ON LOT 5-A-1.
- 16 EXISTING 10' PNM EASEMENT (6/21/1977, BK. MISC. 542, PG. 845, DOC. 7736543) LOCATED ON LOT 5-A-1.
- 17 EXISTING 15' GAS EASEMENT (12/23/2019, 2019C-137)
- 18 EXISTING 10' PUE (12/23/2019, 2019C-137)
- 20 EXISTING PNM & US WEST EASEMENT (1/22/1996, BK. 96-2, PG. 6187-6188, DOC. NO. 96007364)
- 22 15' PNM & CENTURYLINK EASEMENT (12/23/2019, 2019C-137) VACATED WITH THIS PLAT, SHOWN HEREON AS [ ]
- 28 EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137)
- 29 EXISTING PRIVATE CROSS LOT PARKING EASEMENTS WITHIN THE PARKING AREAS AS REGULATED, STRIPED AND MODIFIED OVER TIME BY THE OWNER OF LOT 1-A-1, WITHIN LOT 1-A-1, BENEFITING LOT 5-A-1 AND LOT 1-A-1, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, TO BE MAINTAINED BY THE UNDERLYING OWNER OF SAID LOT 1-A-1 (12/23/2019, 2019C-137) VACATED WITH THE FILING OF THIS PLAT
- 30 EXISTING PRIVATE DRIVEWAY EASEMENT BENEFITING LOTS 5-A-1 AND 1-A-1 TO BE MAINTAINED BY THE OWNER OF LOT 1-A-1 FOR ACCESS TO AND FROM MONTGOMERY BOULEVARD FOR LOTS 5-A-1 AND 1-A-1 AND FOR ACCESS BETWEEN LOTS 5-A-1 AND 1-A-1 (12/23/2019, 2019C-137) VACATED WITH THIS PLAT
- 31 EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137) VACATED WITH THIS PLAT
- 32 EXISTING 10' PNM EASEMENT (12/23/2019, 2019C-137) LOCATED ON TRACT 7.
- 33 EXISTING CENTURYLINK EASEMENT (12/23/2019, 2019C-137)
- 34 EXISTING PUBLIC SIDEWALK AND BUS STOP SHELTER EASEMENT (12/23/2019, 2019C-137)
- 35 EXISTING PRIVATE EASEMENT AGREEMENT BETWEEN THE BANK OF AMERICA AND THE OWNER OF THE SUBJECT PROPERTY FOR RETAINING WALL MAINTENANCE (12/23/2019, DOC. 2019109248)
- 36 PUBLIC WATER EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL ON SHEET 6 OF 8.
- 37 PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL ON SHEET 4, 5 & 6 OF 8.
- 38 10' PUE GRANTED BY THE FILING OF THIS PLAT

**Easement Notes, continued**

- 39 46' PRIVATE VEHICLE AND PEDESTRIAN ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT BENEFITING LOTS 1-66 AND TRACTS A-D. OWNED AND MAINTAINED BY THE HOA.
  - 40 PRIVATE ROADWAY EASEMENT BENEFITING TRACTS 1-8, WYMONT SUBDIVISION AND LOT 5-A-1, LA MIRADA SUBDIVISION GRANTED WITH THE FILING OF THIS PLAT. TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-8. SEE DETAIL ON SHEET 5 & 6 OF 8.
  - 41 6' PUBLIC SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SHOWN HEREON AS [ ]. SEE DETAIL ON SHEET 6 OF 8.
  - 42 PRIVATE CROSS LOT PARKING EASEMENTS WITHIN THE PARKING AREAS AS REGULATED, STRIPED AND MODIFIED OVER TIME BY THE OWNER OF TRACTS 1-8, WYMONT SUBDIVISION, WITHIN TRACTS 1-8, WYMONT SUBDIVISION, BENEFITING LOT 5-A-1, LA MIRADA SUBDIVISION, AND TRACTS 1-8, WYMONT SUBDIVISION, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, TO BE MAINTAINED BY THE UNDERLYING OWNERS OF SAID TRACTS 1-8, WYMONT SUBDIVISION, GRANTED WITH THE THIS PLAT.
  - 43 PRIVATE CROSS LOT DRAINAGE EASEMENT OVER TRACTS 1-8, WYMONT SUBDIVISION BENEFITING LOT 5-A-1, LA MIRADA, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS GRANTED WITH THIS PLAT. TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-8, WYMONT SUBDIVISION.
  - 44 5.5' PUBLIC SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SHOWN HEREON AS [ ]
  - 45 20' PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THIS PLAT. SEE DETAIL ON SHEET 6 OF 8.
  - 46 EASEMENTS AS SPECIFIED IN THAT CERTAIN DECLARATION OF EASEMENTS OF COVENANTS AND RESTRICTIONS FOR THE WYMONT (RECORDED 02/01/2022, AS DOCUMENT NO. 2022-010934) BENEFITING TRACTS 1-8, AND TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-8. BLANKET IN NATURE.
  - 47 PRIVATE SIGN EASEMENT PURSUANT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR THE WYMONT (RECORDED 02/01/2022, AS DOCUMENT NO. 2022-010934) FOR THE BENEFIT OF TRACTS 1-8, TO BE MAINTAINED AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS.
  - 48 PRIVATE DRAINAGE EASEMENT FOR SURFACE STORM WATERS FOR THE BENEFIT OF TRACTS 1-8 (RECORDED 02/01/2022, AS DOCUMENT NO. 2022-010935), TO BE MAINTAINED BY THE WYMONT PLACE HOME OWNERS ASSOCIATION. BLANKET IN NATURE.
  - 49 PUBLIC WATER EASEMENT FOR FIRE HYDRANTS AND WATER METERS GRANTED WITH THE FILING OF THIS PLAT. SHOWN HEREON AS [ ]. SEE SHEET 4 OF 8 FOR FURTHER DETAILS.
  - 50 PRIVATE DETENTION POND BEING ALL OF TRACT C, BENEFITING WYMONT SUBDIVISION. ALL STORM SEWER STRUCTURES AND PIPES CONNECTING TO LA MIRADA STORM SEWER AND POND SHALL BE MAINTAINED BY THE HOA GRANTED WITH THE FILING OF THIS PLAT.
  - 51 PRIVATE CROSS LOT ACCESS EASEMENT BENEFITING LOTS 5-A-1, LA MIRADA SUBDIVISION AND TRACTS 1-8, WYMONT SUBDIVISION, OVER THE DRIVE AISLES WITHIN LOTS 5-A-1 AND TRACTS 1-8 AS MAY BE STRIPED AND MODIFIED OVER TIME AND MAINTAINED BY THE RESPECTIVE UNDERLYING OWNERS OF LOT 5-A-1 AND TRACTS 1-8, EXCLUDING BUILDING ENVELOPES FOR BOTH FUTURE AND EXISTING BUILDINGS GRANTED WITH THE FILING OF THIS PLAT.
  - 52 PUBLIC ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT
  - 53 15' GAS LINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [ ]
- EASEMENT LABELS [2][3][7][11][12][13][14][19][22][25][26][27][29][30] & [31] NOT USED
- \*LOT 1-A-1 NOW REPLACED BY TRACTS 1-8 AS SHOWN ON THIS PLAT

**Plat for  
Wymont Subdivision  
Being Comprised of  
Lot 1-A-1, La Mirada Subdivision  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2021**

| Parcel Table |              |                |
|--------------|--------------|----------------|
| Parcel Name  | Area (Acres) | Area (Sq. Ft.) |
| Lot 1        | 0.0758       | 3,304          |
| Lot 2        | 0.0607       | 2,646          |
| Lot 3        | 0.0786       | 3,423          |
| Lot 4        | 0.0752       | 3,275          |
| Lot 5        | 0.0592       | 2,578          |
| Lot 6        | 0.0683       | 2,975          |
| Lot 7        | 0.0711       | 3,095          |
| Lot 8        | 0.0585       | 2,550          |
| Lot 9        | 0.0585       | 2,550          |
| Lot 10       | 0.0683       | 2,975          |
| Lot 11       | 0.0711       | 3,095          |
| Lot 12       | 0.0585       | 2,550          |
| Lot 13       | 0.0585       | 2,550          |
| Lot 14       | 0.0683       | 2,975          |
| Lot 15       | 0.0683       | 2,975          |
| Lot 16       | 0.0585       | 2,550          |
| Lot 17       | 0.0587       | 2,556          |
| Lot 18       | 0.0749       | 3,262          |
| Lot 19       | 0.0683       | 2,976          |
| Lot 20       | 0.0585       | 2,548          |
| Lot 21       | 0.0683       | 2,973          |
| Lot 22       | 0.0683       | 2,975          |
| Lot 23       | 0.0578       | 2,519          |
| Lot 24       | 0.0945       | 4,117          |
| Lot 25       | 0.1107       | 4,820          |
| Lot 26       | 0.0654       | 2,850          |
| Lot 27       | 0.0660       | 2,873          |
| Lot 28       | 0.1060       | 4,619          |
| Lot 29       | 0.0763       | 3,326          |
| Lot 30       | 0.0654       | 2,850          |
| Lot 31       | 0.0654       | 2,850          |
| Lot 32       | 0.0763       | 3,325          |
| Lot 33       | 0.0763       | 3,325          |
| Lot 34       | 0.0654       | 2,850          |
| Lot 35       | 0.0654       | 2,850          |
| Lot 36       | 0.0763       | 3,325          |

| Parcel Table             |              |                |
|--------------------------|--------------|----------------|
| Parcel Name              | Area (Acres) | Area (Sq. Ft.) |
| Lot 37                   | 0.0763       | 3,325          |
| Lot 38                   | 0.0673       | 2,931          |
| Lot 39                   | 0.0733       | 3,191          |
| Lot 40                   | 0.1364       | 5,940          |
| Lot 41                   | 0.0825       | 3,595          |
| Lot 42                   | 0.0585       | 2,550          |
| Lot 43                   | 0.0758       | 3,303          |
| Lot 44                   | 0.0678       | 2,952          |
| Lot 45                   | 0.0585       | 2,550          |
| Lot 46                   | 0.0585       | 2,550          |
| Lot 47                   | 0.0683       | 2,975          |
| Lot 48                   | 0.0683       | 2,975          |
| Lot 49                   | 0.0585       | 2,550          |
| Lot 50                   | 0.0585       | 2,550          |
| Lot 51                   | 0.0683       | 2,975          |
| Lot 52                   | 0.0676       | 2,943          |
| Lot 53                   | 0.0585       | 2,550          |
| Lot 54                   | 0.0683       | 2,976          |
| Lot 55                   | 0.0682       | 2,970          |
| Lot 56                   | 0.0585       | 2,550          |
| Lot 57                   | 0.0585       | 2,550          |
| Lot 58                   | 0.0683       | 2,975          |
| Lot 59                   | 0.0683       | 2,975          |
| Lot 60                   | 0.0585       | 2,550          |
| Lot 61                   | 0.0585       | 2,550          |
| Lot 62                   | 0.0683       | 2,975          |
| Lot 63                   | 0.0683       | 2,975          |
| Lot 64                   | 0.0585       | 2,550          |
| Lot 65                   | 0.0585       | 2,550          |
| Lot 66                   | 0.0683       | 2,975          |
| Tract A                  | 0.0312       | 1,357          |
| Tract B (Park Space)     | 0.5481       | 23,874         |
| Tract C (Detention Pond) | 0.3791       | 16,515         |
| Tract D                  | 1.5660       | 68,214         |

DOC# 2022010933  
02/01/2022 04:40 PM Page: 7 of 8  
PLAT R: 325.00 B: 2022010933 P: 0056 Linda Stover, Bernalillo County

**CSI-CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
wplotnerjr@gmail.com **Sheet 7 of 8**  
210263

**Plat for  
Wymont Subdivision  
Being Comprised of  
Lot 1-A-1, La Mirada Subdivision  
City of Albuquerque  
Bernalillo County, New Mexico  
December 2021**

DOCH 2022010933  
02/01/2022 04:40 PM Page 8 of 8  
PLAT R: \$25.00 B: 2022010933 Linda Stover, Bernalillo County

| Curve Table |         |         |            |              |                 |
|-------------|---------|---------|------------|--------------|-----------------|
| Curve #     | Length  | Radius  | Delta      | Chord Length | Chord Direction |
| C1          | 106.14' | 138.00' | 44°04'07"  | 103.54'      | S 87°41'53" W   |
| C2          | 28.05'  | 18.00'  | 89°17'07"  | 25.30'       | S 44°52'00" E   |
| C3          | 27.73'  | 157.00' | 10°07'06"  | 27.69'       | S 84°04'11" E   |
| C4          | 3.67'   | 138.00' | 1°31'31"   | 3.67'        | N 66°25'35" E   |
| C5          | 102.47' | 138.00' | 42°32'36"  | 100.13'      | N 88°27'39" E   |
| C6          | 61.29'  | 73.00'  | 48°06'17"  | 59.51'       | N 66°09'23" W   |
| C7          | 39.68'  | 73.00'  | 31°08'28"  | 39.19'       | N 26°32'01" W   |
| C8          | 14.23'  | 73.00'  | 11°09'58"  | 14.20'       | N 05°22'48" W   |
| C9          | 115.19' | 73.00'  | 90°24'42"  | 103.61'      | N 45°00'10" W   |
| C10         | 78.90'  | 50.00'  | 90°24'42"  | 70.96'       | N 45°00'10" W   |
| C11         | 42.61'  | 27.00'  | 90°24'42"  | 38.32'       | N 45°00'10" W   |
| C12         | 9.27'   | 27.00'  | 19°40'17"  | 9.22'        | N 09°37'57" W   |
| C13         | 33.34'  | 27.00'  | 70°44'26"  | 31.26'       | N 54°50'19" W   |
| C14         | 23.03'  | 71.00'  | 18°34'59"  | 22.93'       | N 09°29'40" E   |
| C15         | 25.38'  | 71.00'  | 20°28'52"  | 25.24'       | N 29°01'36" E   |
| C16         | 31.45'  | 71.00'  | 25°22'49"  | 31.19'       | N 51°57'26" E   |
| C17         | 22.38'  | 71.00'  | 18°03'46"  | 22.29'       | N 73°40'43" E   |
| C18         | 27.27'  | 71.00'  | 22°00'13"  | 27.10'       | S 86°17'18" E   |
| C19         | 6.22'   | 71.00'  | 5°01'08"   | 6.22'        | S 72°46'37" E   |
| C20         | 135.73' | 71.00'  | 109°31'46" | 115.98'      | N 54°58'04" E   |
| C21         | 91.76'  | 48.00'  | 109°31'46" | 78.41'       | N 54°58'04" E   |
| C22         | 47.79'  | 25.00'  | 109°31'46" | 40.84'       | N 54°58'04" E   |
| C23         | 23.56'  | 15.00'  | 90°00'00"  | 21.21'       | S 64°43'57" W   |
| C24         | 23.56'  | 15.00'  | 90°00'00"  | 21.21'       | S 25°16'03" E   |
| C25         | 23.56'  | 15.00'  | 90°00'00"  | 21.21'       | N 64°43'57" E   |
| C26         | 23.56'  | 15.00'  | 90°00'00"  | 21.21'       | N 25°16'03" W   |
| C27         | 21.43'  | 73.00'  | 16°48'58"  | 21.35'       | S 61°51'34" E   |
| C28         | 15.68'  | 73.00'  | 12°18'14"  | 15.65'       | S 47°17'58" E   |
| C29         | 20.65'  | 73.00'  | 16°12'24"  | 20.58'       | S 33°02'40" E   |
| C30         | 27.76'  | 73.00'  | 21°47'23"  | 27.60'       | S 14°02'46" E   |
| C31         | 4.31'   | 73.00'  | 3°22'46"   | 4.30'        | S 01°27'42" E   |
| C32         | 89.82'  | 73.00'  | 70°29'44"  | 84.26'       | S 35°01'11" E   |
| C33         | 61.52'  | 50.00'  | 70°29'44"  | 57.71'       | S 35°01'11" E   |
| C34         | 17.07'  | 27.00'  | 36°13'57"  | 16.79'       | S 52°09'05" E   |
| C35         | 16.15'  | 27.00'  | 34°15'47"  | 15.91'       | S 16°54'13" E   |
| C36         | 33.22'  | 27.00'  | 70°29'44"  | 31.16'       | S 35°01'11" E   |
| C37         | 6.09'   | 73.00'  | 4°46'52"   | 6.09'        | S 02°37'07" W   |
| C38         | 16.59'  | 73.00'  | 13°01'05"  | 16.55'       | S 11°31'05" W   |
| C39         | 21.92'  | 73.00'  | 17°12'03"  | 21.83'       | S 26°37'39" W   |
| C40         | 30.54'  | 50.00'  | 35°00'00"  | 30.07'       | S 17°43'41" W   |
| C41         | 16.49'  | 27.00'  | 35°00'00"  | 16.24'       | S 17°43'41" W   |
| C42         | 44.59'  | 73.00'  | 35°00'00"  | 43.90'       | S 17°43'41" W   |
| C43         | 27.75'  | 73.00'  | 21°46'43"  | 27.58'       | S 46°07'03" W   |
| C44         | 15.58'  | 73.00'  | 12°13'38"  | 15.55'       | S 63°07'13" W   |
| C45         | 21.34'  | 73.00'  | 16°44'55"  | 21.26'       | S 77°36'30" W   |
| C46         | 4.83'   | 73.00'  | 3°47'25"   | 4.83'        | S 87°52'40" W   |
| C47         | 47.62'  | 50.00'  | 54°33'48"  | 45.84'       | S 62°30'35" W   |
| C48         | 7.67'   | 27.00'  | 16°16'04"  | 7.64'        | S 43°21'43" W   |
| C49         | 18.05'  | 27.00'  | 38°17'43"  | 17.71'       | S 70°38'37" W   |
| C50         | 69.50'  | 73.00'  | 54°32'41"  | 66.90'       | S 62°30'02" W   |
| C51         | 25.71'  | 27.00'  | 54°33'48"  | 24.75'       | S 62°30'35" W   |
| C52         | 27.03'  | 73.00'  | 21°13'02"  | 26.88'       | N 52°42'46" W   |
| C53         | 34.26'  | 73.00'  | 26°53'15"  | 33.94'       | N 76°45'54" W   |
| C54         | 1.68'   | 35.50'  | 2°42'34"   | 1.68'        | S 71°37'20" E   |
| C55         | 29.93'  | 19.00'  | 90°15'34"  | 26.93'       | N 44°55'36" W   |
| C56         | 3.47'   | 60.50'  | 3°17'22"   | 3.47'        | S 71°54'44" E   |
| C57         | 12.08'  | 62.50'  | 11°04'34"  | 12.06'       | S 64°43'46" E   |
| C58         | 5.38'   | 62.50'  | 4°56'03"   | 5.38'        | S 56°43'28" E   |
| C59         | 30.46'  | 62.50'  | 27°55'35"  | 30.16'       | S 40°17'39" E   |
| C60         | 5.01'   | 62.50'  | 4°35'43"   | 5.01'        | S 24°02'00" E   |

| Curve Table |        |        |           |              |                 |
|-------------|--------|--------|-----------|--------------|-----------------|
| Curve #     | Length | Radius | Delta     | Chord Length | Chord Direction |
| C61         | 23.96' | 62.50' | 21°57'50" | 23.81'       | S 10°45'14" E   |
| C62         | 46.14' | 37.50' | 70°29'44" | 43.28'       | S 35°01'11" E   |
| C63         | 3.58'  | 62.50' | 3°16'56"  | 3.58'        | S 01°52'09" W   |
| C64         | 5.03'  | 62.50' | 4°36'44"  | 5.03'        | S 05°48'59" W   |
| C65         | 29.57' | 62.50' | 27°06'20" | 29.29'       | S 21°40'31" W   |
| C66         | 22.91' | 37.50' | 35°00'00" | 22.55'       | S 17°43'41" W   |
| C67         | 21.92' | 62.50' | 20°05'53" | 21.81'       | S 45°16'37" W   |
| C68         | 5.01'  | 62.50' | 4°35'47"  | 5.01'        | S 57°37'27" W   |
| C69         | 25.23' | 62.50' | 23°07'33" | 25.06'       | S 71°29'07" W   |
| C70         | 5.02'  | 62.50' | 4°35'56"  | 5.02'        | S 85°20'52" W   |
| C71         | 2.34'  | 62.50' | 2°08'39"  | 2.34'        | S 88°43'09" W   |
| C72         | 35.71' | 37.50' | 54°33'48" | 34.38'       | S 62°30'35" W   |
| C73         | 34.64' | 62.50' | 31°45'23" | 34.20'       | N 74°19'50" W   |
| C74         | 8.74'  | 60.50' | 8°16'38"  | 8.73'        | S 82°27'20" E   |
| C75         | 5.03'  | 60.50' | 4°45'35"  | 5.02'        | S 75°56'13" E   |
| C76         | 39.59' | 37.50' | 60°29'07" | 37.77'       | N 59°57'58" W   |
| C77         | 6.77'  | 15.00' | 25°50'59" | 6.71'        | N 65°48'19" W   |
| C78         | 32.31' | 34.00' | 54°27'18" | 31.11'       | N 33°08'02" E   |

**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.

| Line Table |               |             |
|------------|---------------|-------------|
| Line #     | Direction     | Length (ft) |
| L1         | S 76°03'13" E | 43.17'      |
| L2         | S 85°43'01" E | 3.42'       |
| L3         | S 89°19'08" E | 6.99'       |
| L4         | N 72°42'55" E | 38.82'      |
| L5         | S 89°41'44" E | 3.01'       |
| L6         | S 89°43'59" W | 10.91'      |
| L7         | N 89°47'49" W | 104.01'     |
| L10        | N 00°12'11" E | 7.37'       |
| L11        | N 00°12'11" E | 5.16'       |
| L12        | S 50°43'59" E | 20.44'      |
| L13        | S 25°21'10" E | 29.56'      |
| L14        | S 07°17'24" E | 8.70'       |
| L15        | S 70°16'03" E | 50.00'      |
| L16        | S 70°16'03" E | 50.00'      |
| L17        | S 70°16'03" E | 7.12'       |
| L18        | S 48°51'09" W | 24.28'      |
| L19        | S 65°03'32" W | 7.66'       |
| L20        | S 35°13'41" W | 8.41'       |
| L21        | S 35°13'41" W | 7.92'       |
| L22        | S 54°46'19" E | 38.92'      |
| L23        | S 20°45'57" E | 26.24'      |
| L24        | N 00°13'09" E | 26.02'      |
| L25        | N 89°47'28" E | 8.30'       |
| L26        | S 47°40'48" E | 5.07'       |
| L27        | S 42°19'12" W | 17.80'      |
| L28        | N 00°12'32" W | 16.54'      |
| L29        | S 07°33'38" E | 5.17'       |
| L30        | S 46°57'46" E | 17.94'      |
| L31        | S 32°50'05" E | 7.13'       |
| L32        | S 03°07'50" E | 29.61'      |
| L33        | S 03°07'50" E | 17.96'      |
| L34        | S 30°12'25" E | 6.00'       |
| L35        | S 05°54'23" W | 55.39'      |
| L36        | S 11°44'19" W | 29.91'      |
| L37        | S 00°03'23" E | 3.22'       |
| L38        | N 00°12'11" E | 32.68'      |
| L39        | N 00°07'38" E | 2.50'       |
| L40        | N 03°46'06" W | 11.49'      |
| L41        | S 89°30'33" E | 2.65'       |
| L42        | S 89°30'33" E | 5.35'       |

| Line Table |               |             |
|------------|---------------|-------------|
| Line #     | Direction     | Length (ft) |
| L43        | S 01°42'31" W | 32.00'      |
| L44        | N 88°17'29" W | 4.51'       |
| L45        | N 88°17'29" W | 3.49'       |
| L46        | N 01°42'31" E | 31.83'      |
| L47        | S 00°12'32" E | 40.50'      |
| L48        | S 00°12'32" E | 10.00'      |
| L49        | S 89°34'35" W | 22.22'      |
| L50        | N 00°25'25" W | 10.00'      |
| L51        | N 89°34'35" E | 22.26'      |
| L52        | N 54°57'20" E | 11.35'      |
| L53        | S 54°57'20" W | 11.02'      |
| L54        | N 62°07'53" E | 10.50'      |
| L55        | S 62°07'53" W | 10.55'      |
| L56        | S 89°46'19" E | 10.51'      |
| L57        | N 89°46'19" W | 10.59'      |
| L58        | N 36°16'13" W | 10.52'      |
| L59        | S 36°16'13" E | 10.57'      |
| L60        | N 00°16'02" W | 10.57'      |
| L61        | S 00°16'02" E | 10.51'      |
| L62        | S 89°47'49" E | 13.58'      |
| L63        | N 89°47'49" W | 14.57'      |
| L64        | S 61°50'07" E | 20.41'      |
| L65        | N 61°50'07" W | 22.61'      |
| L66        | S 52°21'51" E | 23.36'      |
| L67        | N 52°21'51" W | 24.69'      |
| L68        | S 23°04'25" E | 24.88'      |
| L69        | N 23°04'25" W | 23.57'      |
| L70        | S 19°43'57" W | 10.59'      |
| L71        | N 19°43'57" E | 10.51'      |
| L72        | S 54°32'38" E | 10.49'      |
| L73        | N 54°32'38" W | 10.51'      |
| L74        | N 00°16'02" W | 10.50'      |
| L75        | S 00°16'02" E | 10.50'      |
| L76        | N 00°16'02" W | 10.50'      |
| L77        | S 00°16'02" E | 10.50'      |
| L78        | N 00°16'02" W | 10.50'      |
| L79        | S 00°16'02" E | 10.50'      |
| L80        | N 00°16'02" W | 10.50'      |
| L81        | S 00°16'02" E | 10.50'      |
| L82        | N 00°16'02" W | 10.50'      |

| Line Table |               |             |
|------------|---------------|-------------|
| Line #     | Direction     | Length (ft) |
| L83        | S 00°16'02" E | 10.50'      |
| L84        | N 19°43'57" E | 10.50'      |
| L85        | S 19°43'57" W | 10.50'      |
| L86        | S 19°43'57" W | 10.50'      |
| L87        | N 19°43'57" E | 10.50'      |
| L88        | S 00°13'09" W | 147.60'     |
| L89        | S 00°15'28" W | 104.11'     |
| L90        | S 72°42'55" W | 2.23'       |
| L91        | N 00°00'00" W | 23.42'      |
| L92        | N 89°47'28" E | 5.00'       |
| L93        | S 00°12'32" E | 20.61'      |
| L94        | N 89°47'28" E | 5.00'       |
| L95        | N 89°47'49" W | 30.00'      |
| L96        | N 84°56'23" W | 22.66'      |
| L97        | N 00°12'32" W | 5.95'       |
| L98        | N 14°26'44" W | 24.51'      |
| L99        | N 00°21'40" E | 11.97'      |
| L100       | N 09°56'15" E | 17.60'      |
| L101       | N 00°12'32" W | 13.68'      |
| L102       | N 00°12'32" W | 20.61'      |

\*L8 AND L9 INTENTIONALLY OMITTED

**CSI-CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896 - 3050 Fax (505) 891 - 0244  
wplotnerjr@gmail.com  
Sheet 8 of 8  
210263

2022C-6

**Wyoming and Montgomery (La Mirada - The Wymont)\_Public Notice Inquiry Sheet Submission**

Office of Neighborhood Coordination <onc@cabq.gov>  
To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

Thu, Sep 21, 2023 at 2:06 PM

**PLEASE NOTE:**

**The neighborhood association contact information listed below is valid for 30 calendar days after today's date.**

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

| Association Name | First Name | Last Name | Email  | Address Line 1           | City        | State | Zip   | Phone      |
|------------------|------------|-----------|--|--------------------------|-------------|-------|-------|------------|
| Loma Del Rey NA  | Jessica    | Armijo    | <a href="mailto:jarmijo12@outlook.com">jarmijo12@outlook.com</a>   | 3701 Erbbe Street NE     | Albuquerque | NM    | 87111 | 5054001221 |
| Loma Del Rey NA  | Carol      | Orona     | <a href="mailto:oronacarol@hotmail.com">oronacarol@hotmail.com</a> | 8416 Palo Duro Avenue NE | Albuquerque | NM    | 87111 | 5052948016 |

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: [devhelp@cabq.gov](mailto:devhelp@cabq.gov), or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application. <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: [https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official\\_public\\_notice\\_form-2019.pdf](https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf).
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



## Vanessa Baca

Manager

Office of Neighborhood Coordination (ONC) | City Council Department | City of Albuquerque

(505) 768-3331 Office

E-mail: [vanessabaca@cabq.gov](mailto:vanessabaca@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** [webmaster@cabq.gov](mailto:webmaster@cabq.gov) <[webmaster@cabq.gov](mailto:webmaster@cabq.gov)>  
**Sent:** Thursday, September 21, 2023 11:36 AM  
**To:** Office of Neighborhood Coordination <[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)>  
**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>  
**Subject:** Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Public Notice Inquiry For:

Zoning Hearing Examiner

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

Contact Name

Ryan Mulhall

Telephone Number

505-896-3050

Email Address

[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

Company Name

Cartesian Surveys, Inc.

Company Address

[661 Quantum Rd NE](#)

City

Rio Rancho

State

NM

ZIP

87124

Legal description of the subject site for this project:

Tract numbered four (4), Plat for Wymont subdivision being comprised of lot 1-A-1 La Mirada Subdivision, City of Albuquerque, Bernalillo County, New Mexico as the same are shown and designated on the plat thereof filed in the office of the county clerk of Bernalillo County, New Mexico on February 21, 2022 in Plat Book 2022C Page 6 as document number 2022010933

Physical address of subject site:

Wyoming Blvd NE

Subject site cross streets:

Montgomery and La Mirada Rd. NE

Other subject site identifiers:

The Wymont

This site is located on the following zone atlas page:

G-19-Z

Captcha

x




**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



| <b>PART I - PROCESS</b>  |  |
|--|--|
| Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:   |  |
| Application Type:  | Preliminary / Final Plat for Minor Subdivision; Vacation of Public Easement                              |
| Decision-making Body:  | Development Hearing Officer (DHO)  |
| Pre-Application meeting required:  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                      |
| Neighborhood meeting required:   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                      |
| Mailed Notice required:  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                      |
| Electronic Mail required:  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No                                      |
| Is this a Site Plan Application:   | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Note: if yes, see second page</b> |
| <b>PART II – DETAILS OF REQUEST</b>  |  |
| Address of property listed in application:   | Vacant Tract on west of Wyoming Blvd between Montgomery Blvd and La Mirada Rd NE                         |
| Name of property owner:  | Tallgrass Holdings II, LLC   |
| Name of applicant:   | CSI - Cartisian Surveys, Inc.  |
| Date, time, and place of public meeting or hearing, if applicable:   | October 11, 2023 at 9AM over Zoom Meeting<br>link to zoom meeting provided in DHO agenda on city website |
| Address, phone number, or website for additional information:  | Please email cartesianryan@gmail.com or call 505-896-3050 for additional information                     |
| <b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>  |  |
| <input checked="" type="checkbox"/> Zone Atlas page indicating subject property.   |  |
| <input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.  |  |
| <input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.   |  |
| <input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.   |  |
| <b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b> |  |

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.

 \_\_\_\_\_ (Applicant signature)
 October 2, 2023 \_\_\_\_\_ (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



[Note: Items with an asterisk (\*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque  
for Decisions Requiring a Meeting or Hearing  
Mailed/Emailed to a Neighborhood Association**

Date of Notice\*: \_\_\_\_\_

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) [Subsection 14-16-6-4\(K\) Public Notice](#) to:

Neighborhood Association (NA)\*: \_\_\_\_\_

Name of NA Representative\*: \_\_\_\_\_

Email Address\* or Mailing Address\* of NA Representative<sup>1</sup>: \_\_\_\_\_

**Information Required by [IDO Subsection 14-16-6-4\(K\)\(1\)\(a\)](#)**

1. Subject Property Address\* ~ 8240 Montgomery Blvd NE \_\_\_\_\_  
Location Description \_\_\_\_\_
2. Property Owner\* \_\_\_\_\_
3. Agent/Applicant\* [if applicable] \_\_\_\_\_
4. Application(s) Type\* per IDO [Table 6-1-1](#) [mark all that apply]
  - Conditional Use Approval
  - Permit \_\_\_\_\_ (Carport or Wall/Fence – Major)
  - Site Plan
  - Subdivision \_\_\_\_\_ (Minor or Major)
  - Vacation \_\_\_\_\_ (Easement/Private Way or Public Right-of-way)
  - Variance
  - Waiver
  - Other: \_\_\_\_\_

Summary of project/request<sup>2</sup>\*: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>1</sup> Pursuant to [IDO Subsection 14-16-6-4\(K\)\(5\)\(a\)](#), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

<sup>2</sup> Attach additional information, as needed to explain the project/request.



[Note: Items with an asterisk (\*) are required.]

- 5. **For Site Plan Applications only\***, attach site plan showing, at a minimum:
  - a. Location of proposed buildings and landscape areas.\*
  - b. Access and circulation for vehicles and pedestrians.\*
  - c. Maximum height of any proposed structures, with building elevations.\*
  - d. **For residential development\***: Maximum number of proposed dwelling units.
  - e. **For non-residential development\***:
    - Total gross floor area of proposed project.
    - Gross floor area for each proposed use.

**Additional Information [Optional]:**

From the IDO Zoning Map<sup>6</sup>:

- 1. Area of Property [typically in acres] 0.7279 AC
  - 2. IDO Zone District MX-M
  - 3. Overlay Zone(s) [if applicable] \_\_\_\_\_
  - 4. Center or Corridor Area [if applicable] \_\_\_\_\_
- Current Land Use(s) [vacant, if none] \_\_\_\_\_
- 

**NOTE:** Pursuant to [IDO Subsection 14-16-6-4\(L\)](#), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at [devhelp@cabq.gov](mailto:devhelp@cabq.gov) or 505-924-3955.

**Useful Links**

**Integrated Development Ordinance (IDO):**

<https://ido.abc-zone.com/>

**IDO Interactive Map**

<https://tinyurl.com/IDOzoningmap>

Cc: None [Other Neighborhood Associations, if any]  
\_\_\_\_\_

<sup>6</sup> Available here: <https://tinurl.com/idozoningmap>