



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

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form P1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of SW (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST
 Requesting sketch plat review for creation of one lot from three existing lots, vacation of existing easements, and granting of new easements.

APPLICATION INFORMATION		
Applicant: Legacy Hospitality, Inc.	Phone:	
Address: 6501 Eagle Rock NE, Suite B-5	Email:	
City: Albuquerque	State: NM	Zip: 87113
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.	Phone: 505-896-3050	
Address: P.O. Box 44414	Email: cartesianryan@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List all owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Lots 8-A, 11 and 12	Block: 26	Unit: B
Subdivision/Addition: North Albuquerque Acres, Tract A	MRGCD Map No.:	UPC Code: See Attached
Zone Atlas Page(s): B-18-Z and C-18-Z	Existing Zoning: MX-L	Proposed Zoning: MX-L
# of Existing Lots: 3	# of Proposed Lots: 1	Total Area of Site (Acres): 4.7940

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: Modesto Ave NE	Between: Eagle Rock Ave NE	and: Obsidian Street NE

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
 PR-2019-002761 (zone change)

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: 02/12/2021
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
Meeting Date:				Fee Total:	
Staff Signature:	Date:			Project #	

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner’s and City Surveyor’s signatures on it to the meeting. Your attendance is required.

SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? N/A if yes, indicate language: _____

A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

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

MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

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

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

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

____ A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

- ____ Zone Atlas map with the entire site clearly outlined and labeled
- ____ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- ____ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ____ Proposed Preliminary / Final Plat with property owner’s and City Surveyor’s signatures on the plat prior to submittal. (7 copies, folded)
- ____ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- ____ Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- ____ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- ____ Proposed Infrastructure List, if applicable
- ____ Required notice with content per IDO Section 14-16-6-4(K)
- ____ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives
- ____ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- ____ DXF file and hard copy of final plat data for AGIS submitted and approved

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

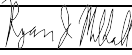

MINOR AMENDMENT TO PRELIMINARY PLAT

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

____ A *Single* PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF *shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.*

- ____ Zone Atlas map with the entire site clearly outlined and labeled
- ____ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ____ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- ____ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- ____ Infrastructure List, if applicable

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

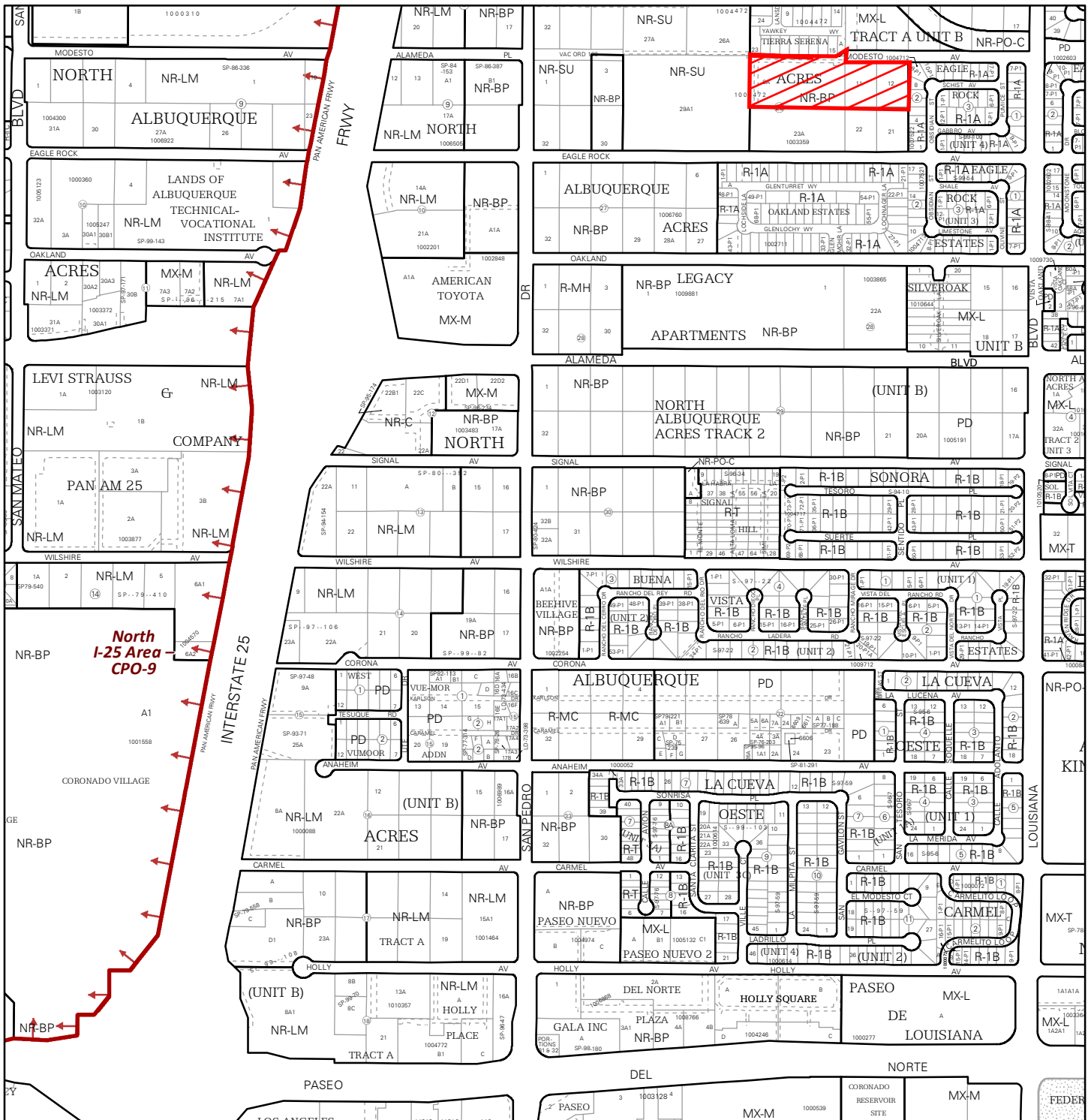
<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature: 	Date: 02/12/2021
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	

**UPC Numbers for Lots associated with Plat for Proposed Lot 8-A-1, Block 26
North Albuquerque Acres, Tract A, Unit B**

Lot 8-A: 101806440851110701

Lot 11: 101806443651210522

Lot 12: 101806445251210521



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

IDO Zone Atlas May 2018

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

Zone Atlas Page:
C-18-Z

- Easement
- 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
- Escarpment
- Petroglyph National Monument

Gray Shading
Represents Area Outside
of the City Limits

N

0 250 500 1,000
Feet

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

February 12, 2021

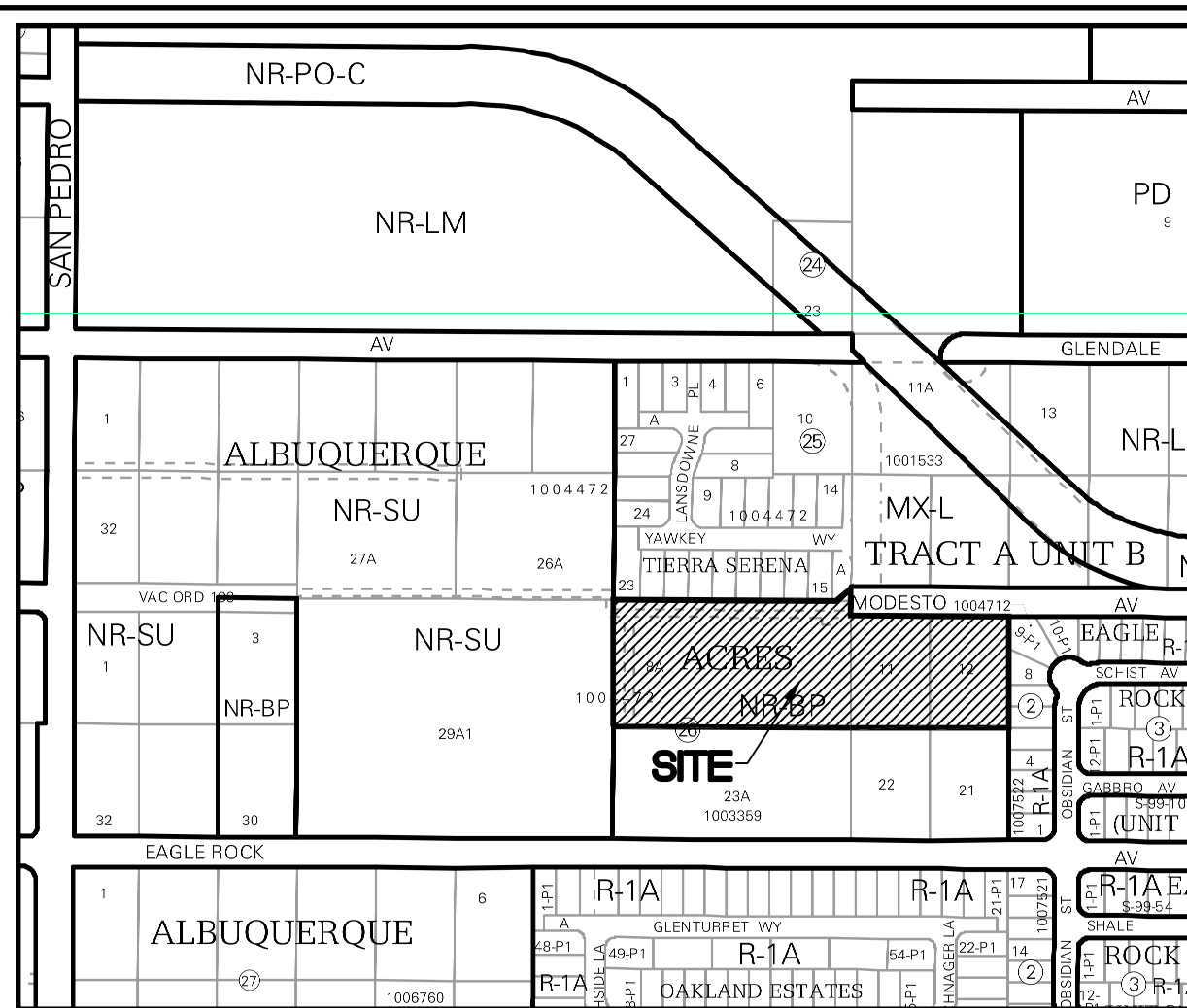
Development Review Board
City of Albuquerque

**Re: Sketch Plat Review for Proposed Lot 8-A-1, Block 26 of North Albuquerque Acres,
Tract A, Unit B**

Members of the Board:

Cartesian Surveys is acting as an agent for Legacy Hospitality, Inc. and requests a sketch plat review to subdivide, by lot line elimination, three (3) existing lots to create one (1) new lot. The property is currently zoned MX-L with a zoning change related to project number PR-2019-002761

Thank you,
Ryan J. Mulhall



Vicinity Map - Zone Atlas
B-18-Z and C-18-Z

Indexing Information

Projected Sections 12 and 13, Township 11 North,
Range 3 East, N.M.P.M. as Projected into the Elena
Gallegos Grant
Subdivision: North Albuquerque Acres, Tract A, Unit B
Owner: Kassam Land Acquisition 9 LLC (Lot 8-A)
Sara J. Otto-Diniz (Lot 11)
Scott Cole (Lots 12)
UPC #: 101806440851110701 (Lot 8-A)
101806443651210522 (Lot 11)
101806445251210521 (Lot 12)

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2020 AND SUPPLEMENTARY DATA IN DECEMBER 2020 FOR LOT 21.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Sketch Plat
for
Lot 8-A-1, Block 26
North Albuquerque Acres
Tract A, Unit B
Being Comprised of
Lots 8-A, 11, and
12, Block 26
North Albuquerque Acres
Tract A, Unit B
City of Albuquerque
Bernalillo County, New Mexico
February 2021

Legal Description

LOTS NUMBERED ELEVEN (11) AND TWELVE (12) IN BLOCK NUMBERED TWENTY-SIX (26), OF TRACT "A", UNIT "B", NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936, IN MAP BOOK "D", FOLIO 130.

AND

LOT 8-A, BLOCK 26, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN ON THE BULK LAND PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 8, 2015, IN PLAT BOOK 2015C, PAGE 104, AS DOCUMENT NO. 2015078517.

Documents

1. TITLE COMMITMENT FOR LOT 11 PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2005610 AND AN EFFECTIVE DATE OF JULY 6, 2020.
2. PLAT OF RECORD FOR LOTS 11 AND 12, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 24, 1936, IN BOOK D, PAGE 130.
3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY, LOT 11, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 29, 2017, AS DOC. NO. 2017124384.
4. TITLE COMMITMENT FOR LOT 12 PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2005921 AND AN EFFECTIVE DATE OF JULY 14, 2020.
5. WARRANTY DEED FOR SUBJECT PROPERTY, LOT 12, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 6, 1998, IN BOOK 9818, PAGE 1595, DOC. NO. 1998143411.
6. TITLE COMMITMENT FOR LOT 8-A PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2536832 AND AN EFFECTIVE DATE OF AUGUST 18, 2020.
7. PLAT OF RECORD FOR LOT 8-A, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 8, 2015, IN BOOK 2015C, PAGE 104, DOC. NO. 2015078517.
8. WARRANTY DEED FOR SUBJECT PROPERTY, LOT 8-A, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 27, 2013, AS DOC. NO. 2013022132.
9. TITLE SEARCH REPORT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILED NO. 2581392 AND EFFECTIVE DATE OF DECEMBER 28, 2020.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	⊙	STORM DRAIN MANHOLE
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (4/24/1936, D-130)	⊠	STORM DRAIN INLET
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (9/8/2015, 2015C-104)	P	PULL BOX
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (4/5/2007, 2007C-83)	☆	LIGHT POLE
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (7/12/1999, 99C-180)	T	TRANSFORMER
{{N 90°00'00" E}}	RECORD BEARINGS AND DISTANCES PER PLAT (3/15/2018, 2018C-29)	EC	ELECTRIC CABINET
[[N 90°00'00" E]]	RECORD BEARINGS AND DISTANCES PER PLAT (4/23/2012, 2012C-45)	E	ELECTRIC METER
⊙	FOUND MONUMENT AS INDICATED	↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY
○	SET REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED	TC	TELEPHONE CABINET
▲	ACS MONUMENT	M	MAILBOX
⊠	CONCRETE	—□—	METAL FENCE
□	UTILITY PEDESTAL	⊠	BOLLARD
▨	BLOCK WALL	⊙	GAS METER
—○—	CHAINLINK FENCE	LOT LINE ELIMINATED WITH THE FILING OF THIS PLAT
—//—	WOOD FENCE		
WV	WATER VALVE		
⊠	FIRE HYDRANT		
⊙	SANITARY SEWER MANHOLE		
•co	SAS CLEANOUT		
—OHU—	OVERHEAD UTILITY LINE		
•	UTILITY POLE		
→	ANCHOR		
R	RAMP		

CSI-CARTESIAN SURVEYS INC.

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

Sketch Plat

for

Lots 8-A-1, Block 26

North Albuquerque Acres, Tract A, Unit B

Being Comprised of

Lots 8-A, 11, 12, Block 26

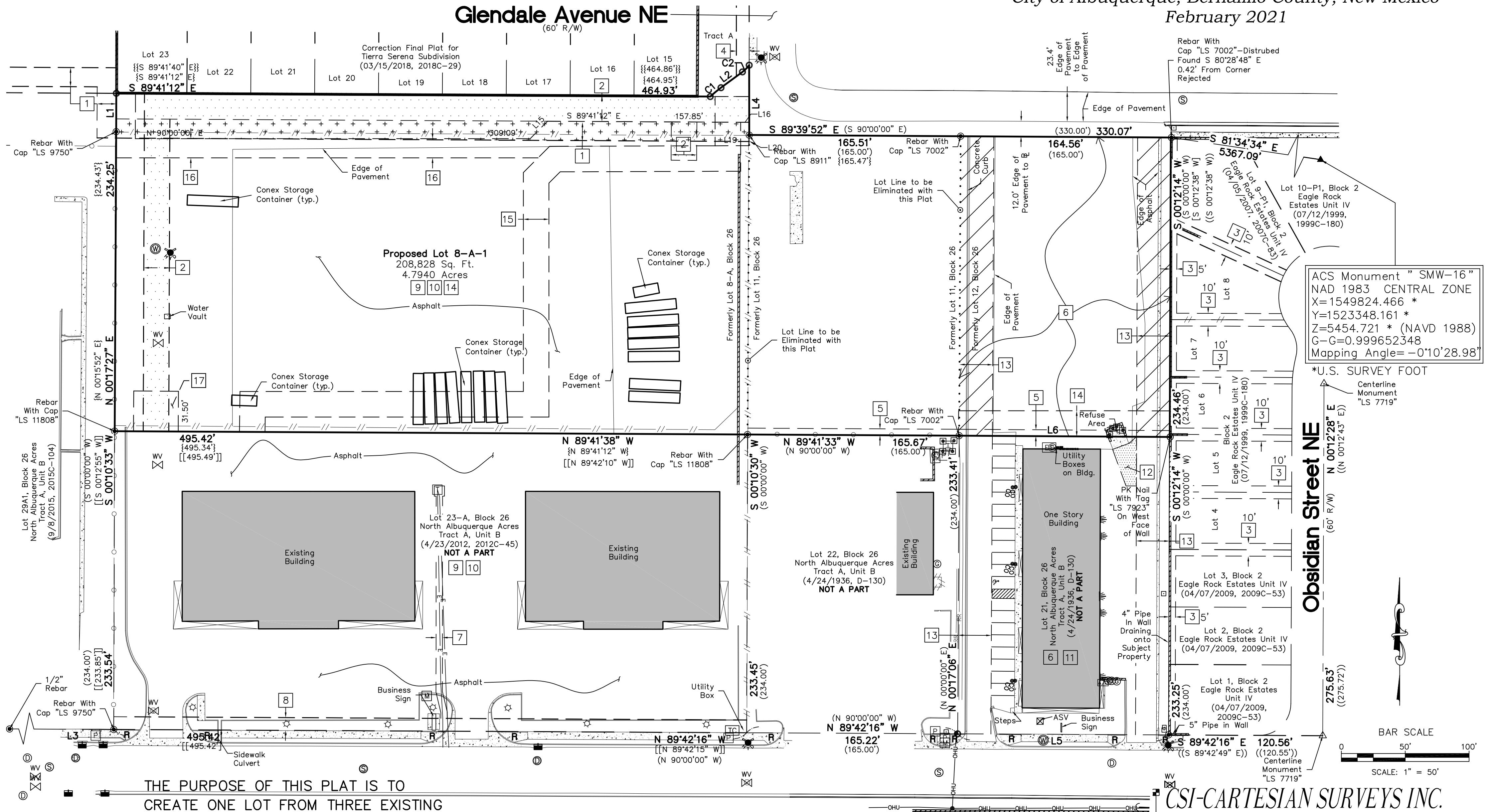
North Albuquerque Acres, Tract A, Unit B

City of Albuquerque, Bernalillo County, New Mexico

February 2021

Line #	Direction	Length (ft)
L1	N 00°12'49" E {N 00°12'49" E}	30.22' {29.96'}
L2	N 53°40'01" E {N 53°40'01" E} {N 53°40'01" E}	20.86' {20.86'} {20.86'}
L3	N 89°42'16" W {N 89°42'14" W}	660.19' {660.00'}
L4	N 00°01'02" W {N 00°05'03" E}	54.66' {54.79'}
L5	N 89°42'16" W (N 90°00'00" W)	165.22' (165.00')
L6	S 89°38'47" E (S 90°00'00" E)	164.89' (165.00')

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	10.91' {11.03'} {11.03'}	96.00' {96.00'} {96.00'}	6°30'36"	10.90'	N 50°24'43" E
C2	7.50' {7.50'} {7.50'}	25.00' {25.00'} {25.00'}	17°11'08"	7.47'	N 45°04'27" E



ACS Monument "SMW-16"
 NAD 1983 CENTRAL ZONE
 X=1549824.466 *
 Y=1523348.161 *
 Z=5454.721 * (NAVD 1988)
 G-G=0.999652348
 Mapping Angle=-0°10'28.98"

*U.S. SURVEY FOOT
 Centerline Monument "LS 7719"

THE PURPOSE OF THIS PLAT IS TO
 CREATE ONE LOT FROM THREE EXISTING
 LOTS, VACATE EXISTING EASEMENTS, AND
 GRANT NEW EASEMENTS.

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

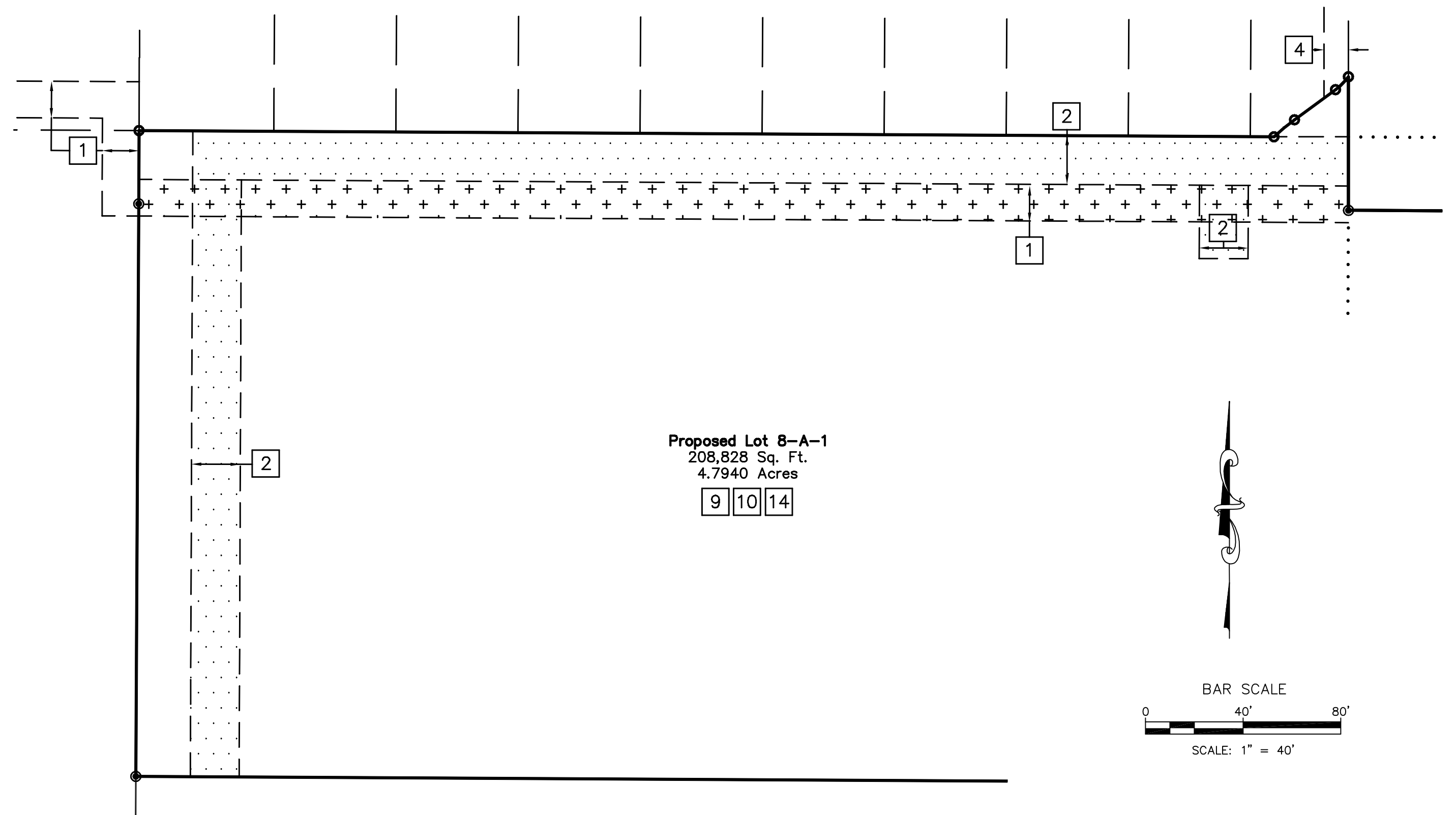
Easement Notes

- 1 EXISTING 15' GAS LINE EASEMENT (9/8/2015, 2015C-104) PORTIONS OF VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS
- 2 EXISTING 20' PUBLIC WATERLINE EASEMENT (9/8/2015, 2015C-104) PORTIONS VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS
- 3 EXISTING PRIVATE DRAINAGE EASEMENT (7/12/1999, 99C-180)
- 4 EXISTING 10' P.U.E. (3/15/2018, 2018C-29)
- 5 EXISTING 5' PNM AND MST&T EASEMENT (3/14/1966, BK. D799, PG. 219, DOC. NO. 98860) AND (5/18/1973, BK. D942, PG. 645) WAIVED AND RELEASED BY PNM (12/20/2001, IN BK. A28, PG. 9677, DOC. NO. 2001151510) VACATED BY (____/____/____, BK. _____, PG. _____, DOC. NO. _____)
- 6 EXISTING DRAINAGE EASEMENT BENEFITING LOT 12, BLOCK 26, CROSSING LOT 21, PER DRAINAGE COVENANT (3/19/1999, BK. 9904, PG. 7907, DOC. NO. 1999038025)
- 7 EXISTING P.U.E. (4/23/2012, 2012C-45)
- 8 EXISTING 10' P.U.E. (4/23/2012, 2012C-45)
- 9 EXISTING PRIVATE CROSS LOT DRAINAGE AND ACCESS EASEMENT FOR THE BENEFIT OF LOT 8-A, BLOCK 26, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, BLANKET IN NATURE ACROSS LOT 23-A (4/23/2012, 2012C-45) (4/9/2012, DOC. NO. 2012035513)
- 10 PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR PRIVATE UTILITIES, BLANKET OVER LOT 23-A FOR THE BENEFIT OF LOT 8-A (4/9/2012, DOC. NO. 2012035513)
- 11 EXISTING PERPETUAL NON-EXCLUSIVE EASEMENTS FOR ACCESS, PARKING, PEDESTRIAN AND VEHICULAR TRAFFIC AND UTILITY ACCESS BLANKET IN NATURE OVER ALL THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND CONDOMINIUM UNITS WITHIN LOT 21 AS PER DOCUMENTS (2/10/2000, BK. A2, PG. 3614, DOC. NO. 2000013683) AND (2/11/2000, BK. A2, PG. 4060, DOC. NO. 2000014131) BENEFITING AND MAINTAINED BY THE CONDOMINIUM OWNERS.
- 12 EXISTING EASEMENT FOR ACCESS TO AND FOR MAINTENANCE OF THE DUMPSTER AREA (2/10/2000, BK. A2, PG. 3614, DOC. NO. 2000013683) AND (2/11/2000, BK. A2, PG. 4060, DOC. NO. 2000014131) BENEFITING AND MAINTAINED BY THE CONDOMINIUM OWNERS FOR LOT 21.
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- 14 20' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 21 ACROSS LOT 8-A-1, TO BE MAINTAINED BY LOT 21 AND GRANTED WITH THE FILING OF THIS PLAT.
- 15 PUBLIC 20' WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT.
- 16 PUBLIC 15' GAS EASEMENT GRANTED TO NM GAS WITH THE FILING OF THIS PLAT.
- 17 PUBLIC 35' x 31.5' WATER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

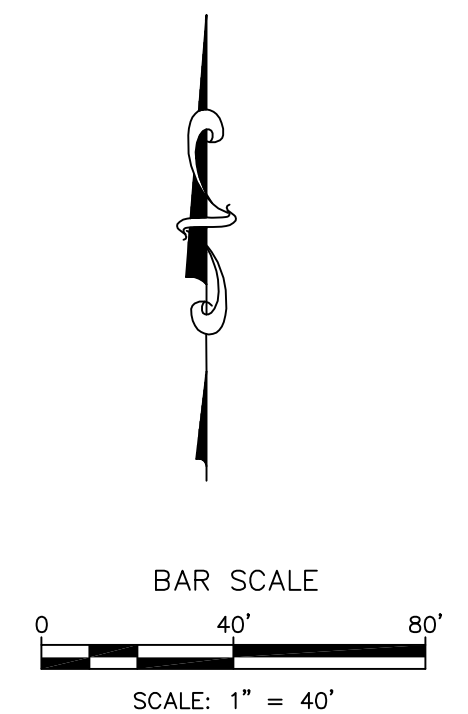
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Sketch Plat
for
Lots 8-A-1, Block 26
North Albuquerque Acres
Tract A, Unit B
Being Comprised of
Lots 8-A, 11,
12, Block 26
North Albuquerque Acres
Tract A, Unit B
City of Albuquerque
Bernalillo County, New Mexico
February 2021

Figure Reflecting Vacated Easements



Proposed Lot 8-A-1
208,828 Sq. Ft.
4.7940 Acres
9 | 10 | 14



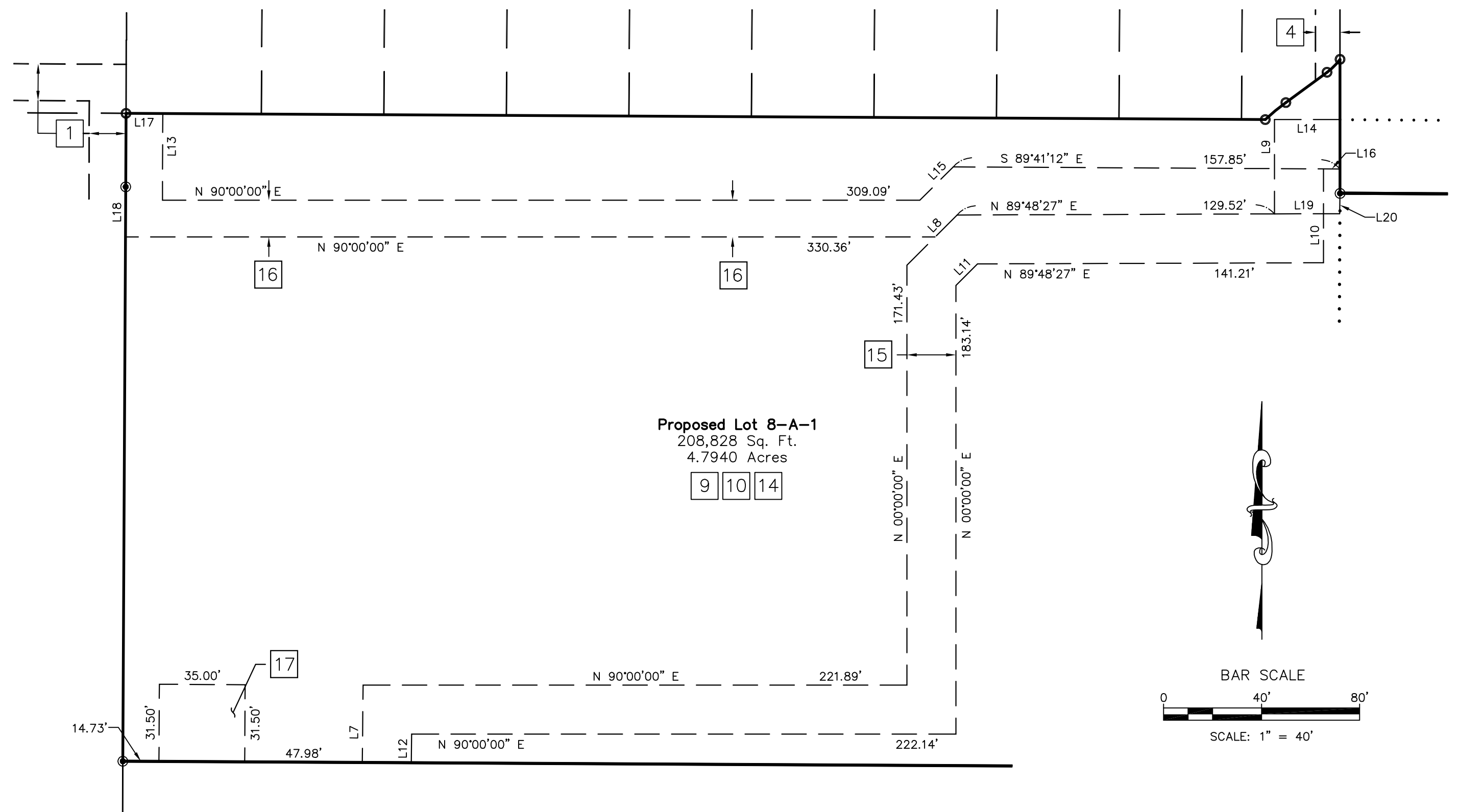
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- 14 20' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 21 ACROSS LOT 8-A-1, TO BE MAINTAINED BY LOT 21 AND GRANTED WITH THE FILING OF THIS PLAT.
- 15 PUBLIC 20' WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT.
- 16 PUBLIC 15' GAS EASEMENT GRANTED TO NM GAS WITH THE FILING OF THIS PLAT.
- 17 PUBLIC 35' x 31.5' WATER EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

Sketch Plat
for
Lots 8-A-1, Block 26
North Albuquerque Acres
Tract A, Unit B
Being Comprised of
Lots 8-A, 11,
12, Block 26
North Albuquerque Acres
Tract A, Unit B
City of Albuquerque
Bernalillo County, New Mexico
February 2021

Line Table		
Line #	Direction	Length (ft)
L7	N 00°40'34" E	31.58'
L8	N 45°00'00" E	28.96'
L9	N 00°00'00" W	38.51'
L10	N 00°00'00" W	38.32'
L11	N 45°00'00" E	12.43'
L12	N 00°37'32" E	11.69'
L13	S 00°12'49" W	35.41'
L14	N 89°58'58" E	26.75'
L15	N 45°00'00" E	19.26'
L16	S 89°41'12" E	6.76'
L17	N 89°47'11" W	15.00'
L18	S 00°12'49" W	20.25'
L19	N 89°48'27" E	26.62'
L20	N 00°57'26" E	8.35'

Figure Reflecting Granted Easements



THE PURPOSE OF THIS PLAT IS TO
CREATE ONE LOT FROM THREE EXISTING
LOTS, VACATE EXISTING EASEMENTS, AND
GRANT NEW EASEMENTS.