

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below.
 Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

Interpreter Needed for Hearing? NO if yes, indicate language: _____

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

Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

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 (requires published notice, heard on the DRB Major Case Schedule)

Letter describing, explaining, and justifying the request

Copy of recorded IIA

Proposed Final Plat (7 copies, 24" x 36" folded)

Design elevations & cross sections of perimeter walls (3 copies)

Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer

DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)

Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)

Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information

Required notice with content per IDO Section 14-16-6-4(K)(6)

Office of Neighborhood Coordination Public Notice Inquiry response

Proof of emailed notice to applicable Neighborhood Association representatives

Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal

(7 copies, folded)

Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)

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)

Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone

Proposed Infrastructure List, if applicable

DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST

Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

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, 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.

Signature: Jose H. Garcia Date: 10-11-19

Printed Name: Jose H. Garcia Applicant or Agent

FOR OFFICIAL USE ONLY

Case Numbers:

Project Number

Staff Signature:

Date:





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

BRIEF DESCRIPTION OF REQUEST

APPEAL

APPLICATION INFORMATION

Applicant: Jose H. Garza Phone: 505.850.7047
 Address: 536 94th St SW Email: jegarza007@gmail.com
 City: ABQ State: NM Zip: 87121
 Professional/Agent (if any):
 Address:
 City:
 State:
 Zip:

Proprietary Interest in Site: List all owners: Jose H. Garza

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

Lot or Tract No: V2-B, V2-A-1, V2-A-2A, V2-A-2B Block: _____ Unit: _____
 Subdivision/Addition: _____ MRGCD Map No.: _____ UPC Code: _____
 Zone Atlas Page(s): G-132 Existing Zoning: MX-M Proposed Zoning: MX-M
 # of Existing Lots: 1 # of Proposed Lots: 2 Total Area of Site (Acres): .03

LOCATION OF PROPERTY BY STREETS

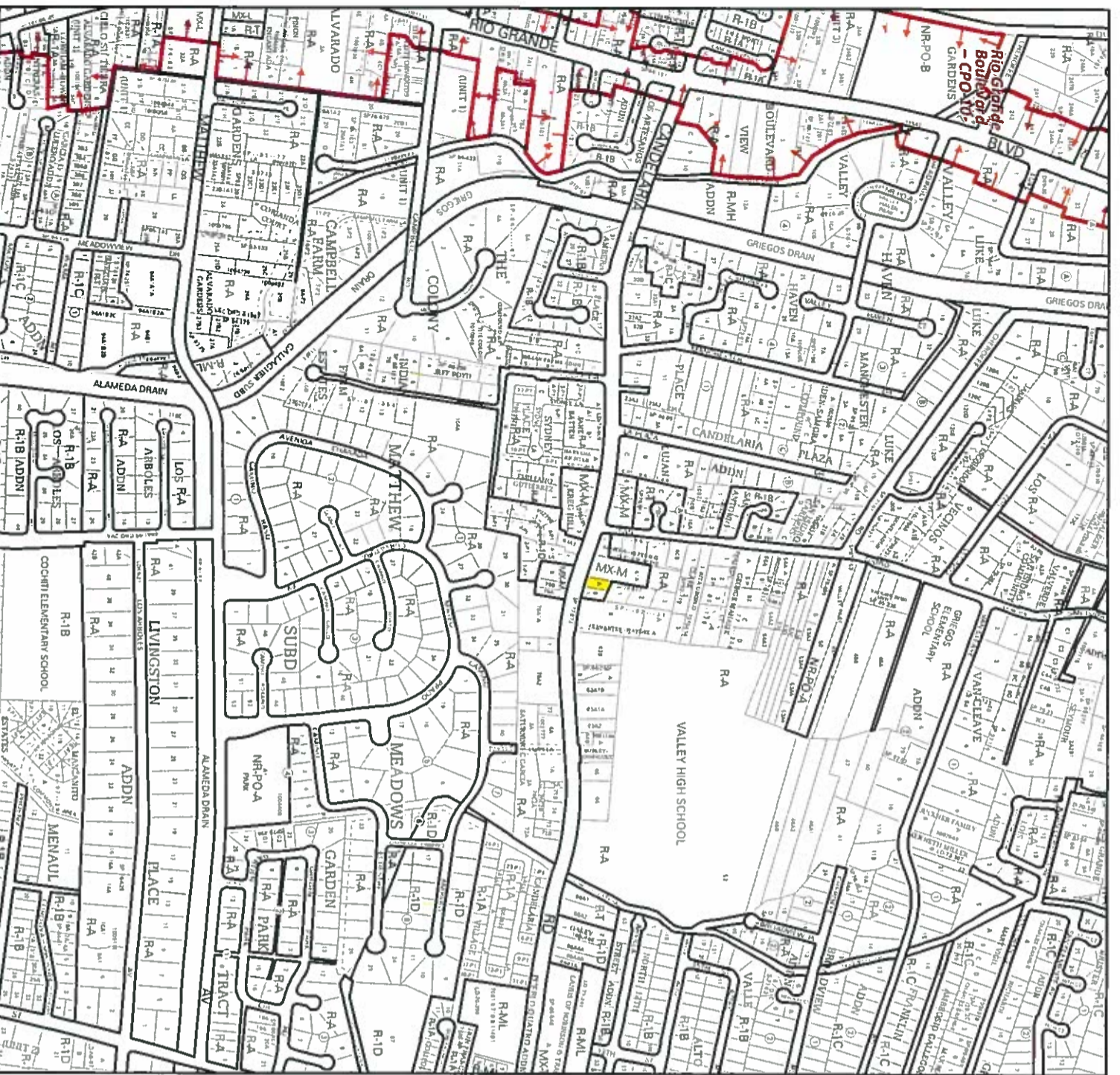
Site Address/Street: Candelaria Between San Ysidro and 12th Street

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

Signature: Jose H. Garza Date: 10.11.19
 Printed Name: Jose H. Garza Applicant or Agent

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting Date: _____ Fee Total: _____
 Staff Signature: _____ Date: _____ Project # _____



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

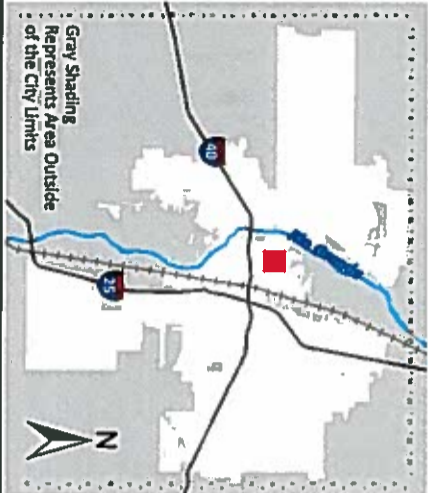
IDO Zone Atlas

May 2018

Zone Atlas Page:
G-13-Z



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



--- Easement [Symbol] 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

Gray Shading Represents Area Outside of the City Limits

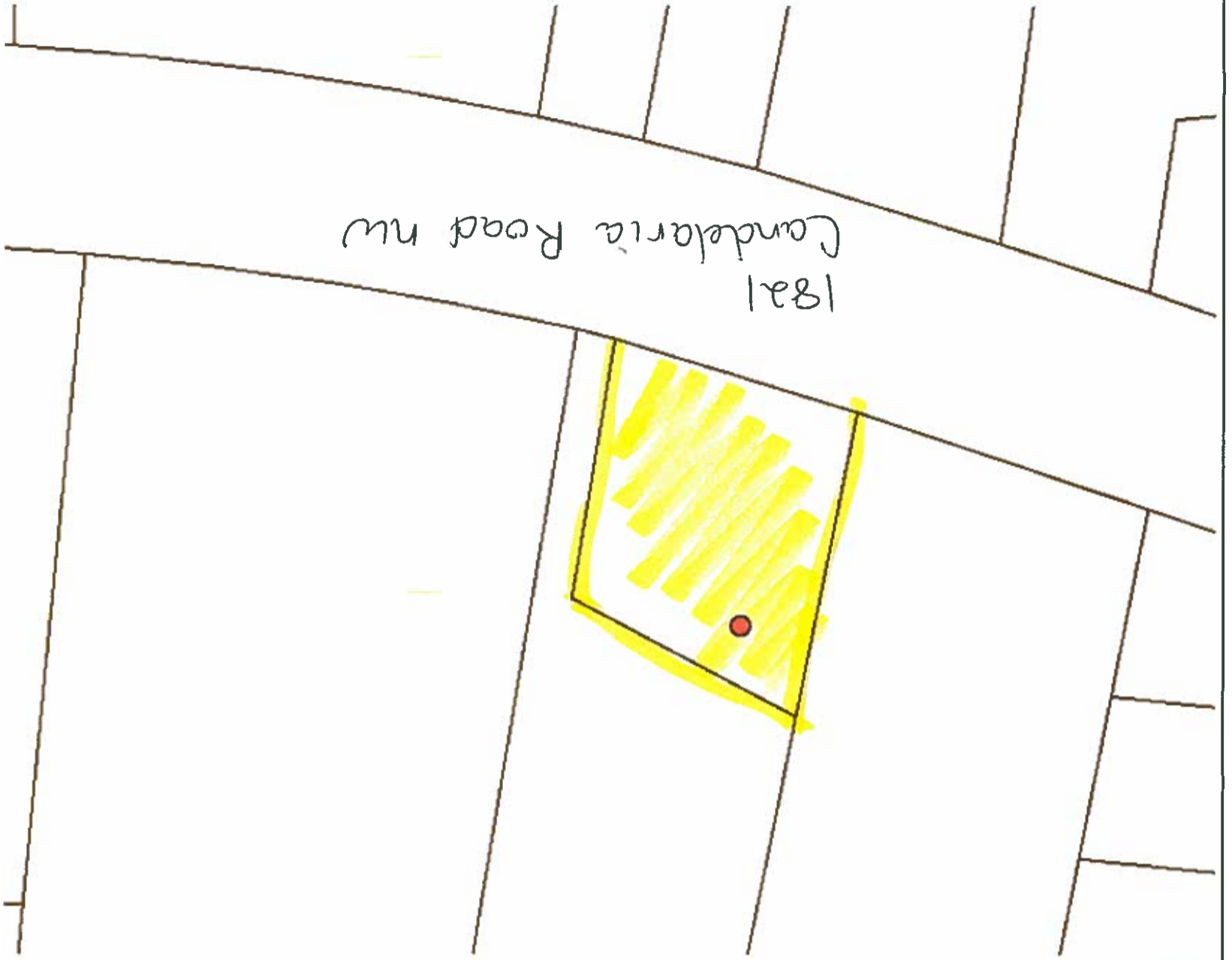
0 250 500 1,000 Feet



City of Albuquerque



- Legend**
- Bernalillo County Parcels
 - Municipal Limits
 - Corrales
 - Edgewood
 - Los Ranchos
 - Rio Rancho
 - Tijeras
 - UNINCORPORATED
 - World Street Map



113 0 57 113 Feet
1:681
WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Albuquerque
10/10/2019

THIS MAP IS NOT TO BE USED FOR NAVIGATION
The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

Notes

October 11, 2019

To Whom it May Concern:

I am requesting a minor subdivision of my property at 1821 Candelaria Road NW. The total square footage is 1112 square feet.

I inherited this property from my father. He has a current site lease on the property I am requesting to subdivide. This contract is in effect until October 31, 2056. I was under the impression from my deceased father that the property had been subdivided. However, we have discovered this was never completed.

I am attempting to sell the building and the property, minus the site currently leased. This is a business location and is zoned as MX-M. The current party that is interested in purchasing the building and the property is in agreement with this subdivision. I cannot move forward with the sale if the property is not subdivided.

The lease area is a cell phone tower. There is a cinderblock wall around the majority of the site.

I have attached the Survey, which was complete on June 20, 2018. This clearly defines the site I am requesting to subdivide.

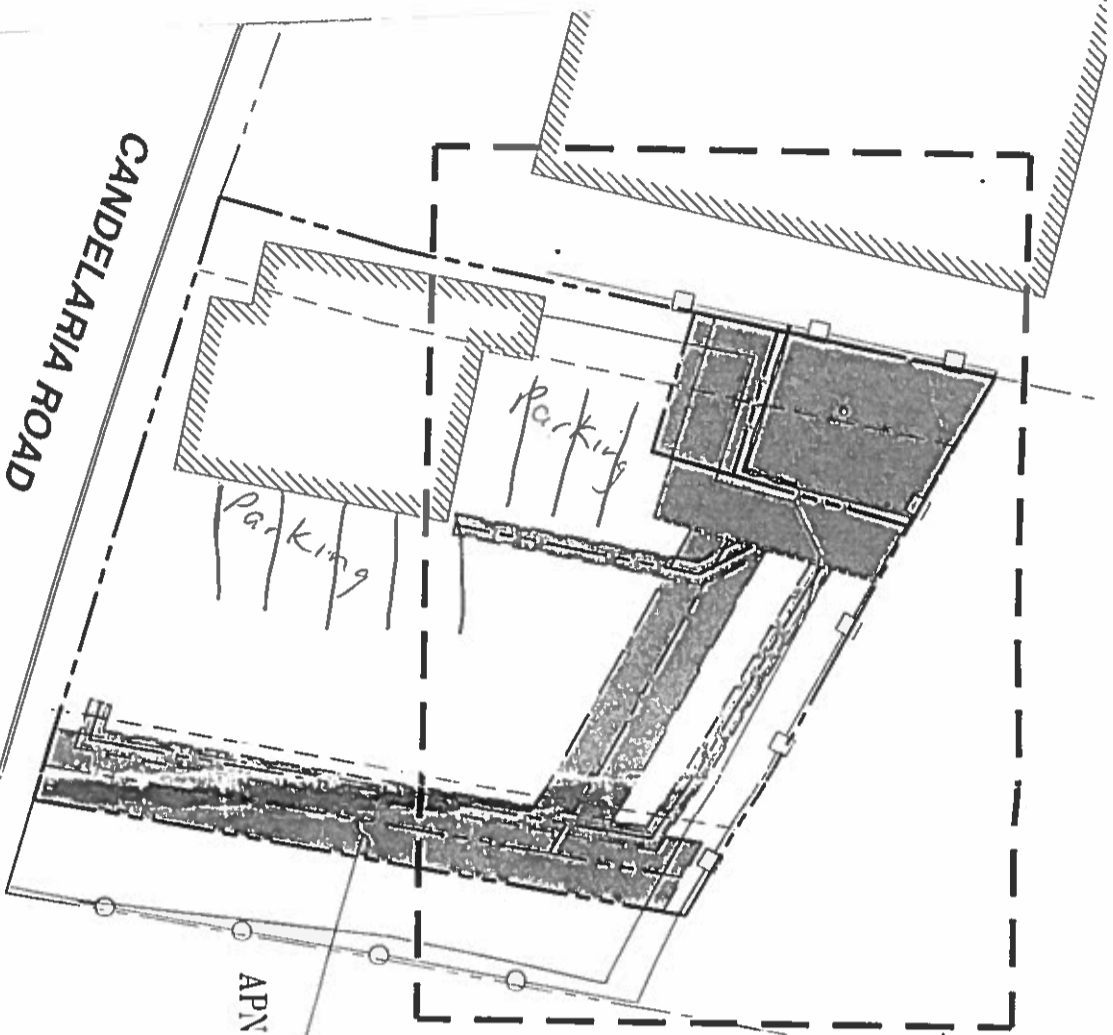
Thank you for your consideration with this matter.

Jose (Joe) H. Garza

536 94th St SW

ABQ, NM 87121

(505) 850-7047



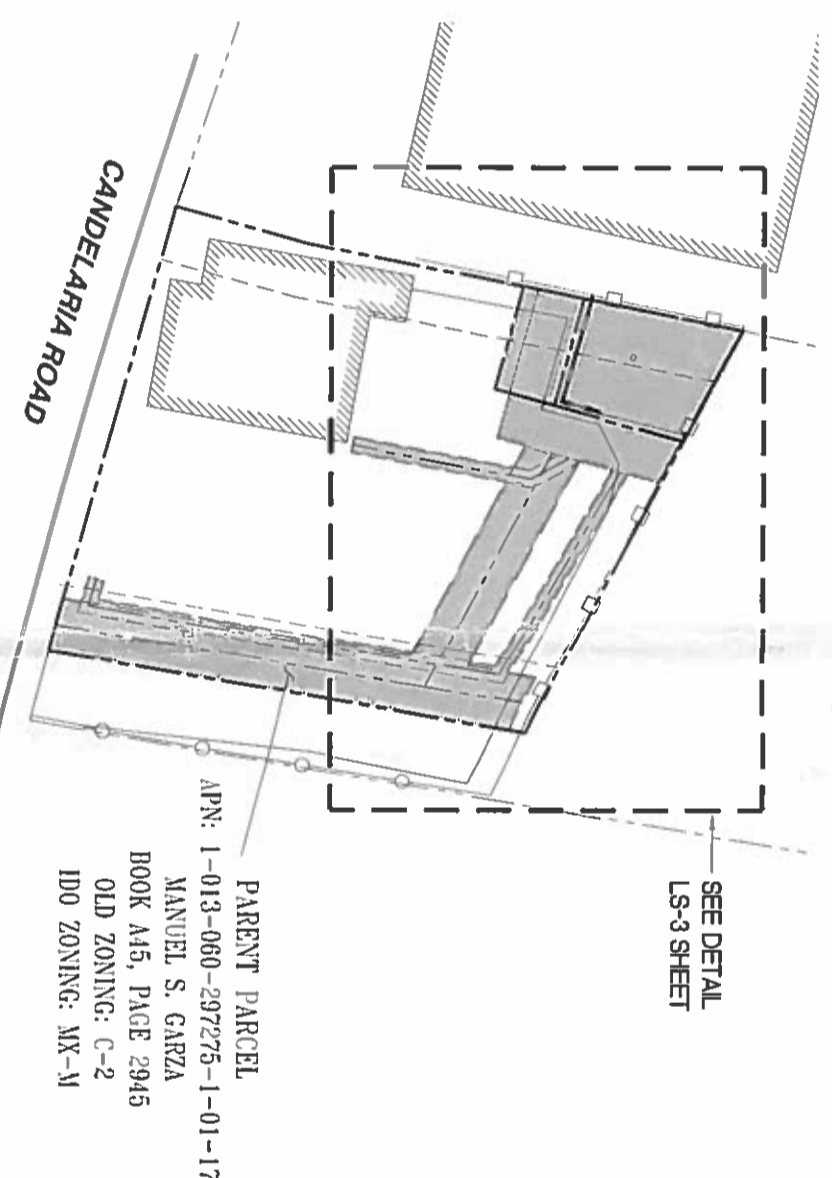
OVERALL DETAIL

PAR
APN: 1-013-
MANT
BOOK 1
OLD
IDO 2

SEE
LS-1

SURVEYOR'S NOTES

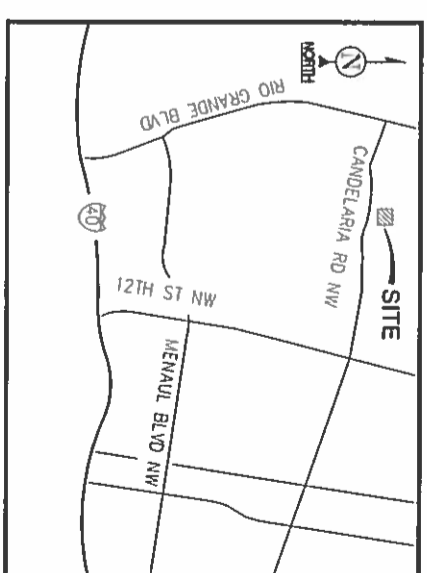
1. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT ANY INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
3. THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED IN A LIMITED TITLE REPORT, ORDER NO. NM01092B, ISSUED BY OLD REPUBLIC TITLE COMPANY, DATED JUNE 6, 2018. ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED UPON MEMORANDUM OF THIRD AMENDMENT TO SITE LEASE WITH OPTION, RECORDED 08/14/2015 AS INSTRUMENT NO. 2015080014 OF BERNALILLO COUNTY RECORDS.
5. THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #35001C0331H, DATED 08/16/2012.
6. PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOD 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY OBSERVATIONS OF THE 'SMARTNET' REAL TIME NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.
7. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH OR DETERMINE A CROWN CASTLE LEASE PARCEL & ASSOCIATED EASEMENTS. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION PROVIDED BY TITLE AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY. LEASE CORNERS WERE NOT FOUND OR SET AT THE TIME OF THE FIELD SURVEY. PER CROWN CASTLE REQUIREMENTS CORNERS WILL BE SET AT THE CLIENT'S DISCRETION UPON FINAL APPROVAL OF THE SURVEY.



OVERALL DETAIL
 SCALE: 1" = 40' (11" X 17")
 1" = 20' (22" X 34")

LEGEND

P.O.T.	POINT OF TERMINUS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
LB	ICE BRIDGE
CAB	CABINET
CMU	CONCRETE MASONRY UNIT
W	WATER VALVE
H	FIRE HYDRANT
U	UTILITY POLE
+	POSITION OF GEODETIC COORDINATES
—○—○—○—	WOOD FENCE
—○—○—○—○—	WROUGHT IRON FENCE
—○—○—○—○—○—	CHAIN LINK FENCE
—○—○—○—○—○—○—	LIMITS OF LESSOR'S PROPERTY
—○—○—○—○—○—○—○—	LEASE AREA
---	EASEMENT



POSITION OF GEODETIC COORDINATES
 LATITUDE 35° 07' 26.4" NORTH (NAD83)
 LONGITUDE 106° 39' 53.9" WEST (NAD83)
 GROUND ELEVATION @ 4969.0' (NAVD88)

SURVEY DATE
 06/20/2018

CERTIFICATION
 ALL VISIBLE SITE RELATED IMPROVEMENTS ARE CONTAINED WITHIN THE OVERALL LEASE AREA.

CERTIFIED TO:
 CROWN CASTLE
 OLD REPUBLIC TITLE COMPANY

Melvin F. Bautista
 MELVIN F. BAUTISTA, PLS #7437
 08/07/2018
 DATE

PROPRIETARY INFORMATION THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO CROWN CASTLE ANY USE OR DISCLOSURE OTHER THAN AS INTENDED IS STRICTLY PROHIBITED	
SITE NAME FARMERS INSURANCE BUN. 824009	SITE ADDRESS 1821 CANDELARIA ROAD ALBUQUERQUE, NM 87107 BERNALILLO COUNTY
ambit consulting 410 E SOUTHERN AVE. TEMPE, AZ 85282 PH. (480) 659-4072	
SHEET NO. LS-1	SHEET TITLE TITLE
REV. DATE DESCRIPTION BY 0 07/2018 SUBMITTAL CK 1 07/18/18 REVISE LEASE CI CK	REV. DATE DESCRIPTION BY 0 07/2018 SUBMITTAL CK 1 07/18/18 REVISE LEASE CI CK



PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO CROWN CASTLE
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO CROWN CASTLE IS STRICTLY PROHIBITED

SITE NAME
 FARMERS INSURANCE
 B.U.N.
 824009

SITE ADDRESS
 1821 CANDELARIA ROAD
 ALBUQUERQUE, NM 87107
 BERNALILLO COUNTY



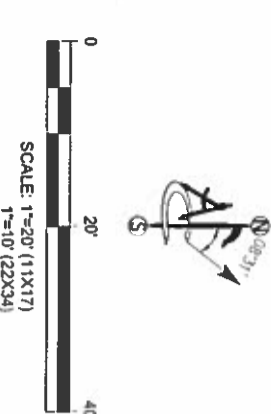
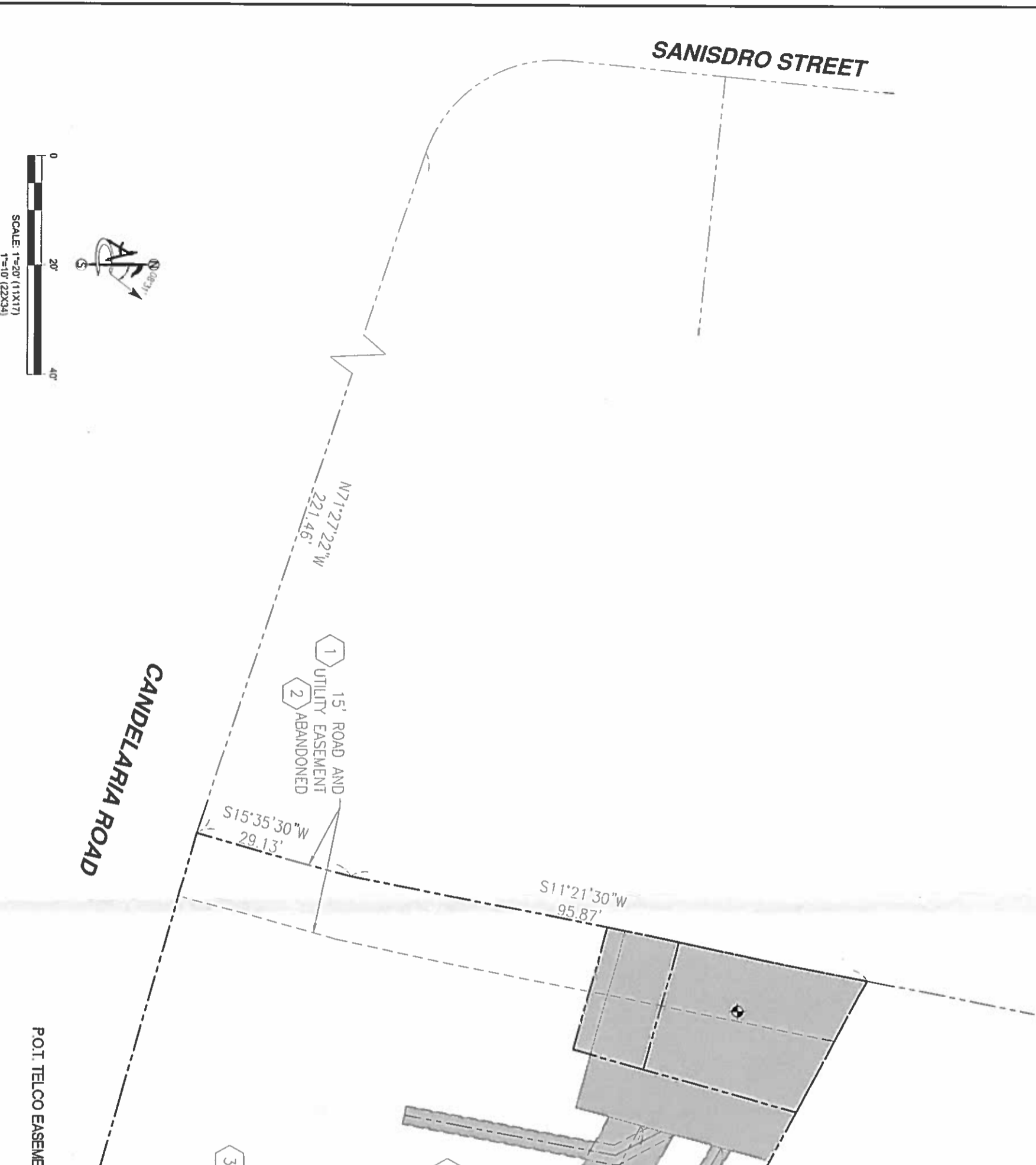
ambit consulting
 410 E SOUTHERN AVE TEMPE, AZ 85282
 PH. (480) 659-4072

REV.	DATE	DESCRIPTION	BY
0	07/02/18	SUBMITTAL	CK
1	07/11/18	REVISE LEASE ICI	CK

SHEET TITLE
 OVERALL
 DETAIL

SHEET NO.
 LS-2

AREAS	
EXISTING LEASE AREA	SQ. FT. ACRES
800	0.02
ADDITIONAL LEASE AREA	312 0.01
COMBINED LEASE AREA	1112 0.03
ACCESS AND UTILITY EASEMENT	1825 0.04
TELCO EASEMENT	514 0.01
ELECTRIC EASEMENT	169 0.004
ACCESS, UTILITY & BUFFER EASEMENT	397 0.01





PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO CROWN CASTLE
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO CROWN CASTLE IS STRICTLY PROHIBITED

SITE NAME
FARMERS INSURANCE
 B.U.N.
 824009

SITE ADDRESS
 1821 CANDELARIA ROAD
 ALBUQUERQUE, NM 87107
 BERNALILLO COUNTY



ambit consulting
 410 E. SOUTHERN AVE. TEMPE, AZ 85282
 PH (480) 659-4072

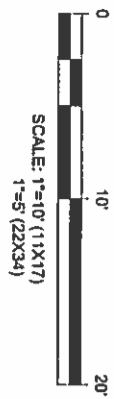
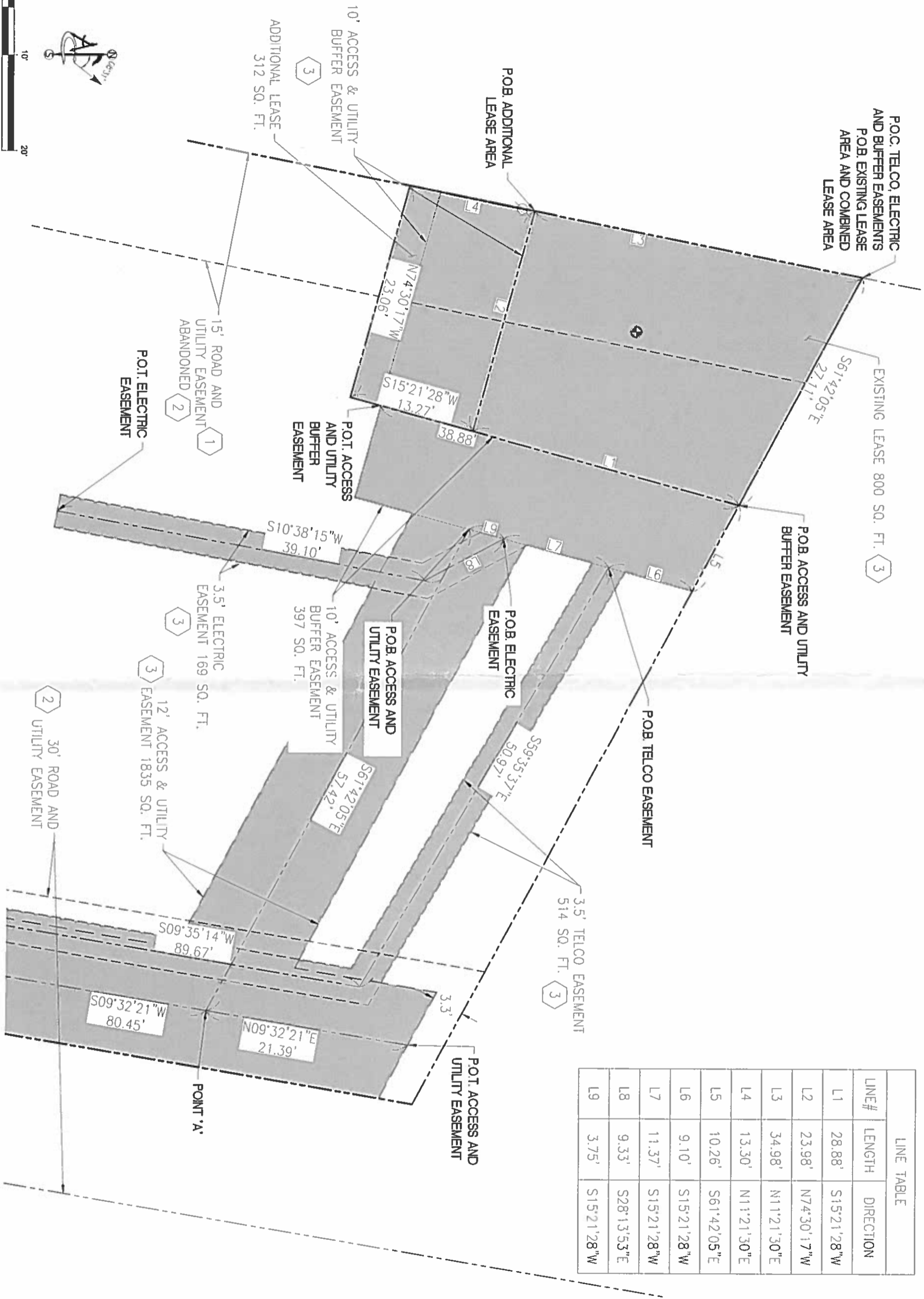
REV.	DATE	DESCRIPTION	BY
0	07/20/18	SUBMITTAL	CK
1	07/11/18	REVISE LEASE (C)	CK

SHEET TITLE
SITE
DETAIL

SHEET NO.

LS-3

LINE#	LENGTH	DIRECTION
L1	28.88'	S15°21'28"W
L2	23.98'	N74°30'17"W
L3	34.98'	N11°21'30"E
L4	13.30'	N11°21'30"E
L5	10.26'	S61°42'05"E
L6	9.10'	S15°21'28"W
L7	11.37'	S15°21'28"W
L8	9.33'	S28°13'53"E
L9	3.75'	S15°21'28"W



PARENT PARCEL LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF BERNALILLO, STATE OF NEW MEXICO, DESCRIBED AS FOLLOWS:
TRACTS "A" AND "B" OF THE LAND DIVISION PLAT SUMMARY SUBDIVISION OF LAND OF ROBERT GARCIA, REPLAT OF TRACTS 62-B, 62-A-1, 62-A-2-A AND 62-A-2-B1, MAP NO. 34, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 1977.
TAX ID NO: 1 013 060 297 275 10117
DERIVATION CLAUSE
BEING THE SAME PROPERTY CONVEYED TO MANUEL S. GARZA, AN UNMARRIED MAN, GRANTEE, FROM JUANITA SANCHEZ, PERSONAL REPRESENTATIVE OF THE ESTATE OF BEATRICE GARZA, DECEASED RECORDED 11/21/2002, AS DOCUMENT NO. 2002153357 OF COUNTY RECORDS.

EXISTING LEASE AREA LEGAL DESCRIPTION (AS SURVEYED)

A PORTION OF TRACTS "A" AND "B" OF THE LAND DIVISION PLAT SUMMARY SUBDIVISION OF LAND OF ROBERT GARCIA, REPLAT OF TRACTS 62-B, 62-A-1, 62-A-2-A AND 62-A-2-B1, MAP NO. 34, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 1977, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A", FROM WHICH THE SOUTHWEST CORNER OF SAID TRACT BEARS THE FOLLOWING TWO COURSES: (1) SOUTH 11°21'30" WEST, 95.87 FEET; (2) SOUTH 15°35'30" WEST, 29.13 FEET; THENCE SOUTH 61°42'05" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE 27.11 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 15°21'28" WEST, A DISTANCE OF 28.88 FEET; THENCE NORTH 74°30'17" WEST, A DISTANCE OF 23.98 FEET, MORE OR LESS TO THE WEST LINE OF TRACT "A"; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID TRACT "A", NORTH 11°21'30" EAST, A DISTANCE OF 34.98 FEET, TO THE POINT OF BEGINNING, CONTAINING 800 SQ. FT. OR 0.02 ACRES MORE OR LESS.

ADDITIONAL LEASE AREA LEGAL DESCRIPTION (AS SURVEYED)

A PORTION OF TRACTS "A" AND "B" OF THE LAND DIVISION PLAT SUMMARY SUBDIVISION OF LAND OF ROBERT GARCIA, REPLAT OF TRACTS 62-B, 62-A-1, 62-A-2-A AND 62-A-2-B1, MAP NO. 34, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 1977, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A", FROM WHICH THE SOUTHWEST CORNER OF SAID TRACT BEARS THE FOLLOWING TWO COURSES: (1) SOUTH 11°21'30" WEST, 95.87 FEET; (2) SOUTH 15°35'30" WEST, 29.13 FEET; THENCE SOUTH 11°21'30" WEST, ALONG THE WEST LINE OF TRACT "A", 34.98 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE SOUTH 74°30'17" EAST, 23.98 FEET; THENCE SOUTH 15°21'28" WEST, 13.27 FEET; THENCE NORTH 74°30'17" WEST, 23.06 FEET; THENCE NORTH 11°21'30" EAST, 13.30 FEET TO THE POINT OF BEGINNING, CONTAINING 312 SQ. FT. OR 0.01 ACRES MORE OR LESS.

COMBINED LEASE AREA LEGAL DESCRIPTION (AS SURVEYED)

A PORTION OF TRACTS "A" AND "B" OF THE LAND DIVISION PLAT SUMMARY SUBDIVISION OF LAND OF ROBERT GARCIA, REPLAT OF TRACTS 62-B, 62-A-1, 62-A-2-A AND 62-A-2-B1, MAP NO. 34, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 1977, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A", FROM WHICH THE SOUTHWEST CORNER OF SAID TRACT BEARS THE FOLLOWING TWO COURSES: (1) SOUTH 11°21'30" WEST, 95.87 FEET; (2) SOUTH 15°35'30" WEST, 29.13 FEET; THENCE SOUTH 61°42'05" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE 27.11 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 15°21'28" WEST, A DISTANCE OF 42.15 FEET; THENCE NORTH 74°30'17" WEST, A DISTANCE OF 23.06 FEET, MORE OR LESS TO THE WEST LINE OF TRACT "A"; THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID TRACT "A", NORTH 11°21'30" EAST, A DISTANCE OF 48.28 FEET, TO THE POINT OF BEGINNING, CONTAINING 1112 SQ. FT. OR 0.03 ACRES MORE OR LESS.

12. ACCESS AND UTILITY EASEMENT LEGAL DESCRIPTION (AS SURVEYED)

A PORTION OF TRACTS "A" AND "B" OF THE LAND DIVISION PLAT SUMMARY SUBDIVISION OF LAND OF ROBERT GARCIA, REPLAT OF TRACTS 62-B, 62-A-1, 62-A-2-A AND 62-A-2-B1, MAP NO. 34, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 1977, BEING A STRIP OF LAND 12.00 FEET WIDE, 6.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A", FROM WHICH THE SOUTHWEST CORNER OF SAID TRACT BEARS THE FOLLOWING TWO COURSES: (1) SOUTH 11°21'30" WEST, 95.87 FEET; (2) SOUTH 15°35'30" WEST, 29.13 FEET; THENCE SOUTH 61°42'05" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE 37.37 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 15°21'28" WEST, A DISTANCE OF 24.22 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 61°42'05" EAST, 57.42 FEET TO A POINT HERENAFTER KNOWN AS POINT "A"; THENCE SOUTH 09°32'21" WEST, 80.45 FEET MORE OR LESS TO A POINT ON THE NORTHERLY RIGHT OF WAY OF CANDELARIA ROAD AND A POINT OF TERMINUS
TOGETHER WITH A STRIP OF LAND 12.00 FEET WIDE, 6.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT A FOREMENTIONED POINT "A", THENCE NORTH 09°32'21" EAST, 21.39 FEET TO A POINT OF TERMINUS
THE SIDELINES OF SAID EASEMENT ARE TO EXTEND TO OR TERMINATE AT A LINE PARALLEL TO AND 3.3 FEET SOUTH OF THE NORTHERLY BOUNDARY OF SAID TRACTS "A" AND "B".
CONTAINING 1835 SQUARE FEET OR 0.04 ACRES MORE OR LESS

10. ACCESS AND UTILITY BUFFER EASEMENT LEGAL DESCRIPTION (AS SURVEYED)

A PORTION OF TRACTS "A" AND "B" OF THE LAND DIVISION PLAT SUMMARY SUBDIVISION OF LAND OF ROBERT GARCIA, REPLAT OF TRACTS 62-B, 62-A-1, 62-A-2-A AND 62-A-2-B1, MAP NO. 34, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 1977, BEING A STRIP OF LAND 10.00 FEET WIDE, LYING CONTIGUOUS TO AND 10.00 FEET EASTERLY OF THE FOLLOWING DESCRIBED SIDELINE:
COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A", FROM WHICH THE SOUTHWEST CORNER OF SAID TRACT BEARS THE FOLLOWING TWO COURSES: (1) SOUTH 11°21'30" WEST, 95.87 FEET; (2) SOUTH 15°35'30" WEST, 29.13 FEET; THENCE SOUTH 61°42'05" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE 27.11 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, SOUTH 15°21'28" WEST, 38.88 FEET TO THE POINT OF TERMINUS.
CONTAINING 389 SQ. FT. OR 0.01 ACRES MORE OR LESS.

9.5. TELCO EASEMENT LEGAL DESCRIPTION (AS SURVEYED)

A PORTION OF TRACTS "A" AND "B" OF THE LAND DIVISION PLAT SUMMARY SUBDIVISION OF LAND OF ROBERT GARCIA, REPLAT OF TRACTS 62-B, 62-A-1, 62-A-2-A AND 62-A-2-B1, MAP NO. 34, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 1977, BEING A STRIP OF LAND 3.50 FEET WIDE, 1.75 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A", FROM WHICH THE SOUTHWEST CORNER OF SAID TRACT BEARS THE FOLLOWING TWO COURSES: (1) SOUTH 11°21'30" WEST, 95.87 FEET; (2) SOUTH 15°35'30" WEST, 29.13 FEET; THENCE SOUTH 61°42'05" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE 37.37 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 15°21'28" WEST, A DISTANCE OF 9.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 59°35'37" EAST, A DISTANCE OF 50.97 FEET; THENCE SOUTH 09°35'14" WEST, A DISTANCE OF 89.67 FEET; THENCE NORTH 73°23'17" WEST, A DISTANCE OF 6.19 FEET, TO THE TERMINUS OF THIS CENTERLINE DESCRIPTION.
CONTAINING 514 SQ. FT. OR 0.01 ACRES MORE OR LESS

3.5. ELECTRIC EASEMENT LEGAL DESCRIPTION (AS SURVEYED)

A PORTION OF TRACTS "A" AND "B" OF THE LAND DIVISION PLAT SUMMARY SUBDIVISION OF LAND OF ROBERT GARCIA, REPLAT OF TRACTS 62-B, 62-A-1, 62-A-2-A AND 62-A-2-B1, MAP NO. 34, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 1977, BEING A STRIP OF LAND 3.50 FEET WIDE, 1.75 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A", FROM WHICH THE SOUTHWEST CORNER OF SAID TRACT BEARS THE FOLLOWING TWO COURSES: (1) SOUTH 11°21'30" WEST, 95.87 FEET; (2) SOUTH 15°35'30" WEST, 29.13 FEET; THENCE SOUTH 61°42'05" EAST ALONG THE NORTH LINE THEREOF, A DISTANCE OF 37.37 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 15°21'28" WEST, A DISTANCE OF 20.47 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 28°13'53" EAST, A DISTANCE OF 9.33 FEET; THENCE SOUTH 10°38'15" WEST, A DISTANCE OF 39.10, TO THE TERMINUS OF THIS CENTERLINE DESCRIPTION.
CONTAINING 169 SQ. FT. OR 0.004 ACRES MORE OR LESS.

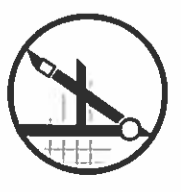


PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO CROWN CASTLE
ANY USE OR DISCLOSURE OTHER THAN AS INTENDED IS STRICTLY PROHIBITED

SITE NAME
B.U.N.
824009
FARMERS INSURANCE

SITE ADDRESS
1821 CANDELARIA ROAD
ALBUQUERQUE, NM 87107
BERNALILLO COUNTY



ambit consulting
410 E. SOUTHERN AVE. TEMPE, AZ 85282
PH. (480) 659-4072

REV.	DATE	DESCRIPTION	BY
0	07/20/18	SUBMITTAL	CK
1	07/11/18	REVERSE LEASE (C)	CK

SHEET TITLE
NOTES

SHEET NO.

LS-4

SCHEDULE 'B' NOTES

REFERENCE IS MADE TO A LIMITED TITLE REPORT, ORDER NO. NMO1092B TMSLJ, ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY, DATED JUNE 6, 2018. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

① PLAT OF MAP NO. 34, AS RECORDED IN PLAT BOOK A6, PAGE(S) 119 OF BERNALILLO COUNTY RECORDS. **AFFECTS PARENT PARCEL - PLOTTED**

② VACATION OF EASEMENT AND MODIFICATION OF EXISTING ROAD AND UTILITY EASEMENT, RECORDED 05/09/1994 AS INSTRUMENT NO. 94061307 OF BERNALILLO COUNTY RECORDS. **AFFECTS PARENT PARCEL - PLOTTED**

③ MEMORANDUM AND CONFIRMATION OF LEASE WITH OPTION, BY AND BETWEEN MANUEL GARZA AND BEATRICE S. GARZA, LANDLORD, AND WESTERN PCS II CORPORATION, TENANT, AND RECORDED 10/22/1996 AS INSTRUMENT NO. 96115824 OF BERNALILLO COUNTY RECORDS.

NOTE: NOTICE TO EXERCISE OPTION, RECORDED 11/04/1996 AS INSTRUMENT NO. 96120731 OF BERNALILLO COUNTY RECORDS.

NOTE: MEMORANDUM OF SECOND AMENDMENT TO SITE LEASE WITH OPTION, RECORDED 09/12/2013 AS INSTRUMENT NO. 2013102988 OF BERNALILLO COUNTY RECORDS.

NOTE: MEMORANDUM OF THIRD AMENDMENT TO SITE LEASE WITH OPTION, RECORDED 08/14/2015 AS INSTRUMENT NO. 2015080014 OF BERNALILLO COUNTY RECORDS. **AFFECTS PARENT PARCEL - PLOTTED**

4. MEMORANDUM OF AGREEMENT, BY AND BETWEEN VOCESTREAM PCS II CORPORATION, LICENSEE, AND AT&T WIRELESS SERVICES, INC., LICENSEE, AND RECORDED 04/07/2000 AS INSTRUMENT NO. 2000034033 OF BERNALILLO COUNTY RECORDS. **AFFECTS PARENT PARCEL - NOT DEFINED**

5. MEMORANDUM OF MASTER PREPAID LEASE AND MANAGEMENT AGREEMENT, BY AND BETWEEN T-MOBILE WEST TOWER LLC, BY CTMO LLC, ITS ATTORNEY IN FACT, AND CTMO LLC, AND RECORDED 08/08/2013 AS INSTRUMENT NO. 2013088801 OF BERNALILLO COUNTY RECORDS. **AFFECTS PARENT PARCEL - NOT DEFINED**



PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY AND CONFIDENTIAL TO CROWN CASTLE. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO CROWN CASTLE IS STRICTLY PROHIBITED.

SITE NAME
FARMERS INSURANCE
 B.U.N.
 824009

SITE ADDRESS
 1821 CANDELARIA ROAD
 ALBUQUERQUE, NM 87107
 BERNALILLO COUNTY



ambit consulting
 410 E. SOUTHERN AVE. TULSA, AZ 85282
 PH. (480) 659-4072

REV.	DATE	DESCRIPTION	BY
0	07/02/18	SUBMITTAL	CK
1	07/11/18	REVISE LEASE (C)	CK

SHEET TITLE
NOTES

SHEET NO.

LS-5