



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 checked="" 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 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
REQUEST OF VACATION OF 10' PUBLIC SANITARY SEWER EASEMENT

APPLICATION INFORMATION		
Applicant: MICHAEL DRESKIN		Phone: 505-249-7788
Address: 8928 ASHTON LOOP, NE		Email:
City: ALBUQUERQUE	State: NM	Zip: 87122
Professional/Agent (if any): SBS CONSTRUCTION AND ENGINEERING, LLC		Phone: 505-804-5013
Address: 7632 WILLIAM MOYERS AVENUE, NE		Email: AECLLC@AOL.COM
City: ALBUQUERQUE	State: NM	Zip: 87122
Proprietary Interest in Site: OWNER	List all owners:	

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: LOT 1-A	Block: 2	Unit:
Subdivision/Addition: CITY REALTY COMPANY'S ADDITION NO. 1	MRGCD Map No.:	UPC Code: 101405933541911310
Zone Atlas Page(s): H-14-Z	Existing Zoning: MX-M	Proposed Zoning SAME
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 0.4363

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 2818 4TH ST., NW	Between: 4TH STREET, NW	and: 3RD ST., NW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
DRB 2020-003887

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: <i>Shawn Biazar</i>	Date: 1-11-2021
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

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

FORM V: Vacations of Easements or Right-of-way- DRB

Please refer to the DRB meeting schedules for dates and deadlines. Your attendance is required.

VACATION OF RIGHT-OF-WAY – DRB

VACATION OF RIGHT-OF-WAY – COUNCIL


- Interpreter Needed for Meeting? _____ 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 V 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 of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s) (7 copies, folded)
Not required for City owned public right-of-way.
- Drawing showing the easement or right-of-way to be vacated (7 copies, not to exceed 8.5" by 11")
- If easements, list number to be vacated _____
- Square footage to be vacated (see IDO Section 14-16-6-6(M)) _____
- Proof of Neighborhood Meeting per IDO Section 14-16-6-4(K) and DPM 2-9-(E)(3)
 - Office of Neighborhood Coordination neighborhood meeting inquiry response
 - Proof of email with read receipt OR Certified Letter offering meeting to applicable associations
 - If a meeting was requested/held, copy of sign-in sheet and meeting notes
- Required notices with content per IDO Section 14-16-6-4(K)(6)
 - Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
 - Proof of emailed notice to affected Neighborhood Association representatives
 - Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- Sign Posting Agreement - IDO Section 14-16-6-6(K)(4) is satisfied

VACATION OF PRIVATE EASEMENT

VACATION OF PUBLIC EASEMENT

- Interpreter Needed for Meeting? _____ 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 V 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 of authorization from the property owner if application is submitted by an agent
- Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(M)
- Copy of the complete document which created the easement(s) (7 copies, folded)
- Drawing showing the easement to be vacated (7 copies, not to exceed 8.5" by 11")
- List number to be vacated _____
- Proof of Pre-Application meeting **DECEMBER 16, 2020 DRB.**

The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.

<p><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, if required, or otherwise processed until it is complete.</i></p>	
<p>Signature: <i>Shawn Biazar</i></p>	<p>Date: 1-11-2021</p>
<p>Printed Name: SHAWN BIAZAR</p>	<p><input type="checkbox"/> Applicant or <input type="checkbox"/> Agent</p>
<p>FOR OFFICIAL USE ONLY</p>	
<p>Case Numbers: _____</p>	<p>Project Number: _____</p>
<p>Staff Signature: _____</p>	
<p>Date: _____</p>	

June 20, 2019

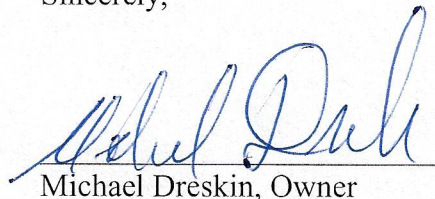
City of Albuquerque Planning Department
600 2nd Street, NW
Albuquerque, NM 87103

RE: Lot 1-A, Block 2, City Realty Co's Addition No. 1, Containing +/-0.7363 Acre, 2818 4th Street, NW, Page H-14-Z for Vacation of Public Sanitary Sewer Easement and Replat of Property

To Whom It May Concern:

I, Michael Dreskin, as the owner of the above referenced property, have authorized SBS Construction and Engineering, LLC to act on my behalf regarding the preparation and submittal of all necessary materials and applications to City of Albuquerque in connection with the Vacation of Public Sanitary Sewer Easement and replat of the property.

Sincerely,


Michael Dreskin, Owner

6.18.19

SBS CONSTRUCTION AND ENGINEERING, LLC

November 23, 2020

Mr. Jolene Wolfey, DRB Chair
City of Albuquerque Planning Department
PO Box 1293, 600 Second Street, NW
Albuquerque, NM 87103

RE: Request Vacation of 10' Public Sanitary Easement for Lot 1-A, Block 2, City Realty Co's Addition no. 1, 2818 4th Street., NW, Albuquerque, NM 87107, Zone Atlas Page H-14-Z, DRB CASE 2020-003887

Dear Mr. Wolfey:

SBS Construction and Engineering, LLC, on behalf of the owner of above referenced property is requesting Vacation of 10' wide Public Sanitary Sewer Easement. The site is located at 2818 4th NW. This 10' wide easement is located in the middle of the property. My client has purchased all the surrounding properties and is in process of the development of these lots, see attached survey exhibit. The lot to the south of this parcel with the easement is already developed and there are no need of any sewer line extension to the south. My client, would like to vacate this public sanitary sewer easement since does not serve any purpose and is in the middle of this development Please see attached copy of the plat for the location of the easement.

If you require additional information regarding this project, please do not hesitate to contact me at (505) 804-5013.

Sincerely,

Shawn Biazar

Shawn Biazar, Managing Member

Enclosures
JN: 201836

PLAT OF
LOT 1-A, BLOCK 2
CITY REALTY Co.'S ADDITION No. 1

WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2015

PROJECT NUMBER: **1010532**
 APPLICATION NUMBER: **15088-70446**

JULY APPROVALS

James D. Vial 3-2-16
 PUBLIC SERVICE COMPANY OF NEW MEXICO DATE

Chris Sullivan 12-9-15
 NEW MEXICO GAS COMPANY DATE

Greg King 12-9-15
 WEST COAST EXPLORATION (LUBA CENTER) INC. DATE

Chris Sullivan 3-21-16
 COMCAST DATE

CITY APPROVALS

John W. Buchanan P.S. 3/3/16
 CITY SURVEYOR DATE

N/A 4-25-16
 REAL PROPERTY DIVISION (CONDITIONAL) DATE

N/A 4-25-16
 ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE

Ronald W. White 4/13/16
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

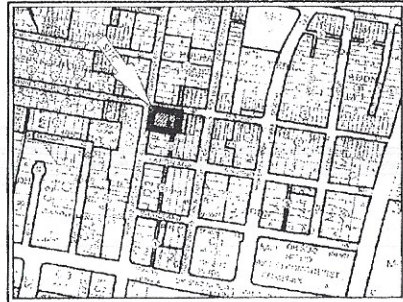
Christoph Cadore 04/25/16
 ARCHITECT DATE

Carol S. Dumont 4-13-16
 PARKS AND RECREATION DEPARTMENT DATE

Sam M. Mason 4-13-16
 AVIATION DATE

Alvin J. H. 4-13-16
 CITY ENGINEER DATE

Pat Chan 4-25-16
 CHAIRPERSON, PLANNING DEPARTMENT DATE



VICINITY MAP No. H-14

LEGAL DESCRIPTION
 LOTS NUMBERS ONE (1) TWO (2), THREE (3), FOUR (4) AND FIVE (5) IN BLOCK NUMBERED TWO (2) OF THE CITY REALTY COMPANY'S ADDITION NO. 1, 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 MAY 17, 1925 IN VOLUME 02, FOLIO 26 TOGETHER WITH THE 10 FOOT PUBLIC ALLEY (VACATED) BY VACATION ACTION NO. 15088-70446, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "A-438" HAVING NEW MEXICO STATE PLATE COORDINATES OF CENTRAL ZONE, 146° 29'03" N-1,495,474.494 AND 681,920.124245 BEARS S 45 DEG. 44' 00" E, A DISTANCE OF 189.27 FEET, RUNNING THENCE N 81 DEG. 0' 36" W, A DISTANCE OF 1600.00 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE EASTERLY LINE OF 4TH STREET; THENCE N 08 DEG. 40' 24" E, ALONG THE EASTERLY LINE OF 4TH STREET, A DISTANCE OF 124.00 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF PHOENIX AVENUE; THENCE S 01 DEG. 19' 36" E, ALONG THE SOUTHERLY LINE OF PHOENIX AVENUE, A DISTANCE OF 160.00 FEET TO THE NORTHEAST CORNER; THENCE S 08 DEG. 40' 24" W, A DISTANCE OF 124.00 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 0.4555 ACRES MORE OR LESS.

PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1-5 AND THE VACATED 10' PUBLIC ALLEY INTO 1 LOT AND DEDICATE ADDITIONAL RIGHT OF WAY AND GRANT ANY EASEMENTS AS SHOWN

- GENERAL NOTES:**
- UNLESS NOTICED, THE 4 RODAR WITH CAP STAMPED 45314483 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 0.4555 ACRES.
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
 - DISTANCES ARE OBTAINED, BEARINGS ARE GROUND.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD.
 - DATE OF FIELD WORK: 6-2
 - NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION COVENANT, OR BONDING AGREEMENT PROHIBITING SOIL OR COLLECTOR FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
 - PLATS USED TO ESTABLISH BOUNDARY:
 - CITY REALTY COMPANY ADDITION No. 1, FILED, MAY 19, 1926, IN VOLUME 02, FOLIO 5

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 (P.S.N.M.), a New Mexico corporation, (P.M. Electric) for installation, maintenance and service of overhead and underground electric 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 service.
- TELEPHONE COMPANIES for the installation, maintenance and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.

Individuals 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 them, one way said easements, with the right and privilege of going upon, over and across adjoining lands of others for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of grantees, including sufficient access and 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. The building, sign, sign (aboveground or aboveground), fuel tank, concrete or wood pool decking or other structure that be erected or constructed on said easements, nor shall any well be drilled or special thereof. Property owners shall be solely responsible for securing any violations of National Electrical Safety Code by construction of utility, including any structures adjacent to or over said easements shown on this plat. Easements for electric transformers and poles, as provided, shall extend two (2) feet in front of transformer/multi-pole boxes and two (2) feet on each side.

FREE CONSENT AND DEDICATION
 THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR HEREOF SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT, THOSE SHOWING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND ALSO DO HEREBY DEDICATE ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE w/ WARRANTY COVENANTS.

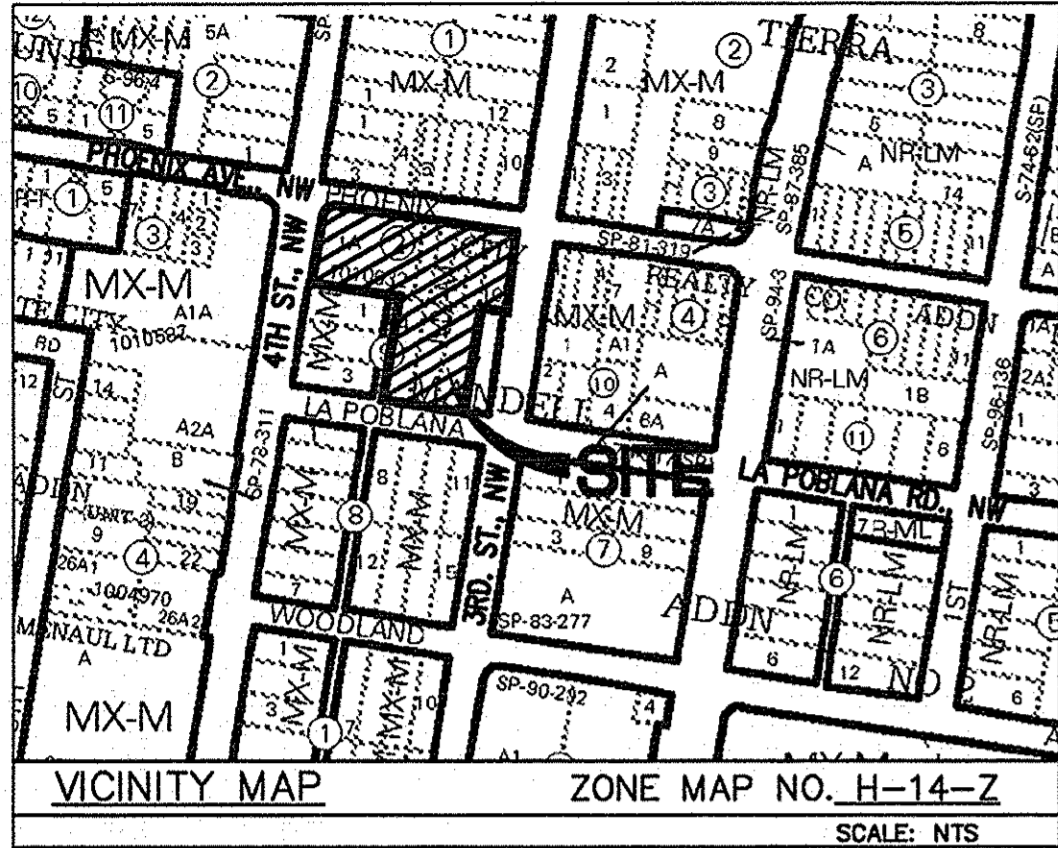
[Signature] 3/11/2016
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS 11th DAY OF November, 2015.
 BY: *Zahir Sherif*
 OWNERS NAME
 MY COMMISSION EXPIRES: 11-23-16 BY: *[Signature]*
 NOTARY PUBLIC

DOCS 2016037323
 512523210 25 09 23 Page 001 2
 PLAT 15088-70446-001 2
 Instrument 2, New, Bernalillo Co.
 11/11/2015 10:44:44 AM

SURVEYOR'S CERTIFICATE
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION CHAIRMAN AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.
 GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 15th DAY OF November, 2015
Anthony L. Harris
 ANTHONY L. HARRIS, P.S. # 11463
 L.W.E.S. LAND SURVEYING, INC. PHONE: (505) 989-8026
 10000 UNIVERSITY STREET, N.E. FAX: (505) 889-8645
 ALBUQUERQUE, NEW MEXICO 87110

15. OASD/REGS (SEPTEMBER, 2015)
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPCA 101405932424711309-10140593334491310
 PROPERTY OWNER OF RECORD: *SHARIF ZAHIR*
 BERNALILLO CO. TREASURER'S OFFICE: 2/1/22 4-25-16

Land Records Corp. FT ALB11319 BE 2016037323.001



LEGAL DESCRIPTION:

LOT NUMBERED ONE-A (1-A) IN BLOCK NUMBERED TWO (2) OF THE PLAT OF LOT 1-A, BLOCK 2, CITY REALTY CO'S ADDITION NO. 1, 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 25, 2016 IN MAP BOOK 2016C, PAGE 44. TOGETHER WITH;

LOTS NUMBERED SIX (6), SEVEN (7) EIGHT (8), NINE (9), AND TEN (10) IN THE BLOCK NUMBERED TWO (2) OF THE CITY REALTY COMPANY'S ADDITION NO. 1, TO THE CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON THE 19TH DAY OF MAY, 1926 IN VOLUME C2, FOLIO 5, TOGETHR WITH;

LOTS NUMBERED FOUR (4), FIVE (5), AND LOT SIX (6) IN BLOCK NUMBERED NINE (9), OF THE MANDELL ADDITION NO. 2 TO THE CITY OF ALBUQUERQUE, IN THE STATE OF NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED MAP OF SAME ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 9, 1931 IN VOLUME D, FOLIO 139. CONTAINING 1.2690 ACRE (55,277.64 SF) MORE OR LESS.

**PLAT OF
LOTS 6-A
BLOCK 2
CITY REALTY Co. ADDITION NO. 1**

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2020

PROJECT NO. 2020-003887

APPLICATION NO. _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

COMCAST CABLE COMMUNICATION, INC. _____ DATE _____

APPROVALS: _____ DATE _____

Steven M. Risenhoover P.S. 12/28/2020
CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ABCWJA _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____

CODE ENFORCEMENT _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO COMBINE NINE (9) PARCELS OF LAND INTO ONE (1) LOT, DEDICATE RIGHT-OF-WAY, VACATE PUBLIC SANITARY SEWER EASEMENT AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: THIS PROPERTY IS LOCATED IN PROJECTED SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, WITHIN TOWN OF ALBUQUERQUE GRANT.
- 4: BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ALBUQUERQUE CONTROL MONUMENT A-438.
- 5: BEARINGS ARE GRID, DISTANCES ARE GROUND.
- 6: SITE DATA: ZONING IS MX-M.
- 7: NUMBER OF EXISTING TRACTS/LOTS.....9 LOTS
- 8: NUMBER OF TRACTS/LOTS CREATED.....1 LOT
- 9: THE TOTAL GROSS AREA OF THE PROPERTY IS 1.2690 ACRES.
- 10: NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING 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 OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE PUBLIC RIGHT-OF-WAY SHOWN HEREON PHOENIX AVE., N.W. (1,254.23 SF., 0.0288 AC.) AND LA POBLANA RD., N.W. (540.00 SF., 0124 AC.) TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: *Michael Dreskin* DATE: 12-22-2020
OWNER(S) PRINT NAME: MICHAEL DRESKIN
MICHAEL DRESKIN

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) s.s.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22ND DAY OF DECEMBER,
2020, BY MICHAEL DRESKIN, OWNER

S. B. RAZAN
NOTARY MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

SURVEYORS CERTIFICATE:

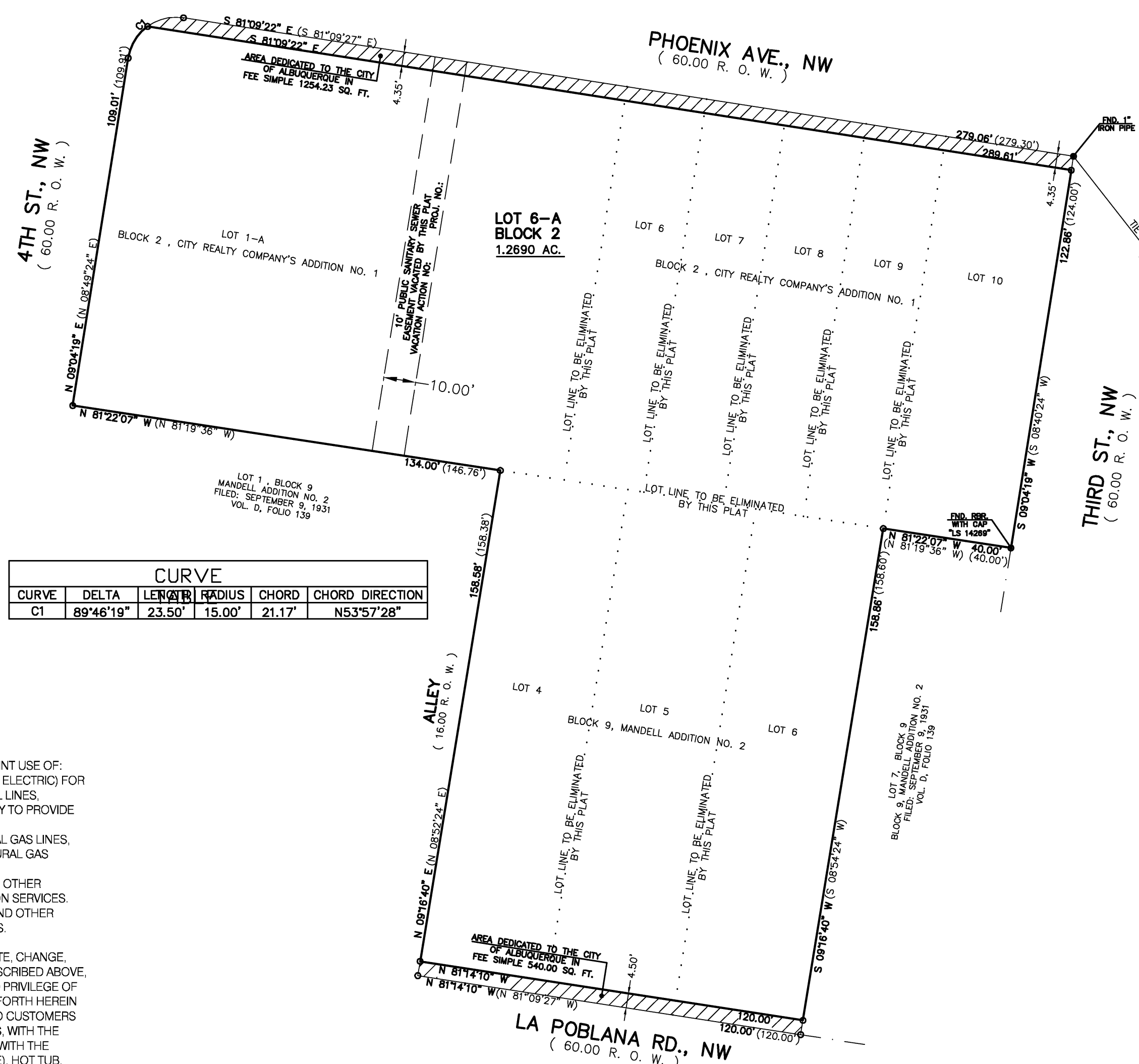
I, LEONARD MARTINEZ, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Leonard G. Martinez
LEONARD MARTINEZ P.S. # 9801 _____ DATE 12-22-2020

**SBS CONSTRUCTION
AND ENGINEERING, LLC**

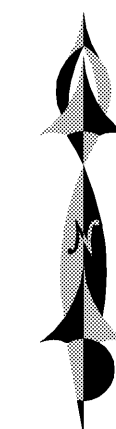
10209 SNOWLAKE CT., NW
ALBUQUERQUE, NEW MEXICO 87114
(505)804-5013

PLAT OF
 LOTS 6-A
 BLOCK 2
 CITY REALTY Co. ADDITION NO. 1
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2020

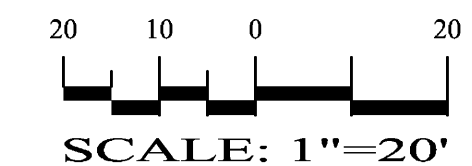


CURVE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	89°46'19"	23.50'	15.00'	21.17'	N53°57'28"

ACS MONUMENT "A-438"
 NM STATE PLANE COORDINATES
 CENTRAL ZONE
 X = 1,523,137.246 (US SURVEY FEET)
 Y = 1,495,747.494 (US SURVEY FEET)-NAD 1983
 EL. = 4975.35 (US SURVEY FEET)-NAVD 1988
 G-G = 0.999681662
 DELTA ALPHA = -00° 13' 31.98"



GRAPHIC SCALE



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 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.

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