

**DEVELOPMENT REVIEW BOARD APPLICATION**

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 SNW (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		
Eliminate the interior lot line between three existing lots and create two new lots and grant easement(s).		

APPLICATION INFORMATION		
Applicant: Susan Davis		Phone:
Address: 3916 Vintage Place		Email:
City: Flower Mount	State: TX	Zip: 75028
Professional/Agent (if any): CSI-Cartesian Surveys, Inc.		Phone: 505-896-3050
Address: P.O. Box 44414		Email: cartesianjayson@gmail.com
City: Rio Rancho	State: NM	Zip: 87121
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 62, 63 and a Portion of Tract A		Block: [REDACTED] UPC Code: 101105840750011113
Subdivision/Addition: Riverview Heights Addition		MRGCD Map No.: UPC Code: 101105840750611114
Zone Atlas Page(s): J-11-Z	Existing Zoning: R-1C	Proposed Zoning R-1C
# of Existing Lots: 3	# of Proposed Lots: 2	Total Area of Site (Acres): 0.5600
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 1428 Riverview Dr. NW	Between: Riverview Rd. NW	and: Riverview Ct. NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
V-84-93		

Signature: [Signature]		Date: 8-28-20			
Printed Name: Jayson Pyne		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent			
FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees
PS-20200-00078	SK	\$50			
Meeting Date: September 16, 2020			Fee Total: \$50		
Staff Signature: Vanessa A Segura			Date: 9/4/2020		
			Project # PR-2020-004395		

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.

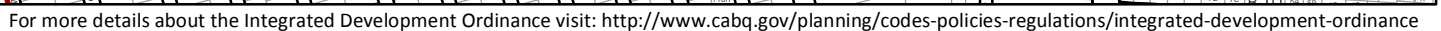
>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- ☒ Interpreter Needed for Hearing? _____ 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: 	Date: 8/28/20
Printed Name: Jayson Pyne	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Case Numbers:	Project Number
PS-2020-00078	PR-2020-004395
Staff Signature: Vanessa A Segura	
Date: 9/4/2020	





A horizontal number line representing distance in feet. It has major tick marks at 0, 250, 500, and 1,000. The segment from 0 to 250 is shaded gray, and the segment from 500 to 1,000 is shaded gray.

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

August 28, 2020

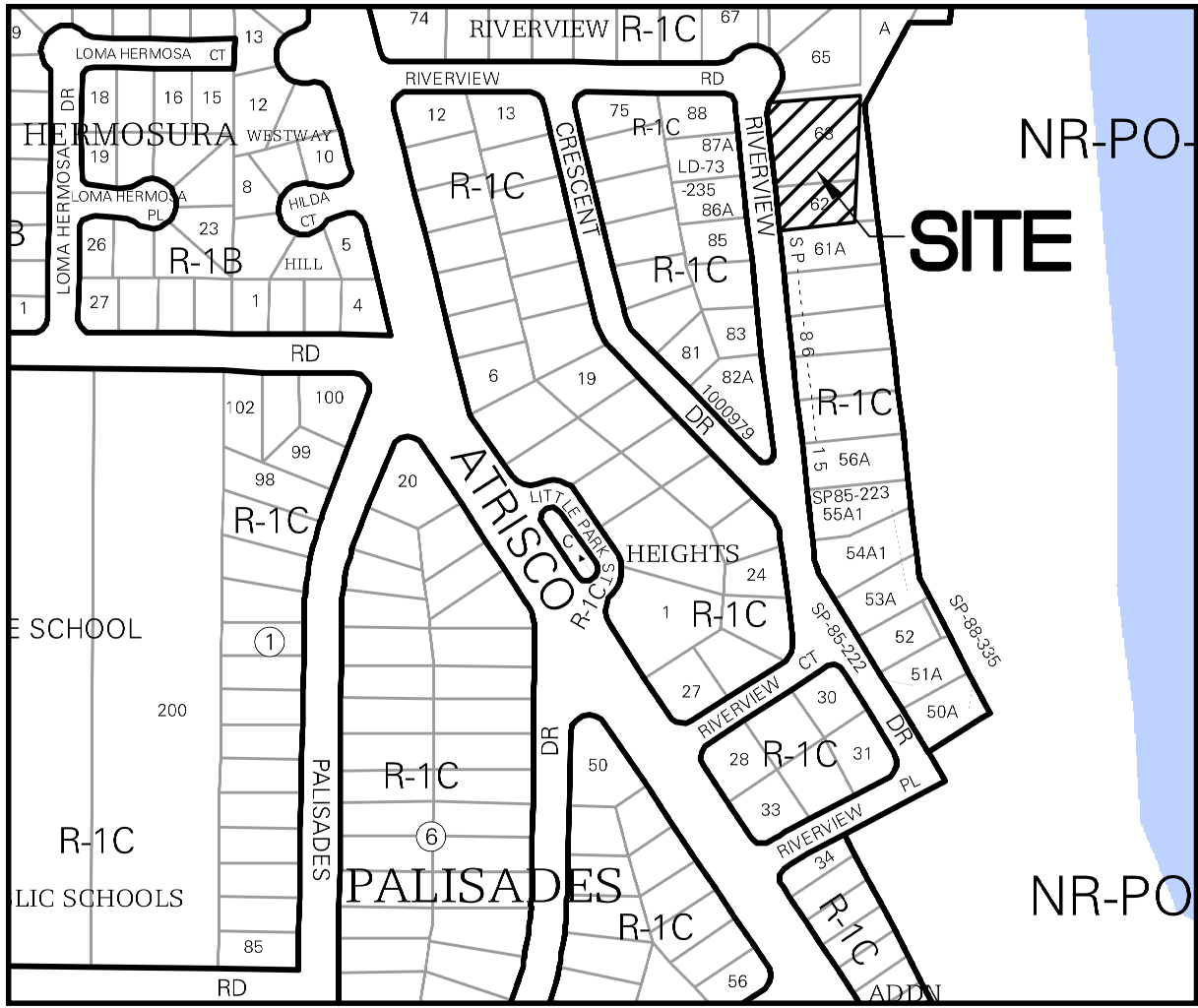
Development Review Board
City of Albuquerque

**Re: Proposed Lots 62-A and 63-A, Riverview Heights Addition, aka 1248 Riverview Dr.
N.W.**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner and request a sketch plat review to eliminate the interior lot lines between three (3) separate Lots to create two new lots. The property is currently zoned R-1C.

Jayson Pyne



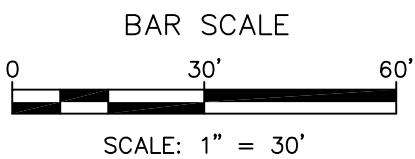
Vicinity Map - Zone Atlas J-11-Z

Indexing Information

Section 14, Township 10 North, Range 2 East, N.M.P.M.
as Projected into the Town of Atrisco Grant
Subdivision: Riverview Heights Addition
Owner: Donald R. Williams Trust
UPC #: 101105840750011113 (Lot 62)
101105840750611114 (Lot 63)

Easement Notes

- 5' PUE GRANTED WITH THE FILING OF THIS PLAT
- 10' UTILITY EASEMENT VACATED PER V-84-93



Sketch Plat

for
Lots 62-A & 63-A
Riverview Heights Addition
Being Comprised of
Lots 62 & 63 & A Portion of Tract A,
Riverview Heights Addition
City of Albuquerque
Bernalillo County, New Mexico
August 2020

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (3/24/1947, C-66)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (1/14/1986, C29-70)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (1/15/2019, DOC. NO. 2019003287)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▨	CONCRETE
▩	FLAGSTONE
---	WOOD FENCE
▤	BLOCK WALL
—○—	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⤴	ANCHOR
☆	LIGHT POLE
⊙	GAS METER
■	STORM DRAIN INLET
Ⓢ	ELECTRIC METER

Notes

- FIELD SURVEY PERFORMED IN AUGUST 2020.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD-83-CENTRAL ZONE).

THE PURPOSE OF THIS PLAT IS TO ELIMINATE
THE INTERIOR LOT LINE BETWEEN THREE
EXISTING LOTS TO CREATE TWO NEW LOTS AND
GRANT EASEMENT(S).

CSI-CARTESIAN SURVEYS INC.

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

Legal Description

LOTS NUMBERED SIXTY-TWO (62) AND SIXTY-THREE (63) OF RIVERVIEW HEIGHTS, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT NO. 28, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 24, 1947, IN PLAT BOOK C, PAGE 66.

AND

A PORTION OF THE TRACT OF LAND DESIGNATED AS TRACT "A" OF THE PLAT OF RIVERVIEW HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 24, 1947, AND VACATED BY CITY ORDINANCE NO. 691, DATED AUGUST 1, 1950.

BEING MORE COMPLETELY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF LOT 61-A, RIVERVIEW HEIGHTS, AS SHOWN ON THE PLAT THEREOF, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON JANUARY 14, 1986 IN BOOK C29, PAGE 70 AND LYING ON THE EAST RIGHT-OF-WAY LINE OF RIVERVIEW DRIVE

THENCE; COINCIDING SAID RIGHT-OF-WAY N. 06°11'15" E., A DISTANCE OF 160.92 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED PARCEL, REFERENCED BY A CHISELED "X" SET 10.01 FEET S 83°50'55" W OF TRUE CORNER;

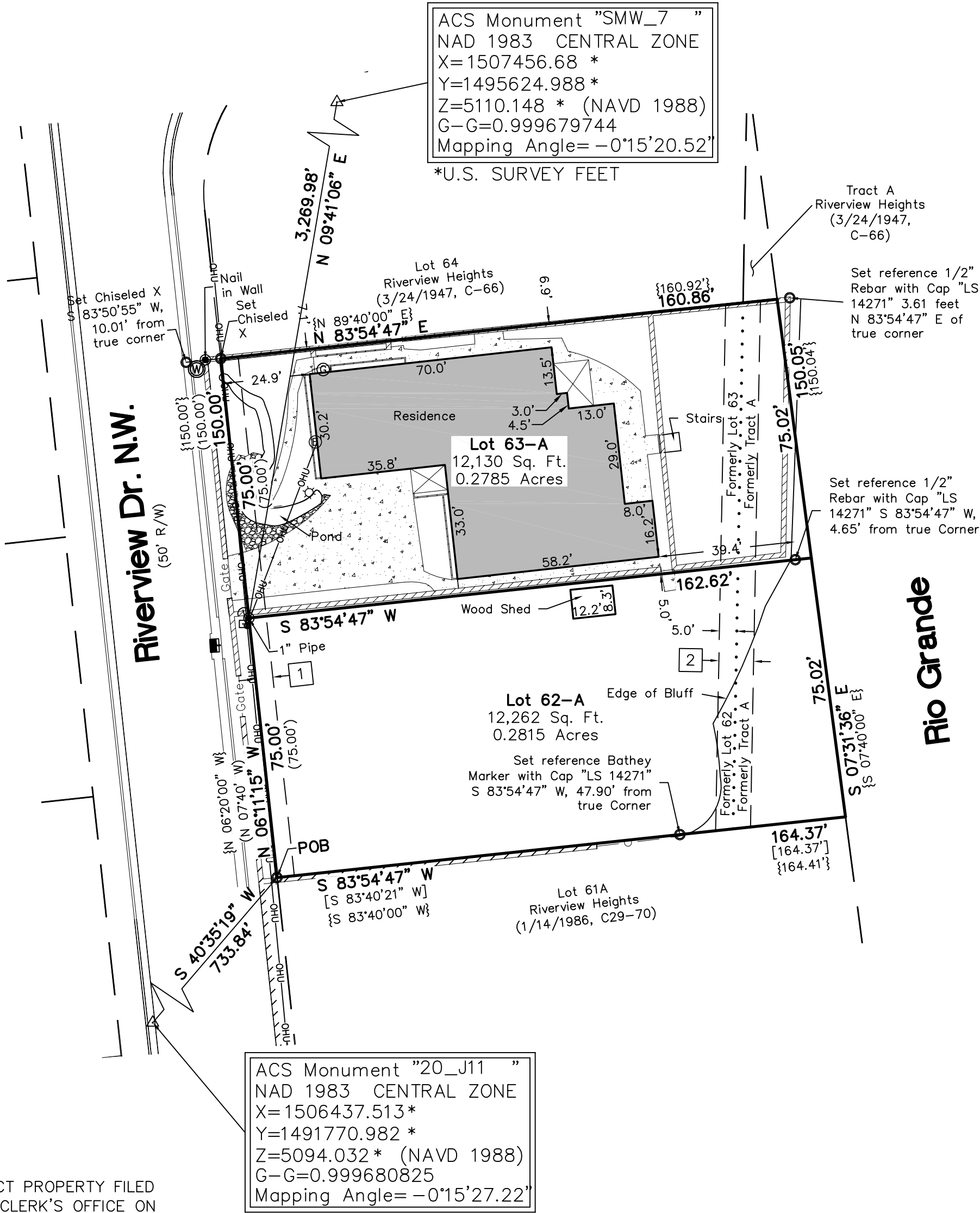
THENCE, LEAVING SAID RIGHT-OF-WAY, N 83°54'47" E, A DISTANCE OF 160.86 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 14271";

THENCE, S 07°31'36" E, A DISTANCE OF 150.05 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING REFERENCED BY A REBAR WITH CAP "LS 14271" SET 47.90 FEET, S 83°54'47" W OF TRUE CORNER;

THENCE, S 83°54'47" W, A DISTANCE OF 164.37 FEET TO THE POINT OF BEGINNING, CONTAINING 0.5600 (24,392 SQ. FT.) MORE OR LESS.

Documents

- TITLE SEARCH REPORT PROVIDED BY STEWART TITLE, HAVING FILE NO. 866651 TD AND AN EFFECTIVE DATE OF AUGUST 5, 2020.
- PLAT OF RECORD FOR RIVERVIEW HEIGHTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 24, 1947 IN BOOK C, PAGE 66.
- CITY ORDINANCE NO. 691 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 1, 1950.
- WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 15, 2019 AS DOCUMENT NO. 2019003287.
- REPLAT FOR LOTS 56-A, 57-A AND 58-61 AND A PORTION OF TRACT A, RIVERVIEW HEIGHTS, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON JANUARY 14, 1986 IN BOOK C29, PAGE 70.



THIS MICROIMAGE IS THE BEST
POSSIBLE REPRODUCTION DUE TO THE
POOR QUALITY OF THE ORIGINAL
DOCUMENT

APPLICATION FOR VACATION

Instructions: PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets, if necessary. Thirty (30) copies of sketch of request must be submitted with the application and after folding, shall not exceed 8 1/2 x 14 inches.

REQUEST FOR VACATION OF:

☒ Public Right-of-Way ☐ Private Way ☐ Easement

1. APPLICANT INFORMATION:

a. Applicant: CITY of ALBUQUERQUE Phone: 266-7246
Mailing Address: 200 N. 1st St. Zip Code: 87102
Applicant's interest in the request: _____

b. Agent (if any): Same as above Phone: _____
Mailing Address: _____ Zip Code: _____

c. Applicant's or Agent's Signature: [Signature]

d. Date: 12-24-88

2. LOCATION OF REQUEST

a. Street Address (if any): Approximately the eastern 200'
(See map) of Karkley's Reserve -
Between High Street Street and Alameda St. Street
Legal Description: Lot(s) _____ Block(s) _____
in EASTERN ALBUQUERQUE Subdivision/Addition

b. Containing approximately _____ acres and/or sq. ft.

3. REASON FOR REQUEST: Why should this public right-of-way be vacated?

(see ATTACHMENT)

PLANNING DIVISION INTERNAL USE ONLY

Application Received by: _____ Date: _____
No. of Signs Issued: _____ Payment Received: \$ _____ (Cash/Check)
Cross-Ref.: AX- _____ Z- _____ V- _____ S- _____ Other _____

Copy Distribution

Original-EPC Secretary/Case File
Research Analyst
Applicant/Agent
Graphics

Hearing Date: 12-28-88

V- 266-7246

Map Number: 14

IS THE BEST
CTION DUE TO THE
THE ORIGINAL

1 3 2 3

Parks and Recreation is trying to improve the parking situation at Dennis Chavez Community Center by developing a new parking area using the vacated right-of-way of Kathryn, S.E. and the R-3 area just south of Kathryn.

We have talked to the property owners of Lot 7, Lot 1, and the R-3 area of Block 11. Lot 7 has front yard access from High Street. The City would provide an access to Lot 1, which fronts Kathryn. The R-3 area is owned by UNM. It actually is mostly the slope up to I-25 with minimal flat area. UNM has said it would sell or lease the area to the City.

Currently, the pavement on Kathryn stops at High Street. Center patrons use the easterly dirt area now for parking. We would propose to gravel or pave the area and fence and gate it to control night time use.

January 8, 1985

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. BOX 1293, ALBUQUERQUE, NEW MEXICO 87103

Ronald Tingley
1312 Riverview Drive, NW
Albuquerque, NM 87105

REF: V-84-93 Vacation of a public utility easement adjacent to the east property line of Lots 50 through 65 (and running generally through the middle of Lots 56-A and 57-A), Riverview Heights, located between Riverview Drive and the Rio Grande. (J-11)

At the January 8, 1985, Development Review Board meeting, the above-referenced request was approved subject to and based on the following Findings:

Findings:

1. The public welfare is in no way served by retaining the utility easement; however, any drainage easements that cross the tract shall be retained.
2. The property owners must file a plat, within one (1) year from the date of the hearing, to incorporate the easement into the adjoining property and retain any platted drainage easements.

If you wish to appeal this decision, you must do so by January 23, 1985, in the manner described below. A nonrefundable fee of \$40 is required at the time the appeal is filed.

Appeal to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form to the Planning Division within 15 days of the Development Review Board's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal. If the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 15 days of its filing.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Gina Rodarte
Board Secretary

Paulant Rife, 1400 Riverview Drive, NW, 87105
Henry L. Toll, 1300 Riverview Drive, NW, 87105
Real Estate Officer

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION

AGENDA ITEM 1
DEVELOPMENT REVIEW BOARD
JANUARY 8, 1985

Y-84-93
(NW)

Ronald T. Tingley requests Vacation of a public-utility easement adjacent to the east property line of Lots 50 through 65 (and running generally through the middle of Lots 56-A and 57-A), Riverview Heights, located between Riverview Drive and the Rio Grande. (J-11)

COMMENTS FROM OTHER DEPARTMENTS:

ALBUQUERQUE PUBLIC SCHOOLS	"No adverse comments."
PUBLIC SERVICE COMPANY OF NEW MEXICO	"Public Service Company of New Mexico (PNM) has no objections to the subject case."
TRAFFIC ENGINEER	"No objection is property owners and utility companies concur."
TRANSPORTATION DEPARTMENT	"No adverse transportation comment."
ZONING ENFORCEMENT OFFICER	"No comment."
COG	"No adverse comment."
MOUNTAIN BELL	"Please be advised that The Mountain States Telephone and Telegraph Company has no objections to subject vacation."
GAS COMPANY OF NEW MEXICO	"The Gas Company of New Mexico approves the vacation."
REAL ESTATE OFFICER	"If approved, final disposition should be through the Real Estate Office."
PARKS AND RECREATION	"We have no adverse comments regarding this vacation."
AIR POLLUTION CONTROL DIV.	"No comment."
WATER RESOURCE DEPARTMENT	"No objection to the proposed vacation."
AMAFCA	"AMAFCA not affected."

IT IS REQUESTED THAT THE APPLICANT/AGENT BE PRESENT AT THE HEARING.

cc: Ronald D. Tingley, 1312 Riverview Drive, NW; 87105

The following are comments/recommendations made on requests scheduled to be heard at the January 8, 1985, Development Review Board meeting.

Tom Kennerly, alternate, assumed the position of Bob Fosnaugh on the Board for the meeting.

a. Call to Order

9:00 A.M.

b. Changes and/or Additions to the Agenda.

Item 7, DRB-84-283, was deferred to January 22, 1985, at the request of the applicant/agent.

Item 8, DRB-84-500, was deferred to January 15, 1985, at the request of the applicant/agent.

Item 9, DRB-84-660, was deferred to January 15, 1985, at the request of the applicant/agent.

c. The December 11, 1984, Development Review Board Minutes were approved as submitted.

The December 18, 1984, Development Review Board Minutes were approved as amended:

Billy Goolsby and Janet Safers assumed the positions of Fred Aguirre and Marty Valdez, respectively, on the Board for the meeting.

-V-

PUBLIC HEARING ON MAJOR SUBDIVISIONS, VACATIONS, AND SITE DEVELOPMENT PLANS

V-56-57
J-11

Ronald T. Tingley requests Vacation of a public utility easement adjacent to the east property line of Lots 50 through 65 (and running generally through the middle of Lots 56-A and 57-A), Riverview Heights, located between Riverview Drive and the Rio Grande. (J-11)

There was no one present at the hearing in opposition to the request.

Persons Present on Behalf of the Request:

Ronald Tingley, 1312 Riverview Drive, NW, Applicant

Persons Present in Interest:

Rowland Fife, 1400 Riverview Drive, NW, Henry C. Toll, 1300 Riverview Drive, NW

1. Mr. Fife and Mr. Toll are in favor of the vacation request.

DRB MINUTES
JANUARY 8, 1985
PAGE 2

Board Comments:

1. The plat must show all easements of record.
2. There is a drainage easement across one of the tracts, and it must be indicated on the plat.

Findings:

1. The public welfare is in no way served by retaining the utility easement; however, any drainage easements that cross the tract shall be retained.
2. The property owners must file a plat, within one (1) year from the date of the hearing, to incorporate the easement into the adjoining property and retain any platted drainage easements.

THEREFORE, BE IT RESOLVED that V-84-93 be approved subject to and based on the above listed Findings.

V-85-1
(NE)

Elmer Sproul, agent for AMHIGH Joint Venture, requests Vacation (closing) of the entire right-of-way of Arno Street, N.E., from the north right-of-way line of Central Avenue north to the extension of the southerly right-of-way line of Copper Avenue, N.E., located immediately east of the Old Albuquerque High School, containing approximately .4 acres. (K-14)

There was no one present at the hearing in opposition to the request.

Persons Present on Behalf of the Request:

Elmer Sproul, Agent

Board Comments:

1. The Chairman noted receipt of a letter from the Gas Company of New Mexico in opposition to the request.
2. The waterlines must be field located.

Findings:

1. Utility easements shall be retained per Water Resource Department and Gas Company of New Mexico requirements.
2. The proposed vacation is in accordance with the approved plan for Banner Square.
3. The vacation will protect the abutting residential neighborhood from the traffic from Banner Square.

SUMMARY PLAT
LOT 56-A, LOT 57-A, LOT 58, 59, 60 AND 61
AND A PORTION OF TRACT A
RIVERVIEW HEIGHTS
DECEMBER, 1985
SECTION 14, T10N, R2E, N.M.P.M.

SITE LOCATION

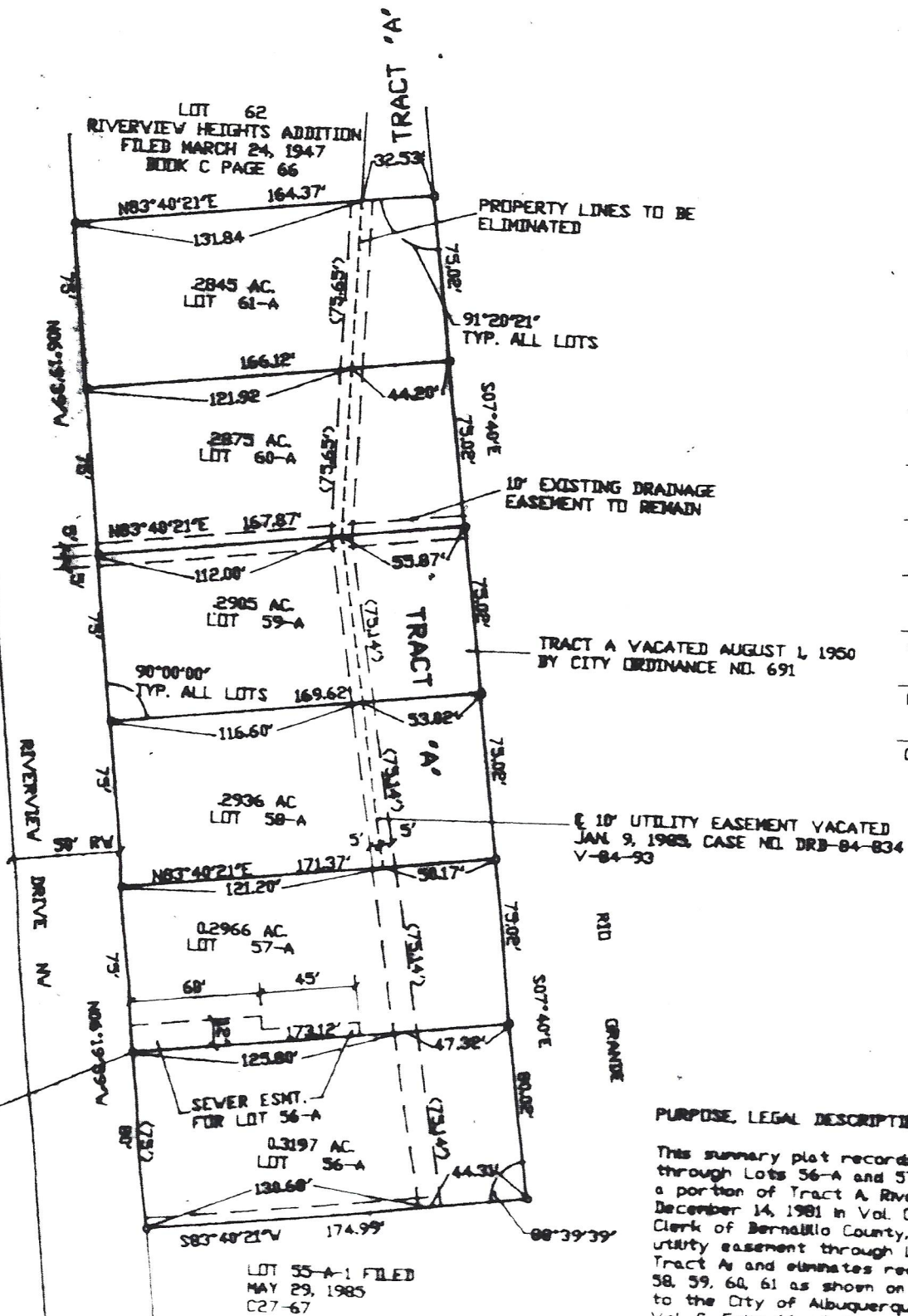
L-2

FLAT
 EASEMENT
 PROPERTY

original survey

existing records
 as performed

N86°07'30"E
 317.54'



APPROV

Planning

Water

Traffic

City En

Parks &

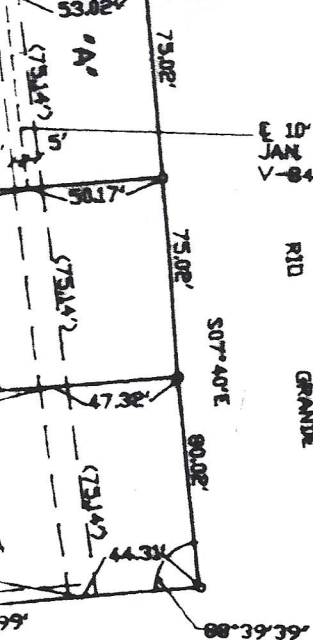
A.M.A.F.C.

Propert

City Sur

PURPOSE, LEGAL DESCRIPTION AND

This summary plat records the v through Lots 56-A and 57-A, as a portion of Tract A, Riverview H December 14, 1981 in Vol. C19, Folio Clerk of Bernalillo County, New Me utility easement through Lots 58, Tract A and eliminates recorded 1 58, 59, 60, 61 as shown on the pla to the City of Albuquerque, New I Vol. C, Folio 66 of the records of New Mexico. The plat creates ney Riverview Heights, an addition to b shown hereon incorporating vacate



E 10' UTILITY EASEMENT VACATED
JAN 9, 1985, CASE NO. DRB-84-834
V-84-93

RID

GRADE

PURPOSE, LEGAL DESCRIPTION AND FREE CONSENT

This summary plat records the vacation of a 10' utility easement through Lots 56-A and 57-A, as shown on "Summary Plat, Lot 56, Lot 57 and a portion of Tract A, Riverview Heights, December 1981" recorded December 14, 1981 in Vol. C19, Folio 44 of the records of the County Clerk of Bernalillo County, New Mexico; records the vacation of a 10' utility easement through Lots 58, 59, 60, and 61 and vacated portions of Tract A and eliminates recorded property lines between Tract A and lots 58, 59, 60, 61 as shown on the plat of "Riverview Heights, an addition to the City of Albuquerque, New Mexico" recorded in March 24, 1947, in Vol. C, Folio 66 of the records of the County Clerk of Bernalillo County, New Mexico. The plat creates replated Lots 58-A, 59-A, 60-A and 61-A of Riverview Heights, an addition to the City of Albuquerque, New Mexico as shown hereon incorporating vacated portions of Tract A into the lots.

This plat is with the free consent and in accordance with the wishes and desires of the undersigned owners.

For Lots 56-A & 57-A
Tax Code Nos. 1011-058-413-454-11107
1011-058-412-461-11108

For Lot 58-A
Tax Code No. 1011-058-411-470-11109

For Lot 59-A
Tax Code No. 1011-058-410-476-11110

For Lot 60-A
Tax Code No. 1011-058-409-484-11111

For Lot 61-A
Tax Code No. 1011-058-408-491-11112

NOTARY:

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me a Notary Public in and for said County and State by the person(s) noted in the Affidavit appearing hereon on the ____ day of 19__.

My Commission Expires _____

Notary Public

Ronald D. Tingley

Carol Tingley

Rosland V. Fife

Elizabeth C. Fife

Richard G. Vaughan

Tommy J. Vaughan

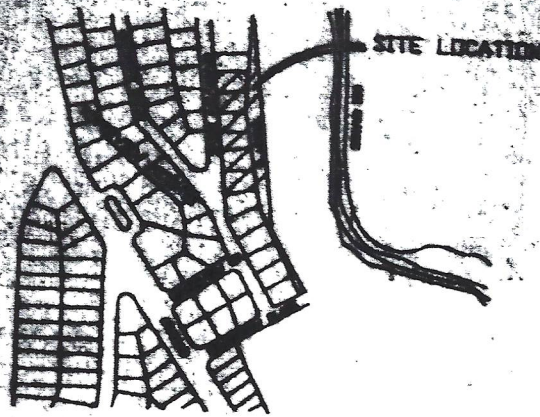
John T. Freide

Joe Ann Davis (Stinseth)

B
16

A
12

LOT 56-A LOT 57-
AND A PORTION OF
RIVERVIEW
DECEMBER
SECTION 14,



LOCATION MAP ZONE ATLAS J-11-2

LEGEND

- PROPERTY LINE THIS PLAT
- - - PREVIOUS RECORDED EASEMENT LINES
- - - PREVIOUS RECORDED PROPERTY LINES

NOTES

1. Bearings are based upon the original survey plat of Riverview Heights.
2. This plat is compiled from existing records and a field survey has been performed.

THE TO ACCE. MAP 2-141
IN GENERAL ZONE PLANE COORDS
T = 2600000
Y = 1000000
GRAND TO GRID
FACTOR = 0.9996773

NORTH
SCALE 1" = 20'

GRAPHIC SCALE
0 25 50 100

