



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

MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S3)
<input type="checkbox"/> Site Plan Administrative DFT (Forms P & P2)	PRE-APPLICATIONS
<input type="checkbox"/> Final EPC Sign-off for Master Development/Site Plans - EPC (Form P2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S3)
<input type="checkbox"/> Amendment to Infrastructure List (Form S3)	<input type="checkbox"/> Sketch Plan Review and Comment (Form S3)
<input type="checkbox"/> Temporary Deferral of S/W (Form S3)	APPEAL
<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form S3)	<input type="checkbox"/> Administrative Decision (Form A)

BRIEF DESCRIPTION OF REQUEST

Request sketch plat review of our proposed minor subdivision plat to formalize a proposed vacation of a private access easement [1]. There are no proposed changes to boundary lines, only a removal of the existing access easement to be replaced by a subsequent access easement defined by document and exhibit.

APPLICATION INFORMATION

Applicant/Owner: NMR-1600 RE LLC		Phone:
Address: 120 South Slate Street		Email:
City: Chicago	State: IL	Zip: 60603
Professional/Agent (if any): CSI - Cartesian Surveys, Inc.		Phone: 505-896-3050
Address: PO Box 44414		Email: cartesianryan@gmail.com
City: Rio Rancho	State: NM	Zip: 87174
Proprietary Interest in Site:	List <u>all</u> owners: NMR-1600 RE LLC	

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

Lot or Tract No.: Lot B-2-A	Block:	Unit:
Subdivision/Addition: Lands of Audio Clinic, Inc. & International Development	MRGCD Map No.:	UPC Code: 102105801640221502
Zone Atlas Page(s): J-21-Z	Existing Zoning: MX-L	Proposed Zoning
# of Existing Lots: 1	# of Proposed Lots: 1	Total Area of Site (Acres): 0.6842 acres

LOCATION OF PROPERTY BY STREETS

Site Address/Street: 1600 Eubank Blvd NE Between: Hannett Ave NE and McKnight Ave NE

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

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: March 11, 2024
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022**_ AMENDMENT TO INFRASTRUCTURE LIST**

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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Proposed Amended Infrastructure List
- ___ 6) Original Infrastructure List

_ TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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 to City Staff using other online resources such as Dropbox or FTP. The PDF shall be organized in the number order below.

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) A scale drawing showing the location of the deferred sidewalk with appropriate dimensions

_ EXTENSION OF THE IIA FOR TEMPORARY DEFERRAL OF SIDEWALK CONSTRUCTION

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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled

- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the deferral or extension
- ___ 6) Drawing showing the sidewalks subject to the proposed deferral or extension

_ INFRASTRUCTURE LIST EXTENSION OR AN INFRASTRUCTURE IMPROVEMENTS AGREEMENT (IIA) EXTENSION

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- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 4) Letter of authorization from the property owner if application is submitted by an agent
- ___ 5) Letter describing, explaining, and justifying the request per IDO Section 14-16-6-4(X)(4)
- ___ 6) Preliminary Plat or Site Plan
- ___ 7) Copy of DRB approved Infrastructure List
- ___ 8) Copy of recorded IIA

_ SKETCH PLAT OR SKETCH PLAN REVIEW AND COMMENT

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 to City Staff using other online resources such as Dropbox or FTP. *The PDF shall be organized in the number order below.*

- ___ 1) DFT Application form completed, signed, and dated
- ___ 2) Form S3 with all the submittal items checked/marked
- ___ 3) Zone Atlas map with the entire site clearly outlined and labeled
- ___ 5) Letter describing, explaining, and justifying the request
- ___ 6) Scale drawing of the proposed subdivision plat or Site Plan
- ___ 7) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

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

March 8, 2024

Development Facilitation Team
City of Albuquerque

**Re: Sketch Plat Review for Proposed Vacation of Easement and
Subdivision Plat of Lot B-2-A-1, Lands of Audio Clinic, Inc. and
International Development**

Members of the Board:

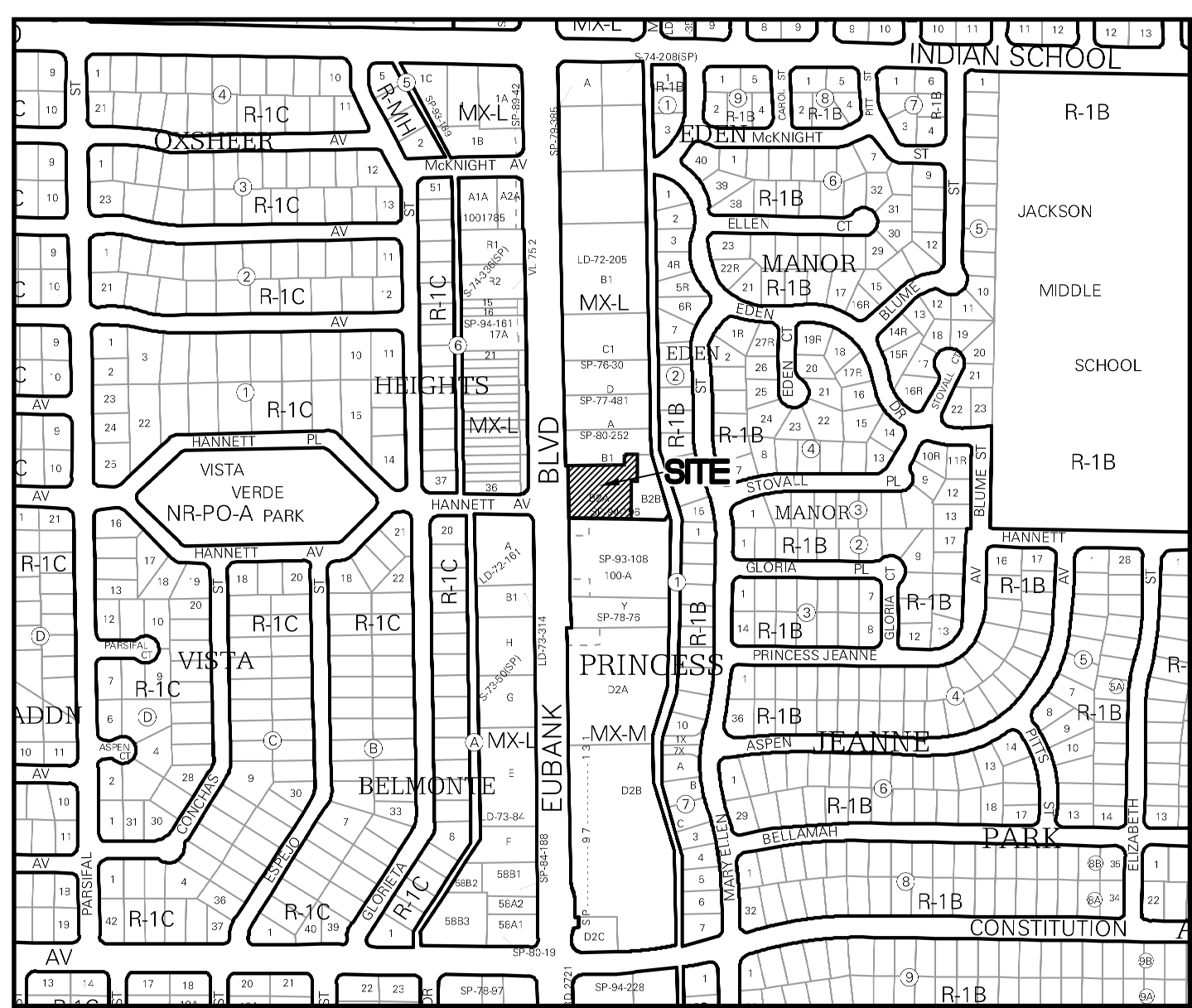
Cartesian Surveys is acting as an agent for NMR-1600 RE LLC, the owner of Lot B-2-A-1, Lands of Audio Clinic, Inc. and International Development. We request a sketch plat review of a proposed vacation of a portion of an easement to be formalized by a minor subdivision plat to create one new lot from one existing lot.

The vacation of easement [1] is to remove an existing private ingress/egress easement, which will be replaced by a more specific document easement upon subsequent agreement with the neighboring lot B-2-B.

The property has an existing commercial building, and is located at 1600 Eubank Boulevard NE, near its intersection with Hannett Avenue NE. The property is currently zoned as MX-L (Mixed-Use Low-Intensity).

There are no changes to the existing lot lines, we are only seeking to clear away the existing access easement.

Thank you for your time and consideration,
Ryan Mulhall



Vicinity Map - Zone Atlas J-21-Z

N.T.S.

Indexing Information

Section 16, Township 10 North, Range 4 East, N.M.P.M.
 Subdivision: Audio Clinic Inc & International Dev.
 Owner: NMR-1600 RE LLC
 UPC #: 102105801640221502 (Lot B-2-A)

Purpose of Plat

1. VACATE EASEMENT AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 0.6842 ACRES
 ZONE ATLAS PAGE NO. J-21-Z
 NUMBER OF EXISTING LOTS. 1
 NUMBER OF LOTS CREATED. 1
 MILES OF FULL-WIDTH STREETS. 0.0000 MILES
 MILES OF HALF-WIDTH STREETS. 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
 DATE OF SURVEY. FEBRUARY 2024

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 102105801640221502

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Lot B-2-A-1,
 Lands of Audio Clinic, Inc.
 and International Development
 Being Comprised of
 Lot B-2-A**

**Lands of Audio Clinic, Inc. and
 International Development
 City of Albuquerque, Bernalillo County, New Mexico
 March 2024**

Project Number: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

Hydrology

Code Enforcement

Planning Department

City Engineer

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRIAN J. MARTINEZ Date
 N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

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



Notes

1. FIELD SURVEY PERFORMED IN JANUARY AND FEBRUARY 2023 AND REVISITED IN FEBRUARY 2024.
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).
4. EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20_____.

Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000140389 AND AN EFFECTIVE DATE OF AUGUST 19, 2022.
2. PLAT OF RECORD FOR LOT B-2-A, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 1, 1994, IN BOOK 94C, PAGE 400, AS DOCUMENT NO. 94171322.
3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 23, 2022, AS DOCUMENT NO. 2022101927.

Legal Description

LOT B-2-A OF LOT B-2, LANDS OF AUDIO CLINIC, INC. & INTERNATIONAL DEVELOPMENT, IN SECTION 16, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M. BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE CORRECTED PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 1, 1994, RECORDED IN VOLUME 94C, FOLIO 400, AS DOCUMENT NO. 94141322

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0356H, DATED AUGUST 16, 2012.

ACS Monument "15-H20"
 NAD 1983 CENTRAL ZONE
 X=1555770.127*
 Y=1493740.533*
 Z=5477.427* (NAVD 1988)
 G-G=0.999650063
 Mapping Angle=-0°09'45.93"

* U.S. SURVEY FOOT

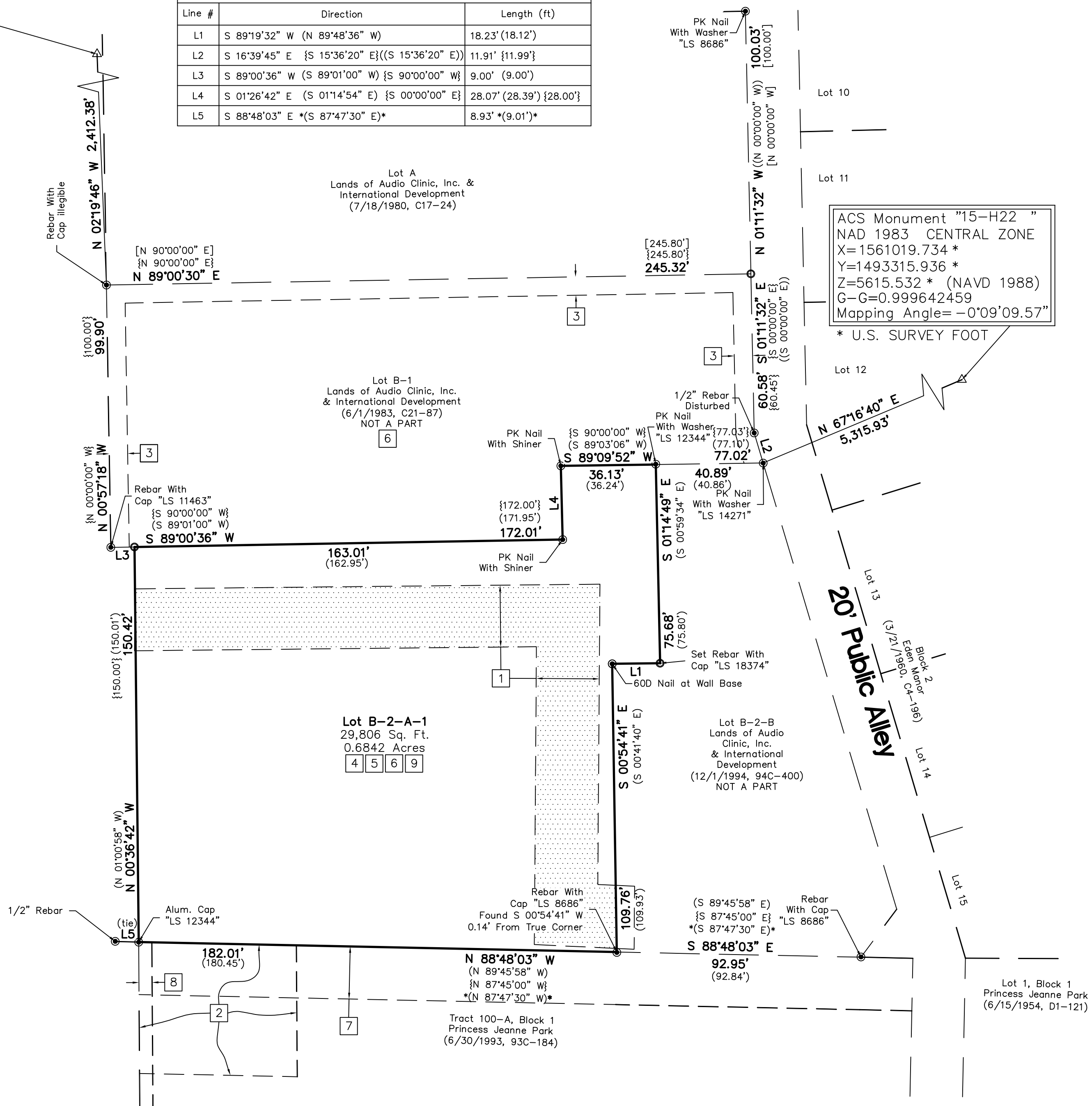
Line #	Direction	Length (ft)
L1	S 89°19'32" W (N 89°48'36" W)	18.23' (18.12')
L2	S 16°39'45" E {S 15°36'20" E}{(S 15°36'20" E)}	11.91' {11.99'}
L3	S 89°00'36" W (S 89°01'00" W) {S 90°00'00" W}	9.00' (9.00')
L4	S 01°26'42" E (S 01°14'54" E) {S 00°00'00" E}	28.07' (28.39') {28.00'}
L5	S 88°48'03" E *(S 87°47'30" E)*	8.93' *(9.01')*

**Plat for
 Lot B-2-A-1,
 Lands of Audio Clinic, Inc.
 and International Development
 Being Comprised of
 Lot B-2-A
 Lands of Audio Clinic, Inc. and
 International Development
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2024**

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 NAD 1983 CENTRAL ZONE
 X=1561019.734*
 Y=1493315.936*
 Z=5615.532* (NAVD 1988)
 G-G=0.999642459
 Mapping Angle=-0°09'09.57"

* U.S. SURVEY FOOT

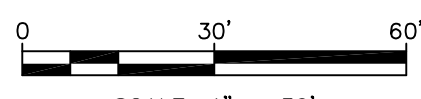
Eubank Blvd NE
 (115' R/W)



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/1/1994, 94C-400)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (6/1/1983, C21-87)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (7/18/1980, C17-24)
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●	FOUND MONUMENT AS INDICATED
○	SET PK NAIL WITH WASHER "LS 18374" UNLESS OTHERWISE NOTED

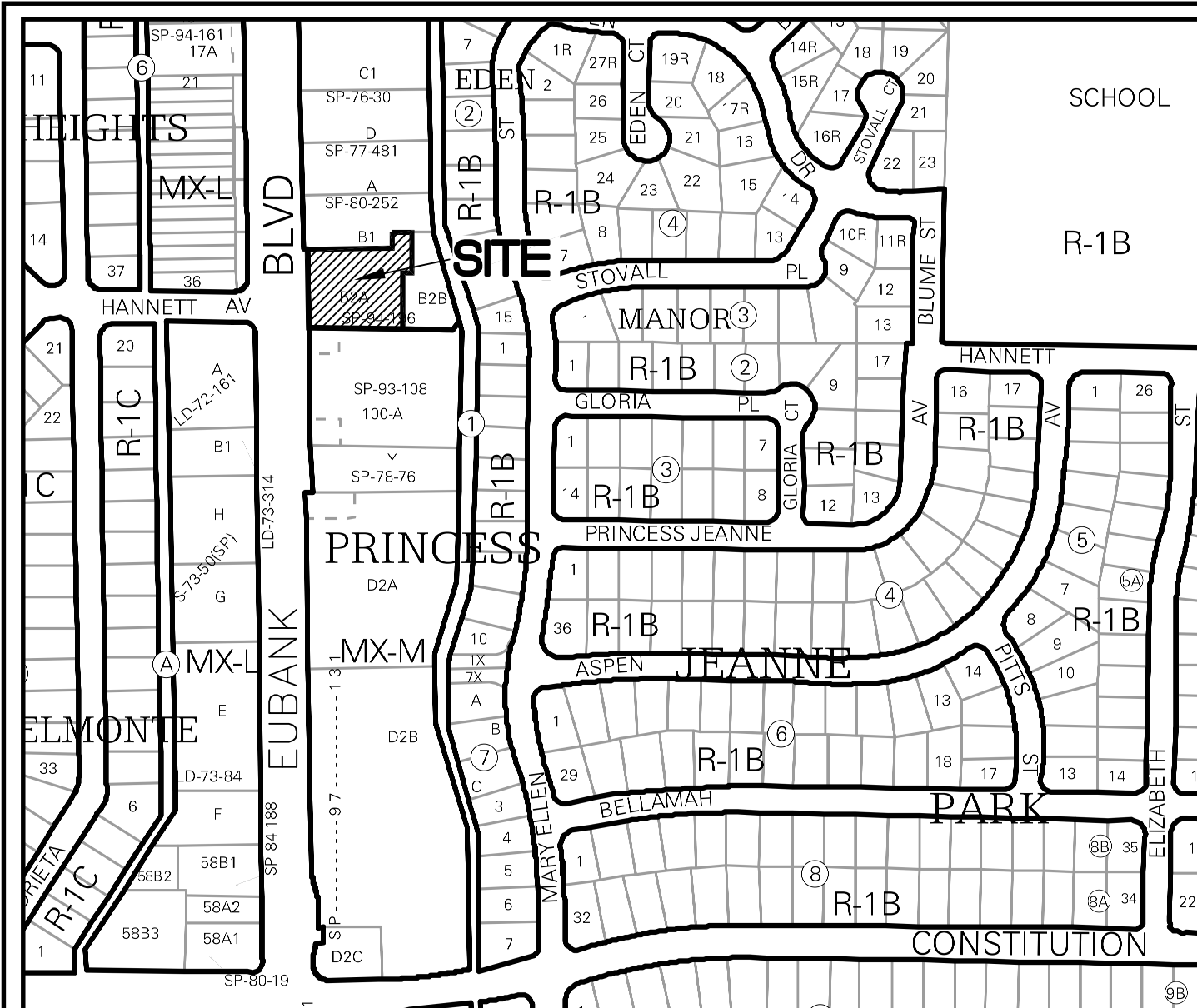
BAR SCALE



SCALE: 1" = 30'

CSI-CARTESIAN SURVEYS INC.

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 cartesianbrian@gmail.com



Vicinity Map - Zone Atlas J-21-Z

N.T.S.

Record and Measured Legal Description

LOT B-2-A OF LOT B-2, LANDS OF AUDIO CLINIC, INC. & INTERNATIONAL DEVELOPMENT, IN SECTION 16, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M. BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE CORRECTED PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 1, 1994, RECORDED IN VOLUME 94C, FOLIO 400, AS DOCUMENT NO. 94141322.

Notes

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Indexing Information

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 Audio Clinic Inc & International Dev.
 Owner: NMR-1600 RE LLC
 UPC #: 102105801640221502 (Lot B-2-A)

Purpose of Plat

1. VACATE EASEMENT AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 0.6842 ACRES
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 NUMBER OF EXISTING LOTS. 1
 NUMBER OF LOTS CREATED. 1
 MILES OF FULL-WIDTH STREETS. 0.0000 MILES
 MILES OF HALF-WIDTH STREETS. 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
 DATE OF SURVEY. FEBRUARY 2024

Easement Notes

- 1 EXISTING 24' INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF LOTS B-2-A AND B-2-B (12/1/1994, 94C-400) PORTIONS VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [Dotted Line]
- 2 EXISTING 50' X 60' RECIPROCAL PRIVATE ACCESS EASEMENT BENEFITING TRACT 100-A AND LOT B-2 AND MAINTAINED BY TRACT 100-A (6/30/1993, 93C-184)
- 3 EXISTING 7' PRIVATE WATER LINE EASEMENT (9/29/1994, BK. 94-27, PG. 7911-7912, DOC. NO. 94118431) AND REFERENCED ON PLAT (12/1/1994, 94C-400)
- 4 EXISTING NON-EXCLUSIVE ACCESS EASEMENT OVER AND ACROSS TRACT B-1-A FOR PEDESTRIAN AND VEHICLE INGRESS AND EGRESS, BENEFITING TRACT B-1 (6/4/2003, BK. A57, PG. 4894, DOC. NO. 2003095092)
- 5 EXISTING PERMANENT ACCESS EASEMENT FOR THE BENEFIT OF LOT B-2-B OVER THE SOUTHERLY PORTION OF LOT B-2-A, EXACT LOCATION AMBIGUOUS (1/6/1995, BK. 95-1, PG. 4284-4287, DOC. NO. 95001945) AND (2/10/2014, DOC. NO. 2014011546)
- 6 EXISTING RECIPROCAL ACCESS AND DRAINAGE EASEMENT FOR THE BENEFIT AND USE OF THE OWNERS OF LOTS B-1, B-2 AND B-3, MAINTAINED BY THE OWNERS OF LOTS B-2 AND B-3 AS MENTIONED ON PLAT (12/1/1994, 94C-400)
- 7 EXISTING 20' PUBLIC UTILITY EASEMENT (6/30/1993, 93C-184)
- 8 EXISTING 5' PNM EASEMENT (6/30/1993, 93C-184)
- 9 AGREEMENT TO MAINTAIN A SEWER LINE SERVING LOT B-2-B AND CROSSING LOT B-2-A ONLY TO THE WEST PROPERTY LINE OF LOT B-2-B, BLANKET IN NATURE (1/6/1995, BK. 95-1, PG. 4288-4289, DOC. NO. 95001946) AND (2/10/2014, DOC. NO. 2014011546)

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 Being Comprised of
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 City of Albuquerque
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ACS Monument "15-H20"
 NAD 1983 CENTRAL ZONE
 X=1555770.127*
 Y=1493740.533*
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Line #	Direction	Length (ft)
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 G-G=0.999642459
 Mapping Angle=-0°09'09.57"
 * U.S. SURVEY FOOT

Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT (12/1/1994, 94C-400)
- {N 90°00'00" E} RECORD BEARINGS AND DISTANCES PER PLAT (6/1/1983, C21-87)
- [N 90°00'00" E] RECORD BEARINGS AND DISTANCES PER PLAT (7/18/1980, C17-24)
- *(N 90°00'00" E)* RECORD BEARINGS AND DISTANCES PER PLAT (6/30/1993, 93C-184)
- ((N 90°00'00" E)) RECORD BEARINGS AND DISTANCES PER PLAT (3/21/1960, C4-196)
- FOUND MONUMENT AS INDICATED
- SET PK NAIL WITH WASHER "LS 18374" UNLESS OTHERWISE NOTED
- ▭ COVERED AREA
- ▭ CONCRETE
- ▭ BLOCK WALL
- CHAINLINK FENCE
- BOLLARD
- OHU— OVERHEAD UTILITY LINE
- UTILITY POLE
- ⤴ ANCHOR
- UTILITY PEDESTAL
- PULL BOX
- ☆ LIGHT POLE
- ⊙ ELECTRIC METER
- ⊞ TRANSFORMER
- ⊞ ELECTRIC CABINET
- ⊞ GAS METER
- ⊞ WATER VALVE
- ⊞ WATER METER
- ⊞ FIRE HYDRANT
- ⊞ FLAGPOLE
- ⊞ SANITARY SEWER MANHOLE
- ⊞ SAS CLEANOUT
- ⊞ SIGN
- ↔ CURB CUT/INDICATION OF ACCESS TO ROADWAY
- FDC FIRE DEPARTMENT CONNECTION
- ASV ANTI-SIPHON VALVE
- R RAMP
- STORM DRAIN INLET

1600 Eubank Blvd NE
 (115° R/W)

20' Public Alley
 (3/12/1960, C4-196)
 Block 2
 Edens Manor
 Lot 13
 Lot 14
 Lot 15

