



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 checked="" 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		
Vacation of Public Easement DRB		

APPLICATION INFORMATION		
Applicant: Albuquerque ANUSA, LLC - Charles W Sabadash III		Phone: 954-769-2303
Address: 200 SW 1st Avenue, 14th Floor		Email:
City: Fort Lauderdale	State: FL	Zip: 33301
Professional/Agent (if any): Tierra West, LLC		Phone: 505-858-3100
Address: 5571 Midway Park PI NE		Email: jniski@tierrawestllc.com
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site: Albuquerque ANUSA		List all owners: Melloy Brothers Motor LTD CO
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 008,014,015, 018,019, Tract A Unit 8 North, East Portion of Lot 21 BLK 8 North	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code: 101806520803930209, 101806522303930208, 101806524003930207, 101806520701630202, 101806519701030201, 101806522401630203, 101806523901630204
Zone Atlas Page(s): B-18-Z	Existing Zoning: NR-LM & NR-BP	Proposed Zoning: NR-LM
# of Existing Lots: 7	# of Proposed Lots: 1	Total Area of Site (Acres): 5.2896
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 9100 Pan American / Glendale	Between: Alameda PI NE	and: Glendale
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
1009375, 1009966, PR-2021-005411, SI-2021-00610, PR-2021-005316 (PS-2021-00046)		

Signature:		Date: 05/13/2021
Printed Name: Ronald R. Bohannon		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
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**

N/A 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 3☒ Proof of Pre-Application meeting**The vacation must be shown on a DRB approved plat recorded by the County Clerk within one year, or it will expire.****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.**

Signature: _____

Date: 05/13/2021

Printed Name: Ronald R. Bohannon

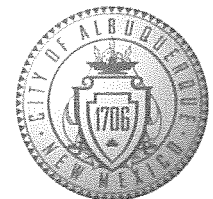
☐ Applicant or ☒ Agent**FOR OFFICIAL USE ONLY**

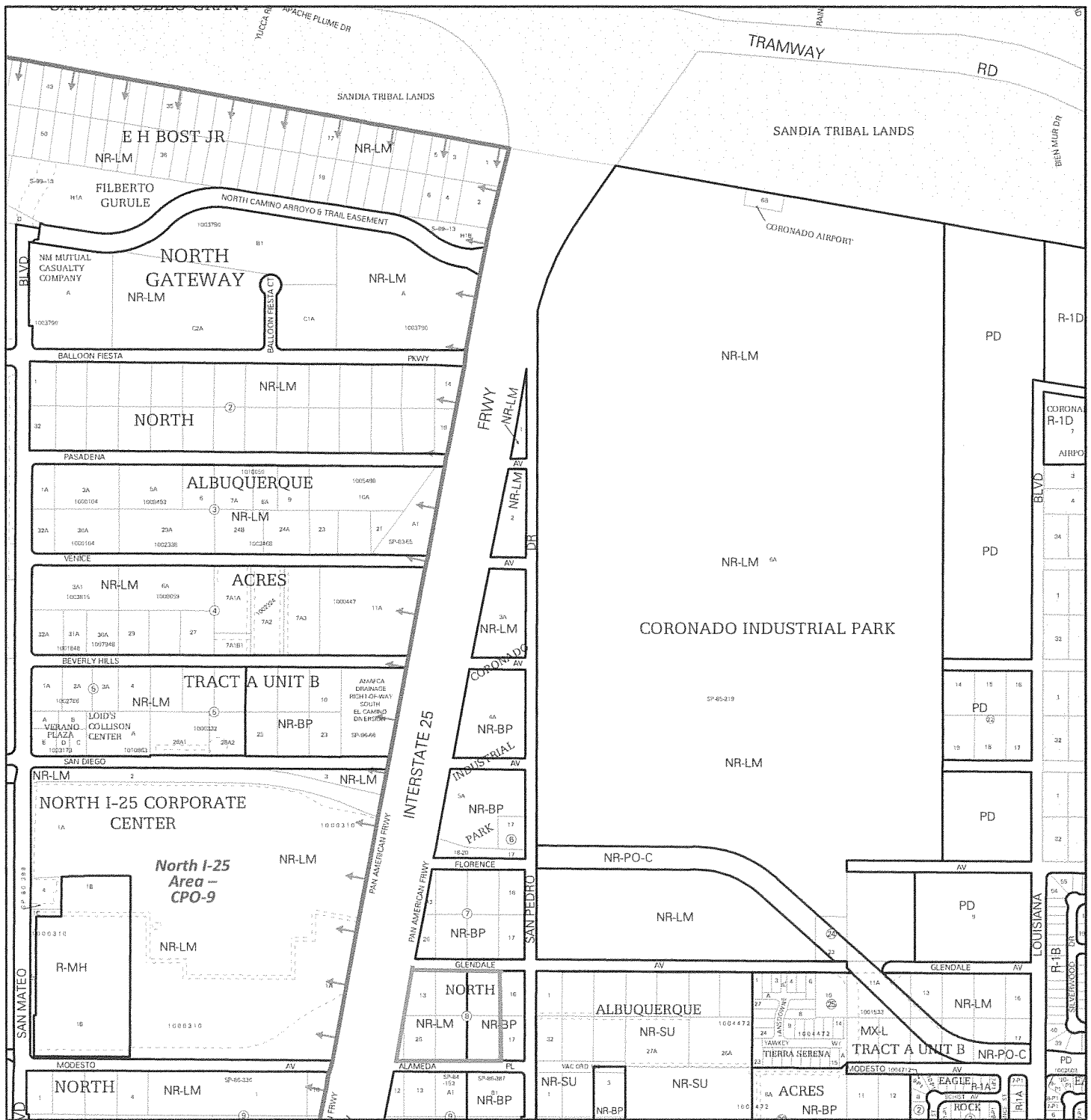
Case Numbers: _____

Project Number: _____

Staff Signature: _____

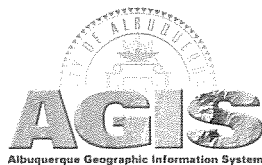
Date: _____



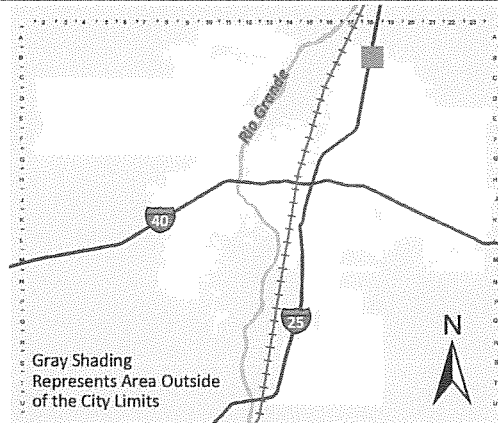


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



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



Zone Atlas Page:
B-18-Z

- Easement
- 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

0 250 500 1,000 Feet

April 27, 2021

Ms. Jolene Wolfley
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

**RE: CITY SUBMITTALS
014, 015, 016, 017, 018, 019 008 NORTH ACRES TR A
UNIT B, East PORTION OF LOT 21 BLK 8 NORTH
ZONE ATLAS: B-18-Z**

Dear Ms. Wolfley:

The purpose of this letter is to authorize Tierra West LLC to act as agent on behalf of Albuquerque ANUSA, LLC pertaining to any and all submittals made to the City of Albuquerque for the above-referenced site.

Charles W. Sabadash III

Print Name

Signature

Authorized Agent

Title

April 29, 2021

Date

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

KNOW ALL PERSONS BY THESE PRESENTS:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "**Deed**") is executed and delivered on this 14th day of April, 2021, by MELLOY BROTHERS MOTOR LTD CO., a New Mexico limited liability company ("**Grantor**"), whose legal address is 499 Emilio Lopez Road, Los Lunas, New Mexico 87031, unto ALBUQUERQUE ANUSA, LLC, a Delaware limited liability company ("**Grantee**"), whose address is 200 SW 1st Avenue, 14th Floor, Fort Lauderdale, Florida 33301.

Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, paid to Grantor, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee and its successors and assigns, in fee simple that certain parcel of improved real property consisting of approximately 6.63 acres located at 9100 Pan American Freeway NE, Albuquerque, New Mexico 87113, being more particularly described on **Exhibit A** attached hereto and made a part hereof for all purposes (the "**Realty**"), together with (a) all improvements on the Realty and all attached fixtures and equipment located in such improvements, (b) all rights, titles and interests of Grantor in and to any and all roads, streets, alleys, public and private rights-of-way and easements that benefit the Realty or may be used in connection with the Realty, (c) all strips and gores of land lying adjacent to the Realty which Grantor owns; and (d) all rights, privileges, easements and appurtenances belonging and appertaining to the Realty which Grantor owns (including, without limitation, development rights and general intangible rights) (such items described in clauses (a) through (d) above, together with the Realty, collectively, the "**Property**").

This conveyance is made SUBJECT ONLY to the matters described in **Exhibit B** attached hereto and made a part hereof for all purposes, but only to the extent such matters are currently valid and enforceable against the Property (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject only to the Permitted Exceptions, unto Grantee and its successors and assigns forever. Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee and its successors and assigns forever against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise, subject only to the Permitted Exceptions.



TIERRA WEST, LLC

May 14, 2021

Ms. Jolene Wolfley
Development Review Board
600 Second NW
Albuquerque, NM 87102

**RE: VACATION OF PUBLIC EASEMENT
008,014,015,018,019 NORTH ALBUQUERQUE ACRES
TR A UNIT B LOT 13 LESS PORT R/W, EAST PORTION
OF LOT 21 BLK 8 NORTH
ZONE ATLAS PAGE- B-18-Z**

Dear Ms. Wolfley:

Tierra West, LLC, on behalf of Albuquerque ANUSA, LLC requests approval of a Vacation of Public Easement. The site is zoned NR-BP (Non-Residential Business Park) and NR-LM (Non-Residential Light Manufacturing).

Site Location

The site location is located along the I-25 frontage road between Alameda Place NE and Glendale Avenue NE. The proposed property is 7 lots that will be consolidated into 1 property in order to complete the construction of a new dealership. This facility will include 18,645 SF building and the remainder of the lot will be for vehicle display

The justification presented below addresses the Vacation of Easement for DRB request requirements pursuant to IDO Section 6-6(M)(3).

6-6(M)(3)(a) The Public welfare does not require that the easement, private way, or public ROW be retained.

The PNM easement is no longer needed as the lots are being consolidated and service will be taken from the existing PNM lines along Glendale Avenue. There currently are no structures or lines located in the easement to be vacated.

The Temporary Construction easement was for the construction of the San Pedro Storm Sewer (City Project No. 5304.10) and should have been released when that project was completed.

The NMDOT easement was part of a larger easement that was released/abandoned in June 2009. The NMDOT is unable to locate the released/abandoned document for this part of the easement and does not have any objection to the vacation based on our conversations.

6-6(M)(3)(b) There is a net benefit to the public welfare because the development made possible by the Vacation is clearly more beneficial to the public welfare than

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118
tierrawestllc.com 1-800-245-3102

the minor detriment resulting from the Vacation, and there is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

With the consolidation of the seven lots into one lot there is no longer a need to have the PNM easement to provide service to the back of the lots being vacated.

The San Pedro Storm Sewer was completed nearly ten years ago and that temporary easement should have been released at that time.

The NMDOT easement is no longer need for drainage as the storm water in this area is now contained in the San Pedro Storm Sewer. This easement does not align with those improvements.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Sincerely,



Ronald R. Bohannon, P.E.

cc: Frederick Moss- AutoNation

JN: 2021010
RRB/jn/kw

Exhibit A

Legal Description of the Realty

A certain Tract of Land being and comprising a portion of Lot numbered Thirteen (13) and all of Lots Fourteen (14), Fifteen (15), Sixteen (16) and Seventeen (17) in Block numbered Eight (8) of Tract "A", Unit "B", NORTH ALBUQUERQUE ACRES, Albuquerque, New Mexico, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936, in Volume D, folio 130 and being more particularly described as follows: Beginning at the Southeast corner of said Tract being the southeast corner of aforementioned Lot 17 and point of intersection with the North right of way of Modesto Avenue N.E. and the West right of way of San Pedro Drive N.E., Thence, from said point of beginning N. 89° 40' 55" W., 135.00 feet along the North right of way of Modesto Avenue N.E. to a point; Thence, leaving said right of way N.00° 19' 05" E., 234.00 feet to a point; Thence, N. 89° 40' 55" W., 491.76 feet to the Southwest corner and point on the East right of way of Interstate 25 North; Thence, along said right of way N. 10° 44' 59" E., 237.94 feet to the Northwest corner and point of intersection with the South right of way of Glendale Avenue N.E.; Thence, S. 89° 40' 55" E., 583.68 feet along said right of way to the Northeast corner and point of intersection with the West right of way of San Pedro Drive N.E.; Thence, S. 00° 19' 05" W., 468.00 feet along said right of way to the point of beginning.

AND

Lot numbered Eighteen (18) in Block numbered Eight (8) of Tract "A", Unit "B", NORTH ALBUQUERQUE ACRES, Albuquerque, New Mexico, as the same is shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936.

AND

Lot numbered Nineteen (19) and portions of Lots Twenty (20) and Twenty-one (21), Block numbered Eight (8), Tract "A" Unit "B", NORTH ALBUQUERQUE ACRES, Bernalillo County, New Mexico, as the same is shown and designated on the Plat of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936; and being more particularly described as follows: beginning at the Southeast corner of the tract herein described, being the Southeast corner of said Lot Nineteen (19), Tract "A", Unit "B", North Albuquerque Acres, whence the Westerly line of San Pedro Drive NE bears S. 89 deg. 38' 40" E. at 300 feet distance; thence N. 89 deg. 38' 40" W., 370.21 feet along the North line of Modesto Avenue and the South Line of Lots Twenty-one (21), Twenty (20), and Nineteen (19) to the Southwest corner and the Easterly right-of-way line of U.S. Interstate 25 and New Mexico State Road No. 422; thence N. 10 deg. 55' 35" E., along said right-of-way, 238.78 feet to the Northwest corner; thence S. 89 deg. 32' 26" E., along the North line of said lots Nineteen (19) and Twenty (20) 326.66 feet to the Northeast corner; thence S. 00 deg. 25' 04" W., along the East line of said Lot Nineteen (19) 234.13 feet to the Southeast corner and point of beginning.

Exhibit B

Permitted Exceptions

1. Taxes for the year 2021, and thereafter, not yet due or payable.
2. Reservations contained in Patent from United States of America recorded in Book 80, Page 353, records of Bernalillo County, New Mexico.
3. Covenants, conditions, restrictions, terms, provisions and easements recorded in Book 132, page 306 and in Book 141, page 158, records of Bernalillo County, New Mexico, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, filed October 3, 1960, recorded in Book D 565, page 57, records of Bernalillo County, New Mexico.
5. Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company, filed May 11, 1990, recorded in Document No. 1990036989, records of Bernalillo County, New Mexico.
6. Permanent Storm Drain Easement, filed March 31, 2010, as Document No. 2010027175, records of Bernalillo County, New Mexico.
7. Lease as evidenced by Memorandum of Lease, filed June 29, 2015, as Document No. 2015055331, records of Bernalillo County, New Mexico.
8. Encroachment of the improvements of the fence onto the Land and onto adjacent land as shown on an ALTA/NSPS Land Title Survey prepared by Bureau Veritas, Blew & Associates, P.A. and William Gagner, Blew Job No. 20-5815, dated November 12, 2020.
9. Rights of easement, if any, relating to the powerpole, telephone riser, SD Vault, sanitary sewer manholes(s) and billboard, as shown on the ALTA/NSPS Land Title Survey by Bureau Veritas, Blew & Associates, P.A. and William Gagner, Blew Job No. 20-5815, dated November 12, 2020.

EXHIBIT A.

·(088.1

LEGAL DESCRIPTION: I-25, Lot 18 of Tract A, Unit B of North Albuquerque Acres, and more definitely described as the following:

A certain parcel of land situated within Lot 18 of Tract A, Unit B, of North Albuquerque Acres, within La Merced de Elena Gallegos, Section 12, T.11N., R.1E., NMPN, plat of said tract having been filed on April 14, 1936, in the Office of the County Clerk, County of Bernalillo, State of New Mexico, is more particularly described by notes and bounds as follows:

The point of beginning being the southwesterly corner of Lot 18 of Tract A, Unit B of North Albuquerque Acres; thence S.89°31'25"E. along the southerly line of said Lot 18 a distance of 60.00 feet; thence N.19°31'25"W. a distance of 198.84 feet; thence S.0°28'31"W. along the westerly line of said Lot 18 a distance of 166.85 feet to the southwesterly corner of Lot 18 herein described as the true point of beginning.

Containing 6353.00 square feet, 0.1458 acres.

NMP UI-025-4(52)228

9055126

EASEMENT

1 9882

Raymond P. Cohen and Patricia B. Cohen, husband and wife, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby grant, convey, sell, bargain, and convey unto the New Mexico State Highway and Transportation Department, an easement along, over, and across real property located in the County of Bernalillo, State of New Mexico, and more particularly described as follows: SEE ATTACHED EXHIBIT A.

Said easement is for the limited and exclusive purpose of constructing thereon an underground water drainage system. Grantor maintains the sole and exclusive rights to use, enjoyment and ownership of the surface rights, subject only to the grant to the department of the underground easement. Grantor further retains the right to have access to the water drainage system from the surface.

DATED 6/23/88

Raymond P. Cohen
RAYMOND P. COHEN

Patricia B. Cohen
PATRICIA B. COHEN

1590 JUL 10 AM 8:00
90-4 2882-9884
Chubb

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO }

: 9883

On this 27th day of April, 1988, before me
personally appeared Demetrius L. Davis, Richard L. Davis known to me to be
the party described in and who executed the above and
forgoing Easement and acknowledged to me that they
executed the same as A free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the
day and year of this certificate first written.



My Commission

OFFICIAL SEAL
MARILYN M. DAVIS Marilyn M. Davis
NOTARY PUBLIC, STATE OF NEW MEXICO
Notary Public Filed with Secretary of State
My Commission Expires 11-27-91

11-27-91

Easement obtained by

Robert Lopez

PERMANENT STORM DRAIN EASEMENT

Grant of Permanent Easement, between James W. Brown and Kathy A. Brown, Co-Trustees of the Brown Trust ("Grantors"), whose address is 11741 Sky Valley Way NE Albuquerque, NM 87111 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico 87103.

Grantor grants to the City a permanent easement ("Easement") in, over, and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of a storm drain easement, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the property if the City determines they interfere with the visibility, construction, or appropriate use of the Easement, and after construction with notification to the Grantor.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property of any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this easement constitute covenants running with the property for the benefit of the City and its successors and assigns until terminated.

GRANTOR:

James W. Brown
James W. Brown

GRANTOR:

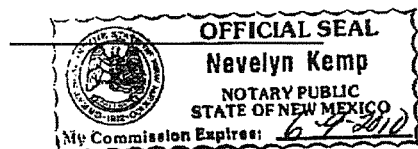
Kathy A. Brown
Kathy A. Brown

STATE OF New Mexico
COUNTY OF Santa Fe) ss.

This instrument was acknowledged before me on 17th day of March 2010, by James W. Brown and Kathy A. Brown

Nevelyn Kemp
Notary Public

My Commission Expires:



Doc# 2010027175

03/31/2010 02:21 PM Page: 1 of 4
ERSE R: \$15.00 N. Toulouse Oliver, Bernalillo County



**Legal Description - Permanent Storm Drain Easement and Temporary
Construction Easement**

A certain parcel of land comprising a portion of Lots 13, 20, and 21, Block 8, Tract A – Unit B, North Albuquerque Acres, as the same are shown and designated on the Plat of survey thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936, in Book. D, Folio 130, and as the same have been reconfigured by N.M.P. # UI-025-4(52)228, said parcel being more particularly described using New Mexico State Plane grid bearings (Central Zone, NAD 83) and horizontal ground distances as follows:

BEGINNING at the southeasterly corner of the parcel herein described, said point of beginning being a point on the present (2009) northerly right-of-way line of Alameda Place N.E., said present northerly Right-of-Way line also being the southerly boundary line of said Lots 20 and 21, from which the southeast corner of Lot 19, Block 8, Tract A – Unit B, North Albuquerque Acres (½" Rebar w/ cap marked "LS 5110" found in place) bears S89°46'00"E a distance of 212.29 feet, also from which the ACS Control Monument "10-C18" bears S81°38'45"E a distance of 577.14 feet;

Thence, N89°46'00"W a distance of 45.09 feet along said present northerly Right-of-Way line and the southerly boundary line of said Lot 20 to the southwesterly corner of the parcel herein described, from which the southwest corner of the remainder of said Lot 21 (½" Rebar w/ cap marked "PLS 8686" found in place) bears N89°46'00"W a distance of 112.83 feet;

Thence, N23°33'09"W a distance of 125.31 feet to a point on the southerly boundary line of the New Mexico Department of Transportation Construction Maintenance Easement "NMDOT 23-CME-2, N.M.P. No. UI-025-4(52)228";

Thence, N89°32'36"W a distance of 40.97 feet along said southerly boundary line of NMDOT 23-CME-2 to a point on the present (2009) easterly Right-of-Way line of the I-25 East Frontage Road (N.M.P. # UI-025-4(52)228), said easterly right-of-way line being the westerly boundary line of the remainder of said Lot 21;

Thence, N10°45'31"E a distance of 122.00 feet along said present easterly Right-of-Way line and the westerly boundary lines of the remainders of said Lots 20 & 21 to the northwest corner of the remainder of said Lot 20 (½" Rebar w/ cap marked "PLS 8686" found in place);

Thence, N10°45'31"E a distance of 13.72 feet along said present easterly Right-of-Way line and the westerly boundary line of the remainder of said Lot 13 to the northwesterly corner of the parcel herein described;

Thence, S79°14'29"E a distance of 25.00 feet to the northeasterly corner of the parcel herein described;

Thence, S10°45'31"W a distance of 61.55 feet to an angle point;

Thence, S23°33'09"E a distance of 165.88 feet to an angle point;

Thence, S45°00'00"E a distance of 44.47 feet to the point and place of beginning.

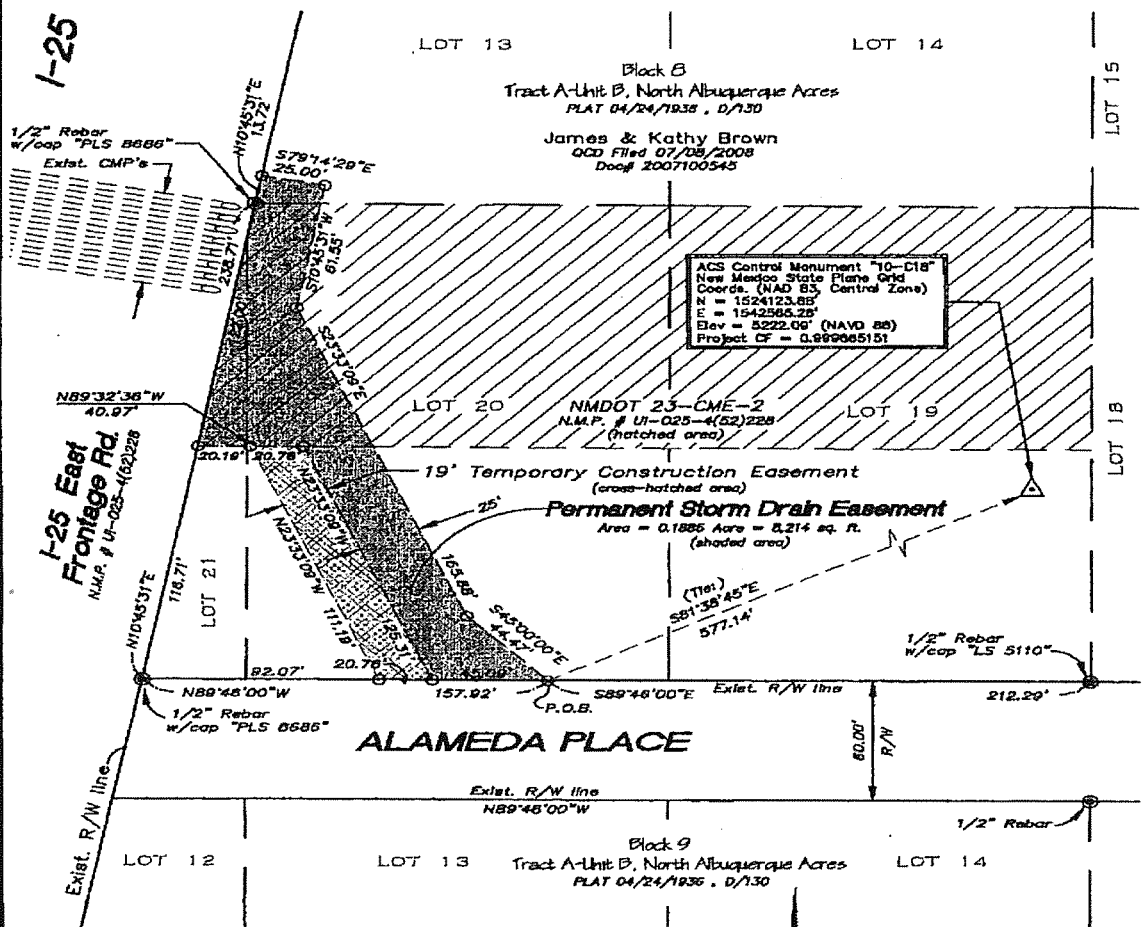
Said parcel contains 0.1886 acre (8,214 square feet) more or less.

TOGETHER WITH:

A 19.00-foot wide temporary construction easement lying adjacent to the westerly boundary line of the above described parcel as shown on Page 3 of 3 herein.



**Easement Survey Plat
of
Permanent Storm Drain Easement
and
Temporary Construction Easement
Within
LOTS 13, 20 and 21, Block 8
TRACT A-UNIT B, NORTH ALBUQUERQUE ACRES
City of Albuquerque
Bernillo County, New Mexico
November, 2009**



LEGEND:

- O = Calculated Point - Not Set
- ⊗ = Found corner as noted

NOTES:

- 1.) Bearings shown hereon are New Mexico State Plane grid bearings - Central Zone, NAD 83, and were derived using GPS relative positioning techniques.
- 2.) Distances shown are horizontal ground distances. (Project CF=1.000334951).
- 3.) Field surveys were conducted from Dec., 2008 thru Apr., 2009.

SURVEYOR'S CERTIFICATE:

I, Stephen J. Toler, New Mexico Professional Surveyor No. 11599, do hereby certify that this Easement Survey Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument describes proposed Easements over an existing tract or tracts, and meets the Minimum Standards for Easement Surveying in New Mexico.

Stephen J. Toler
NMPS 11599

Date

11-16-09

GRAPHIC SCALE



1 inch = 60 ft.

SCI Job No. 2009-026



RETAIN PERMANENTLY

Correct:

Approved:

89905

5

RECEIVED OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH CO.

AND The Public Service Co. of New Mexico certain valuable considerations Dollars, and other considerations, in consideration of which I/ we hereby grant unto said Companies, their successors and assigns, the right, privilege and authority to construct, operate and maintain their lines of Telephone, Telegraph and Electric Power, including the necessary underground conduit, poles, cables, wires and fixtures upon, over and across the property which I/ we own, or in which I/ we have any interest, in the Southerly five feet of Lots 13, 14, 15, and 16, Block 8, Tract A-Unit B as shown and designated on the plat of the North Albuquerque Acres which Subdivision was filed and recorded in the Bernalillo County Clerks Office on April 24, 1936 and the following described parcel of land situated in Lot 13, Block 8; Beginning at a point along the Southerly line of Lots 12 and 13, a distance of 172.57' Easterly along said Southerly line from the Southwesterly corner of Lot 12; thence North 10 3/4' East a distance of 237.91' to a point on the Northerly line of Lots 12, and 13; thence Easterly along said Northerly line a distance of 11 feet; thence South 10 3/4' West a distance of 237.91' to a point on the Southerly line of Lot 13; thence Westerly along said Southerly line a distance of 11' to the point of beginning; in the County of Bernalillo and State of New Mexico, and upon and along the roads, streets or highways adjoining the said property, with the right to permit the attachment of the wires and fixtures of any other company, and the right to trim or remove any trees along said lines so as to keep the wires cleared at least four feet; to erect and set the necessary guy and brace poles and anchors and to attach thereto the necessary guy wires. This grant constitutes an easement on the ten foot portion of Lot 13, which abuts on the Easterly right of way line of State Road #422 and the Southerly five feet of Lots 13, through 16.

Said sum being received in full payment therefor.

Witness my hand - and seal - this 17th day of Aug. A.D. 1960 at Albuquerque

Witnesses: [Signature] (SEAL)

[Signature] (SEAL)

[Signature] (SEAL)

STATE OF NEW MEXICO } ss. On this 17th day of August 1960
County of Bernalillo }
before me personally appeared Edna Monahan and

[Signature] to me known to be the person described in and who executed the foregoing instrument, and acknowledged that

She executed the same as her free act and deed.

Witness my hand and official seal on this the day and year first written above.

[Signature]
Notary Public

My Commission Expires July 29, 1963

58

State of New Mexico
County of Bernalillo
This instrument was filed for record on

7:25 OCT 3 1980

At _____ o'clock _____ m. Recorded in Vol. 565
of records of said County Folio 57

[Signature] Clerk & Recorder
Deputy Clerk



DEVELOPMENT REVIEW BOARD

Action Sheet Minutes

ONLINE ZOOM MEETING

April 14, 2021

Jolene Wolfley..... DRB Chair
Jeanne Wolfenbarger Transportation
Kris Cadena Water Authority
Ernest Armijo.Hydrology
Carl Garcia.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

MAJOR CASES AND ASSOCIATED MINORS

1. PR-2019-002761
SI-2021-00255 – SITE PLAN AMENDMENT

CONSENSUS PLANNING INC. agent for LEGACY DEVELOPMENT & MANAGEMENT, LLC request(s) the aforementioned action(s) for all or a portion of **LOTS 8-A & 23-A BLOCK 26 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES** zoned NR-BP and MX-L, located at **6501 EAGLE ROCK AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE**, containing approximately 5.6759 acre(s). (C-18)

PROPERTY OWNERS: LEGACY DEVELOPMENT & MANAGEMENT, LLC
REQUEST: MAJOR AMENDMENT TO REMOVE LOT 8-A FROM PRIOR SITE PLAN APPROVAL

DEFERRED TO APRIL 21ST, 2021.

2. PR-2019-002761
SI-2021-00256 – SITE PLAN

CONSENSUS PLANNING INC. agent for LEGACY DEVELOPMENT & MANAGEMENT, LLC request(s) the aforementioned action(s) for all or a portion of **LOTS 8-A, 11 & 12, 26 TRACT A UNIT B, NORTH ALBUQUERQUE ACRES** zoned MX-L, located at **6700 & 6716 MODESTO AVE NE between SAN PEDRO DR NE and LOUISIANA BLVD NE**, containing approximately 4.7885 acre(s). (C-18)

PROPERTY OWNERS: LEGACY DEVELOPMENT & MANAGEMENT, LLC
REQUEST: SITE PLAN FOR 120-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

DEFERRED TO APRIL 21ST, 2021.

3. PR-2019-002761
SD-2021-00053 – PRELIMINARY/FINAL PLAT
SD-2019-00056-VACATION OF PUBLIC EASEMENT
SD-2019-00055 - VACATION OF PUBLIC EASEMENT
SD-2021-00054 – VACATION OF PUBLIC EASEMENT
- CSI - CARTESIAN SURVEY'S INC. agent for FAIZEL KASSEM C/O KASSAM LAND ACQUISITION 9 LLC request(s) the aforementioned action(s) for all or a portion of **8-A, 11 & 12 BLOCK 26 NAA, TR. A, UNIT B** zoned NR-BP, located on **MODESTO AVE between OBSIDIAN ST NE and SAN PEDRO DR NE**, containing approximately 4.7885 acre(s). (C-18)[Deferred from 3/31/21]
- PROPERTY OWNERS: FAIZEL KASSEM C/O KASSAM LAND ACQUISITION 9 LLC
REQUEST: SUBDIVIDE EXISTING 3 LOTS INTO 1 INDIVIDUAL LOT, VACATE EASEMENTS, GRANT EASEMENTS, DEDICATE RIGHT-OF-WAY
- DEFERRED TO APRIL 21ST, 2021.
-
4. PR-2018-001579
SD-2021-00035 – PRELIMINARY/FINAL PLAT
- MODULUS ARCHITECTS, INC C/O ANGELA WILLIAMSON, CEO agent for WINROCK PARTNERS request(s) the aforementioned action(s) for all or a portion of: **PARCEL Z FINAL PLAT PARCEL Z AND TRACTS A, D, E, F, F-1, G & H, WINROCK CENTER ADDITION** zoned MX-H, located at **2100 LOUISIANA BLVD NE between INDIAN SCHOOL and I-40** containing approximately 28.86 acre(s). (J-19)[Deferred from 3/10/21, 3/31/21]
- PROPERTY OWNERS: SUN CAPITAL HOTELS. OWNERS; WINROCK PARTNERS
REQUEST: PRELIMINARY PLAT FOR WINROCK TOWN CENTER FOR A NEW HOTEL – APPROX. 149 ROOMS ENCOMPASSING +/- 80,000 SQ FT
- DEFERRED TO APRIL 21ST, 2021.
-
5. PR-2018-001579
SI-2020-01477 – SITE PLAN AMENDMENT
VA-2020-00469 – WAIVER TO IDO
- DEKKER/PERICH/SABATINI request(s) the aforementioned action(s) for all or a portion of: **PARCEL A-1-A-1-B SUBD PLAT TRS A-1-A-1-A & A-1-A-1-B WINROCK CENTER ADDN, PARCEL A-2 AND A-3 PLAT OF PARCELS A-1 THRU A-3 & PARCEL C-2A WINROCK CENTER ADDN + PARCEL C-2A1 SUBD PLAT PARCEL C-2A1 & C-2A2 WINROCK CENTER ADDN, PARCEL E1A WINROCK CENTER ADDITION, PARCEL D1A WINROCK CENTER ADDN REPLAT OF PARCEL D1 WINROCK CENTER ADDN AND PARCEL A-1-A-1-A-1-A WINROCK CENTER ADDITION**, zoned MX-H, zoned MX-M located at **7500 INDIAN SCHOOL RD**, containing approximately 83 acre(s). (J-19)[Deferred from 1/13/21, 2/10/21, 3/3/21, 3/17/21, 3/31/21]
- PROPERTY OWNERS: DARIN SAND, WINROCK PARTNERS LLC
REQUEST: A MAJOR AMENDMENT TO THE APPROVED SITE DEVELOPMENT PLAN FOR WINROCK TOWN CENTER TO FACILITATE THE DEVELOPMENT OF A NEW 199 UNIT MULTI-FAMILY DEVELOPMENT FOR A VACANT LOT AT 7500 INDIAN SCHOOL.
- DEFERRED TO APRIL 21ST, 2021.
-

6. PR-2018-001579
SD-2021-00073 – PRELIMINARY/FINAL
PLAT

HUITT-ZOLLARS INC./SCOTT EDDINGS agent(s) for GOODMAN REALTY request(s) the aforementioned action(s) for all or a portion of: **PARCEL E-1-A, WINROCK CENTER ADDITION** zoned MX-M, located on **INDIAN SCHOOL RD between WINROCK LOOP and PENNSYLVANIA AVE**, containing approximately 3.38 acre(s). (J-19)

PROPERTY OWNERS: GOODMAN REALTY

REQUEST: REPLAT OF PARCEL E-1-A FOR THE APPROVED VACATION OF PUBLIC ACCESS EASEMENT AND GRANTING PUBLIC SIDEWALK EASEMENT.

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO WATER AUTHORITY FOR ITEMS IN WATER AUTHORITY CASE COMMENTS, AND TO PLANNING FOR PROJECT AND APPLICATION NUMBERS TO BE ADDED TO THE PLAT, UTILITY COMPANIES SIGNATURES AND FOR THE AGIS DXF FILE.

MAJOR CASES

7. PR-2020-004475
SI-2021-00254 – SITE PLAN

JOE SLAGLE, ARCHITECT agent for CURTIS PINO request(s) the aforementioned action(s) for all or a portion of **LOT 21, TRACT 2 BLOCK 9 UNIT 3, NORTH ALBUQUERQUE ACRES** zoned MX-L, located at **7413 HOLLY AVE NE between LOUISIANA and WYOMING**, containing approximately 1.0031 acre(s). (C-19)[Deferred from 3/31/21]

PROPERTY OWNERS: CURTIS AND REBECCA PINO

REQUEST: 4,800 SQ FT DENTAL OFFICE AT GROUND LEVEL WITH 1000 SQ FT MEETING ROOM AT UPPER FLOOR. 3800 SQ FT OF LEASE SPACE ALSO INCLUDED.

DEFERRED TO MAY 5TH, 2021.

8. PR-2018-001198
SI-2021-00383- SITE PLAN

CONSENSUS PLANNING agent for PV TRAILS ALBUQUERQUE, LLC (C/O PRICE LAND DEVELOPMENT GROUP) request(s) the aforementioned action(s) for all or a portion of **TRACT 11 (FORMERLY TRACT 1), CATALONIA (THE TRAILS)** zoned R-ML, located on **WOODMONT AVE NW between PASEO DEL NORTE and GIRONA AVE NW**, containing approximately 13.9 acre(s). (C-8)

PROPERTY OWNERS: PV TRAILS ALBUQUERQUE, LLC (C/O PRICE LAND DEVELOPMENT GROUP)

REQUEST: SITE PLAN APPROVAL FOR A 333-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT

DEFERRED TO MAY 12TH, 2021.

9. PR-2020-003443
SD-2021-00027– PRELIMINARY PLAT
(sketch plat 3-4-20)
- CONSENSUS PLANNING INC. agent for HOLLY PARTNERS LLC request(s) the aforementioned action(s) for all or a portion of: **20A-1, PARADISE NORTH** zoned MX-L, located on **UNSER BLVD NW between BANDELIER DR NW and McMAHON BLVD NW** containing approximately 19.01 acre(s). (A-11)[Deferred from 3/10/21, 3/31/21]
- PROPERTY OWNERS:** HOLLY PARTNERS LLC
REQUEST: SUBDIVIDE EXISTING LOT INTO 9 NEW LOTS AND PROVIDE REQUIRED PUBLIC INFRASTRUCTURE
- DEFERRED TO APRIL 28, 2021.
-

MINOR CASES

10. PR-2018-001695
SD-2021-00070 - PRELIMINARY/FINAL
PLAT
- NOVUS PROPERTIES LLC, MICHAEL MONTOYA, TRULA HOWE requests the aforementioned action(s) for all or a portion of **TRACT B, FOUNTAIN HILLS PLAZA SUBDIVISION**, zoned SU-1, located on **NUNZIO AVE NW between EAGLE RANCH RD NW between EAGLE RANCH RD NW and VISTA FUENTE RD NW**, containing approximately 3.8568 acre(s). (C-12)
- PROPERTY OWNERS:** NOVUS PROPERTIES LLC
REQUEST: FINAL PLAT TO SUBDIVIDE TRACT B INTO B1, B2, B3, B4
- DEFERRED TO MAY 26TH, 2021.
-
11. PR-2019-002976
SD-2020-00210 – PRELIMINARY/FINAL
PLAT
VA-2020-00447 – SIDEWALK WAIVER
(Sketch plat 10/23/19)
- CSI – CARTESIAN SURVEYS, INC. agent(s) for BEELING ARMIJO requests the aforementioned action(s) for all or a portion of: **LOT 9, EASTERLY PORTION OF 20 FT LOT 8 AND PORTION OF LOT 10, BLOCK 2, SANDIA MANOR** zoned R-1D, located at **17400 HILDALE RD NE between HILDALE RD NE and CAMINO DE LA SIERRA NE**, containing approximately 0.5108 acre(s). (K-23) {Deferred from 12/9/2, 1/13/210, 1/27/21, 2/3/21, 2/24/21, 3/17/21, 3/31/21}
- PROPERTY OWNERS:** BEELING ARMIJO
REQUEST: SUBDIVIDE LOTS, ELIMINATE INTERIOR LOT LINES OF 3 EXISTING LOTS CREATING ONE NEW LOT, DEDICATE EASEMENTS
- DEFERRED TO APRIL 21ST, 2021.
-

SKETCH PLAT

12. PR-2021-004086
PS-2021-00048 -SKETCH PLAT

CONSENSUS PLANNING INC. agent(s) for **TITAN PROPERTY MANAGEMENT, LLC** request(s) the aforementioned action(s) for all or a portion of: **TRACTS 1 & 2, THE FOOTHILLS**, zoned R-MH & MX-L, located at **TENNYSON ST NE between ACADEMY RD NE and SAN ANTONIO DR NE**, containing approximately 24.2 acre(s). (E-22)

PROPERTY OWNERS: AMERICUS LLC

REQUEST: LOT LINE ADJUSTMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

13. PR-2021-005316
PS-2021-00046 -SKETCH PLAT

TIERRA WEST, LLC agent(s) for **MELLOY BROTHERS LTD CO** requests the aforementioned action(s) for all or a portion of: **LOTS 13-18 BLOCK 8 NORTH ALBUQ ACRES TR A UNIT B**, zoned NR-LM & NR-BP, located at **GLENDALE AVENUE AND SAN PEDRO DRIVE NE**, containing approximately 6.73 acre(s). (B-18)

PROPERTY OWNERS: MELLOY BROTHERS LTD CO

REQUEST: CONSOLIDATE SIX INTO ONE

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

*Pre-Application Meeting

14. PR-2019-002309
PS-2021-00047 -SKETCH PLAT

TIERRA WEST, LLC agent(s) for **M & M CO** request(s) the aforementioned action(s) for all or a portion of: **LOT 1-A-1 PLAT FOR LOTS 1-A-1 AND 5-A-1, LA MIRADA SUBDIVISION** zoned MX-M, located at **4315 WYOMING BLVD NE between MONTGOMERY BLVD NE and LA MIRADA PL NE**, containing approximately 23.8 acre(s). (G-19)

PROPERTY OWNERS: M&M CO

REQUEST: SKETCH PLAT REVIEW AND COMMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

15. Other Matters: None.

16. **ACTION SHEET MINUTES - Were approved for April 7, 2021**

ADJOURNED

<p>TREASURER'S CERTIFICATE</p>	<p>RECORDING STAMP</p>
--------------------------------	------------------------

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA CALLEJOS GRANT, PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.A., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF FORMER LOTS 13 (REMANANT PORTION), 14, 15, 16, 19, 20 (REMANANT PORTION) AND 21 (REMANANT PORTION), BLOCK 8, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AS RECORDED APRIL 24, 1936, D-130, OF THE BERNALILLO COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM, GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES AS FOLLOWS:

AT THE SOUTHEAST CORNER OF THIS DESCRIBED LOT, BEING A NO. 5 REBAR WITH A PINK PLASTIC CAP MARKED "S 11993" SET ON THE NORTH RIGHT OF WAY LINE OF ALAMEDA PLACED N.E. (60-FOOT WIDE RIGHT OF WAY), WHENCE A G.R.S. MONUMENT "10.018" BEARS S 67°01'08" E, 210.34 FEET;

THENCE FROM THE POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE, N 89°45'23" W, 535.34 FEET TO A NO. 4 REBAR WITH A YELLOW PLASTIC CAP (ILLEGIBLE) FOUND AT THE INTERSECTION WITH A NO. 4 REBAR WITH A YELLOW PLASTIC CAP (ILLEGIBLE) AMERICAN FRONTAGE ROAD N.E. (N.M.P. E-T-001-(4-3)(4)1/2), 80-FOOT WIDE RIGHT OF WAY), FOR THE SOUTHWEST CORNER OF THIS LOT;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 10°45'09" E, 476.71 FEET TO A 2-INCH IRON PIPE FOUND AT THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF GLENDALE AVENUE, N.E. (60-FOOT WIDE RIGHT OF WAY), FOR THE NORTHWEST CORNER OF THIS LOT;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 75°19'37" E, 448.46 FEET TO A NO. 5 REBAR WITH A PINK PLASTIC CAP MARKED "S 11993" SET FOR THE NORTHEAST CORNER OF THIS LOT;

THENCE LEAVING SAID RIGHT OF WAY LINE, S 0°15'03.3" W, 468.07 FEET TO THE POINT OF BEGINNING, CONTAINING 5.2896 ACRES, MORE OR LESS.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING 4 LOTS AND REMAINING PORTIONS OF 3 LOTS INTO ONE NEW LOT, TO VACATE 3 EXISTING EASEMENTS AND TO GRANT 2 NEW EASEMENTS.

Solar Note:

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

Free Consent


THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERGOING OWNER EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE USE AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR ABOVE GROUND DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHEED SHOW OR DISCLOSED TO ANY OTHER PARTY. THE UNDERSIGNED HEREBY RELEASES, RELEASES, AND AGREES TO RELEASE AND MAINTAINANCE, AND THE RIGHT TO TRAVEL, ACCESS AND EGRESS FOR CONSTRUCTION HERREY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED AND NOT BEING FORWARDED. IF THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, 2021 BY
CHARLES W. SABADASH III, ALBUQUERQUE AND/SA, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY _____ MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

COORDINATE AND DIMENSION INFORMATION										PROJECT INFORMATION											
STATE PLANE ZONE		GRID/GROUND COORDINATES		TYPE		PLSS INFORMATION				PROPERTY INFORMATION				<div><p>PRECISION SURVEY, INC.</p><p>Office Location: 5220 San Mateo Boulevard, NE Albuquerque, NM 87113 505.865.5700 PHONE 505.865.7900 FAX</p></div>							
NM-C		GRID		STANDARD		LAND GRANT		LEAD GRANTEES		PROPERTY OWNER		ADDRESS									
HORIZONTAL DATUM:		VERTICAL DATUM:		HORIZONTAL DATE:		MATCHED DRAWING UNITS		SECTION		TOWNSHIP		RANGE		MERIDIAN		SUBDIVISION NAME		PROPERTY OWNER		ADDRESS	
NAD83		NAVD88		0° 00' 00.000"		YES		12		11 NORTH		3 EAST		NMPM		NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		MELOY BROTHERS MOTOR LTD CO		9100 PAN AMERICAN FREEWAY, N.E.	
CONTROL USED:		ALBUQUERQUE GEODETIC REFERENCE SYSTEM		DISTANCE ANNOTATION:		BASE UNIT FOR SCALING AND/OR ROTATION:		CITY		TOWNSHIP		RANGE		MERIDIAN		SUBDIVISION NAME		PROPERTY OWNER		ADDRESS	
GROUND TO GROUND:		0.9998648025		E = 0		E = 0		ALBUQUERQUE		12		3 EAST		NMPM		NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		MELOY BROTHERS MOTOR LTD CO		9100 PAN AMERICAN FREEWAY, N.E.	
ELEVATION ANNOTATION:		ELEVATION TOLERANCE:		ELEVATION W.D.:		ELEVATION TOLERANCE:		CITY		TOWNSHIP		RANGE		MERIDIAN		SUBDIVISION NAME		PROPERTY OWNER		ADDRESS	
PEAKING ANNOTATION:		ELEVATION TOLERANCE:		ELEVATION W.D.:		ELEVATION TOLERANCE:		ALBUQUERQUE		12		3 EAST		NMPM		NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		MELOY BROTHERS MOTOR LTD CO		9100 PAN AMERICAN FREEWAY, N.E.	
GRID		GRID		E = 0		E = 0		ALBUQUERQUE		12		3 EAST		NMPM		NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		MELOY BROTHERS MOTOR LTD CO		9100 PAN AMERICAN FREEWAY, N.E.	
ELEVATION ANNOTATION:		ELEVATION TOLERANCE:		ELEVATION W.D.:		ELEVATION TOLERANCE:		ALBUQUERQUE		12		3 EAST		NMPM		NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		MELOY BROTHERS MOTOR LTD CO		9100 PAN AMERICAN FREEWAY, N.E.	
PEAKING ANNOTATION:		ELEVATION TOLERANCE:		ELEVATION W.D.:		ELEVATION TOLERANCE:		ALBUQUERQUE		12		3 EAST		NMPM		NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		MELOY BROTHERS MOTOR LTD CO		9100 PAN AMERICAN FREEWAY, N.E.	
GRID		GRID		E = 0		E = 0		ALBUQUERQUE		12		3 EAST		NMPM		NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		MELOY BROTHERS MOTOR LTD CO		9100 PAN AMERICAN FREEWAY, N.E.	
ELEVATION ANNOTATION:		ELEVATION TOLERANCE:		ELEVATION W.D.:		ELEVATION TOLERANCE:		ALBUQUERQUE		12		3 EAST		NMPM		NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		MELOY BROTHERS MOTOR LTD CO		9100 PAN AMERICAN FREEWAY, N.E.	
PEAKING ANNOTATION:		ELEVATION TOLERANCE:		ELEVATION W.D.:		ELEVATION TOLERANCE:		ALBUQUERQUE		12		3 EAST		NMPM		NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		MELOY BROTHERS MOTOR LTD CO		9100 PAN AMERICAN FREEWAY, N.E.	
GRID		GRID		E = 0		E = 0		ALBUQUERQUE		12		3 EAST		NMPM		NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		MELOY BROTHERS MOTOR LTD CO		9100 PAN AMERICAN FREEWAY, N.E.	
ELEVATION ANNOTATION:		ELEVATION TOLERANCE:		ELEVATION W.D.:		ELEVATION TOLERANCE:		ALBUQUERQUE		12		3 EAST		NMPM		NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		MELOY BROTHERS MOTOR LTD CO		9100 PAN AMERICAN FREEWAY, N.E.	
PEAKING ANNOTATION:		ELEVATION TOLERANCE:		ELEVATION W.D.:		ELEVATION TOLERANCE:		ALBUQUERQUE		12		3 EAST		NMPM		NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		MELOY BROTHERS MOTOR LTD CO		9100 PAN AMERICAN FREEWAY, N.E.	
GRID		GRID		E = 0		E = 0		ALBUQUERQUE		12		3 EAST		NMPM		NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		MELOY BROTHERS MOTOR LTD CO		9100 PAN AMERICAN FREEWAY, N.E.	
ELEVATION ANNOTATION:		ELEVATION TOLERANCE:		ELEVATION W.D.:		ELEVATION TOLERANCE:		ALBUQUERQUE		12		3 EAST		NMPM		NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		MELOY BROTHERS MOTOR LTD CO		9100 PAN AMERICAN FREEWAY, N.E.	
PEAKING ANNOTATION:		ELEVATION TOLERANCE:		ELEVATION W.D.:		ELEVATION TOLERANCE:		ALBUQUERQUE		12		3 EAST		NMPM		NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		MELOY BROTHERS MOTOR LTD CO		9100 PAN AMERICAN FREEWAY, N.E.	
GRID		GRID		E = 0		E = 0		ALBUQUERQUE		12		3 EAST		NMPM		NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		MELOY BROTHERS MOTOR LTD CO		9100 PAN AMERICAN FREEWAY, N.E.	
ELEVATION ANNOTATION:		ELEVATION TOLERANCE:		ELEVATION W.D.:		ELEVATION TOLERANCE:		ALBUQUERQUE		12		3 EAST		NMPM		NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		MELOY BROTHERS MOTOR LTD CO		9100 PAN AMERICAN FREEWAY, N.E.	
PEAKING ANNOTATION:		ELEVATION TOLERANCE:		ELEVATION W.D.:		ELEVATION TOLERANCE:		ALBUQUERQUE		12		3 EAST		NMPM		NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		MELOY BROTHERS MOTOR LTD CO		9100 PAN AMERICAN FREEWAY, N.E.	
GRID		GRID		E = 0		E = 0		ALBUQUERQUE		12		3 EAST		NMPM		NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		MELOY BROTHERS MOTOR LTD CO		9100 PAN AMERICAN FREEWAY, N.E.	
ELEVATION ANNOTATION:		ELEVATION TOLERANCE:		ELEVATION W.D.:		ELEVATION TOLERANCE:		ALBUQUERQUE		12		3 EAST		NMPM		NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		MELOY BROTHERS MOTOR LTD CO		9100 PAN AMERICAN FREEWAY, N.E.	
PEAKING ANNOTATION:		ELEVATION TOLERANCE:		ELEVATION W.D.:		ELEVATION TOLERANCE:		ALBUQUERQUE		12		3 EAST		NMPM		NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		MELOY BROTHERS MOTOR LTD CO		9100 PAN AMERICAN FREEWAY, N.E.	
GRID		GRID																			

Plat of
Lot 21-A, Block 8
Tract A, Unit B
North Albuquerque Acres
Elena Gallegos Grant, Projected
Section 12, Township 11 North, Range 3 East, N.M.P.M.,
Albuquerque, Bernalillo County, New Mexico
May 2021

Project No. PR-2021-
Application No. -2021-

Utility Approvals

DATE	DATE	DATE	DATE
PNM	NEW MEXICO GAS COMPANY	QUEST CORPORATION D/B/A CENTURYLINK QC	COMCAST
<u>City Approvals</u>			
CITY SURVEYOR			

City Approvals

TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	
DATE	
A B C W U A	
DATE	
PARKS AND RECREATION DEPARTMENT	
DATE	
A M A F C A	
DATE	
C I T Y E N G I N E E R	
DATE	
D R B C H A I R P E R S O N , P L A N N I N G D E P A R T M E N T	
DATE	
C O D E E N F O R C E M E N T	
DATE	
M R C O D	
DATE	
M D O T	
DATE	

Surveyor's Certificate

LARRY W. MEDANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS REPEAT WAS PREPARED FROM FIELD NOTES OF SAID ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR ACCURATION AND STANDARDS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

DATE _____



RECORDING STAMP

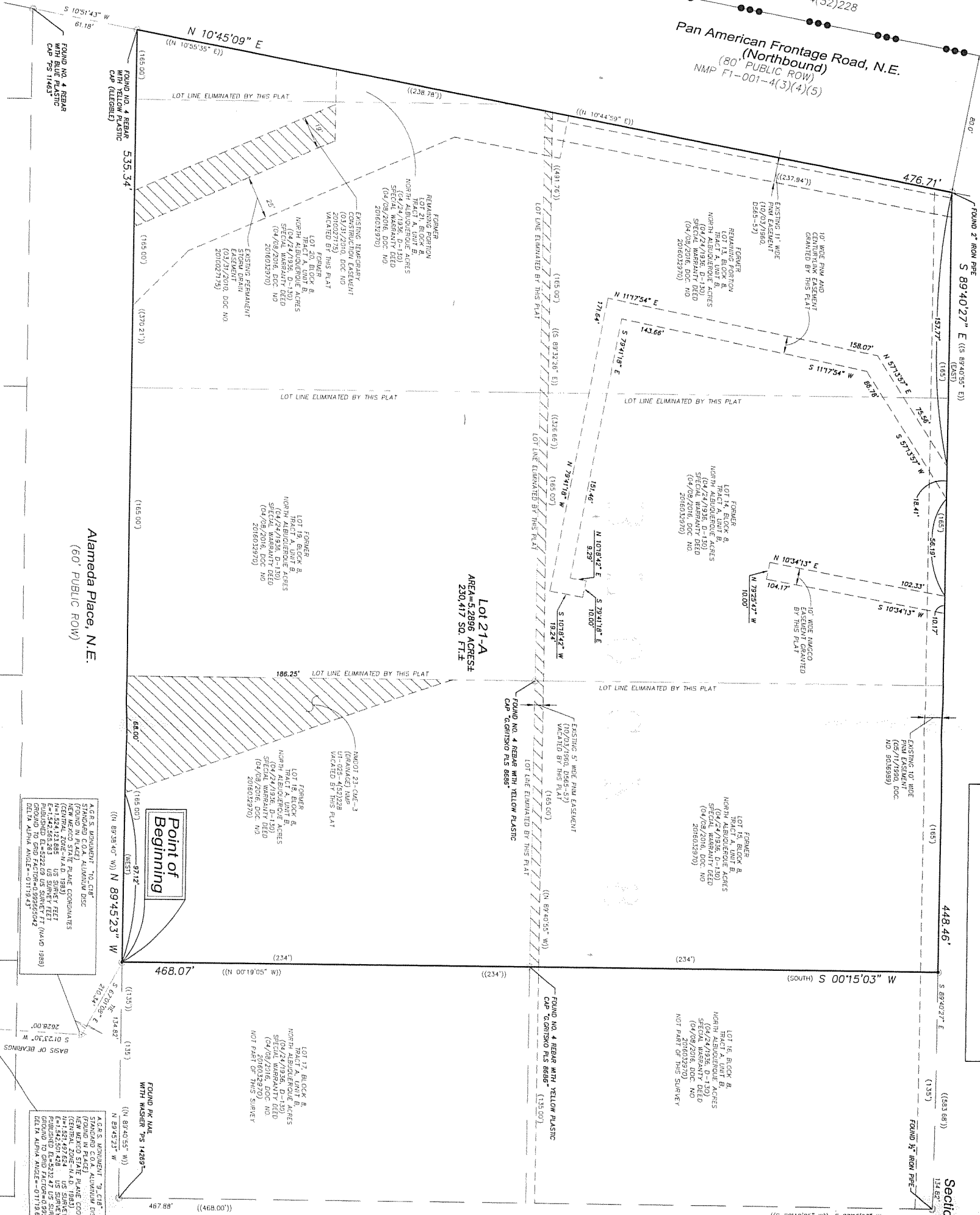
Elena Gallegos Grant, Projected


May 2021



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COORDINATE AND DIMENSION INFORMATION										P.L.S.S. INFORMATION				PROPERTY INFORMATION			
STATE PLANE ZONE: GRID: GROUND COORDINATES:										LAND GRANT				PROPERTY OWNER			
NM-C		GRID		STANDARD						ELENA GALLEGOS GRANT				MELOY BROTHERS MOTOR LTD CO			
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		MAGNETIC ANGLE: 0° 00' 00.00"		MATCHES DRAWING UNITS: YES		BEAK POINT FOR SCALING AND/OR ROTATION: N = 0		SECTION 12		TOWNSHIP 11 NORTH		RANGE 3 EAST		MERIDIAN NMPM	
CONTROL, USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		DISTANCE ANIMATION: GROUND		ELEVATION ANIMATION: GROUND		CITY: ALBUQUERQUE		COUNTY: BERNALILLO		STATE: NM		SUBDIVISION NAME: NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B		ADDRESS: 9100 PAN AMERICAN FREEWAY, N.E.			
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003653099		GROUND TO GROUND: 0.9996648025		ELEVATION TOLERANCE: ±0.00"		YES		UFC: 10180652208039302029 101806524003930207 101806524018181827 1018065223039302028 101806523901630204 101806519701030201									
<div><div>PRECISION SURVEY, INC.</div></div>																	
OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113																	
505-856-5700 PHONE 505-856-7900 FAX																	
PROJECT INFORMATION				CREW/TECH: MT/M/LJR				DATE OF SURVEY 03/17-23/2021									
DRAWN BY: JKA				CHECKED BY: LM				PS JOB NO. 216022P									
								SHEET NUMBER 2 OF 2									