



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

The Developer is wanting to redevelop the subject property as a 2,500 SF Dunkin Restaurant with Drive-thru and a 6,000 SF Retail building. The project will be phased and the Dunkin built first. The existing 9 lots will need to be consolidated into one lot.

APPLICATION INFORMATION

Applicant/Owner: Donminica Moya		Phone:
Address: 9317 Central Ave NW		Email:
City: Albuquerque	State: NM	Zip: 87105
Professional/Agent (if any): Wooten Engineering (Jeff Wooten)		Phone: 505-980-3560
Address: PO Box 15814		Email: jeffwooten.pe@gmail.com
City: Rio Rancho, NM 87174	505-980-3560	jeffwooten.pe@gmail.com
State: NM, LLC, 376 Summit Ave. Court A, Suite 2B	Zip: 87174	
Proprietary Interest in Site:	List <u>all</u> owners:	

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

Lot or Tract No.: Lots 19-27, Block 10, Original Townsite of Westland	Block: 10	Unit:
Subdivision/Addition: Original Townsite of Westland	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): L-09-Z	Existing Zoning: MX-M	Proposed Zoning: No Change
# of Existing Lots: 9	# of Proposed Lots: 1	Total Area of Site (Acres): 1.30

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **9722 Central Ave SW** Between: **SEC Cenrtal/98th** and:

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: 8/15/2023
Printed Name: Jeffrey T. Wooten, P.E.	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S3: ADMINISTRATIVE APPLICATIONS – Development Facilitation Team (DFT) as of 12/25/2022

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

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- ___ 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

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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



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) 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



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.

- X 1) DFT Application form completed, signed, and dated
- X 2) Form S3 with all the submittal items checked/marked
- X 3) Zone Atlas map with the entire site clearly outlined and labeled
- X 4) Letter describing, explaining, and justifying the request
- X 5) Scale drawing of the proposed subdivision plat or Site Plan
- X 6) Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use



Wooten Engineering
PO Box 15814
Rio Rancho, NM 87174
505-980-3560
jeffwooten.pe@gmail.com

August 15, 2023

Development Facilitation Team
City of Albuquerque
600 2nd Street NW, 3rd Floor
Albuquerque, NM 87102

VIA E-Mail: plndrs@cabq.gov

RE: Sketch Plat Request for a new Retail Development at the SEC of Central Ave and 98th St

To whom it may concern:

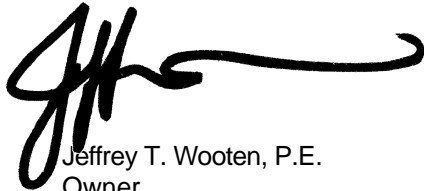
Wooten Engineering, on behalf of NMR, LLC, requests review and comments for the subject application. Background documents are included with this submittal as required.

The Developer plans to redevelop the site in it's entirety per the attached Site plan. In addition, we plan to Replat the site from nine lots to one lot.

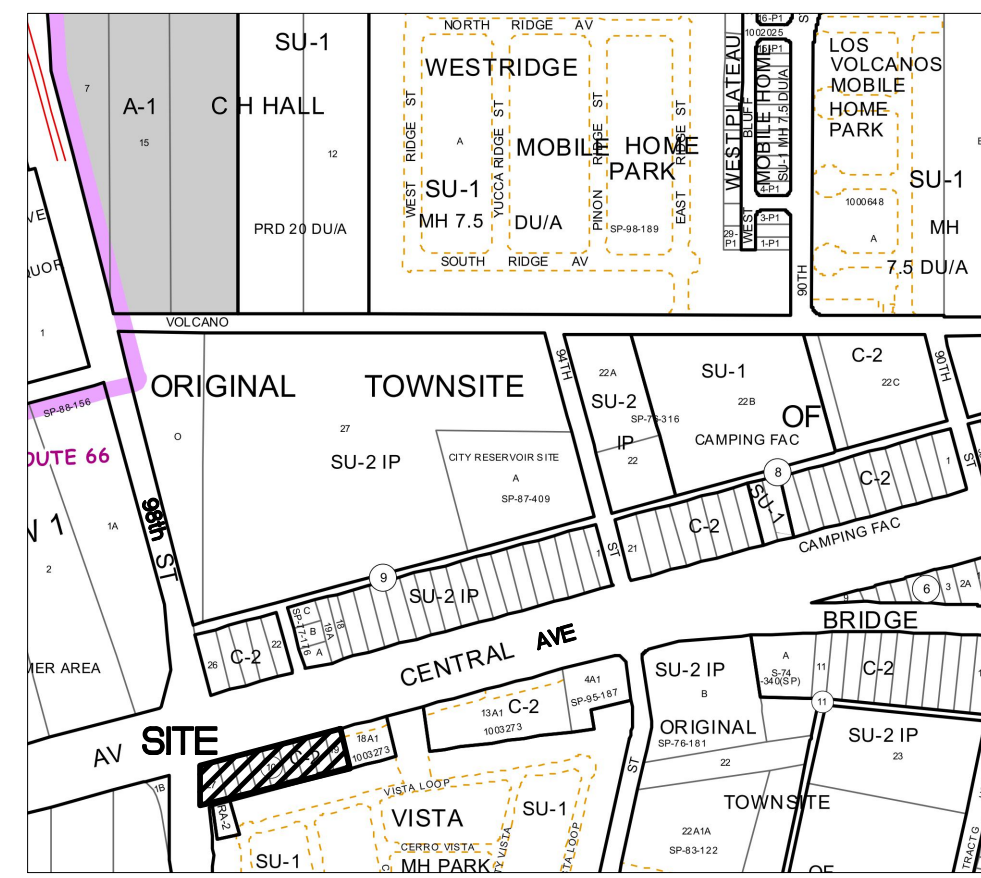
If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.

Respectfully submitted,

WOOTEN ENGINEERING



Jeffrey T. Wooten, P.E.
Owner

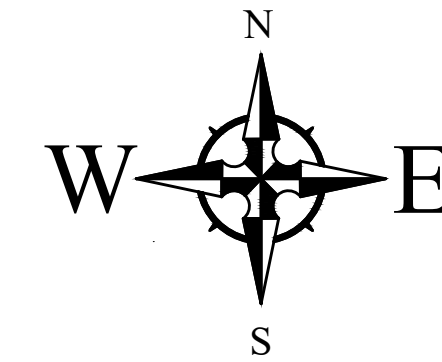


VICINITY MAP - Zone Map K-9-Z

Legal Description:

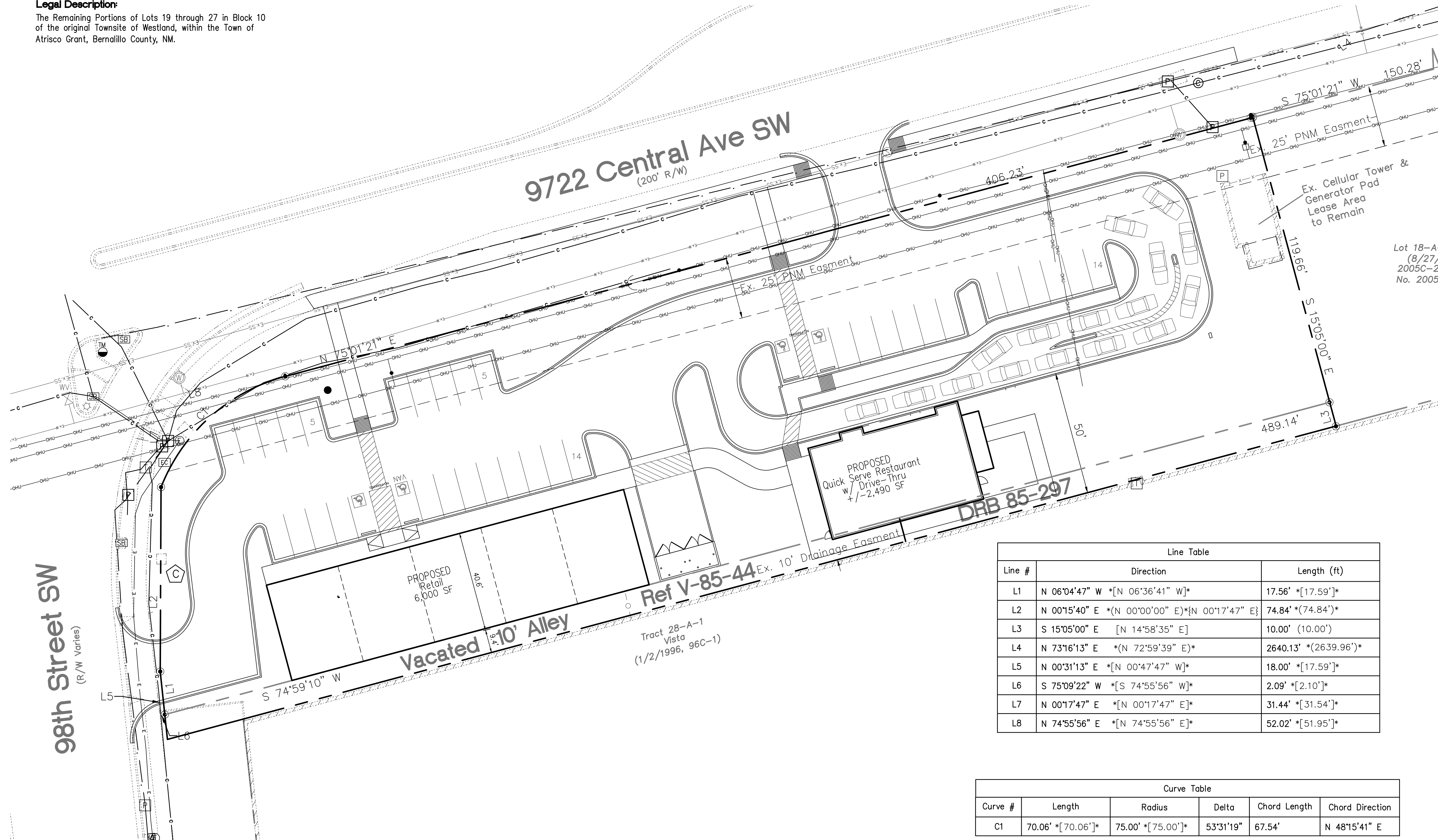
The Remaining Portions of Lots 19 through 27 in Block 10 of the original Townsite of Westland, within the Town of Atrisco Grant, Bernalillo County, NM.

PARKING CALCULATIONS		
BUILDING AREA:		AREA (SQUARE FEET)
RESTAURANT		+/- 2,490 SF
RETAIL		+/- 6,000 SF
PARKING REQUIREMENTS:		REQUIRED PROVIDED
RESTAURANT (5/1,000 SF)	12 spaces	14 spaces
RETAIL (2.5/1,000 SF)	15 spaces	24 spaces
TOTAL	27 spaces	38 spaces
	REQUIRED	PROVIDED
HANDICAP PARKING	3 spaces	3 spaces
MOTORCYCLE PARKING	1 spaces	2 spaces
BICYCLE PARKING	3 spaces	3 spaces
DRIVE-THRU QUEUEING	12 spaces	16 spaces



CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL NEW MEXICO ONE CALL (811) AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



Line Table		
Line #	Direction	Length (ft)
L1	N 06°04'47" W *[N 06°36'41" W]*	17.56' *[17.59']*
L2	N 00°15'40" E *(N 00°00'00" E){N 00°17'47" E}	74.84' *(74.84)*
L3	S 15°05'00" E [N 14°58'35" E]	10.00' (10.00)'
L4	N 73°16'13" E *(N 72°59'39" E)*	2640.13' *(2639.96)*
L5	N 00°31'13" E *[N 00°47'47" W]*	18.00' *[17.59']*
L6	S 75°09'22" W *[S 74°55'56" W]*	2.09' *[2.10]*
L7	N 00°17'47" E *[N 00°17'47" E]*	31.44' *[31.54]*
L8	N 74°55'56" E *[N 74°55'56" E]*	52.02' *[51.95]*

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	70.06' *[70.06']*	75.00' *[75.00']*	53°31'19"	67.54'	N 48°15'41" E

NO.	DATE	REMARKS	BY
		DESIGN	
		REVISIONS	

DESIGNED BY: JW DATE: Nov 2022
DRAWN BY: RG DATE: Nov 2022
CHECKED BY: JW JOB NO.: 2021004
DATE: Nov 2022

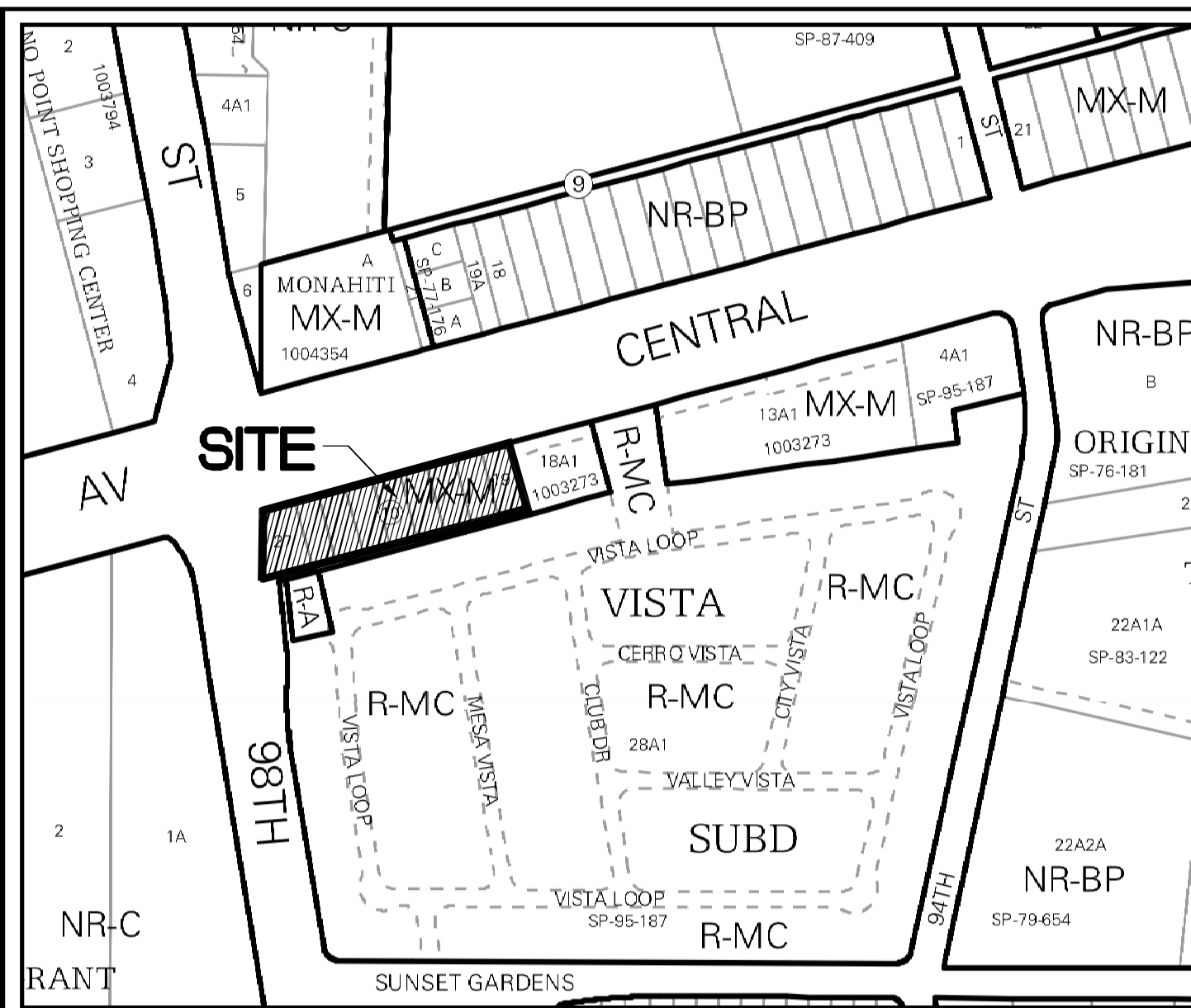
NOT FOR CONSTRUCTION

Wooten Engineering
PO Box 15814
Rio Rancho, N.M. 87174
Phone: (505) 980-3560

Retail Development
9700 Central Ave SW
Albuquerque, NM 87121

Conceptual Site plan

C1.0



Indexing Information

Sections 21 and 28, Township 10 North, Range 2 East,
 N.M.P.M. as Projected into the Town of Atrisco Grant
 Subdivision: Original Townsite of Westland
 Owner: Dominica M. Moya
 UPC #: 100905608450921034 (A Portion of Lot 27)
 100905608751121033 (A Portion of Lot 26)
 100905609251221032 (A Portion of Lot 25)
 100905609751421031 (A Portion of Lot 24)
 100905610251621030 (A Portion of Lot 23)
 100905611451821029 (Portions of Lots 19-22)

Legal Description

THE REMAINING PORTIONS OF LOTS NUMBERED NINETEEN (19) THROUGH TWENTY-SEVEN (27) IN BLOCK NUMBERED TEN (10) OF THE ORIGINAL TOWNSITE OF WESTLAND, WITHIN THE TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 23, 1935, IN PLAT BOOK D, FOLIO 53;

ALL TOGETHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE EASTERLY BOUNDARY OF LOT 19, LYING ON THE SOUTHERLY RIGHT OF WAY OF CENTRAL AVENUE SW, MARKED BY A DISTURBED 1/2" FLAGGED REBAR;

THENCE, LEAVING SAID RIGHT OF WAY AND COINCIDING SAID EASTERLY BOUNDARY OF LOT 19, S 15°05'00" E, A DISTANCE OF 119.66 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 8686";

THENCE, S 74°59'10" W, A DISTANCE OF 489.14 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE EASTERLY RIGHT-OF-WAY OF 98TH STREET SW, AND BEING MARKED BY A REBAR WITH CAP "LS 8686";

THENCE, COINCIDING SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES:

N 06°04'47" W, A DISTANCE OF 17.56 FEET TO AN ANGLE POINT, BEING MARKED BY A PK NAIL WITH TAG "LS 8686";

N 00°15'40" E, A DISTANCE OF 74.84 FEET TO AN ANGLE POINT, BEING A POINT OF CURVATURE, AND MARKED BY A PK NAIL WITH TAG "LS 8686";

70.06 FEET ALONG A CURVE TO THE RIGHT, BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 75.00 FEET, A DELTA OF 53°31'19", AND A CHORD BEARING N 48°15'41" E, A DISTANCE OF 67.54 FEET TO A POINT OF TANGENCY LYING ON THE SOUTHERLY RIGHT-OF-WAY OF CENTRAL AVENUE SW;

THENCE, COINCIDING SAID RIGHT-OF-WAY, N 75°01'21" E, A DISTANCE OF 406.23 FEET TO THE POINT OF BEGINNING, CONTAINING 1.2955 ACRES (56,431 SQ. FT.) MORE OR LESS.

Vicinity Map - Zone Atlas K-9-Z and L-9-Z

N.T.S.

Documents

- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000099840 AND AN EFFECTIVE DATE OF JANUARY 20, 2021.
- PLAT OF RECORD FOR ORIGINAL TOWNSITE OF WESTLAND FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 23, 1935, IN BOOK D, PAGE 53.
- QUITCLAIM DEED FOR LOTS 19 THROUGH 24 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 21, 2006, IN BOOK A129, PAGE 325, AS DOCUMENT 2006190846.
- QUITCLAIM DEED FOR LOTS 25 THROUGH 27 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 21, 2006, IN BOOK A129, PAGE 326, AS DOCUMENT 2006190847.
- WARRANTY DEED GRANTING PORTION OF LOT 27 AS RIGHT OF WAY TO CITY OF ALBUQUERQUE, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 9, 1994, IN BOOK 94-33, PAGES 4890 AND 4891 AS DOCUMENT 1994143560.
- ALTA/NSPS LAND TITLE SURVEY PERFORMED BY GARY GRITSKO, "LS 8686", OF LOTS 19 THRU 27, BLOCK 10, ORIGINAL TOWNSITE OF WESTLAND, TOWN OF ATRISCO GRANT, DATED MAY 28, 2020.

Benchmark -NAVD 88

ACS MONUMENT "7-K9" HAVING AN ELEVATION OF 5140.082 FEET.

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. 35001C0328J, DATED NOVEMBER 04, 2016.

**Boundary Survey and
 Topographic Map
 for
 Remaining Portions of
 Lots 19-27, Block 10
 Original Townsite of Westland
 City of Albuquerque
 Bernalillo County, New Mexico
 October 2021**

Notes

- FIELD SURVEY PERFORMED IN SEPTEMBER 2021.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. (NMB11 TICKET NO. 21AG060369)
- THE COORDINATES SHOWN HEREON REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING GROUND TO GRID FACTOR OF 0.999691041 WITH AN ORIGIN OF (0,0).

Surveyor's Certificate for Boundary Survey

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, do hereby certify that this boundary 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; that this survey meets the minimum standards for surveying in New Mexico; 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 is a boundary survey plat of an existing tract or tracts.

Will Plotner Jr.
 Will Plotner Jr.
 N.M.R.P.S. No. 14271

10/7/2021
 Date



Surveyor's Certificate for Topographic Map

I, WILL PLOTNER JR., A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr.
 Will Plotner Jr.
 N.M.R.P.S. No. 14271

10/7/2021
 Date



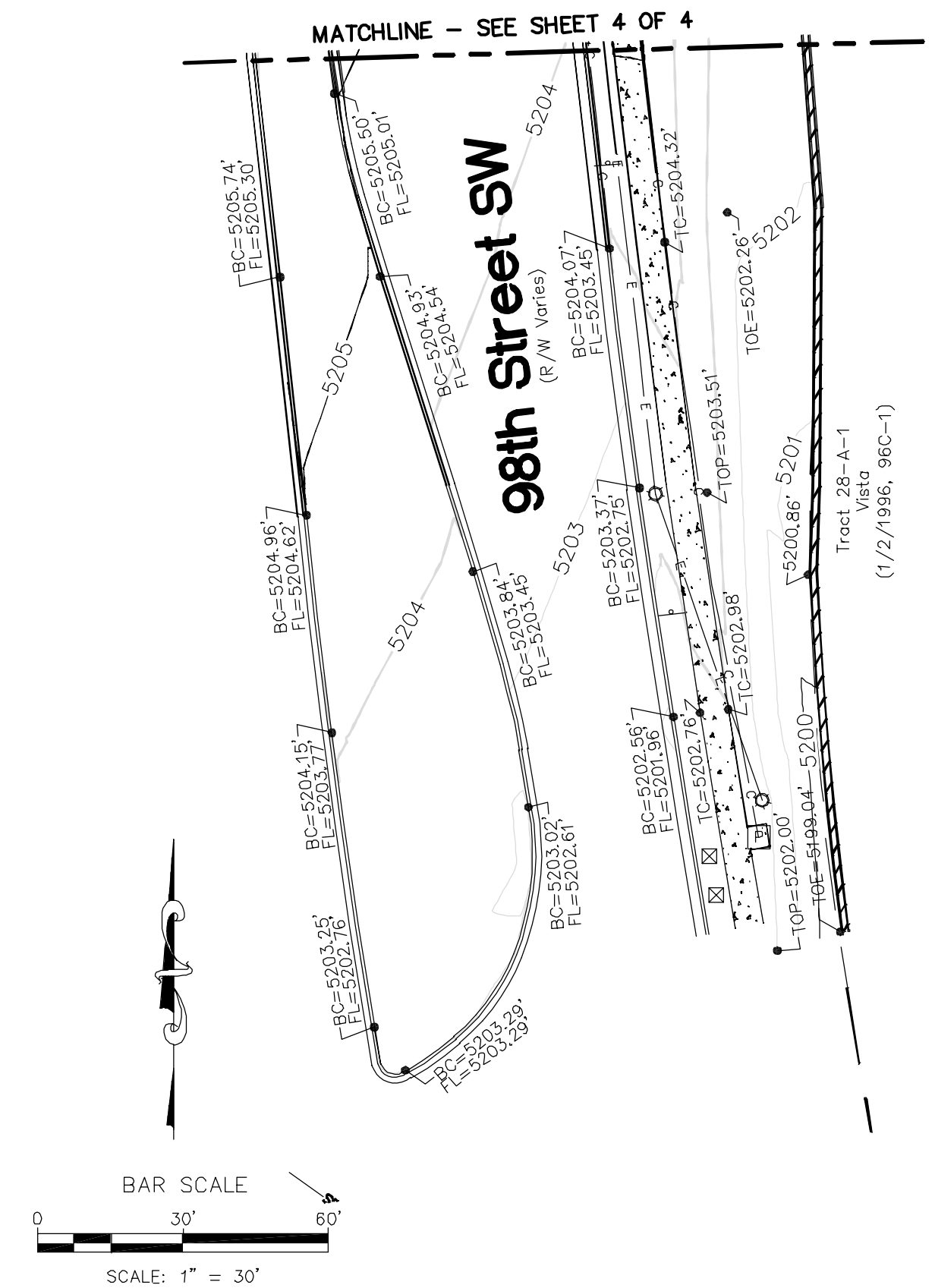
CSI-CARTESIAN SURVEYS INC.

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

Boundary Survey and
Topographic Map
for
Remaining Portions of
Lots 19-27, Block 10
Original Townsite of Westland
City of Albuquerque
Bernalillo County, New Mexico
October 2021

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (03/23/1935, D-53)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (06/27/2005, 2005C-221, DOC. NO. 2005090950)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (01/02/1996, 96C-1)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER R-O-W MAP HAVING PROJECT NO. "F1-178(9)"
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER UNFILED ALTA SURVEY BY GARY GRITSKO, "LS 8686" DATED 5/28/2020
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (12/09/1994, BK. 94-33, PG. 4890-4891, DOC. NO. 94143560)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
■	CONCRETE
—//—	WOOD FENCE
—□—	METAL FENCE
—▨—	BLOCK WALL
—○—	CHAINLINK FENCE
—P—	PIPE FENCE
■	BOLLARD
□	UTILITY PEDESTAL
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⌋	ANCHOR
Ⓟ	PULL BOX
☆	LIGHT POLE
Ⓢ	ELECTRIC METER
Ⓣ	TRANSFORMER
Ⓜ	ELECTRIC CABINET
Ⓤ	GAS METER
Ⓦ	WATER VALVE
Ⓦ	WATER METER
Ⓦ	FIRE HYDRANT
Ⓜ	MAILBOX
Ⓢ	SANITARY SEWER MANHOLE
Ⓢ	SAS CLEANOUT
Ⓢ	CABLE MANHOLE
Ⓢ	SIGN
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE
—C—	UNDERGROUND CABLE UTILITY LINE
—FO—	UNDERGROUND FIBER OPTIC UTILITY LINE



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 wplotnerjr@gmail.com

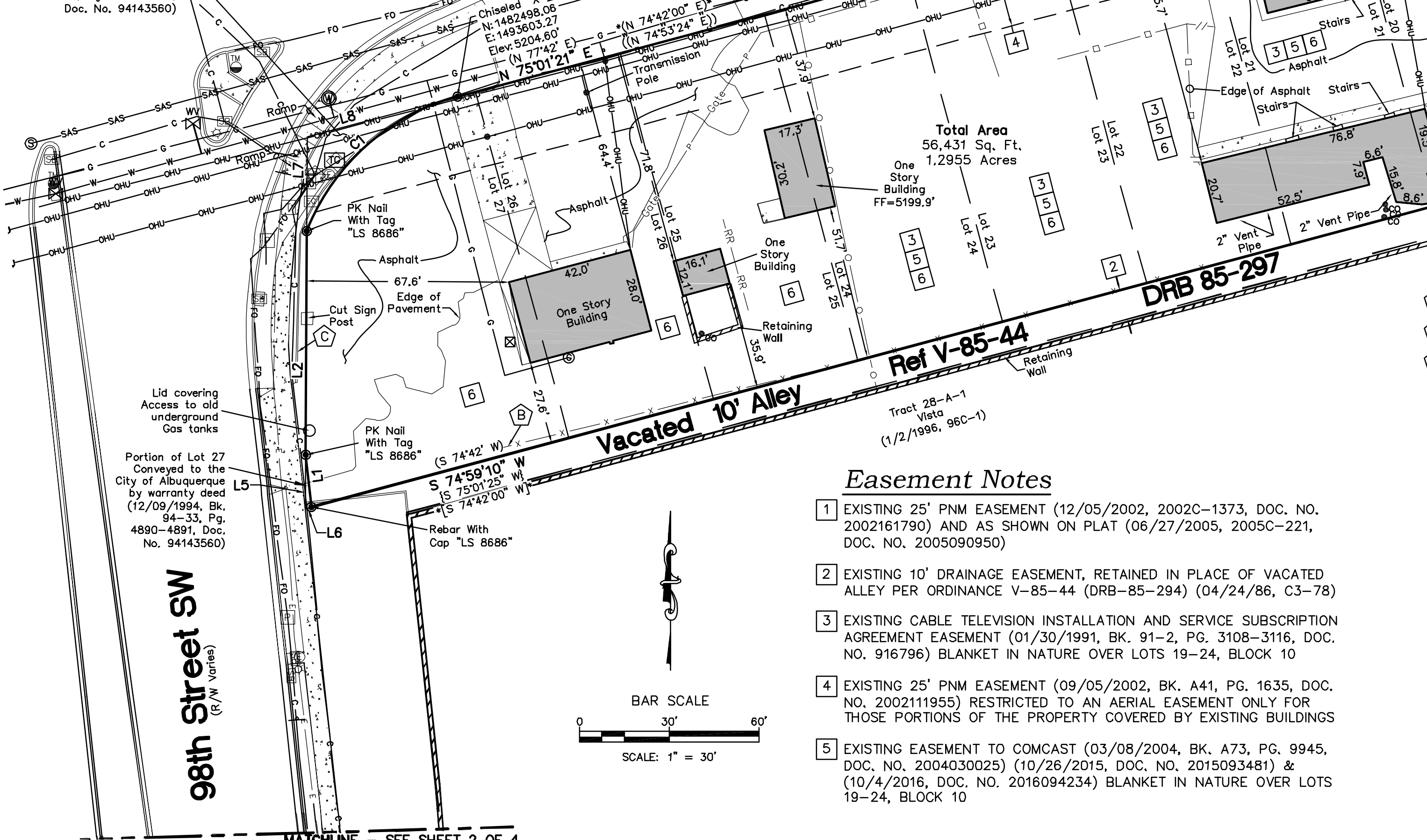
**Boundary Survey and
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Lots 19-27, Block 10**
Original Townsite of Westland
City of Albuquerque
Bernalillo County, New Mexico
October 2021

Line #	Direction	Length (ft)
L1	N 06°04'47" W*[N 06°36'41" W]*	17.56'*[17.59']*
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L6	S 75°09'22" W*[S 74°55'56" W]*	2.09'*[2.10']*
L7	N 00°17'47" E *[N 00°17'47" E]*	31.44'*[31.54']*
L8	N 74°55'56" E *[N 74°55'56" E]*	52.02'*[51.95']*

ACS Monument " 7-K9 "
NAD 1983 CENTRAL ZONE
X=1496061.706 *
Y=1482904.725 *
Z=5140.082 * (NAVD 1988)
G-G=0.999681940
Mapping Angle=-0°16'38.12"
* U.S. SURVEY FOOT

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	70.06'*[70.06']*	75.00'*[75.00']*	53°31'19"	67.54'	N 48°15'41" E

Portion of Lot 27
Conveyed to the City of
Albuquerque by warranty
deed (12/09/1994, Bk.
94-33, Pg. 4890-4891,
Doc. No. 94143560)



Surveyor's Observations

- (A) BUSINESS SIGN INTO RIGHT-OF-WAY BY AS MUCH AS 0.8 FEET.
- (B) WIRE FENCE ANGLES INTO SUBJECT PROPERTY BY AS MUCH AS 2.8 FEET.
- (C) MOW CURB ANGLES INTO RIGHT-OF-WAY BY AS MUCH AS 3.5 FEET.

Easement Notes

- (6) EXISTING TELECOM EASEMENT (06/04/2015, DOC. NO. 2015047351) & (10/26/2015 DOC. NO. 2015093481) & (10/04/2016 DOC. NO. 2016094234) BLANKET IN NATURE OVER LOTS 19-27, BLOCK 10
- (7) EXISTING GENERATOR PAD LEASE AREA (10/23/2018, DOC. NO. 2018092668)

NOTE: THE PROPERTY IS SUBJECT TO A LEASE FOR WIRELESS CELLULAR TOWER GEAR ON THE PREMISES. LOCATION IS AMBIGUOUS AS THE DOCUMENTS ARE NOT LEGIBLE.

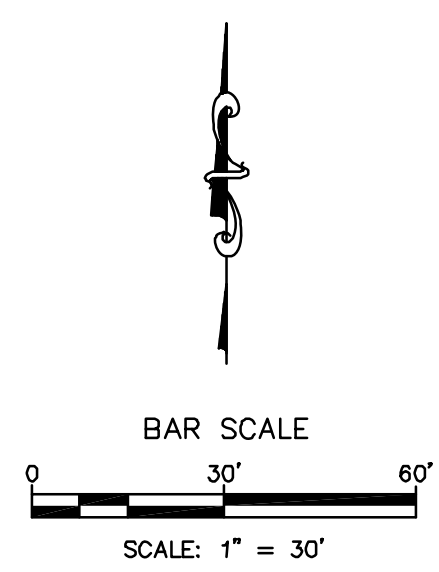
(07/27/2005, BK. A100, PG. 7387, AS DOC. NO. 2005107710)
(11/19/2009, DOC. NO. 2009127978)
(03/21/2012, DOC. NO. 2012028422)
(09/27/2012, DOC. NO. 2014099717)
(05/23/2012, DOC. NO. 2012052395)
(08/21/2018, DOC. NO. 2018073494)
(10/30/2018, DOC. NO. 2018094420)

CSI-CARTESIAN SURVEYS INC.

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

Easement Notes

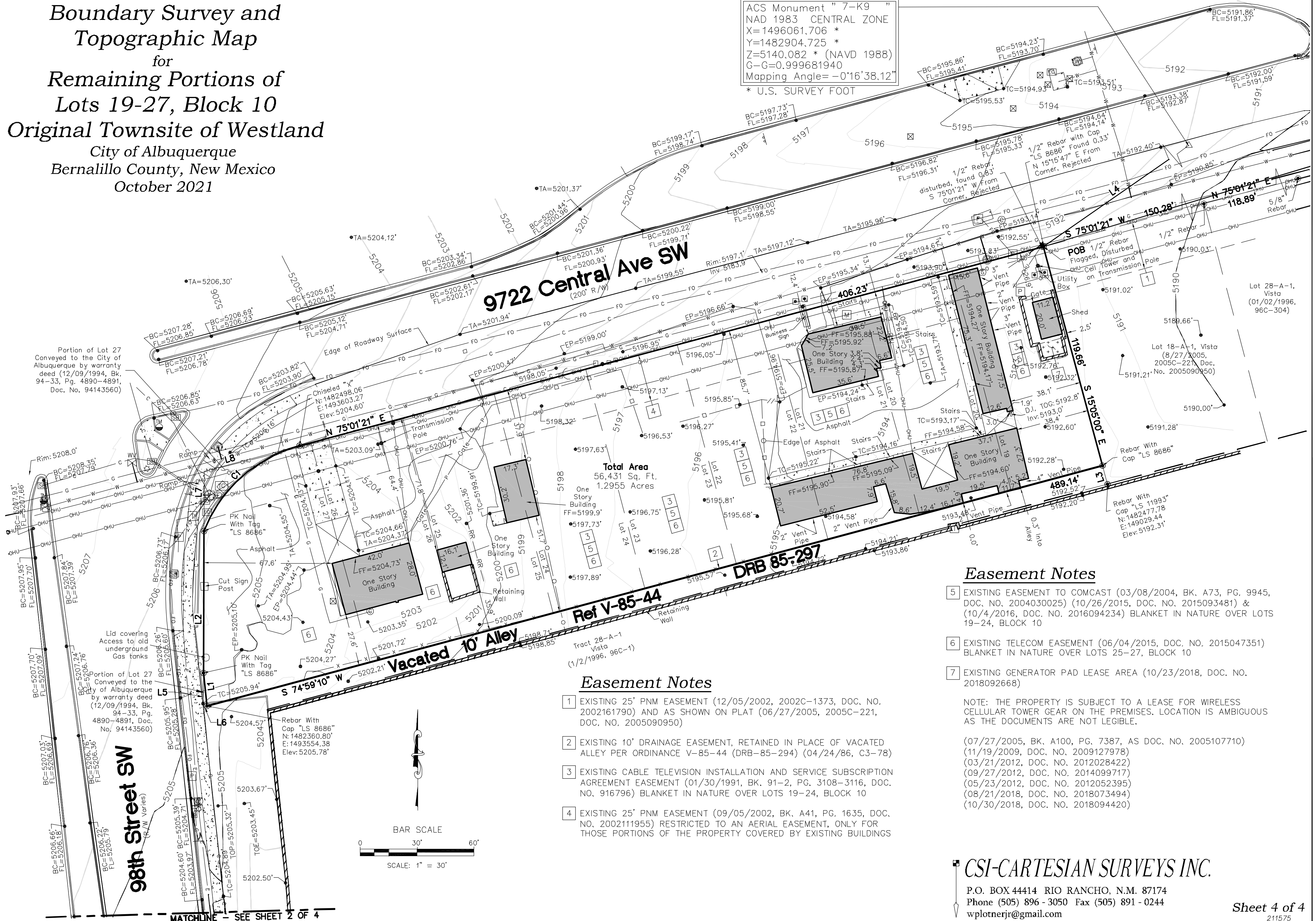
- (1) EXISTING 25' PNM EASEMENT (12/05/2002, 2002C-1373, DOC. NO. 2002161790) AND AS SHOWN ON PLAT (06/27/2005, 2005C-221, DOC. NO. 2005090950)
- (2) EXISTING 10' DRAINAGE EASEMENT, RETAINED IN PLACE OF VACATED ALLEY PER ORDINANCE V-85-44 (DRB-85-294) (04/24/86, C3-78)
- (3) EXISTING CABLE TELEVISION INSTALLATION AND SERVICE SUBSCRIPTION AGREEMENT EASEMENT (01/30/1991, BK. 91-2, PG. 3108-3116, DOC. NO. 916796) BLANKET IN NATURE OVER LOTS 19-24, BLOCK 10
- (4) EXISTING 25' PNM EASEMENT (09/05/2002, BK. A41, PG. 1635, DOC. NO. 2002111955) RESTRICTED TO AN AERIAL EASEMENT ONLY FOR THOSE PORTIONS OF THE PROPERTY COVERED BY EXISTING BUILDINGS
- (5) EXISTING EASEMENT TO COMCAST (03/08/2004, BK. A73, PG. 9945, DOC. NO. 2004030025) (10/26/2015, DOC. NO. 2015093481) & (10/4/2016, DOC. NO. 2016094234) BLANKET IN NATURE OVER LOTS 19-24, BLOCK 10



MATCHLINE - SEE SHEET 2 OF 4

**Boundary Survey and
Topographic Map**
for
**Remaining Portions of
Lots 19-27, Block 10**
Original Townsite of Westland
City of Albuquerque
Bernalillo County, New Mexico
October 2021

ACS Monument "7-K9"
NAD 1983 CENTRAL ZONE
X=1496061.706 *
Y=1482904.725 *
Z=5140.082 * (NAVD 1988)
G-G=0.999681940
Mapping Angle=-0°16'38.12"
* U.S. SURVEY FOOT



Total Area
56,431 Sq. Ft.
1.2955 Acres

Ref V-85-44
Vacated 10' Alley

Tract 28-A-1
Vista
(1/2/1996, 96C-1)

Easement Notes

- 1 EXISTING 25' PNM EASEMENT (12/05/2002, 2002C-1373, DOC. NO. 2002161790) AND AS SHOWN ON PLAT (06/27/2005, 2005C-221, DOC. NO. 2005090950)
- 2 EXISTING 10' DRAINAGE EASEMENT, RETAINED IN PLACE OF VACATED ALLEY PER ORDINANCE V-85-44 (DRB-85-294) (04/24/86, C3-78)
- 3 EXISTING CABLE TELEVISION INSTALLATION AND SERVICE SUBSCRIPTION AGREEMENT EASEMENT (01/30/1991, BK. 91-2, PG. 3108-3116, DOC. NO. 916796) BLANKET IN NATURE OVER LOTS 19-24, BLOCK 10
- 4 EXISTING 25' PNM EASEMENT (09/05/2002, BK. A41, PG. 1635, DOC. NO. 2002111955) RESTRICTED TO AN AERIAL EASEMENT, ONLY FOR THOSE PORTIONS OF THE PROPERTY COVERED BY EXISTING BUILDINGS

Easement Notes

- 5 EXISTING EASEMENT TO COMCAST (03/08/2004, BK. A73, PG. 9945, DOC. NO. 2004030025) (10/26/2015, DOC. NO. 2015093481) & (10/4/2016, DOC. NO. 2016094234) BLANKET IN NATURE OVER LOTS 19-24, BLOCK 10
- 6 EXISTING TELECOM EASEMENT (06/04/2015, DOC. NO. 2015047351) BLANKET IN NATURE OVER LOTS 25-27, BLOCK 10
- 7 EXISTING GENERATOR PAD LEASE AREA (10/23/2018, DOC. NO. 2018092668)

NOTE: THE PROPERTY IS SUBJECT TO A LEASE FOR WIRELESS CELLULAR TOWER GEAR ON THE PREMISES. LOCATION IS AMBIGUOUS AS THE DOCUMENTS ARE NOT LEGIBLE.

(07/27/2005, BK. A100, PG. 7387, AS DOC. NO. 2005107710)
(11/19/2009, DOC. NO. 2009127978)
(03/21/2012, DOC. NO. 2012028422)
(09/27/2012, DOC. NO. 2014099717)
(05/23/2012, DOC. NO. 2012052395)
(08/21/2018, DOC. NO. 2018073494)
(10/30/2018, DOC. NO. 2018094420)

CSI-CARTESIAN SURVEYS INC.

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